



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

September 29, 2015

PLANNING CONFERENCE ROOM – 1<sup>ST</sup> FLOOR  
**1911 BOUNDARY STREET**

**5:00 P.M.**

**I. CALL TO ORDER**

**II. DISCUSSION ITEMS**

1. Redevelopment Commission Enabling Legislation
2. City of Beaufort Ordinance Revision
3. Vision, Goals, Purpose
4. Operations & Assignments
5. Initiatives in Progress in the City

**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."

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CHAPTER 10  
Community Development Law

**SECTION 31-10-10.** Short title.

This chapter may be cited as the “Community Development Law”.

HISTORY: 1984 Act No. 451, Section 1.

**SECTION 31-10-20.** Definitions.

The following terms where used in this chapter, shall have the following meanings, except where the context clearly indicates a different meaning:

(1) “Area of operation” means the area within the territorial boundaries of the municipality or municipalities for which a particular commission is created.

(2) “Blighted area” means any improved or vacant area where if improved, industrial, commercial, and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, are detrimental to the public safety, health, morals, or welfare or, if vacant, the sound growth is impaired by (a) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (b) the area immediately prior to becoming vacant qualified as a blighted area.

(3) “Bonds” means any bonds, interim certificates, notes, debentures or other obligations of a commission issued pursuant to this chapter.

(4) “Commission” means a public body and a body corporate and politic created and organized in accordance with the provisions of this chapter.

(5) “Conservation area” means any improved area that is not yet a blighted area but, because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; depreciation of physical maintenance; or lack of community planning, is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

(6) “Governing body” means in the legislative body of a municipality.

(7) “Government” means the state and federal governments or any subdivision, agency, or instrumentality, corporate or otherwise, of either of them.

(8) “Municipality” means any incorporated city or town or any county.

(9) “Obligee of the commission” or “obligee” means any bondholder, trustee or trustees for any bondholders, any lessor demising property to a commission used in connection with a redevelopment project, or any assignees of such lessor’s interest, or any part thereof, and the federal government, when it is a party to any contract with a commission.

(10) “Parent municipality” means the municipality or municipalities creating a commission.

(11) “Redeveloper” means any individual, partnership, or public or private corporation that shall enter or propose to enter into a contract with a commission for the redevelopment of all or any part of a redevelopment area under the provisions of this chapter.

(12) “Redevelopment” means the acquisition, replanning, clearance, rehabilitation or rebuilding of an area for residential, recreational, commercial, industrial or other purposes, including the provision of streets, utilities, parks, recreational areas and other open spaces; provided, without limiting the generality thereof, the term “redevelopment” may include a program of repair and rehabilitation of buildings and

other improvements, and may include the exercise of any powers under this chapter with respect to the area for which such program is undertaken.

(13) "Redevelopment area" means any area that a commission may find to be a blighted area, a conservation area, or any combination thereof, so as to require redevelopment under the provisions of this chapter.

(14) "Redevelopment contract" means a contract between a commission and a redeveloper for redevelopment under the provisions of this chapter.

(15) "Redevelopment plan" means a plan for the redevelopment of a redevelopment area made by a commission in accordance with the provisions of this chapter.

(16) "Redevelopment project" means any work or undertaking:

(a) to acquire blighted or conservation areas, including lands, structures, or improvements, the acquisition of which is necessary or incidental to the proper clearance, development, or redevelopment of such areas or to the prevention of the spread or recurrence of conditions of blight;

(b) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct, or reconstruct streets, utilities, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan;

(c) to sell land in such areas for residential, recreational, commercial, industrial, or other use or for the public use to the highest bidder set out by the provisions of this chapter or to retain such land for public use, in accordance with the redevelopment plan;

(d) to carry out plans for a program of repair, rehabilitation, or reconditioning of buildings or other improvements in such areas, including the making of loans;

(e) to engage in programs of assistance and financing, including the making of loans for rehabilitation, repair, construction, acquisition, or reconditioning of residential units in a redevelopment area.

The term "redevelopment project" may also include the preparation of a redevelopment plan, including the planning, survey and other work incident to a redevelopment project, and the preparation of all plans and arrangements for carrying out a redevelopment project.

HISTORY: 1984 Act No. 451, Section 3.

**SECTION 31-10-30.** Authority of municipalities to create redevelopment commissions; issuance of certificates of incorporation by Secretary of State.

(a) Each municipality is authorized to create one or more separate and distinct bodies corporate and politic to be known as a redevelopment commission of the municipality by the passage by the governing body of such municipality of an ordinance creating a commission to function within the territorial limits of the municipality or portion of the municipality; provided, however, no commission may be created with power over the same territorial area as any other commission. Notice of the intent to consider the passage of such ordinance shall be published at least fifteen days prior to first reading of the ordinance creating the commission.

(b) The governing body of a municipality shall not adopt an ordinance pursuant to subsection (a) above unless it finds:

(1) that a blighted area or conservation area exists in whole or in part in such municipality,

(2) that the redevelopment of such areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of such municipality.

(c) The governing body shall cause a certified copy of such ordinance to be filed in the office of the Secretary of State; upon receipt of the certified copy of such ordinance, the Secretary of State shall issue a certificate of incorporation.

(d) In any suit, action, or proceeding involving or relating to the validity or enforcement of any contract or act of a commission, a copy of the certificate of incorporation duly certified by the Secretary of State is admissible in evidence and is conclusive proof of the legal establishment of the commission.

HISTORY: 1984 Act No. 451, Section 4.

