



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
July 11, 2013

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

June 6, 2013

III. REPORTS

- A. Update from Housing/RDC Task Force
- B. Boundary Street Update
- C. Marina RLOI Progress Report
- D. Lafayette Street Update
- E. Beaufort Code Update
- F. Civic Master Plan Update

IV. AJOURN

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."

A meeting of the Beaufort Redevelopment Commission was held on June 6, 2013 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 McNally, Wendy Zara, Stephen Murray, Martin Goodman, and Mike McFee.

Commissioners Alan Dechovitz, Henrietta Goode, and Keith Waldrop 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 Chairman Verity.

MINUTES

Commissioner Zara said that in the second paragraph under “Update From Housing / RDC Task Force,” in the sentence “Commissioner Zara said the primary issue is finding someone for the position and possibly finding housing for them” should read “finding office space,” instead. On page 3 of the minutes, in the third paragraph, Commissioner Zara said that in reference to the goal of presenting the plans, it should read “the proposed plans on the private property.” On page 4, Commissioner Zara asked about a comment in regard to “showing existing housing styles.” On page 8, Commissioner Zara said that she believed that there was a typographical error in the following sentence: “He gave an example of the tracing area problem that they will be cleaning up.” In the last paragraph on page 8, in regard to parking at the Depot, Commissioner Zara said that she wanted “to make sure that (she) was clear that **Terry Murray** and **Craig Lewis** “had an exchange” and looked at the plan last August, and (Mr. Lewis) said he would incorporate (TM’s plan) as the near-term parking solution.” She said that Mr. Lewis had looked at the plan previously and “blessed it.” **Commissioner Goodman made a motion, seconded by Commissioner McNally, to approve the minutes of the May 8, 2013 meeting as amended. The motion passed unanimously.**

UPDATE FROM HOUSING / RDC TASK FORCE

Commissioner Zara said she and **Shirley Wilkins** met with community development officials at the city of Columbia on the recommendation of **Nate Barber**. The city has what is essentially a second mortgage program which evolved in 2000 – 2001. They take money from the General Fund. The mayor contacted local banks and set up a program to give second mortgages to people moving into blighted or underutilized housing. The city of Columbia’s program is now self-sustaining and has people in a number of positions, including separate community development corporations that actually develop prop. The program’s “really impressive,” Commissioner Zara said, and if someone wants to buy in the city, they meet with a city loan officer “who basically underwrites them,” and pulls a credit report and an application is made there. Then they are referred to one of four banks which operate in rotation. If there’s a credit issue, the city counsels that person to clear it up. Banks get qualified people, and only put 80% into the property, Commissioner Zara said, so from their point of view “they’re not underwater from Day One.” The city essentially gives a second mortgage for 20% of the prop. The buyer

gets a blended rate. Commissioner McFee asked “if the 20% is forgiven or (if it’s) just a second mortgage straight out,” and Commissioner Zara said she believed a second mortgage straight out. It’s ended up becoming a revolving fund, Commissioner Zara said. They also can get direct federal funding and get development fees.

Chairman Verity asked if there was a discussion of smaller cities or “piggybacking” onto the Columbia program, and Commissioner Zara said there was not. They just went up to Columbia to learn what they do.

Ms. Wilkins said it is a loan program, and “there is a low percentage”; the city takes loan exposure. Commissioner Goodman said they have a microloan program as well. Ms. Wilkins said that those who work for the city can borrow up to \$400,000. Ms. Wilkins said they got the mayor to go out and get the lenders on board via letters of interest, and the banks talked to one another and decided to get the city to move the individuals who wanted workforce housing their way. Each bank obligates up to a million dollars each year. A lot of the money has been used for marketing the program, Ms. Wilkins said. Ms. Wilkins said that with the banks’ commitment, the city had to pass an ordinance. They used city General Fund dollars, and CDBG money was used initially; now they have program income. \$700,000 was from CDBG; \$2.1 million was HOME money. The seed money is from the city, Ms. Wilkins said.

Commissioner Zara said the city needs someone to coordinate all housing matters in Beaufort. The state has downpayment assistance. A not-for-profit that the state recognized as eligible for that assistance could get it. Ms. Wilkins said that “the name of the game now is rural housing loans,” so they must bring the bankers into partnership. Ms. Wilkins said that they had suggested that politicians should go to the CDC conference in August to learn how this works. Commissioner Zara added that if they find out the people aren’t living in the property, they will call in the note.

Chairman Verity asked if they got guidance for what might be done in Beaufort, and Commissioner Zara said yes. She said, “We need an entity that knows how to do this stuff, with a staff person who can do it.” Ms. Wilkins said they were taken to the Elmwood development; it had been completely revitalized, and a lot of city employees live there now.

BOUNDARY STREET UPDATE

Chairman Verity said “they are still in the process of moving things along.” Mr. Dadson said they “are in right-of-way” and going out to bid this summer.

MARINA RLOI PROGRESS REPORT

Chairman Verity said that the deadline for letters of interest is June 14. Some developers have visited and they expect to receive their letters of interest. Chairman Verity said they are local/regional developers and seem like they will be qualified and interested, but they have

been doing initial fact-finding. They will want to involve community leaders at some point, but in limited numbers.

LAFAYETTE STREET UPDATE

Chairman Verity said there was a hiccup on Lafayette Street, but it's resolved.

BEAUFORT CODE UPDATE

Chairman Verity said he hasn't had an update. Commissioner Zara said things are moving along slowly, but they're moving.

CIVIC MASTER PLAN UPDATE

Chairman Verity said that they are looking at July for the next draft of the Civic Master Plan. All the Redevelopment Commission members will get a copy before it's published to look at.

Commissioner Goodman said he met with the USCB chancellor and he will be meeting to discuss **Jane Upshaw's** thoughts with Mr. Dadson and Chairman Verity. He also is currently working with two clients that Ms. Wilkins brought him. If they get the loans, Commissioner Goodman said, he thinks "it will be great opportunities in the city." Chairman Verity asked Commissioner Goodman if he felt that the funding issue from the state has created additional opportunities for the university. Commissioner Goodman replied that it's "really just bringing them back up to where they are anyway. The funding ... is replacing one-time funding that they got and used."

EXECUTIVE SESSION

Commissioner Zara made a motion, seconded by Commissioner McFee to move into Executive Session, Pursuant to Title 30, Chapter 4, Section 70(a) (2) of the South Carolina Code of Laws, for a discussion of a proposed contractual arrangements and sale or disposition of land. The motion was approved unanimously.

Commissioner Goodman, seconded by WG, made a motion to come out of Executive Session and resume the work session.

There being no further business to come before the Commission, **Commissioner McFee made a motion, seconded by Commissioner Goodman, to adjourn the meeting. The motion passed unanimously,** and the meeting adjourned at 6:00 p.m.