

A meeting of the Beaufort Redevelopment Commission was held on October 3, 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 Martin Goodman, Stephen Murray, Alan Dechovitz, Henrietta Goode, Mike McNally, and Wendy Zara.

Commissioners Mike McFee 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.

Chairman Verity called the meeting to order at 5:02 p.m.

MINUTES

Commissioner Goodman made a motion, second by Commissioner Murray to approve the minutes of the September 5, 2013 RDC meeting. Commissioner Zara abstained because she was not present at the meeting. **The motion passed unanimously.**

LCHT UPDATE

Commissioner Zara said since the Redevelopment Commission joined with the Lowcountry Housing Trust, they have so much expanded lending authority.

Michelle Mapp said that **Shirley Wilkins** will be retiring and will no longer be with the Lowcountry Housing Trust. They will be meeting with **Scott Dadson** and **Van Willis** to discuss what will happen going forward.

Ms. Mapp made a presentation about what the Lowcountry Housing Trust does and how it is organized. She detailed how clients have been served in this area. Chairman Verity asked what the Redevelopment Commission could do to create more activity. Ms. Mapp said that getting the word out is most important. They have had discussions with the Urban Land Institute about making a presentation with members of the development community from around the state. Chairman Verity asked about more workshops, and Ms. Mapp said they are working on those, but they “didn’t get a lot of traction” on a new developer-training course and wished they had. The banking environment has been a challenge as well, she said, and there will be a meeting in South Carolina about the challenges in the market in early January.

Commissioner Zara said not having someone to coordinate housing programs so people know what’s available is a factor as well as working with the banks and educating them, etc. Ms. Mapp said Ms. Wilkins did some of that, but there needs to be “someone dedicated on the ground here” who knows the area and the organizations that are here. She feels that since Ms. Wilkins is leaving, there will be discussions with Mr. Dadson about this, and they might consider something like that going forward. Chairman Verity said they haven’t had the funds for that, but haven’t given up on the idea at some point.

Commissioner Murray said he knew the Port Royal Apartments were “a real asset for the community,” and he’d been at the opening of “that affordable housing opportunity.”

BOUNDARY STREET UPDATE

Craig Lewis said the plans were at SCDOT and one comment that is outstanding in the permit set drawing is a need for additional crash data for Ribaut Road. SCDOT has claimed ownership of the issue and are taking care of it. That’s the only item that needs to be handled before it’s released for bid. Right-of-way acquisition is still ongoing; there’s been a land swap agreement with Beaufort Plaza. The Federal Highway Administration has said it’s fine that it’s not on schedule because “it’s SCDOT’s fault,” not the city’s, Mr. Lewis said. Chairman Verity asked if there was a time frame for hearing from SCDOT, and Mr. Lewis said there was not. He also said he can’t report on SCE&G and the undergrounding of utilities.

MARINA RLOI PROGRESS REPORT

Chairman Verity said they are still talking to developers on terms, conditions, etc.

LAFAYETTE STREET UPDATE

Chairman Verity said that **Eric Brown** has said the streets are repaved, but he’s still working on final approvals with SCDOT.

BEAUFORT CODE

The committee hasn’t met, Chairman Verity said, and won’t until the Civic Master Plan is approved by council.

APPROVAL OF CIVIC MASTER PLAN

Chairman Verity said the last meeting included a lively conversation with **Maxine Lutz, Cynthia Jenkins,** and **Conway Ivy** from Historic Beaufort Foundation. They have done a lot of work since then, he said, and additional changes have been made since then. There have been no new comments since that meeting other than those made by Historic Beaufort Foundation.

Mr. Lewis said the process has been “dynamic,” and they’ve worked daily with Historic Beaufort Foundation. The updates as of 4:00 p.m. today have been sent to the commissioners. There have been no significant comments from the public since the comments at the last Metropolitan Planning Commission and Redevelopment Commission meetings.

Some pages were removed and then added back in, Mr. Lewis said. There are maps that were also added that they thought were important resources. Waterfront Park has been referred to as the Henry C. Chambers Waterfront Park through most of the document, and the National Historic Landmark District is also more frequently referred to as such.

On the new page 4, Mr. Lewis said, there was a lot of discussion about improving the narrative about the plan and what it's intended to be. They've tried to make the language more direct and to indicate that they are trying to anticipate future development; "in the end, this is really an infrastructure plan first and foremost," Mr. Lewis said. Its intention is also identifying the key areas for redevelopment, which is a narrow subset of the larger piece.

