

A meeting of the Beaufort Redevelopment Commission was held on September 18, 2008 at 4:00 p.m. in the City Hall Conference Room on Carteret Street. In attendance were Commissioners George H. O'Kelley, Bob Pinkerton, Donnie Ann Beer, Mike Sutton, James Bellew and City Manager Scott Dadson. Commissioners Gary Fordham, Martin Goodman, 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 4:00 p.m. by Chairman Bob Pinkerton.

UPDATE: BEAUFORT FIRE STATION

Denos Liolio of Liolio Architecture presented architectural renderings of the current plans for the Fire Department Headquarters renovations. He stated this plan was successfully received by the DRB last week during the second appearance before them. He said the Board did ask about several issues which were associated with the simplification of the roofline toward the rear of the building and that has been accomplished; they asked that the front of the building repeat the same window configuration and design as on the new building. When he met with the Commission before, he was asked to revise the space at the main entry area for more utilization. He noted that the hallway was moved and the training room has been expanded for a more efficient use. The 1907 bell will be used and the Fire Chief is looking at the price of restoration. The brick on the outside of the building is being retained and there will be some stucco to tie this building into the new City Complex.

Commissioner Fordham inquired about the status of the acquisition of the property behind the fire station. The City Manager replied the County Administrator asked that the documents be prepared to gain access and he will talk to his Council.

Mr. Liolio stated the design development stage has been completed and the documents are ready to be priced in order to define the components associated with the bidding process and any alternates that may need to be identified. He said there had been earlier conversations about competitive bids but wondered if this would be an extension with the contractor who is building the municipal complex. If the decision is to pursue a negotiated contract with that contractor, these documents can be given to him for pricing. If that is not the situation and a public competitive bid process is elected then this plan should be sent to their cost estimator to estimate construction costs. The City Manager said in his opinion, the open bidding process is wise. He asked if the price estimating is necessary or can the bidders view the documents and submit a bid. Mr. Liolio stated there are pros and cons to both choices. The cost estimator will assist in making sure the base bid is within the budget. The biggest asset on negotiated bids vs. public bids is the compressed time. Commissioner Sutton said this needs to be bid competitively. He asked what is the cost for the estimator. Mr. Liolio replied between \$5 and 6,000 and should take about two weeks. The fire station should be completed in November, 2009.

Commissioner Fordham moved to task Liolio Associates to obtain cost estimator from Faith & Gould in order to bid out the job. Commissioner Beer gave second. The vote was unanimous.

COMMUNITY DEVELOPMENT CORPORATION

The City Manager reported that Ed Boyd, Executive Director of the Beaufort Housing Authority,

received direction from his board that they do want to work with the Redevelopment Commission. Weekly phone conferences are scheduled between Reggie Barner, Ed Boyd and himself.

MINUTES

On motion by Gene Rugala, second by Donnie Beer, the minutes of the August 12th and 26th were approved as presented.

ATAX COMMITTEE

The City Manager stated he appeared before the County ATAX Committee this morning to present the application for the feasibility study on the conference center.

ADJOURNMENT

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

BOB PINKERTON, CHAIRMAN

COMMISSIONER MARTIN GOODMAN

COMMISSIONER DONNIE ANN BEER

COMMISSIONER GARY B. FORDHAM

COMMISSIONER GEORGE H. O'KELLEY, JR.

COMMISSISONER MIKE SUTTON

COMMISSIONER JAMES BELLEW

COMMISSIONER EUGENE A. RUGALA

ATTEST:

BEVERLY W. GAY, CITY CLERK