



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
January 8, 2015

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

December 4, 2014

III. DISCUSSION ITEMS

- A. Updates on Lafayette Street
- B. Greenlawn Development
- C. City Hall Connector/Corridor

IV. PRESENTATION

- A. Whitehall Plantation – Steve Tully

Proposed Mission Statement

The City of Beaufort Redevelopment Commission has been established to renovate, revitalize, and regenerate distressed areas of Beaufort.

BRC's mission is to lead a coordinated strategy of redevelopment and design strengthening the City of Beaufort as:

- The heart of economic development for Northern Beaufort County
- A prosperous place for business and institutions; and
- An attractive urban environment for residents and visitors

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

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

Minutes

Beaufort Redevelopment Commission Meeting

December 4, 2014

Commissioners Attending:

Mike McNally, Vice Chairman
Councilman Mike McFee
Commissioner Wendy Zara
Commissioner Henrietta Good
Commissioner Martin Goodman

Others Attending: Libby Anderson, City Planner
David Colemann, City Project Manager

Note: No public, nor press was in attendance.
There was no stenographer. Commissioner McNally kept the minutes.

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

1. MINUTES of RDC Meeting, October 2, 2014 -
Commissioner Goodman moved to approve the minutes, Commissioner Zara seconded. The motion. The minutes were approved.
2. BOUNDARY STREET - David Coleman, the new City Project Manager was in attendance, and he along with Libby Anderson presented an update on the Boundary Street Project. Mr. Coleman will be handling a variety of City construction projects, including Boundary Street. Because the initial bids exceeded the approved engineering estimate, the Project is being re-bid based on adjustment to the plans that were added to clarify certain constructability issues. Details of traffic routing and

construction phasing will be included in the new plans. There will be some night work construction, such as might require lane closures. There are two (2) bidders. Plans should be ready for the contractors in early January. The bids will be due by the end of January. Bid reviews will be required by SCDOT and Federal DOT. The bid reviews will take from 90 to 120 days. Possible May/June construction commencement. David Coleman will provide update presentations or reports every 2 weeks....Right now David Coleman stated that the project momentum is going well.

Libby Anderson noted that the “pick-pocket” connection is not part of the Boundary Street project. The City will be looking for funds to do a basic “no frills” connection at a minimal cost as this is needed for traffic safety and convenience.

3. LAFAYETTE STREET – Libby Anderson provided an update on the project.

In 2 weeks SCG&E will be ready to provide their utility road crossing to the project.

Sewer and Water plans are under review by Beaufort Jasper Water and Sewer Authority.

The previous drainage problems appear to have been solved.

Initially there will only be driveway access from Von Harten Street, with a “K” turn provision. If and when SCDOT approves the Lafayette Street driveway connection it will be constructed.

The Developers are waiting for Final Plan Approval which still needs a Performance Bond. The Developers are pursuing acquiring the bond.

They want to be able to construct all of the residential units before they start the first one.

4. S.C. COMMUNITY LOAN FUND (CLF, formally the Lowcountry Housing Trust)– Commissioner Zara noted that CLF has funded about \$700,000 in loans, including Low Country Produce, Ashley Point, and Tabernacle at Craven & Charles St.

Commissioner Goodman stated he currently is working with a client for a loan from CLF.

The Commission discussed this and it was agreed that Councilman McFee will bring the issue at Mayor Council Work Session of renewing a contract with the now CLF (perhaps including Port Royal, as with the LHT contract)

5. BLIGHT REMOVAL GRANT APPLICATIONS – Libby Anderson stated that Grant Applications would have to be made by January 2015. These are for demolition only and do not apply in the Historic District. The Grants are for \$33,000 per lot.

6. ADDITIONAL RDC COMMISSIONERS NEEDED - Councilman McFee stated that the RDC needs two (2) new commissioners to replace Alan Dechovitz and Steven Murray.

Meeting Adjourned 5:37 p.m.

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Minutes submitted by Mike McNally