**SECTION 31-10-40.** Governance by commissioners or by governing body of parent municipality.

Upon adoption of an ordinance establishing a commission, the governing body of such municipality shall provide for the governance of such commission by either of the following methods. A commission may be governed by the members of the governing body of its parent municipality serving ex officio or by not less than five nor more than nine commissioners selected by the governing body of the municipality. In the event the governing body initially elects to appoint commissioners to operate the commission, it may at any time in its sole discretion abolish the office of commissioners and assume the direct responsibility for operation of the commission.

HISTORY: 1984 Act No. 451, Section 5.

**SECTION 31-10-50.** Terms of office of commissioners; compensation; removal from office.

The term of office for each commissioner is two years, however, at least three of the commissioners initially appointed shall have terms of one year. Thereafter all commissioners appointed shall serve for two years. Each commissioner shall hold office until his successor has been appointed and qualified. Vacancies for the unexpired terms of any commissioner who resigns, ceases to be qualified or is removed must be promptly filled by the governing body. Any commissioner is removable by the governing body of the municipality at will. A commissioner shall receive such compensation, if any, as the governing body may provide for this service, and is entitled within the budget appropriation to the necessary expenses, including travel expenses, incurred in the discharge of his duties.

HISTORY: 1984 Act No. 451, Section 6.

**SECTION 31-10-60.** Quorum at meeting of commissioners; selection of officers; employees; commissioners' personal liability.

The commissioners of each commission shall select from among themselves a chairman, a vice-chairman, and such other officers as the commission may determine. A commission may employ technical experts and other agents and employees, permanent or temporary, as it may require, and may determine the qualifications and fix the compensation of such persons. A majority of the commissioners then in office shall constitute a quorum for its meeting. No commissioner is liable personally for losses unless the losses are occasioned by the willful misconduct of such commissioner. A commission may delegate to one or more of its members, agents, or employees such of its powers as it deems necessary to carry out the purposes of this chapter, subject always to the supervision and control of the whole commission.

HISTORY: 1984 Act No. 451, Section 7.

**SECTION 31-10-70.** Prohibition against acquisition of certain interests by member or employee of commission; exception.

No member or employee of a commission shall acquire any interest, direct or indirect, in any redevelopment project or in any property included or planned to be included in any redevelopment area, nor shall the member have any interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used by a commission, or in any contract with a redeveloper or prospective redeveloper relating, directly or indirectly, to any redevelopment project, except that a member or employee of a commission may acquire residential property in a redevelopment area from a person or entity other than the commission after the redevelopment plan for that area is adopted if:

- (1) the primary purpose of acquisition is to occupy such property as his principal residence;
- (2) the redevelopment plan does not provide for acquisition of such property by the commission;

(3) prior to acquiring title to the property, the commissioner or employee shall have disclosed in writing to the commission and to the governing body of the municipalities his intent to acquire the property and to occupy the property as his principal residence.

HISTORY: 1984 Act No. 451, Section 8.

**SECTION 31-10-80.** Creation of joint redevelopment commission.

Two or more municipalities, whose territorial jurisdictions may be either exclusive or one of whose jurisdiction may include all or part of another are authorized to create a separate and distinct body corporate and politic to be known as the joint redevelopment commission by the passage of an ordinance by the governing body of each municipality having territorial jurisdiction over the area of operation proposed for such commission; provided, however, that notice of the intent to consider passage of such ordinance must be published at least fifteen days prior to the meeting of the governing body of each affected municipality. A joint redevelopment commission shall be governed by commissioners selected in the number and manner provided in the ordinance establishing such joint redevelopment commission. The governing body of each participating municipality shall appoint one or more commissioners as such governing body determines. The appointing authority has the authority to appoint successors or to remove persons who are appointed by them. Each commissioner shall serve for a term of two years.

All provisions of this chapter shall apply to the creation and operation of a joint redevelopment commission and where reference is made to a municipality, it is interpreted to apply to the municipalities creating a joint redevelopment commission.

HISTORY: 1984 Act No. 451, Section 9.

**SECTION 31-10-90.** Powers of redevelopment commission, in general.

A commission shall constitute a public body, corporate and politic, exercising public and essential governmental powers, which powers shall include all powers necessary or appropriate to carry out and effectuate the purposes and provisions of this chapter, including the following powers in addition to those herein otherwise granted:

(1) to procure from the municipality the designation of areas in need of redevelopment and its recommendation for such redevelopment;

(2) to cooperate with any government or municipality as defined in this chapter;

(3) to act as agent of the state or federal government or any of its instrumentalities or agencies for the public purposes set out in this chapter;

(4) to prepare or cause to be prepared and recommend redevelopment plans to the governing body of its parent municipality and to undertake and carry out redevelopment projects within its area of operation;

(5) to arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a redevelopment project;

(6) within its area of operation, to purchase, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to a redevelopment project; to hold, improve, clear or prepare for redevelopment any such property, and with the approval of the governing body of its parent municipality sell, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge or otherwise encumber or dispose of any real or personal property or any interest therein, either as an entirety to a single redeveloper or in parts to several redevelopers; to enter into contracts, either before or after the real property that is the subject of the contract is acquired by the commission, with redevelopers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the commission may deem necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this chapter; and to

provide appropriate remedies for any breach of any such covenants or conditions, including the right to terminate such contracts and any interest in the property created pursuant thereto; to borrow money and issue bonds and provide security for bonds; to insure or provide for the insurance of any real or personal property or operations of the commission against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this chapter;

