

A meeting of the Beaufort Redevelopment Commission was held on February 25, 2014 at 4:30 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Jon Verity and Commissioners Mike McNally, Martin Goodman, Keith Waldrop, Wendy Zara, Stephen Murray, Alan Dechovitz and Mike McFee.

Henrietta Goode was 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.

Chairman Verity called the meeting to order at 4:30 p.m.

CONSIDERATION OF CONTRACTUAL AGREEMENT REGARDING 811 KING STREET

Commissioner McNally described a brief history of the project and those who have been involved, including **Libby Anderson** and **Lauren Kelly** for concept work, **Billy Keyserling** for his real estate expertise, and **Maxine Lutz** of Historic Beaufort Foundation.

Commissioner McNally said that the Baptist Church of Beaufort will end up selling 3 lots to developer **Steve Tully**; the center lot is already sold, and the buyer has chosen a local architect. The last piece is the contract of sale that pertains to the sale of the property. The Redevelopment Commission will get \$45,000 for the sale of the lot that belongs to the City of Beaufort. Mr. Tully has a buyer interested in rehabbing it and developing it as a lot. All is in accordance with the original memorandum of understanding, Commissioner McNally said.

Commissioner McNally read the agreement of sale between the Redevelopment Commission and Mr. Tully. The buyer is paying \$45,000 and accepts the property as-is and shares a 15' rear alley easement with all of the properties.

Commissioner Waldrop said he's been to the lot, attempting to reconstruct what will happen, and he asked Commissioner McNally to make a sketch. Chairman Verity referred the board to a sketch with the contract. The property is 89' deep and will create a subdivision from King to Scott Streets with 3 lots that the Baptist Church of Beaufort was going to develop. They will receive \$45,000 each time a lot closes. 811 King St will get a developer, and that house will be a residence. Commissioner Waldrop said the sketch doesn't show the church or the property they will pick up. Commissioner McNally described the land swap and the plan for parking now for the church.

Chairman Verity described how the Redevelopment Commission got involved in the deal, including the church's concerns that lead to the land swap and the City of Beaufort giving the house to the Redevelopment Commission to sell. The existing house will go back on the tax rolls, Commissioner Goodman said, and there will be three new houses.

Chairman Verity said this is “a classic deal” for the Redevelopment Commission and one they hope to duplicate in the Northwest Quadrant. There may not be a piece of city property to swap, but they might be able to subdivide and sell land at auction and end up with buildings on the property for occupation, Chairman Verity said.

Commissioner McNally made a motion that the Redevelopment Commission approve the contract of sale and agreement with Tully Group. Commissioner Zara seconded the motion.

Commissioner Dechovitz asked how the lot that will be parking came to the Redevelopment Commission. Chairman Verity said the city swapped the land for the house, and this is in the memorandum of understanding: that the city transferred it to the Redevelopment Commission.

Commissioner Murray said he thinks it’s a great project, and said, “It’s exactly what we should be doing.” Chairman Verity said they are coming forward with it so swiftly because they have a developer coming forward and are ready to work. **The motion passed unanimously.**

There being no further business to come before the Commission, **Commissioner Zara made a motion, seconded by Commissioner McNally, to adjourn the special meeting. The motion passed unanimously,** and the meeting adjourned at 4:50 p.m.