

A meeting of the Beaufort Redevelopment Commission was held on February 6, 2014 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 and Commissioners Martin Goodman, Keith Waldrop, Wendy Zara, Stephen Murray, Henrietta Goode, and Mike McFee.

Chairman Jon Verity and Alan Dechovitz were absent.

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

Vice Chairman McNally called the meeting to order at 5:00 p.m.

MINUTES

Commissioner Goodman made a motion, second by Commissioner Waldrop, to approve the minutes of the January 9, 2013 Redevelopment Commission meeting as submitted. The motion passed unanimously. Commissioner Murray abstained from voting because he was not present in the meeting.

Vice Chairman McNally read a letter from the Open Land Trust for the record about the future use of the Freedom Park on Bay Street. It was made Open Land Trust's in 1989 and given to the City of Beaufort with the provision that it remains "green" open space. **Dean Moss** said he appreciates the consideration of the Redevelopment Commission in this matter.

BAPTIST CHURCH OF BEAUFORT PROPERTY

Vice Chairman McNally said this is moving along nicely. **Steve Tully** has surveyed and prepared a subdivision for the property to make 4 lots. City planning has approved the subdivision, and it was filed early this week. The second reading of the ordinance will be done on 2-11-14 before the property sale can go through. Immediately after that approval, the city attorney will work with the attorney for the church to draw up the papers to allow the property sale to transfer. The lot on Prince that the city owns will be deeded to the Baptist Church of Beaufort with a restriction that parking can only be in the rear half of it, and landscaping must be made to cover the line. The city land would be transferred to the Redevelopment Commission, Vice Chairman McNally said, to have Mr. Tully renovate and sell the house. There's a time limit if Mr. Tully doesn't sell it, and the Redevelopment Commission has to be paid \$45,000 regardless, which is the same amount the church is getting for their lots. Mr. Tully said he already has people interested in the new houses he's building and in renovating the old house to live in.

LAFAYETTE STREET UPDATE

Vice Chairman McNally said he hasn't heard from **Eric Brown** on this.

HOUSING POSITION

Commissioner Zara said she, Commissioner Waldrop, **Angela Childers**, and **Michelle Mapp** met

to see if the fees can be given by the Town of Port Royal to help pay the administrator. The City of Beaufort and Town of Port Royal would still have to add in money to hire someone, she said. They have talked to the **Scott Dadson** and will talk to **Van Willis** next week. They are getting a job description ready.

MARINA DEVELOPMENT UPDATE – HISTORIC MARINA PARTNERS, LLC

Commissioner McFee said they are talking to stakeholders and reviewing and will wrap that up and start talking about whether they can hire an architect. He had no report on timing. The rezoning has been tabled, so he expects it within the next 45 days.

Maxine Lutz commended the Redevelopment Commission for the King Street project on behalf of the Historic Beaufort Foundation and the Old Commons neighborhood. Vice Chairman McNally said they had a lot of conversations with all the players and got them all together, and he feels that's how it should happen. Ms. Lutz said they had met with the Baptist Church of Beaufort on 811 King, but it never worked out, but they sensed a new attitude, and the Redevelopment Commission had the right answer, which will be great for the Historic District and the neighborhood. Vice Chairman McNally said he and Chairman Verity are talking to people on similar things to broker deals with interested groups to work with the Civic Master Plan and get it working in neighborhoods. Ms. Lutz said Historic Beaufort Foundation would be glad to be a part of that.

2014 RETREAT

Vice Chairman McNally said he had spoken to Chairman Verity to see if an agenda had been created yet, and Chairman Verity had said no. Chairman Verity and **Scott Dadson** will talk next week. Vice Chairman McNally said they would like to hear what the Redevelopment Commission would like to say about the theme or direction of the retreat.

Commissioner Waldrop said his primary interest is the housing component, particularly the movement to come up with funding sources from the City of Beaufort and the Town of Port Royal to hire a housing coordinator and a staff person. There appears to be office space in City Hall. This would be a full-time employee hired by the Housing Authority with their full benefit package "to get the kind of person we really need to make things happen." Commissioner Waldrop would like to have discussed the draft business plan, including a draft operating budget for this entity for the coming year, as well as a preliminary position description to be used to solicit people. Commissioner Zara said Ms. Mapp is supposed to send her one.

Commissioner Zara said she would like to also discuss the fact that the Redevelopment Commission still doesn't have a budget, doesn't see the finances, and has "no idea what is going where," so she would like detailed information on that. Vice Chairman McNally said they had had a budget, but it "crashed and burned."

Commissioner Waldrop said an administrative tool that's been discussed is a report for the

Commission members that would show the projects that are underway: commercial, residential, redevelopment, etc. and with summaries of the status and next steps with a focus on critical items. Commissioner Zara said if there were money allocated, she would like to see that in this report. She said every time the paper has an article about the Redevelopment Commission, they say that the Redevelopment Commission gets parking money after Main Street Beaufort's cut, but that's not entirely accurate.

Commissioner McFee said the Redevelopment Commission also shares in the lease for the Arsenal. Commissioner Murray said there's a \$1000 deductible; the Chamber of Commerce pays and then city pays after \$1000. Commissioner Zara said it's "long past time to have a budget to see what's coming in and what it's being allocated for." Commissioner Goodman said when they were negotiating the RFP's with the old City Hall, some of that money was supposed to filter to the Redevelopment Commission for the negotiations that they did. Commissioner McFee said the Redevelopment Commission probably does get money from that. Commissioner Goodman said they had said if it sold, the Redevelopment Commission would get money from the sale, but since Lowcountry Produce leased, he doesn't know what that means.