(7) to invest any funds held in reserves or sinking funds or any funds not required for immediate disbursements, in such investments as may be lawful for guardians, executors, administrators or other fiduciaries under the laws of this State; to redeem its bonds at the redemption price established therein or to purchase its bonds at less than redemption price, all bonds so redeemed or purchased to be cancelled;

(8) to borrow money and to apply for and accept advances, loans evidenced by bonds, grants, contributions and any other form of financial assistance from the federal government, the State, county, municipality or other public body or from any sources, public or private for the purposes of this chapter, to give such security as may be required and to enter into and carry out contracts in connection therewith;

(9) within its area of operation, to make or have made all surveys, studies, and plans necessary to the carrying out of the purposes of this chapter and in connection therewith to enter into or upon any land, building, or improvement thereon for such purposes and to make soundings, test borings, surveys, appraisals and other preliminary studies and investigations necessary to carry out its powers and to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans.

A commission is specifically authorized to make (i) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements and (ii) plans for the enforcement of laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements. The commission is further authorized to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and urban blight.

(10) to make such expenditures as may be necessary to carry out the purposes of this chapter; and to make expenditures from funds obtained from the federal government;

(11) to sue and be sued;

(12) to adopt a seal;

(13) to have perpetual succession;

(14) to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the commission; and any contract or instrument when signed by the chairman or vice-chairman and secretary or assistant secretary of the commission shall be held to have been properly executed for and on its behalf;

(15) to make and from time to time amend and repeal bylaws, rules, regulations, and resolutions;

(16) to make available to the government or municipality or any appropriate agency, board or commission, the recommendations of the commission affecting any area in its field of operation or property therein, which it may deem likely to promote the public health, morals, safety, or welfare;

(17) to perform redevelopment project undertakings and activities in one or more contiguous or noncontiguous redevelopment areas that are planned and carried out on the basis of annual tax increments in accordance with the laws of this State.

HISTORY: 1984 Act No. 451, Section 10.

**SECTION 31-10-100.** Contents of redevelopment plan; public hearing prior to adoption of plan; approval by governing body or parent municipality; modification.

(a) A redevelopment plan must be sufficiently complete to indicate its relationship to definite local objectives such as appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the redevelopment project area.

(b) A commission shall not acquire real property for a development project unless the governing body of its parent municipality has approved the redevelopment plan as hereinafter prescribed.

(c) The commission's redevelopment plan shall include, without being limited to, the following:

(1) the boundaries of the redevelopment area, with a map showing the existing uses of the real property therein;

(2) a land use plan of the redevelopment area showing proposed uses following redevelopment;

(3) standards of population densities, land coverage, and building intensities in the proposed redevelopment;

(4) a preliminary site plan of the redevelopment area;

(5) a statement of the proposed changes, if any, in zoning ordinances or maps;

(6) a statement of any proposed changes in street layouts or street levels;

(7) a statement of the estimated cost and method of financing redevelopment under the redevelopment plan;

(8) a statement of such continuing controls as may be deemed necessary to effectuate the purposes of this chapter;

(9) a statement of a feasible method proposed for the relocation of the families displaced.

(d) The commission shall hold a public hearing prior to its final adoption of a redevelopment plan. Notice of such hearing shall be given fifteen days prior thereto in a newspaper of general circulation in the municipality.

(e) The commission shall submit to the governing body the redevelopment plan. Prior to recommending a redevelopment plan to the governing body for approval, the commission shall utilize the local private planning, financing, and financial services to the greatest extent possible and shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the community and its environs, that will in accordance with present and future needs promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational, and community facilities, and other public requirements, the promotion of sound design and arrangements, the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, slums, or conditions of blight.

(f) The governing body shall approve, amend, or reject the redevelopment plan as submitted.

(g) Upon approval by the governing body of the redevelopment plan, the commission is authorized to acquire property, to execute contracts for clearance and preparation of the land for resale, and to take other actions necessary to carry out the redevelopment plan, in accordance with the provisions of this chapter.

(h) A redevelopment plan may be modified at any time by the commission; provided, that if modified after the sale of real property in the redevelopment area, the modification must be consented to by the redeveloper of such real property or his successor, or their successors in interest affected by the proposed modification. Where the commission determines that the proposed modification will substantially change the redevelopment plan as previously approved by the governing body, the modification must similarly be approved by the governing body as provided above.

HISTORY: 1984 Act No. 451, Section 11.

**SECTION 31-10-110.** Contracting by commission for certain services; advertisement for bids from persons interested in purchasing or redeveloping property; commission's real estate transactions under redevelopment plan.

(a) A commission may contract for engineering, legal, surveying, professional, or other similar services.

(b) A commission may sell, exchange, or otherwise transfer real property or any interest therein in a redevelopment area to any redeveloper for residential, recreational, commercial, industrial, or other uses or for public use in accordance with the redevelopment plan, subject to such covenants, conditions and restrictions as may be deemed to be in the public interest or to carry out the purposes of this chapter; provided, that such sale, exchange, or other transfer, and any agreement relating thereto, may be made only after, or subject to, the approval of the redevelopment plan by the governing body of the municipality and after public notice and award as specified in subsection (c) of this section.