Also, they have been trying to provide clarity of language in regard to the illustrations. They are trying to show illustrations that show building types, general massing and scale, and "to give a layer of conceptual ideas." They tend to be drawn without the trees, because you can't see the buildings if trees are there, Mr. Lewis said, as they would be in reality; "they reflect more building than they would in their natural state." Mr. Lewis said some of the illustrations have been changed to enhance that.

Mr. Lewis said they have tweaked language in Chapter 1 based on conversations with various parties. In Chapter 2, in regard to the waterfront, they were told to include Battery Shores as part of the planning effort, and they have gone back to look for opportunities to provide green shed views for that area, though there aren't many.

They have tweaked the marina parking lot redevelopment drawing to clearly delineate Freedom Park, have removed the building that was along the waterfront, and have made sure that the drawings are scaled and set back off where the lawn and sidewalk are today. It's been removed and is shown as grass rather than just pavement, as it was before. It will still be part of the protected walkway area. They have removed some drawings in regard to the marina, e.g., the boathouse because it will be up to the developer what is done. There was discussion about gateway improvements in regard to Waterfront Park and how some of the entrances to the park can be enhanced. The entrances can have a lot of different characters and different signs.

In regard to the Bay Street boardwalk on page 35, the conservation easements on the Open Land Trust property were brought up. They have three parcels, and the trail will go from the marina parking lot to Beaufort Elementary and can then be a bike path or widened path, etc. It's a good logical end point, Mr. Lewis said. In regard to the impact of that trail on views, the Open Land Trust movement is to open views. The diagram on the bottom of the page shows that nothing will obscure the view, as has been the intention all along.

On page 36, at Bellamy Curve, there's a conservation easement that says no improvements can be made at any time or any development, so all of the proposed improvements have been removed. It can't be done like it was at Waterfront Park, so those have been removed, Mr. Lewis said.

On page 37, the plans have shown a significant preservation area of 200+'; the angle makes it appear there are few or no trees, so they have tried to amend that in the new drawing, which Mr. Lewis showed.

In Chapter 3, there were discussions about making sure that they are including the National Historic Landmark District as part of the infrastructure, so they have done that. The wording has been changed a couple times in that area, and Mr. Lewis said those changes are positive and derived from conversations with Historic Beaufort Foundation.

On page 50, they have done some reworking, according to Mr. Lewis; “the intention is still there.” They have long tried to cram everything into downtown, he said, and they needed to go into other corridors. There are some opportunities, but they are limited in the immediate Bay Street area, and they are trying to encourage more development there. There are financial statistics included. The greatest opportunities for development are on Bladen, Boundary, and Carteret Streets. Commissioner Zara asked about boundaries, and a discussion ensued about which ones are in the ordinance and which the city regulates. Mr. Lewis said the different boundaries serve different purposes.

Mr. Lewis said in Chapter 3, page 54, there were conversations about what had been called “commercial infill.” They show courtyard infill, which is mid-block, and the lower right picture on that page shows the original boundary line; everything outside that line is residential in that area. The redevelopment of the post office block was discussed, and in regard to Bladen Street on page 57, the drawing is of the current form-based code boundaries, which may change, but are as they are today.

Also, the other drawing on that page has had a number of changes, Mr. Lewis said. There’s no bend in Bladen Street as it was originally drawn; that’s been removed. “All above-ground items at the waterfront have been removed,” he said. There’s a plaza area of some kind that could be brick or more natural but is meant for people to enjoy the view. The architecture of the buildings there are not red brick or tabby and siding; they are now what is deemed to be more appropriate to the area with “lots of porches.”

Mr. Lewis said in regard to Chapter 4, they have added a section about the urban tree canopy and the need to preserve that. The need to bury overhead utility lines is stressed. In Chapter 5, they have highlighted language on lighting for safety. In Chapter 6, there were a number of changes. The building typologies have been refined in 6.1. These are building types that are appropriate for residential structures in the neighborhoods; they are “not representative of every type of building that should be in Beaufort.” There are different ways they can maintain mass, scale, etc. The Beaufort house is a building *type*, not a *style*, Mr. Lewis said, per Milner. Different styles can be applied to the columns, the windows and doors, etc. The *type* is a two-porch, south-facing building, raised from the street with “good high ceilings.” It’s adaptable, including to commercial development, but it’s a residential *type*. Town homes, though not appropriate for the Historic District, are appropriate for other areas. They also discuss apartment buildings here, he said, and the need to stay below the tree level.

