

A meeting of the Beaufort Redevelopment Commission was held on November 1, 2012 at 5:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Jon Verity and Commissioners Mike McFee, Wendy Zara, Henrietta Goode, and Keith Waldrop.

Alan Dechovitz, Pat Kase, Martin Goodman and Mike McNally were absent.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

The meeting was called to order at 5:07 p.m. by Chairman Verity.

Commissioner Zara made a motion, second by Commissioner McFee, to approve the minutes of the October 4, 2012 meeting as submitted. Commissioner Waldrop abstained from voting because he was not present at the meeting. **The motion passed 4-0.**

REPORTS

FINANCE COMMITTEE

Commissioner Zara said they are looking at incentives, and **Julie Franklin** is taking it over. Ms. Franklin said she is looking at connecting the goals of the master plan and connecting the money to that. There are “things that have value but not necessarily an economic one.”

Chairman Verity said it’s important to have a clear idea about incentives. Commissioner Zara said they been trying to see what works with the city and then maybe they can add on others.

Commissioner Zara said a group will meet Wednesday to figure out how to work together so that efforts aren’t being duplicated. Commissioner Waldrop said it’s a bit of a chicken and egg problem that **Angela Childers** may be able to help with.

COMMERCIAL / ECONOMIC DEVELOPMENT COMMITTEE

Chairman Verity said that the Depot Building project is on hold because as the Rail Trail went through it, they are waiting for the end of construction. Commissioner Zara said landscaping isn’t done, and they’re looking to install electricity and signs, etc. At the November 15 meeting, they will discuss it further. Commissioner Zara said that she has ridden on the path a few times, and the path is very smooth. In regard to parking, all the businesses will have room to park, and they have been informed of this. The stormwater is a long-standing problem and not created by the trail. Concrete is more expensive than asphalt and will require less maintenance, Commissioner Zara said. This first mile is the prototype for the rest of the trail. Chairman Verity and Commissioner Zara said the building is being secured by the city.

The day dock conceptual has been passed by the council and design and engineering studies will be looked at, Chairman Verity said.

RESIDENTIAL COMMITTEE

Shirley Wilkins, Lowcountry Housing Trust, presented an update on the work of the Lowcountry Housing Trust, including those clients who have indicated interest in obtaining loans. Security Builders has been negotiating to purchase empty lots on Washington Street to build three workforce homes. They are all contiguous properties. Ms. Wilkins said a lot of other individuals are interested in loans for properties in the unincorporated area. She said there will be a seminar on the new market tax credits on December 10 from 10 -12 pm at The Shed in Port Royal.

She said at the Redevelopment Commission's December 6 meeting, there will be a presentation from Lowcountry Housing Trust. Ms. Childers, Director of the Beaufort Housing Authority (BHA), said that Michelle had attended the BHA meeting and presented information on the products Lowcountry Housing Trust offers; the organization is interested in the low-interest loans. BHA is building a building on Wilmington and two on Park with home funds from the state (a loan) and LOCOG (a grant).

Maxine Lutz said stabilization is beginning on Duke Street. She said Lowcountry Housing Trust is coming to the city for a demolition request; Ms. Wilkins said it's a different project at 1811 Duke. 1507 Duke is still teetering, Ms. Lutz said, and they are concerned that it not be demolished. Ms. Lutz said they have talked about the economic feasibility of restoring the house, and Historic Beaufort Foundation would like to help them smooth that process.

BOUNDARY STREET UPDATE

Ms. Franklin said the engineering drawings are being finalized to 70%. They are acquiring the necessary parcels for Boundary Street. They are updating plans for Beaufort Plaza and the parallel road. They are looking for cost-savings on the parallel road and on the Beaufort Plaza Main Street. They had a productive meeting with BJWSA who are on board with the project. There's a major sewer line under Highway 17; the alignment is as shown on the drawings. They want to handle it cost-effectively and also encourage redevelopment to create the infill they want for the streetscape. They are coordinating right-of-way issues with the DOT and utility issues in regard to relocating the overhead power lines. Ms. Franklin said they will update the Redevelopment Commission as things develop. It's still the goal to begin construction in the spring.

Commissioner Waldrop asked about the expenditure requirements in regard to the TIGER grant. Chairman Verity said they have until the end of 2013 to start construction and have to have a substantial portion done before the end of 2014.

LAFAYETTE STREET UPDATE

The infill housing project had some issues with the financials; the contract has been reworked and Eric Brown has a copy of the revised contract. They expect to hear back in a few days.

DEPOT ROAD UPDATE

Craig Lewis made a presentation to council about Depot Road and received public feedback, Ms. Franklin said. They have made plans to preserve the future connections at Middleton and Hay. The building is being stabilized by the PATH Foundation, Ms. Franklin said. The city is involved in making sure it's safe and secure.

Chairman Verity asked **Libby Anderson** about how it's going on Duke Street. Ms. Anderson said everything is "pretty much on target." Bladen Street should be done mostly by the end of the month. There are six change orders waiting on approval. Duke Street has been going quite well. Chairman Verity asked what they have to renew and be considered for Phase 2, and Ms. Anderson said it's on their minds and they're on-track.

Commissioner McFee said council had had a good meeting with **Craig Forrest**, the district representative from the Highway Commission. Council discussed the regulating plan, specifically as it applies to the Basil Green Park in Pigeon Point in regard to Rodgers, Nairne, and Lafayette Streets to make parallel parking. The city isn't planning to take over all of the road miles as may have appeared in the newspaper. The three streets are on hold now for the city taking them over, and the city won't until they know that Rodgers Street will be in good order. Commissioner McFee said the city has to take all three roads to get the PARD money.

Commissioner McFee said there's been an extensive plan on all the streets, and it went to the regional office but no further. The state highway department is interested in turning over roads to the municipalities and the county. Commissioner McFee said every legislative change at every election cycle can mean the funding sources can disappear, which would saddle the city with the cost of maintaining the roads. Mr. Forrest is interested particularly in this area; Jim Rozier lives in Charleston, but Mr. Forrest lives in Beaufort County and "will continue to remain supportive."

Chairman Verity asked Ms. Franklin if she were participating in the form-based code meetings. Ms. Franklin said there was a lot of input, and they got through the first chapter. Ms. Franklin and Commissioner Zara agreed that "everyone was very engaged." The next meeting is November 15.

Chairman Verity said there has been discussion about the civic master plan. Ms. Franklin said Mr. Lewis wants it all to be put together by the end of the year with the presentation of the remaining sectors. Ms. Franklin said new people are on staff to work on that.

There being no further business to come before the commission, **Commissioner Zara made a motion, seconded by Commissioner Waldrop, to adjourn the meeting. The motion passed unanimously**, and the meeting adjourned at 5:40 p.m.