(c) The commission shall, by public notice, published once a week for two consecutive weeks in a newspaper having general circulation in the municipality, invite proposals and shall make available all pertinent information to any persons interested in undertaking a purchase of property or the redevelopment of an area or any part thereof. The commission may require such bid bonds as it deems appropriate. After receipt of all proposals, the sale shall be made to the developer submitting the plan for use of the property that best effectuates the purposes of the redevelopment plan set forth in subsection (e) of this section. All proposals may be rejected. All sales shall be subject to the approval of the governing body of the municipality. Nothing herein, however, shall prevent the sale at private sale without advertisement and bids to the municipality or other public body, or to a nonprofit association or corporation operated exclusively for educational, scientific, literary, cultural, charitable, or religious purposes, of such property as is specified in items (1), (2), (3), or (4) of subsection (d) of this section; provided, that such sale is in accordance with the provisions of the item.

(d) In carrying out a redevelopment project, the commission may:

(1) with or without consideration and at private sale convey to the municipality in which the project is located such real property as, in accordance with the redevelopment plan, is to be laid out into streets, alleys, and public ways;

(2) with or without consideration, convey at private sale, grant, or dedicate easements and rights-of-way for public utilities, sewers, streets, and other similar facilities, in accordance with the redevelopment plan;

(3) with or without consideration and at private sale convey to the municipality, county or other appropriate public body such real property as, in accordance with the redevelopment plan, is to be used for parks, schools, public buildings, facilities, or other public purposes;

(4) after a public hearing advertised in accordance with the provisions of subsection (d) of Section 31-10-100 and subject to the approval of the governing body of the municipality, convey to a nonprofit association or corporation organized and operated exclusively for educational, scientific, literary, cultural, charitable or religious purposes, no part of the net earnings of which inure to the benefit of any private shareholder or individual, such real property as, in accordance with the redevelopment plan, is to be used for the purposes of such associations or corporations. Such conveyance shall be for such consideration as may be agreed upon by the commission and the association or corporation, taking into account nonmonetary benefits that will accrue to the municipality as a result of the conveyance. All conveyances made under the authority of this subsection shall contain restrictive covenants limiting the use of property so conveyed to the purposes for which the conveyance is made;

(e) after receiving the required approval of a sale from the governing body of the municipality, the commission may execute any required contracts, deeds, and other instruments and take all steps necessary to effectuate any such contract or sale. Any contract of sale between a commission and a redeveloper may contain, without being limited to, any or all of the following provisions:

(1) plans prepared by the redeveloper or otherwise and such other documents as may be required to show the type, material, structure, and general character of the proposed redevelopment;

(2) a statement of the use intended for each part of the proposed redevelopment;

(3) the amount, if known, of the consideration to be paid;

(4) adequate safeguards for proper maintenance of all parts of the proposed redevelopment;

(5) such other continuing controls as may be deemed necessary to effectuate the purposes of this chapter.

Any deed to a redeveloper in furtherance of a redevelopment contract shall be executed in the name of the commission, by its proper officers, and shall contain in addition to all other provisions, such conditions, restrictions, and provisions as the commission may deem desirable in order to effectuate the purposes of this chapter.

(f) The commission may temporarily rent or lease, operate, and maintain real property in a redevelopment area, pending the disposition of the property for redevelopment, for such uses and purposes as may be deemed desirable even though not in conformity with the redevelopment plan.

HISTORY: 1984 Act No. 451, Section 12.

**SECTION 31-10-120.** Power of commission to issue and sell bonds; liability of commission and others thereon.

(a) The commission has the power to issue bonds from time to time for any of its corporate purposes including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects. The commission also has the power to issue refunding bonds for the purpose of paying or retiring or in exchange for bonds previously issued by it. The commission may issue bonds on which the principal and interest are payable:

(1) exclusively from the income, proceeds, and revenues of the redevelopment project financed with the proceeds of such bonds;

(2) exclusively from the income, proceeds, and revenues of any of its redevelopment projects whether or not they are financed in whole or in part with the proceeds of such bonds; provided, that any such bonds may be additionally secured by a pledge of any loan, grant, or contributions, or parts thereof, from the federal government or other source, or a mortgage of any redevelopment project or projects of the commission.

(b) Neither the commissioners of a commission nor any person executing the bonds shall be liable personally on the bonds by reason of the issuance thereof. The bonds and other obligations of the commission (and such bonds and obligations shall so state on their face) shall not be a debt of the municipality or the State and neither the municipality nor the State is liable on them, nor in any event shall such bonds or obligations be payable out of any funds or properties other than those of the commission acquired for the purpose of this chapter. The bonds shall not constitute an indebtedness of the municipality within the meaning of any constitutional or statutory debt limitation or restriction. Bonds of a commission are declared to be issued for an essential public and governmental purpose and to be public instrumentalities and, together with interest thereon and income therefrom, shall be exempt from all taxes except inheritance, estate, or transfer taxes. Bonds may be issued by a commission under this chapter notwithstanding any debt or other limitation prescribed in any statute. This chapter without reference to other statutes of the State shall constitute full and complete authority for the authorization and issuance of bonds by the commission hereunder and such authorization and issuance is not subject to any conditions, restrictions, or limitations imposed by any other statute whether general, special, or local, except as provided in subsection (d) of this section.

(c) Bonds of the commission must be authorized by its resolution and may be issued in one or more series and shall bear such date or dates, be payable upon demand or mature at such time or times not to exceed forty-five years, bear interest at such rate or rates, be in such denomination or denominations, be in such form either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of redemption (with or without premium) as the resolution may provide.