Mr. Lewis said that section 6.2, neighborhood strategies, has amended language for The Point, the Bluff, the Old Commons, and the Northwest Quadrant neighborhoods. They have discussed the Beaufort County jail type. No changes have been made to building types at this point.

In Chapter 7, there were no significant changes made. In Chapter 8, they replaced the other building that was there with the Beaufort Town Center building. In Chapter 9, in regard to the MCAS, they have received good comments, Mr. Lewis said. They wanted the AICUZ shown and no large bodies of water, so those have been scrubbed. In Chapter 10, since the original street-regulating plan, they have accommodated council's change to Greenlawn.

They included a map for the proposed zoning changes for the Landmark Historic District. The solid lines on the map (on page 232) show boundaries recommended for the Preservation Plan update to show where various types of structures are appropriate. The orange dash lines show multi-family homes appropriate in commercial areas, and they can be done with the appropriate conditions. The form-based code committee will have these to consider. The Preservation Plan update recommended the extension of core commercial two blocks west and encompasses commercial property in use today; they recommend that core commercial be placed on the marina parking lot as well. It doesn't change the zoning, just recommends it. The zoning process will have to happen, Mr. Lewis said.

Mr. Lewis said they have included new maps that were made for the preservation update plan; they were there before but have been moved to the appendix. They have included other changes in regard to the AICUZ, a boundary that is expected to change. When their Environmental Impact Statement is approved, it will change, get a little bit fatter, but the final map's not in yet.

The Sanborn maps for the city have all been included, and Mr. Lewis called them "interesting," i.e., the marina was marsh and not filled in, and it became a parking lot. There was a gas station there eventually.

Chairman Verity said there are areas where "it was agreed to disagree," and he asked Mr. Lewis to share those. Chairman Verity said he recalled one example, on page 32, the question of the museum building facing east instead of south. Mr. Lewis said it's a matter of preference: clearly not all of the buildings faced south in the community, and it was "intentional to draw a building that completed the block." It's an idea that would be representative for whoever develops that site, so it would be up to the developer. Mr. Lewis said he couldn't "adequately go through those other points."

Commissioner Zara asked about Southside Park, if the houses were back in it. Mr. Lewis said no, the houses are back behind the property line. Commissioner Zara said it should be the Spanish Moss Trail, not the Spanish Moss Rail Trail, throughout the document and Mr. Lewis noted that.

Mr. Ivy said Mr. Lewis had said the Preservation Plan would be added as an appendix, and then they looked at it and have made a presentation to the Metropolitan Planning Commission to show the difference between the Preservation Plan and the Civic Master Plan. Mr. Ivy said after that meeting, Chairman Verity invited them to meet with Chairman Verity, **Lauren Kelly**, and Mr. Lewis, who was on the phone. They went through the textual portion with edits for Mr. Lewis's consideration. Ms. Kelly, Ms. Lutz, and Ms. Jenkins continued that process and proposed edits up through Chapter 9. That process hasn't yet been completed, Mr. Ivy said. Also, mass, density, and scale are a concern in regard to infill as depicted in the plan vs. what Historic Beaufort Foundation thinks is more appropriate for Beaufort. They see high-density areas and are concerned about the expectations that may be created for a developer coming into Beaufort.

Mr. Lewis has said this Civic Master Plan will be a guiding document for the regulatory plan, Mr. Ivy said; there's a basic issue with the high-density areas, e.g., Bladen Street and the old jail area – if they see the proposed mass and density there of 117 multi-family units – “it creates a situation where a developer could get frustrated,” and that could create a bad reputation for Beaufort as a place to do development, Mr. Ivy feels. Working with Ms. Kelly on the jail site, they created an alternative plan, which is down to 60-70 dwelling units. There are still issues to work out, e.g., a maximum height that is not as high. On Bladen Street, in terms of setbacks, they have added porches, but the setback hasn't changed.

