



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
May 1, 2014

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

April 3, 2014

III. REPORTS

- A. Baptist Church of Beaufort Property
- B. LaFayette Street
- C. Housing Position
- D. Marina
- E. Review of Parking Project

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 April 3, 2014 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, Keith Waldrop, Wendy Zara, Stephen Murray, Martin Goodman, Henrietta Goode.

Alan Dechovitz and Mike McFee 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.

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

REVIEW OF MINUTES

Commissioner Goodman made a motion, second by Commissioner Murray, to accept the minutes of the March 6, 2014 Redevelopment Commission. Commissioner Zara asked for a correction to her statement in regard to the Housing Authority; the housing group would be providing the salary *and* benefits for the position. **The motion passed unanimously. Commissioner Goodman abstained from voting because he was not at the meeting.**

BAPTIST CHURCH OF BEAUFORT PROPERTY

Commissioner McNally said it's been a great success. They had a meeting at Historic Beaufort Foundation and **Steve Tully** and **Alan Patterson** were there, and they reviewed plans. Two houses are sold; they are moving along extremely well, Commissioner McNally said. The bottom of the old house has been completely rebuilt.

LAFAYETTE STREET

Chairman Verity said that **Eric Brown** has his permits from the city and is ready to go. He's been waiting a year to a year and a half. Chairman Verity said he and Mr. Brown would be discussing the timelines for the project in the next few weeks and he clarify that Mr. Brown is "where he needs to be."

HOUSING POSITION

Chairman Verity said the Housing Authority is positive about the idea of moving forward, and they are looking for a date to get together. The Housing Authority's main concern is to determine what the position is "and if they can deliver." Commissioner Waldrop and Commissioner Zara have talked to the Town of Port Royal, the City of Beaufort, and CLF about funding, Chairman Verity said.

Chairman Verity said it's a really important initiative. They are looking for someone who has the ability to bring in money and to use the programs that they should and could be using. Commissioner Goode said Commissioner Waldrop and Commissioner Zara are pushing hard, and she is happy with the progress.

MARINA

Chairman Verity said the March 26 presentation drew a big crowd, and **Jim Chaffin** led the discussion. Chairman Verity gave out hand-outs from that presentation. He said someone had mentioned including Whitehall instead of the Marina parking lot and turning the Marina parking lot into a park. The idea is to jump-start the economy downtown by providing economic activity, and the city also can't afford a park. He discussed a handout about the essential economic analysis for downtown: the aggregated revenue in that area and then what the expenses are. \$1,691,000 is the total revenue the City of Beaufort receives from all sources: business license revenues, property tax revenues, ATAX revenue, and HTAX revenue. Adding in solid waste and stormwater fees = \$2.1 million, but the cost of service delivery amounts to a million dollar shortfall, not including the debt service on the Waterfront Park.

Chairman Verity said there has been a lot of discussion about other ways to raise revenues, and economic activity is the best way to raise funds in lieu of the City of Beaufort increasing fees and taxes. He discussed the jobs and revenues that could occur in the core commercial area if there is a project in the Marina parking lot. When it's known what is proposed, more detail of the potential revenues would be known. Chairman Verity said the handout would be helpful for Redevelopment Commission members to share. In the end, the council will have to make the decision as to whether the project is gone through with or not.

The next level will be drawings from the developers, which will first go to the Historic District Review Board, maybe in the middle of May, and when that happens they will open it up to public processes. No dates are firm, but the developers have hired a design firm out of Aspen called Design Workshop, and they have a reputation for dealing with sensitive issues around the country.

Commissioner Waldrop asked if the numbers on the handout refer to all properties east of Ribaut Road. Chairman Verity said that is correct, and that is Sector One.

Commissioner Zara asked if they have looked into re-establishing the TIF to go toward park maintenance. Chairman Verity said he didn't know, but **Kathy Todd** would.

REVIEW OF PARKING PROJECT

Chairman Verity said there's been no progress; the people with the option on 303's property are meant to come back with plans next week, including a structure, liner buildings, and a taller structure in the center, and they will be able to give an idea of costs, how it would fit in, etc. 303 and the developers are also at the table in the discussion. The City of Beaufort is a key player, but they are trying not to commit the city to more than it can handle.

DISCUSSION ABOUT THE OLD JAIL PROPERTY

Chairman Verity said the Baptist Church of Beaufort project has been good, and now they have

done something similar with the jail site, which is owned by **Wyatt Pringle**. This information has been shared with Historic Beaufort Foundation. Commissioner McNally said he and **Mike McFee** would be meeting with **Angela Childers** on the same project. Commissioner McNally said the drawing he presented is a “first blush” idea with ideas that have been given so far.