(d) Bonds must be sold by the commission at either public or private sale upon such terms and in such manner, consistent with the provisions of this chapter, as the commission may determine. Such bonds may be sold to one or more financial institutions whether within or without this State. Prior to the public sale of bonds hereunder, the commission shall first cause a notice of the sale of the bonds to be published

at least once at least ten days before the date fixed for the receipt of bids for the bonds in a newspaper of general circulation in the commission's area of operation, and provided, that any bonds may be sold by the commission at private sale upon such terms and conditions as are mutually agreed upon between the commission and the purchaser. No bonds issued pursuant to this chapter may be sold at less than par and accrued interest.

(e) In case any of the commissioners or officers of the commission whose signatures appear on any bonds or coupons shall cease to be such commissioners or officers before the delivery of such bonds, such signatures are, nevertheless, valid and sufficient for all purposes, the same as if such commissioners or officers had remained in office until such delivery. Any provisions of any law to the contrary notwithstanding, any bonds issued pursuant to this chapter are fully negotiable unless specified to the contrary by the commission.

(f) In any suit, action, or proceeding involving the validity or enforceability of any bond of the commission or the security therefor, any such bond reciting in substance that it has been issued by the commission to aid in financing a redevelopment project, as defined by this chapter is conclusively deemed to have been issued for such purpose and such project is conclusively deemed to have been planned, located, and carried out in accordance with the purposes and provisions of this chapter.

(g) Bonds (including, without limitation, interim and long-term notes) may be issued or sold under this chapter at private sale upon such terms and conditions as may be negotiated and mutually agreed upon by the commission and the purchaser who may be the government or other public or private lender.

HISTORY: 1984 Act No. 451, Section 13; 1987 Act No. 2, Section 1.

**SECTION 31-10-130.** Additional powers of commission with respect to issuance of bonds.

(a) In connection with the issuance of bonds or the incurring of obligations and in order to secure the payment of such bonds or obligations, the commission, in addition to its other powers, shall have power:

(1) to pledge all or any part of its gross or net rents, fees, or revenues to which its right then exists or may thereafter come into existence;

(2) to mortgage all or any part of its real or personal property, then owned or thereafter acquired not devoted to a public use;

(3) to covenant against pledging all or any part of its rents, fees, and revenues, or against mortgaging all or any part of its real or personal property, to which its right or title then exists or may thereafter come into existence or against permitting or suffering any lien on such revenues or property; to covenant with respect to limitations on its right to sell, lease, or otherwise dispose of any redevelopment project or any part thereof; and to covenant as to what other, or additional debts or obligations may be incurred by it;

(4) to vest in any obligees of the commission the right to enforce the payment of the bonds or any covenants securing or relating to the bonds; to vest in any obligee or obligees holding a specified amount in bonds the right, in the event of a default to take possession of and use, operate and manage any redevelopment project or any part thereof, title to which is in the commission, or any funds connected therewith, and to collect the rents and revenues arising therefrom and to dispose of such monies in accordance with the agreement with such obligees; to provide for the powers and duties of such obligees and to limit the liabilities thereof, and to provide the terms and conditions upon which such obligees may enforce any covenant or rights securing or relating to the bonds;

(5) to exercise all or any part or combination of the powers herein granted; to make such covenants (other than and in addition to the covenants herein expressly authorized) and to do any and all such acts and things as may be necessary or convenient or desirable in order to secure its bonds, or, in the absolute discretion of the commission, as will tend to make the bonds more marketable notwithstanding that such covenants, acts, or things may not be enumerated in this chapter.

(b) The commission has the power to confer upon any obligee holding or representing a specified amount in bonds, the right (in addition to all rights that may otherwise be conferred), upon the happening of an event of default as defined in such resolution or instrument, by suit, action, or proceeding in any court of competent jurisdiction:

(1) to cause possession of any redevelopment project or any part thereof, title to which is in the commission and not devoted to a public use, to be surrendered to any such obligee;

(2) to obtain the appointment of a receiver of any redevelopment project of the commission or any part of it, title to which is in the commission and of the rents and profits therefrom.

HISTORY: 1984 Act No. 451, Section 14.

**SECTION 31-10-140.** Powers of public body with respect to planning, undertaking, or carrying out redevelopment project.

(a) For the purpose of aiding and cooperating in the planning, undertaking, or carrying out of a redevelopment project located within the area in which it is authorized to act, any public body may, upon such terms, with or without consideration, as it may determine:

(1) dedicate, sell, convey, or lease any of its interest in any property, or grant easements, licenses or any other rights or privileges therein to a commission;

(2) cause parks, playgrounds, recreational, community, education, water, sewer, or drainage facilities, or any other works that it is otherwise empowered to undertake, to be furnished in connection with a redevelopment project;

(3) furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways, or other places, that it is otherwise empowered to undertake;

(4) plan or replan, zone or rezone any part of the redevelopment;

(5) cause administrative and other services to be furnished to the commission of the character which the public body is otherwise empowered to undertake or furnish for the same or other purposes;

(6) do any and all things necessary or convenient to aid and cooperate in the planning or carrying out of a redevelopment plan.

(b) Any sale, conveyance, or agreement provided for in this section may be made by a public body without public notice, advertisement, or public bidding.

HISTORY: 1984 Act No. 451, Section 15.

**SECTION 31-10-150.** Notice of intent to issue bonds; challenge to issuance.

Prior to issuing any bonds under this chapter, a commission shall publish notice in a newspaper of general circulation in the municipality of its intent to issue such bonds specifying the approximate date and amount of such bonds, the provisions for securing such bonds and the proposed use of the proceeds from such bonds. Any interested person may within twenty days after the publication of such notice, but not thereafter, challenge the proposal of the commission to issue such bonds by action initiated in the circuit court for the circuit in which the commission is located. If no such action is initiated the bonds, if and when issued, shall be conclusively presumed to be valid and binding in accordance with the terms thereof; provided, nevertheless, that such bonds must be issued not later than six months after publication of such notice.