Mr. Ivy went on to say that at the meeting, the elements of the Preservation Plan were included in the Comprehensive Plan. In regard to Chapter 8 of the Civic Master Plan, he read a quote about the city's identity being defined by its history. The city approved the Preservation Plan update by its inclusion in the Comprehensive Plan, he said. The revised draft was just issued today. Historic Beaufort Foundation is appreciative of the changes made so far, Mr. Ivy said. The density of some of the infill developments is still a concern.

Commissioner Murray asked if the density concern Mr. Ivy and Historic Beaufort Foundation had about the multi-family units was because of developers' perceptions. Mr. Ivy said “the concern is about (the effect) the density of multi-family units” will have on the “sense of place” of Beaufort. Also, this plan will be used for infill, and “if an unattainable expectation is given, that could create a problem” with developers. Commissioner McNally told Mr. Ivy that a developer might look at something like this plan, but with 30 years experience as a developer, Commissioner McNally knows that a developer “knows there's no way, whether there's a picture or not, that it will happen” just as it is in the picture. They can scale the picture down so that it's still attractive “bait” but not a detriment to the people who live here, Commissioner McNally said. He said Beaufort is “smart enough, and there are enough good people working for it ... that the right thing will happen.”

Commissioner Dechovitz asked if the question is that the image or the text projects a great density. He asked if the text allows the same density as the image. Ms. Lutz said this is more or

less the case. Mr. Ivy said there are other elements in the text about apartments that might convey that, as well. Mr. Ivy said this is a guiding document for the regulatory process, so that's why he thinks it's important "to get it as right as we can."

Ms. Jenkins said as far as the blocks' density, 60-70 is double or triple what they have traditionally been. The rise in property values and taxes will have social and other implications on the residents of that neighborhood. There are protections for the Northwest Quadrant that have not been looked at in this document, she feels. In regard to building typologies, the concept of architecture needs to allow flexibility for 50-100 years in the future. These types are not "correct," Ms. Jenkins said, and haven't been discussed publicly before. What is used for infill in this city is not resolved yet, she feels. If the typologies are shown, they should be shown with commercial buildings, too, outside of the Historic District as well as in it. She feels the form-based code and the typologies in this document "are not appropriate for Beaufort and more work needs to be done."

Ms. Jenkins also feels this "freezes" architecture by making it reflect what's already here, which will make Beaufort into "Colonial Williamsburg" and have an impact on the ability to get grants, etc. The Northwest Quadrant is the only African-American National Historic Landmark District neighborhood in the state of South Carolina, Ms. Jenkins said. Everything they do there could change the character of the neighborhood and those who live there.

Commissioner McNally said he is interested in what Ms. Jenkins says because he has been working on residential projects in the area, including the Northwest Quadrant. He asked if she had tried re-writing this aspect of the plan to show what would her in this regard so that the Redevelopment Commission could see her points side-by-side for comparison with the Civic Master Plan. Ms. Jenkins said, "The design principles define all of the types of houses." She said to copy historic houses that exist now "shouldn't be here at all." Commissioner McNally said he'd like "a few pages typed up" so that the Redevelopment Commission can "get out arms around that." He said they are at the point where they need to make this happen, though they can still discuss changes as they need to happen.

Ms. Jenkins said the plan has been tweaked, and the typologies are the basis of form-based code, but "that's not been discussed with the public at all." Mr. Lewis said it has been. Ms. Jenkins said, "That was a year ago." Mr. Lewis said the same typologies were in the original document a year ago. Chairman Verity had the original document and said they are in there.

Ms. Jenkins said there is also confusion about what was adopted and what part of the Preservation Plan was adopted. Mr. Lewis said the Civic Master Plan is under the umbrella of the Comprehensive Plan. Ms. Jenkins said, "This is a confusing and unfortunate process." The Preservation Plan was folded into the Comprehensive Plan process, she said, and the Lawrence Group "inherited it." Mr. Lewis said it was adopted by reference as part of the Comprehensive Plan adoption, so yes, it was adopted "indirectly." It's not regulatory, but is a guiding document.

It was “incorporated by reference, and the key elements were pulled out and itemized in terms of the Comprehensive Plan.”

There are things not everyone agrees with, Mr. Lewis said. It comes down to three areas, he said, so they “can’t say that all of the Northwest Quadrant was lumped together.” The former jail site infill area is the only site with much increase in density. Of the areas that are close to downtown that are ripe for more development, that area and Bladen Street are the only ones. The conversation is about the area along Prince Street where the institutional buildings are now.