Commissioner McNally reviewed the surroundings of the jail with its Art Deco façade. There are different ways to develop properties: they could sell it to a developer, but they might lose money on the initial investment. The idea is for a developer to come in with a plan, using this drawing as a guide, and maybe divide the property into 4 sections, each with a mortgage on it. The developer and Mr. Pringle would get paid as each section sold, exactly like was done on King Street. The first step is to get this out in a public notice or letter of intent, Commissioner McNally said.

The RFP method is “laborious and time-consuming,” so they would like to put together a narrative about what they are trying to do, and then they can sit down and vet the developers’ proposals with Mr. Pringle involved. There will need to be a developer or two who Mr. Pringle can negotiate with who believes they can develop a project and that the money they can give Mr. Pringle will make it worthwhile for him to sell it. The details about how the units will look will be all down the pipe, Commissioner McNally said, and will all be discussed with Historic Beaufort Foundation and the Housing Authority. The Redevelopment Commission will act as facilitators as they did with the Baptist Church of Beaufort properties.

The property suggests 13-14 units, some small and some larger, Commissioner McNally said. There’s a single-family house facing King, another on Prince, and 4 duplex houses. As an example, they had shown the Preservation Committee of Historic Beaufort Foundation an example of a house. **Lauren Kelly** had suggested duplexes with narrow frontage that would look like a single-family dwelling. There are other units and the 1930s jail would be retained in the middle, as it is the only part that is of historic significance. The addition later would be demolished, it’s suggested, Commissioner McNally said.

Commissioner McNally said that he and Ms. Kelly had suggested that the uses could be flipped to the other side of the property at some point. The use of the jail could be determined to be studios or a community center, etc. Commissioner McNally said the invitation needs to be carefully worded to show all of the conditions that they feel they need to explain. This isn’t city property, Chairman Verity said, so it’s an agreement with Mr. Pringle and his family to help them.

Commissioner Zara asked if the Housing Authority would play a role in this, and Commissioner McNally said they don’t know yet. They need to talk to the Housing Authority. It’s in early stages. Commissioner Waldrop asked the approximate square footage of the jail without the additions. It’s 40’ square, Commissioner McNally guessed. Commissioner Waldrop looked at the plans. Chairman Verity said there’s no city property here. Chairman Verity said they would hope

to move this along at a fairly rapid pace and determine if there might be a larger role. Commissioner Zara asked if there would be incentive for developing the jail because it's a historic property. **Libby Anderson** said there are probably tax incentives, and they will look into all of that.

Commissioner McNally said that the same sort of letter as was used with the Baptist Church of Beaufort should work, even though it's not involving city property. Chairman Verity said they could shoot for the next meeting to have a letter of interest for the Redevelopment Commission to look at.

Chairman Verity said this would be a model for other properties in the Northwest Quadrant. The DHEC building and the one across the street are owned by the county, and there is no current intention of moving. So there might be a place for this at some point. Commissioner Murray asked what the Civic Master Plan density was. Commissioner McNally said that Ms. Anderson and Ms. Kelly felt that it didn't fit in with the neighborhood.

Commissioner Zara asked what the current zoning allows; Chairman Verity said it allows a much higher density than the Civic Master Plan, and this is lower than that. **Maxine Lutz** said HBF likes the density of this. Mr. Pringle thanked the board for seeing this opportunity and the benefit of working on it.

Ms. Lutz asked when the form-based code committee would be reconvened. Chairman Verity said he didn't know. **Craig Lewis** is being retained to work on that, so he and Scott Dadson will know, and Chairman Verity will find out.

Commissioner McNally said Ms. Kelly had a plan for an improved streetscape in front of the jail project which would be an incentive to a developer, with maybe 50% city funds; half the parking needs of the project are on the street, Commissioner McNally said, so he feels it wouldn't be fair for the developer to have to pay for all of it. Chairman Verity said this is a first step, but they need to put some structure around it, and they need to determine incentives for a developer. Commissioner Zara asked if the law for repurposing vacant buildings would apply here, and Ms. Anderson said she would look into that. Commissioner Zara said between that and historic tax credits, those could be good incentives.

There being no further business to come before the Commission, **Commissioner Murray made a motion, seconded by Commissioner Zara, to adjourn the special meeting. The motion passed unanimously**, and the meeting adjourned at 5:48 p.m.