

A meeting of the Beaufort Redevelopment Commission was held on December 16, 2008 at 3:00 p.m. in the City Hall Conference Room on Carteret Street. In attendance were Commissioners Bob Pinkerton, Martin Goodman, Donnie Ann Beer, Mike Sutton, Mike McFee, Billy Keyserling, and City Manager Scott Dadson. Commissioners Gary Fordham, James Bellew, and Gene Rugala 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.

### **CALL TO ORDER**

The meeting was called to order at 3:00 p.m. by Chairman Bob Pinkerton.

### **MINUTES**

Commissioner Goodman moved to approve the minutes of December 4, 2008 meeting. Commissioner Beer seconded the motion. The minutes were approved unanimously.

### **NEIGHBORHOOD STABILIZATION PROGRAM**

The City Manager noted that the Redevelopment Sub-committee on Affordable Housing will meet tomorrow at 10:00 a.m. Also, the County is holding a meeting Thursday and they have agreed to have Tom Wilson write the grant for the NSP. LCOG has been preparing information to go into the report also.

Richard Seymour, Vice-chairman of the County's Affordable Governmental Housing Consortium, stated the County committed at their meeting last Thursday to provide funding and to hire a replacement for Shirley Wilkins in the housing coordinator's position. They also committed to provide manpower to do the grant writing. He added that during that meeting the Consortium voted to accept draft legislation submitted by the Lowcountry Housing Consortium to increase the real estate transfer fee from \$1.85 to \$2.05 per \$500.00 to provide a revenue stream for affordable housing in the County.

Commissioner Sutton said he would attend the meeting on Thursday as the Redevelopment Commission's representative. Also, he will share the presentation on the NSP so that everyone will know what has been done so far. Mr. Seymour stated he understood this to be a brain-storming session and to receive input from people who may be interested in taking part in the NSP. Mr. Sutton said he would like the Commission to discuss target areas today that would go before the sub-committee in the morning and then be taken to the County's meeting. He said the Commission also needs to decide how this grant would help the Redevelopment Commission to achieve a goal and if it will be a partnership or not. Commissioner Keyserling said this Commission needs to show they already have a plan. He stated that the Block by Block Project is a good model that could be expanded by adding elements to keep them affordable. The City boundaries contain an infill of mixed use opportunities with land owners who may be willing to partner with the Redevelopment Commission. His list of proposed areas contained the block on Boundary Street,  $\frac{3}{4}$  of a block on Charles Street, a block on Congress Street, and the Post Office on Charles Street. Using a portion of Southside Park and the apartment complex at the end of Duke Street were also areas he listed. Mr. Sutton agreed those are all good projects and should be targets for the Commission; however, none of those areas fit the NSP directly since the property has to have a structure and be in foreclosure. He said it would be advantageous to review how the grant is written so that the money stays in Beaufort County instead of returning to HUD. The City Manager said the Beaufort Housing

Authority is a City-board and is an organized, chartered, structure and also a HUD sponsored body that can manage assets better than what the County has at the present time. Mr. Sutton agreed. The Housing Authority can be the main entity with other organizations agreeing to assist. The City Manager stated the City has the Beaufort Housing Authority and the Redevelopment Commission with the legal structure to move assets in and out.

Mr. Sutton said his interest lies in projects like Block by Block; however, that is a repair program. If the City were a housing trust or a member of one, this grant could work towards local initiatives. The Commission may decide not to join with the Lowcountry Trust because we have specific issues. He is not comfortable with a group in another town and county managing the City's funds. He said the grant needs to be written so that the money stays in the county at the end of the program and benefits those residents. That entity could be the Beaufort County Land Trust. Mr. Seymour pointed out that the Lowcountry Housing Trust also provides the same security with funds from the County remaining locally. They receive \$60,000 for administrative costs supported by the entity that uses them. That is the reason for proposing a \$.20 increase in the transfer fee and that would be the funding mechanism.

The City Manager suggested using the wording submitted with the HAPP grant in this application which addressed revitalization. He proposed the Housing Authority be the administrator and the City provide the financing portion. He said the projects should be prioritized, listing the partners, and stating that the City will be the repository for the land bank. Mr. Sutton said the requirements on foreclosures may be too restrictive, may not have the impact that was intended, and may not work here. Once the needs are defined, then incentives and land acquisitions are needed. To him locating work force housing near the places of employment is the most important. However, five houses will be a half million dollar investment. Mr. Sutton noted with approximately \$33 million available for Tier 1 across the State, there will be about \$10 million per entity. He recommended being realistic when applying for the grant since this is state-wide. Ten counties will probably be funded with about \$3 or 4 million to those counties. He recommended partnering with Habitat for Humanity because they are a full service entity.

The City Manager stated since the City owns Southside Park, a project there could move more quickly there but it does not meet NSP. Further, he said the City's Comp Plan will go along with this because the entire matrix in that plan is around small neighborhood style developments. Sharing his thoughts on items that could be discussed at the sub-committee meeting tomorrow and then again on Thursday, he suggested the following as an NSP offer by the Redevelopment Commission to the County: 1) the Redevelopment Commission and the Beaufort Housing Authority act as a conduit and as the administration; 2) 5 NSP qualified workforce houses in the City with the money being placed in a land bank; 3) the land bank could be used for funding workforce housing in Southside Park, Block by Block, Bladen Street, and Charles Street (Tom Davis's property). Commissioner Sutton said it would be good to have the Redevelopment Commission assisting the Housing Authority in this program. The City Manager suggested holding a retreat-style meeting in January to discuss who the partners might be and how it can work.

Commissioner Keyserling shared his conversation that occurred two weeks ago with Dean Jane Upshaw where she stated she is in the process of obtaining re-accreditation to grant fine arts bachelor degrees at USC-B. She would like the City to be involved in the process. Financial

partners have to be found because only 25% of her funding comes from the State. Commissioner Goodman said that ties into what we are talking about because the campus would change from non-traditional and housing will be needed.

A plan to incorporate a neighborhood within the Southside Park was discussed. The Commission suggested having the Southside Park Committee attend the January meeting and discuss this further.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 4:30 p.m.

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BOB PINKERTON, CHAIRMAN

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COMMISSIONER MARTIN GOODMAN

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COMMISSIONER DONNIE ANN BEER

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COMMISSIONER GARY B. FORDHAM

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COMMISSIONER BILLY KEYSERLING

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COMMISSIONER MIKE SUTTON

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COMMISSIONER JAMES BELLEW

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COMMISSIONER EUGENE A. RUGALA

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COMMISSIONER MIKE McFEE

ATTEST:

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BEVERLY W. GAY, CITY CLERK