Commissioner Dechovitz asked what the size of the average residential unit on the jail site would be. Mr. Lewis said the numbers Mr. Ivy cited are for 2-story buildings with 4 apartment units; they are small apartment buildings, on average about 1000 - 4000 square foot buildings depending on the number of bedrooms. Mr. Ivy said they would comment on the infill areas, one area after the other, and they would focus on the jail site and Bladen Street. Historic Beaufort Foundation is in favor of more infill, Mr. Ivy said, but they “want it to be appropriate.”

Ms. Jenkins said when the Historic Preservation Plan was included in the Comprehensive Plan, there were “a number of recommendations that should have been done before they got to the level of new planning.” She cited a section of that plan.

Ms. Lutz said Historic Beaufort Foundation would like the Redevelopment Commission to postpone approval of the Civic Master Plan. “Chapter 11 really tells the developer what he can and can’t do,” and they “aren’t there yet” with their comments. She doesn’t think the plan is ready yet. Mr. Ivy said all of these comments have been made in a two-week time period, and they have worked hard in that time. Chairman Verity said that’s appreciated. Commissioner McNally asked why they had just started two weeks ago. Commissioner Murray said this has been a public process for a long time and other commissioners agreed. Mr. Ivy said this is the first time Historic Beaufort Foundation representatives have been “asked to the table.”

Chairman Verity said he feels the time Historic Beaufort Foundation has spent on this has been helpful. The Redevelopment Commission is a recommending body, not an approving body, Chairman Verity said, and he doesn’t think there has been anything done that oversteps the approval process. The plan still has to go through all the normal processes. The plan has been worked on for 2 ½ years, and he feels good about the document. There are no changes on the projects that the Redevelopment Commission is meant to work on. Though there’s room for improvement, he feels they should move on. There will be an open meeting the following Tuesday with the city and a meeting in mid-October with the Metropolitan Planning Commission. As the Redevelopment Commission looks at the overall plan, Chairman Verity feels it’s a good one and one that’s had a lot of input, including many public meetings.

Commissioner Zara said she's bothered that the latest version she got was at 11:30 a.m. that day, and then another one was sent to her at 4:00 p.m. She said, "Obviously the public hasn't had a chance to look at it." Chairman Verity said, "This doesn't end the process of public input." The changes, which Mr. Lewis had gone through, "are enhancements to the language, not substantive changes to the plans themselves."

Commissioner McNally asked who the recommendation is to if the RC approves the plan tonight. Chairman Verity said the recommendation would be to the Metropolitan Planning Commission and then they recommend it or not to city council. Commissioner McNally asked if it has to be moved to pass it on as it is or if they can "attach a caveat that there are ongoing good discussions going on with Historic Beaufort Foundation that we would like to continue." Chairman Verity said that he feels that's appropriate.

Commissioner Murray said this process has gone on for 2 ½ years, and they could "keep polishing for another five years"; he feels "the plan will adapt." Commissioner Goode said Mr. Lewis and his group have worked diligently, and she feels "a few more weeks won't matter." She thinks Historic Beaufort Foundation should be given a little more time, and then the Redevelopment Commission will know that what they are passing on will be what they *want* to pass on. She doesn't think a little more time will make it perfect, but it won't hurt, either.

Commissioner McNally said if they give Historic Beaufort Foundation more time, there should be a limit on it. Commissioner Goodman said they did that last month, at the last Redevelopment Commission meeting. They said they would give it a month more work, and there have been numerous emails sent out by Mr. Lewis about the small changes that have been made. As it moves forward to the Metropolitan Planning Commission, Commissioner Goodman said that they may decide that they want to add additional time.

Commissioner Goode said that the Redevelopment Commission could approve moving on with the understanding that Historic Beaufort Foundation will continue its discussions with the city. Even once council passes it, Commissioner Goodman said, it will still be tweaked and changed; it's still a "vision document." Commissioner McNally reiterated that a developer in a small town will do things the way the town says they will be done, not based on what is in a vision document.

