A meeting of the Beaufort Redevelopment Commission was held on August 1, 2013 at 5:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Jon Verity and Commissioners Mike McNally, Alan Dechovitz, Stephen Murray, Mike McFee, and Wendy Zara.

Commissioners Henrietta Goode, Martin Goodman, and Keith Waldrop were absent.

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

The meeting was called to order at 5:02 p.m. by Chairman Verity.

MINUTES

Commissioner Murray made a motion, seconded by Commissioner McFee, to approve the minutes of the July 11, 2013 meeting as submitted. The motion passed unanimously.

REPORTS

UPDATE FROM HOUSING / REDEVELOPMENT COMMISSION TASK FORCE

Chairman Verity said he and Commissioner Zara will talk to **Kathy Todd** about funding potential when the county allocations are known.

BOUNDARY STREET UPDATE

Chairman Verity said it is on-track in regard to the right-of-ways, and the work should be underway this fall.

MARINA RLOI PROGRESS REPORT

Chairman Verity said they are working with a developer on a MOU. He said they want to find a partner who "will work with us and the public to come up with a vision for the community." There have been no plans or drawings submitted or requested. There will be an extensive community discussion before plans are developed. They are "not interviewing to come up with a plan." Commissioner Dechovitz said when they tell the public who has been selected, "people will be very excited by who was chosen," and he enumerated the reasons why he believes that's so. He said in regard to the status of the day dock, **Bill Herbkersman** has spoken to **Mayor Keyserling**, and the DNR and Herbkersman are looking into an administrative "snafu."

LAFAYETTE STREET UPDATE

Chairman Verity said **Eric Brown** is "still working with the DOT for approval of the cuts they need." Commissioner McFee said it's on the federal transportation list, and there has been patching done. When it's finished, Chairman Verity said, Mr. Brown said it's ready to go.

DRAFT

BEAUFORT CODE UPDATE

Chairman Verity said that the Beaufort Code meetings have been cancelled until the Civic Master Plan is approved. The co-chairs have said they will go back to the code when the Civic Master Plan is approved.

CIVIC MASTER PLAN UPDATE

The tentative schedule for the final draft is this coming weekend, Chairman Verity said. They are working on how to fit it onto the web site. There will be a public meeting on the revised draft August 22 at 5:00 pm, tentatively. The Redevelopment Commission will vote on it September 5, and then it will go to the Metropolitan Planning Commission on September 16. The Neighborhood Association meeting at City Hall will then hear it, and the first public hearing will be September 24. The dates are subject to change as the process goes on. Chairman Verity said it will not be "pushed through." The meeting on August 22, though, should be firm, he said.

Libby Anderson said the date for the September 24 council public hearing should be pretty firm, too, so that they can make public notice with a 30-day lead. She said if the Metropolitan Planning Commission recommends it, council will have its first reading October 8.

DISCUSSION: REVIEW OF BAPTIST CHURCH PROPERTY

Commissioner McNally said there were early discussions in March with a few members of the church in regard to 81 King Street, which is a historic home that is in need of renovation. Habitat for Humanity has looked at it, and it has "good structural bones." Commissioner McNally said the Redevelopment Commission should have the ability to have casual meetings with owners and to negotiate with them formally and informally.

In a series of meetings with Commissioner McNally, Mayor Keyserling, **Lauren Kelly** and church elders, they discussed the needs and wants of the church and the city. The church is looking to form a master plan and condense their properties, Commissioner McNally said; it has its eye on 905 and 907 Prince Street for future expansion. The city said they could trade those for 811 King Street, but the sizes of the properties are different and "have different characters." Through discussions, it was determined that the city would exchange lots: give title to 905 and 907 to the church with restrictions that they must build buildings and park behind the buildings. They would trade those for 811 King Street.

The church owns a large lot, Commissioner McNally said, and the Redevelopment Commission has said it would be great to build a historic-looking house and extend houses to the corner; the ability to do so would make up for the shortfall in acreage between the two parcels.

The church doesn't want to be in the development business, Commissioner McNally said, and asked the city and Redevelopment Commission to act as their agent to develop 3 properties on that lot. The parcel was appraised, and the church was told that they would be part of the negotiations between the city, the Redevelopment Commission, and the developer. The money

the developer paid would all go to the church, and the city would get 3 new market-rate houses in the Beaufort style.

Commissioner McNally said there is an access problem off of King Street, and Ms. Kelly had worked on a common driveway easement to solve that. The agreement was reached in principle, and a memo was given to the church board that met and agreed unanimously to present it to the entire church body. That was done Sunday night. Commissioner McNally received a written copy of the motion made by the church body for the concept of the property swap and the sale of the King Street property for houses, which he shared with the Redevelopment Commission. The church and city must both approve. The church approved the motion without any dissenting votes. Chairman Verity said there will be 4 new houses. Commissioner McNally said there will be 5 habitable houses in total.

Chairman Verity said the developer is anticipated to work with Historic Beaufort Foundation and Habitat for Humanity on the design and structure of the historic house. Commissioner McNally said the church appraised the properties, and the city will do its utmost to get that or better from any developer. They appraised it as-is, he said. Mayor Keyserling said they did it as 4 lots. Commissioner McNally said the same developer will do the whole package, and the proceeds for 811 King Street will come to the city, so the Redevelopment Commission "will finally have a bankroll to work with."

Chairman Verity said there are 4 lots and detailed their size. Commissioner McNally said the Planning Department determined there will need to be some minor side yard variances.

Chairman Verity said they have a very nice relationship with the church, and there's hope that this will benefit both them and the city. Commissioner McNally said as a relative newcomer to Beaufort, he felt very rewarded by talking to and listening to the church leaders. They're a big property owner, and listening to their ideas and concerns was extremely important.

Maxine Lutz asked how the lots would be marketed to developers. Chairman Verity said they will probably talk to a developer who can meet the price points they are looking for, and they will probably use someone local who works in that area rather than putting out an RFP. Commissioner McNally said "Historic Beaufort Foundation will be very much a part of any of this." Ms. Lutz said the neighborhood "will be very excited to see the missing teeth in that block put back in."

Chairman Verity said that the Redevelopment Commission should know that there's an application in to the HDRB to build an 80-room hotel on Port Republic. The Redevelopment Commission would be interested – though not involved with the developer – because a parking lot could be put on the Craven Street side for marina parking and other things. If there's a partnership to be had, Chairman Verity said, "It's still a long way away." There's never been a plan for a parking garage on the street, but if they could find a way to make it work, this is a

good location. Chairman Verity said it's from the frontage of the old Piggly Wiggly to the bank. It would go up 5 stories, but he said that he isn't comfortable yet talking about design.

Commissioner McNally asked if the developer of the hotel knows the feeling that people have about what buildings should look like in Beaufort. Chairman Verity said "if they don't know now, they should soon." It should be an independent, upscale hotel. Ms. Anderson said the HDRB meeting is on August 14.

There being no further business to come before the Commission, **Commissioner Zara made a motion, seconded by Commissioner McNally, to adjourn the meeting. The motion passed unanimously,** and the meeting adjourned at 5:38 p.m.

DRAFT