HISTORY: 1984 Act No. 451, Section 16.

**SECTION 31-10-160.** Availability of commission's books, records, bylaws, rules, and regulations for public inspection; annual report of commission's activities.

(a) The books and records of a commission are at all times open and subject to inspection by the public.

(b) A copy of all bylaws and rules and regulations and amendments thereto adopted by it, from time to time, must be filed with the commission and be open for public inspection.

(c) At least once each year a report of its activities for the preceding year and such other reports as may be required by the municipality shall be made.

HISTORY: 1984 Act No. 451, Section 17.



**Notes: Chapter 10 Community Development Law**

“The governing body of a municipality shall not adopt an ordinance pursuant to subsection (a) above unless it finds:

- (1) That a blighted area or conservation area exists in whole or in part in such municipality,
- (2) That the redevelopment of such areas is necessary in the interest of public health, safety, morals, or welfare of the residents of such municipality.

Definition:

**Blighted Area:** means any improved or vacant area where if improved,

industrial, commercial, and residential buildings or improvements, because of a combination of **five or more** of the following factors are detrimental to public safety, health, morals, welfare:

- Age
- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of structures
- Presence of structures below minimum code standards
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Depreciation of physical maintenance
- Lack of community planning

<OR>

If vacant, the sound growth is impaired by:

Combination of **two or more** of the following:

- Obsolete platting of the vacant land
- Diversity of ownership of such land
- Tax and special assessment delinquencies on such land
- Deterioration of structures or site improvements in neighboring areas adjacent to vacant land

<OR>

The area immediately prior to becoming vacant qualified as a blighted area.

**Conservation Area:** means any improved area that is not yet a blighted area but, because of a combination of **three or more** of the following factors is detrimental to public safety, health, morals, or welfare and may become a blighted area:

- Dilapidation
- Obsolescence
- Deterioration
- Illegal use of structures
- Presence of structures below minimum code standards
- Abandonment
- Excessive vacancies
- Overcrowding of structures and community facilities
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Depreciation of physical maintenance
- Lack of community planning

**Redevelopment:** means

- Acquisition
- Replanning
- Clearance
- Rehabilitation or rebuilding
  - of an area for residential, recreational, commercial, industrial or other purposes,
  - including the provision of:
    - Streets
    - Utilities
    - Parks
    - Recreational areas and open spaces

May include a program of repair and rehabilitation of buildings and other improvements and exercise of any powers under this chapter with respect to the area for which such program is undertaken.

**Redevelopment Area:** means any area that the commission may find to be a blighted area, a conservation area, or any combination thereof, so as to require redevelopment.

**Redevelopment Plan:** see Section 31-10-100.

CHAPTER 9. - BOARDS AND COMMISSIONS: Suggested Revision 9.29.15

ARTICLE C. - REDEVELOPMENT COMMISSION

Sec. 1-9021. - Created.

Pursuant to section 31-10-10 et seq., of the Code of Laws of South Carolina, 1976, as amended, there is established a public body known as the Redevelopment Commission of the City of Beaufort, South Carolina. This commission is created to address redevelopment concerns within the City of Beaufort.

(Ord. No. O-01-86, 1-28-86; Ord. No. O-07-04, 3-23-04; Ord. No. O-07-04, 3-23-04)

Sec. 1-9022. - Jurisdiction.

~~(a) The commission shall have jurisdiction over areas designated by city council as "redevelopment areas" within the City of Beaufort.~~

The commission shall have jurisdiction over the redevelopment area designated as the entire City of Beaufort, with the city limits serving as the redevelopment area boundaries.

(b) The city council may expand the jurisdiction of the commission by intergovernmental agreement, and according to the provisions of section 31-10-80 of the Code of Laws of South Carolina.

(Ord. No. O-07-04, 3-23-04)

Sec. 1-9023. - Membership, terms, compensation.

(a) *Membership.* The commission shall be comprised of nine (9) members including the mayor (1), city councilmen/women (4), and four (4) at-large members to be appointed by council. All such appointments shall be made by a super-majority (four (4) affirmative votes required) of council.

(b) *Terms.* The term of office for each appointed commissioner shall be two (2) years and begin on July 1st. ~~The existing four (4) non-council commissioners shall serve their remaining terms.~~ Each commissioner shall hold office until his successor has been appointed and qualified.

(c) *Vacancies.* A vacancy for any reason shall be filled by council for the remainder of the initial appointment.

(d) *Removal.* The city council may remove any appointed member of the commission, at will, by a majority vote of the council.

(e) *Compensation.* Commissioners shall receive no compensation. Commissioners may be reimbursed for expenses incurred in the execution of commission duties, through commission funds.

(Ord. No. O-07-04, 3-23-04; Ord. No. O-19-07, 5-22-07; Ord. No. O-20-09, 10-27-09)

Sec. 1-9024. - Officers, meetings, quorum, liability.

(a) *Officers.* The commissioners shall select from among themselves a chairman and vice-chairman. A secretary and treasurer may be selected from among the commissioners, or among commission staff. The offices of secretary and treasurer may be combined and held by one individual should the commission deem it appropriate and necessary.

(b) *Meetings.* Meetings of the redevelopment commission shall be held at the call of the chairman, at other such times as deemed necessary by the commission, or as directed by city council. Any appointed commission member failing to attend three (3) consecutive meetings shall be automatically removed from membership on the commission. Meetings shall be public, with such exceptions as provided for under South Carolina law.