Vice Chairman McNally said he also wanted to know about the costs for Lanier to have people monitoring the parking meters. He asked if it might be time for renegotiating. Commissioner McFee said council gets quarterly reports on Lanier. Vice Chairman McNally said, "so much money goes into the meters, and the Redevelopment Commission doesn't know what they get." Main Street Beaufort's take of it is a base of \$40,000 + 15%, and the rest goes to Redevelopment Commission. Commissioner Zara said she would like to see what's applicable to the Redevelopment Commission. Commissioner Goodman agreed that they need to see expenditures as well as income.

Commissioner Murray said he'd like an item for economic development and specifically the Beaufort Commerce Park. Commissioner Zara asked if **Kim Statler** should be involved. Commissioner McFee said that she is invited.

Vice Chairman McNally said he would like some preliminary marina information. It was agreed that it would be too soon for that, since council has tabled the rezoning request.

Commissioner Goode said she would like to have a synopsis before they go in to the retreat. She would like to know what they will be discussing. Commissioner Waldrop said a work in progress report.

Commissioner Goodman said he agreed with on Commissioner Murray on the economic development and the city's plans. Between LEA and the city, the Redevelopment Commission "is it." Also they had started preliminary discussions about the expansion of USCB (more students and how they'll be accommodated) and a meeting was scheduled but got cancelled. The university has a concern about parking. Where they are on those issues is what he'd like to

discuss. He doesn't want them not to be actively involved with the university. Vice Chairman McNally asked if they should be more proactive.

Commissioner McFee said USCB has a subcommittee. Ms. Lutz said the Old Commons has representatives on it. They developed a survey of the Old Commons neighborhood. It's due back the 14th and they are trying to assess the neighborhood's opinions about what they can live with in terms of student expansion. Commissioner McFee said it was sent to The Point residents. Commissioner Goodman said at the preliminary meeting, he and Chairman Verity asked the attendees what they could live with and if it will fit into the university's master plan. Commissioner Goodman would like the city to be proactive with projects with the university. Commissioner Goodman said they are moving on it, but need to *keep* moving on it. Commissioner McFee said the intent of the survey was to invite everyone to hash out the results, and the Redevelopment Commission and the stakeholders would all be at the table with the university.

Commissioner Goodman said Mr. Dadson had contacted him about getting together on the plans to work with the businesses as the Boundary Street streetscape and improvements begin by talking to business owners about how the city can assist them. That meeting needs to be set up so that they can be proactive. Commissioner McFee said they wanted to have meetings prior to the start of construction so people would know what is happening; the downside is SCDOT and SCE&G issues that haven't been approved yet, so they don't have a commencement date yet. Commissioner Goodman said, like on Bladen Street, they want to talk to the property owners and say, "This is what will happen in front of your place." Commissioner Goodman said they might not understand what's happening. Commissioner Murray said there are community concerns that should be addressed, (e.g., whether there's to be a roundabout or not). Commissioner Goodman said that the property owners have been informed, but the tenants should be contacted because they are the ones who will be affected.

Commissioner Zara said in regard to economic development, if there were something on the agenda, she would like Ms. Statler to be invited to the part of the discussion that applies to her.

Commissioner Goode asked if they think that 4 hours is going to be enough to discuss everything. They have had a 2-day retreat before and not gotten done talking about all they needed to. Vice Chairman McNally said they will have to be focused and efficient.

Commissioner Waldrop said he would like an update on Spanish Moss Trail and what that looks like now. Mr. Moss said two more sections will be built by September; the county section from the Depot to Parris Island Gateway is in DOT's final review, and they expect to advertise the project for bids in late March. They want to be under construction by June. Parris Island Gateway to Laurel Bay is expected to be done by the end of April. Funding is complete. For the other piece, which crosses Ribaut Road and gets into the Town of Port Royal, they can't do much until something is done with the Port. The county has agreed to bush hog the section so

surveyors can get in there, and they hope that will happen this week.

Commissioner Waldrop asked about the county section. Mr. Moss said there are issues about crossing on Highway 170, and the county has requested a pedestrian controlled stop signal. The local DOT guys were supportive, Mr. Moss said, but the Columbia people had some issue with it, and he hasn't heard a report. They will have to do something similar at Ribaut Road. He knows the Town of Port Royal wants to slow that section of road down. It's still a work in progress, but the money is there to get it built. There are just final permitting issues. The Friends of Spanish Moss Trail have \$89,000 left, which they think is enough to get the trail to Ribaut Road and the signal installed. The Highway 170 part, in regard to the county, they may or may not have enough money to fund the whole project. Mr. Moss said he'd met with **Gary Kubic**, and said the county needs to be prepared for this when the bids come in, not be trying to get \$250,000 from the ATAX account, where there's \$6 million that they need to decide to allocate a piece of to this. He wants the Air Station part done so that they county "will be too embarrassed not to come up with the money." Commissioner McFee said he knows that the TIGER grant might be available, but not necessarily for a pedestrian stop signal, which hasn't been discussed. Mr. Moss said he wants to have it go from the MCAS to downtown.

Vice Chairman McNally asked **Libby Anderson** if there was anything going on in the Planning department that the Redevelopment Commission should know about. Ms. Anderson said that Mr. Brown had left her a message that day and said he might have had some breakthroughs, so he asked to get together the following week for a meeting.

Commissioner Murray congratulated Ms. Lutz on Historic Beaufort Foundation getting the Coastal Contractors project going "to stabilize it and get it sold."

There being no further business to come before the Commission, **Commissioner Zara made a motion, seconded by Commissioner Murray, to adjourn the meeting. The motion passed unanimously**, and the meeting adjourned at 5:38 p.m.