Chairman Verity said that the Redevelopment Commission is not the approving body, it's the "moving it on body." Commissioner Dechovitz affirmed that the document the Redevelopment Commission had received and what Mr. Lewis covered in his presentation covered all of the changes, and Mr. Lewis said yes. Commissioner Dechovitz said he's "cool with that." The size of the units in the Northwest Quadrant was a concern, but this planning "will counter the disinvestment and blight" there. High density will increase the developers' yield, and a small number of those multi-family units will not damage the historic character of that area as much as having the Frogmore Lodge and the Coastal Contractors building remaining boarded up, both

of which lower property values and continue the blight in that area, he said. Everything's a balancing act, Commissioner Dechovitz said, and he's "okay with this one." The Comprehensive Plan by reference has the Historic Preservation Plan in it, as a regulating document and this, too will be a regulating document as part of the Comprehensive Plan. Historic interests continue to be protected by the Historic Preservation Plan. He doesn't have a problem with the document he read, and while there will be changes in the next few weeks, there will be changes over the next many years too. He feels there are other needs and concerns they need to move on and address.

Eddie Rodgers said the Metropolitan Planning Commission has said that they want a final document, and she said the document the Metropolitan Planning Commission had gotten earlier had 5-6 pages of changes, and that "confused" them. She feels that this process has gone on a long time with behind the scenes groups, and the public has been attending, asking questions, and making comments. She feels that the Historic Beaufort Foundation has about done their work, and they should be allowed to "send to the Metropolitan Planning Commission a completed, incorporated document." Chairman Verity said they don't expect that comments from the Metropolitan Planning Commission will be ignored. The process needs to move along, he said again.

Commissioner Dechovitz said the Metropolitan Planning Commission will want to make amendments. **Commissioner Dechovitz made a motion that the Civic Master Plan draft of 10-3-13 be recommended to the Metropolitan Planning Commission for approval, and that they treat it as a regulating plan for inclusion in the Comprehensive Plan. Commissioner Goodman seconded the motion.**

Commissioner Dechovitz said he sees the process as the Redevelopment Commission approving the Civic Master Plan, then it goes to the Metropolitan Planning Commission and after the Metropolitan Planning Commission's approval, to council; Historic Beaufort Foundation can work with Mr. Lewis and the changes can occur before the Metropolitan Planning Commission sees it again.

Commissioner Zara made a motion to amend Commissioner Dechovitz's motion so that the Historic Beaufort Foundation could continue to work with Mr. Lewis and Ms. Kelly to finish changes that they want to make to the Civic Master Plan before it is presented to the Metropolitan Planning Commission. Commissioner Goode said it's not a final document the Redevelopment Commission is approving if they allow for the changes. Commissioner Goode suggested saying it's "accepted as-is with expected changes forthcoming that will go to the Metropolitan Planning Commission." **Commissioner Goode seconded the motion to amend.**

Mr. Lewis described the other opportunities that there would be for people to suggest changes. There was continued discussion about the need (or absence of need) for the amendment. Commissioner Dechovitz explained how he sees the process would be best-handled. "A series

of conversations going on until everyone is satisfied will make (Mr. Lewis) wealthy and everyone else broke,” Commissioner Dechovitz feels. Chairman Verity reiterated that it isn’t the Redevelopment Commission’s role to approve, only to move the document forward for approval.

The motion to amend failed with a vote of 2-5, Commissioner Goode and Commissioner Zara in favor.

The motion to recommend the draft for approval by the Metropolitan Planning Commission passed 5-2, Commissioner Goode and Commissioner Zara opposed.

Mr. Ivy asked what happens now. Chairman Verity said the Civic Master Plan will be further amended in time for the Metropolitan Planning Commission presentation, and they either will approve that or not. They may want more information, and they can then ask for more information, but it doesn’t have to come back to the Redevelopment Commission. Commissioner Murray added that after the Metropolitan Planning Commission, it goes to council and will continue through council’s regular process. Chairman Verity said he’s sure there will be more discussion of it.

EXECUTIVE SESSION

Commissioner Goodman made a motion, seconded by Commissioner Murray 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 contractual matters. The motion was approved unanimously.

Commissioner McNally made a motion, second by Commissioner Zara, to approve the memorandum of understanding with the Baptist Church of Beaufort. The motion was approved unanimously.

Commissioner Zara made a motion to come out of the Executive Session and resume the regular session, second by Commissioner Goodman. The motion was approved unanimously.

There being no further business to come before the Commission, **Commissioner Dechovitz made a motion, seconded by Commissioner Goodman to adjourn the meeting. The motion passed unanimously**, and the meeting adjourned at 7:15 p.m.