- (c) *Quorum.* A majority of commissioners serving at the time of any meeting shall constitute a quorum.
- (d) *Notice of meetings.* Reasonable notice of the time, place, and agendas of meetings shall be given to the public. The news media shall be contacted in accordance with South Carolina law.
- (e) *Minutes.* The commission shall make and keep accurate minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, so indicating.

(Ord. No. O-07-04, 3-23-04; Ord. No. O-20-09, 10-27-09)

Sec. 1-9025. - Powers, duties.

- (a) *Powers enumerated.* The commission shall have the following powers:
  - (1) To procure from council the designation of areas in need of redevelopment and its recommendation for such redevelopment;
  - (2) To cooperate with any government or municipality as defined in the South Carolina Code of Laws;
  - (3) To prepare or cause to be prepared and recommend redevelopment plans, according to the specifications delineated in section 31-10-100 of the South Carolina Code of Laws, to city council and to undertake and carry out redevelopment projects within designated redevelopment areas;
  - (4) To act as agent of the state or federal government or any of its instrumentalities or agencies for the public purposes set out in Title 31, Chapter 10 of the South Carolina Code of Laws;
  - (5) To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for, or in connection with, a redevelopment project;
  - (6) Within the designated redevelopment areas, to purchase, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to a redevelopment project; to hold, improve, clear or prepare for redevelopment any such property, and with the approval of city council, sell, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge or otherwise encumber or dispose of any real or personal property or any interest therein, either in its entirety to a single redeveloper or in parts to several developers; to enter into contracts, either before or after the real property that is the subject of the contract is acquired by the commission, with developers of property containing covenants, restrictions, and conditions regarding the use of such property for residential, commercial, industrial, or recreational purposes or for public purposes in accordance with the redevelopment plan and such other covenants, restrictions, and conditions as the commission may deem necessary to prevent a recurrence of blighted areas or to effectuate the purposes of this section; and to provide appropriate remedies for any breach of any such covenants or conditions, including the right to terminate such contracts and any interest in the property created pursuant thereto; to borrow money and issue bonds and provide security for bonds; to insure or provide for the insurance of any real or personal property or operations of the commission against any risks or hazards, including the power to pay premiums on any such insurance; and to enter into any contracts necessary to effectuate the purposes of this section;
  - (7) To invest any funds held in reserves or sinking funds or any funds not required for immediate disbursements, in such investments as may be lawful for guardians, executors, administrators or other fiduciaries under the laws of this state; to redeem its bonds at the redemption price established therein or to purchase its bonds at less than redemption price, all bonds so redeemed or purchased to be cancelled;
  - (8) To borrow money and to apply for and accept advances, loans evidenced by bonds, grants, contributions and any other form of financial assistance from the federal government, the state, city council, or other public body or from any sources, public or private for the purposes of this

section, to give such security as may be required and to enter into and carry out contracts in connection therewith, subject to the provisions delineated in sections 31-10-120, 31-10-130 and all other applicable sections of the South Carolina Code of Laws;

- (9) Within designated redevelopment areas, to make or have made all surveys, studies, and plans necessary to the carrying out of the purposes of this section and in connection therewith to enter into or upon any land, building, or improvement thereon for such purposes and to make soundings, test borings, surveys, appraisals and other preliminary studies and investigations necessary to carry out its powers and to contract or cooperate with any and all persons or agencies, public or private, in the making and carrying out of such surveys, appraisals, studies, and plans;
  - (10) To make (i) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements and (ii) plans for the enforcement of laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements. The commission is further authorized to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and elimination of slums and urban blight;
  - (11) To make such expenditures as may be necessary to carry out the purposes of this section;
  - (12) To sue and be sued;
  - (13) To adopt a seal;
  - (14) To make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the commission; and any contract or instrument when signed by the chairman or vice-chairman and secretary of the commission shall be held to have been properly executed for and on its behalf;
  - (15) To make, and as necessary, amend and repeal bylaws, rules, regulations, and resolutions;
  - (16) To make available to the government or municipality or any appropriate agency, board or commission, the recommendations of the commission affecting any area in its field of operation or property therein, which it may deem likely to promote the public health, morals, safety, or welfare; and
  - (17) To perform redevelopment project undertakings and activities in one or more contiguous or noncontiguous redevelopment areas that are planned and carried out on the basis of annual tax increments in accordance with the laws of this state.
- (b) *Authority of council to restrict.* City council may restrict, alter, eliminate, and subsequently restore, at its discretion, any of the powers enumerated in this section.
- (c) *Report to council.* At least once ~~per year every three (3) months~~, the redevelopment commission, or a designated member or group of members thereof, shall make a report to city council of the activities of the commission and the finances thereof, including any borrowing, loans, grants or bonds received, made or issued by the commission.

(Ord. No. O-07-04, 3-23-04; Ord. No. O-20-09, 10-27-09)

#### Sec. 1-9026. - Conflicts of interest.

Any member of the redevelopment commission who shall have a direct or indirect financial interest in any property which is subject matter of, or affected by, a decision of the commission shall be disqualified from participating in the discussion, decision, or proceedings of the commission in connection therewith. members shall adhere to all regulations regarding property acquisition and disposition as outlined in section 31-10-70 of the South Carolina Code of Laws.

(Ord. No. O-07-04, 3-23-04)

Sec. 1-9027. - Staff.

