

A meeting of the Beaufort Redevelopment Commission was held on April 5, 2012 at 5:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Vice Chairman Mike McNally, Commissioners Pat Kase, Martin Goodman, Mike McFee, Keith Waldrop, Alan Dechovitz, and Wendy Zara.

Chairman Jon Verity and Henrietta Goode 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 5:00 p.m. by Vice Chairman McNally.

MINUTES

Commissioner Zara noted that on page 3, paragraph 2 of the minutes, the group is the Friends of the Spanish *Moss* Rail Trail, not Spanish *Creek*. Commissioner McFee noted that on page 2, in reference to the Boundary Street Redevelopment, county /city sales tax “find” should be “fund.” **Commissioner Goodman made a motion, second by Commissioner Zara, to approve the minutes of the March 1, 2012 meeting as amended. The motion passed unanimously.**

REPORTS

Finance Committee

Commissioner Zara discussed changing the date of the April Finance committee meeting.

Commercial / Economic Development Committee

Commissioner Goodman said that there had been a meeting on incentives, and **Josh Martin** is preparing the information. Commissioner Goodman is continuing to work with a client interested in the Von Harten Building. Vice Chairman McNally mentioned the Commerce Park purchase, and Commissioner Goodman said there should be a discussion in the future of the Redevelopment Commission’s role in that.

Residential Committee

Vice Chairman McNally said there is an upcoming meeting with himself, JV and **Paul Michau** of Beautify Beaufort. He has discussed the gateways to Beaufort with Mr. Michau and will have more to report next month. Lowcountry Housing Trust has been working on seven properties in the Northwest Quadrant for owners willing to sell who need financial support; Patrick King is contacting those people.

KW asked about Lafayette Street. Vice Chairman McNally said he hasn’t heard anything from Mr. Martin about it. Commissioner Zara said three RFP’s came in from Habitat for Humanity, Steve Tully, and Eric Brown.

Boundary Street Redevelopment District

Libby Anderson and Commissioner McFee agreed that they have not heard about the plans in regard to DOT. Ms. Anderson said they are still working on permits for Duke Street.

INCENTIVES

Commissioner Kase said separating finance options from true incentives is important. Commissioner Zara said her committee has discussed putting together a guide for someone moving to town so they could have an easy information packet on incentives with examples. They have also discussed coming up with pre-approved designs, she said. She differentiated these from form-based code. Vice Chairman McNally asked if these designs were something a builder would submit. Commissioner Zara said it would be people who build down here and are interested in infill development. They could also tell general amounts they might qualify for. Commissioner Kase said they could add a code on the lot-by-lot survey to determine if they would qualify for incentives.

Commissioner Zara said Bluffton has done some of this incentive work, and Mr. Martin is to give more specifics on that program. Commissioner Kase said notably absent from the incentives were the live/work and mixed use development to be done downtown. Commissioner Zara said current incentives in the ordinance aren't really incentives, or people would have used them. Commissioner Zara said the city can provide the land as an incentive. Jasper has spec buildings and gives away land, Commissioner Zara said, which is why they get the businesses.

PRESENTATION: BEAUFORT COUNTY AFFORDABLE HOUSING CONSORTIUM

There was no presentation because Stacey Collins was not present, nor can she serve in the position due to family issues.

AD described how he had come to be on the Redevelopment Commission and his areas of interest, particularly the marina. He also discussed his professional history. Vice Chairman McNally described the members of the commission and the committees they serve on.

There being no further business to come before the commission, **Commissioner Zara made a motion, second by Commissioner Goodman, to adjourn the meeting. The motion passed unanimously,** and the meeting was adjourned at 5:24 p.m.