The city manager shall designate appropriate city staff to carry out required functions as necessary for the commission. This shall not preclude the commission from retaining, at its expense, its own staff, consultants, and contractors.

(Ord. No. O-07-04, 3-23-04)

Secs. 1-9028—1-9030. - Reserved.

## ***City of Beaufort***

### Vision

Beaufort is a community of choice, building on our history and working in harmony with our natural environment to provide diverse opportunities for the highest quality of life.

### Mission

The mission of the City of Beaufort is to provide responsible, cost-effective, and courteous service with professionalism and integrity.

### Budget Initiatives:

1. Review Committees
2. Tax-Exempt Property
3. Review Fees
4. Engage Beaufort's Employers – *RDC responsibility*
5. Review Regulatory Processes
6. Use of Accommodations Tax (A-Tax)
7. "Beaufort Pride of Place"

## ***Redevelopment Commission: Draft Vision & Goals***

### Vision

To help Beaufort take advantage of its natural location on the water, its 300+ years of history, and its ideal climate to provide a financially stable, growing city of neighborhoods where housing and economic opportunity are expanded for all our citizens.

### Goals/Purpose

1. To grow our economy in order to lessen the dependency on our city's individuals and families for the tax dollars necessary to fund the maintenance and improvement of the infrastructure of the city.
2. To take advantage of the abundant vacant lots and abandoned houses in the city to create more vibrant neighborhoods by working with property owners and developers to build new housing or renovate existing housing.
3. To work with businesses and property owners to continually improve the vibrancy of the city.
4. To encourage development in the City by recommending changes to the building codes, permitting processes and incentives to build the reputation of the City as a place that gets things done.
5. To work within designated redevelopment initiatives to improve the conditions that exist today for the benefit of the City.

## Initiatives in Progress in the City (9/29/15)

- **Downtown**
  - Carteret Street (500): former Bank of America building, options under discussion
  - Carteret Street (509): J.H. Hiers Construction Company, 1600 SF office, renovation of vacant and threatened historic structure (Von Harten bldg.), under construction
  - Carteret Street (805): USCB Center for the Art, funding recommended/approved for renovation of PAC building
  - Port Republic Street (913): Tabby Place/Beaufort Inn Events Center, 5,000 SF, 400 people venue—under construction
  - West Street (209): 209-West Street Farms, 3 commercial suites. 3 apts., 1 penthouse—planning & approval stage
  - Day Dock—engineering, design and permitting stage (permits expected by Feb. or March 2016)
  - Parking Garage—pre-planning stage, City issuing RFQ
  - Waterfront Park / Marina Redevelopment—planning stage
- **Boundary Street East, Mid-Town, Pigeon Point, Higginsville**
  - Boundary Street (806): Robinson-Grant (CPA firm), renovation and addition—under construction
  - Boundary Street: Bridges High School—status TBD
  - Lafayette Street: Single family housing, 6 houses—under construction with stormwater issues
- **Boundary Street West**
  - Boundary Street (2005): Wayback Burgers, 1600 SF restaurant, in final planning stage
  - Boundary Street (2200s): Battery Creek Park, in planning stage
  - Greenlawn Street: Ashely Pointe Apartments, 56 units in 5 buildings + clubhouse; affordable housing tax credit project—under construction
  - Greenlawn Street: Streetscape—planning approved, on hold until 2016/2017
  - Greenlawn Street: 137 units, multi-family housing/apartments—mid-planning stage
- **Northwest Quadrant / Dixon Village**
  - Bladen Street (700 block): Beaufort County Black Chamber of Commerce Center, 15,000 SF, 3 story commercial building; officers, business incubator, commercial kitchen, conference area, art gallery & museum.
- **Old Commons**
- **West End/Mossy Oaks**
  - North Street, East-West Development: City Walk Single Family Housing, 50 houses—\$340,000-\$475,000—under construction
  - Southside Blvd.: Southside Park, dog park construction starts next week, tree farm under development, walking trail—plan approved
  - Spanish Moss Trail—Phases 1, 2, 3 completed, Phase 4 (Segment 5) under construction

- Lady's Island
  - Hazel Farm Road (61): Sea Pointe Apartments, 56 units; affordable housing tax credit project—under construction
  - Sea Island Parkway/Airport Circle: Island Shops, Walmart at 149,387 SF, plus 2 retail buildings at 32,750 SF—site plan approved, planning stage for buildings
  - Sea Island Parkway/Meridian Road: Whitehall—planning stage
  - Sea Island Parkway (93): Meridian Assisted Living Facility—50,000 SF, 83 beds—planning stage, conceptual plan approved.
  - Sea Island Parkway (163): Harris Teeter— old Publix, 53,000 to 60,000 SF grocery—planning stage
  
- Hwy 170 / Robert Smalls Parkway
  - Robert Smalls Parkway (209): Taco Bell, 2,486 SF fast food restaurant with drive thru—under construction
  - Robert Smalls Parkway: Nissan Car Dealership—potential project presented at pre-application conference
  
- Hwy 21 / Trask Parkway
  - Trask Parkway (3462) at Roseida Road—Parker's Convenience Store, 4,225 SF convenience store/gas station, late planning stage, rec'd design approval, working on brownfield issues before construction drawings & permitting
  
- Other
  - City-Owned property that is unused and/or unneeded has been appraised and will be offered for sale
  - Solar Farm Joint Study with Beaufort County—RFP #100115E from County Engineering out for bid, due October 1, 2015
  - Lowcountry Affordable Housing Coalition—meets 2<sup>nd</sup> Tuesday of each month at 10