



CITY OF BEAUFORT
302 CARTERET STREET
POST OFFICE BOX 1167
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION
AGENDA
MAY 6, 2010

CITY HALL CONFERENCE ROOM
302 CARTERET STREET

4:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

April 8, 2010 Regular Meeting and April 26, 2010 Worksession

III. REPORTS

- A. Parking Update
- B. Bladen Street Update

IV. OLD BUSINESS

V. NEW BUSINESS

- A. Budget Presentation – Redevelopment Commission
- B. James Bellew – Presentation on Rebuilding Together Beaufort
- C. Discussion on Work Groups

VI. ADJOURN

Proposed Mission Statement

The City of Beaufort Redevelopment Commission has been established to renovate, revitalize, and regenerate distressed areas of Beaufort.

BRC's mission is to lead a coordinated strategy of redevelopment and design strengthening the City of Beaufort as:

- The heart of economic development for Northern Beaufort County
- A prosperous place for business and institutions; and
- An attractive urban environment for residents and visitors

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 were duly notified of the time, date, place and agenda of this meeting."

A meeting of the Beaufort Redevelopment Commission was held on April 8, 2010 at 4:00 p.m. in the City Hall Conference Room at 302 Carteret Street. In attendance were Chairman Bob Pinkerton, Commissioners Martin Goodman, James Bellew, Gene Rugala, Mike McNally, Denise Bolin, Ed Barnhart, Wendy Zara, and Jon Verity and City Manager Scott Dadson, Mack Cook, and Shirley Hughes.

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 4:02 p.m. by Chairman Pinkerton.

PARKING UPDATE

Mr. Cook said he, Randall Birch, and Lanelle Fabian from Main Street Beaufort had met as a working group. Mr. Cook presented the Redevelopment Commission with parking numbers for March. Parking revenues (fines, meter revenue and flat lot parking) were \$25,530 for March. He stressed that the increase in revenue is not driven by fines. The relationship of revenue to fines is staying constant (80-20% as it's been in the past); revenue is being increased by enforcement. Citations are largely for expired meters. The authority to enforce illegal parking/non-meter violations has been delegated by the police to Lanier. Through the end of February, there was approximately a \$20,000 loss to the city from set-up costs; the city has subsidized that and now has broken even in two months and revenue exceeded expenses in March.

Mr. Cook showed anticipated cash flows from 3-10 to 6-10 and said there's an expected surplus by the end of the fiscal year. New meters are expected to be in place by Memorial Day weekend and meter fees will rise to \$1 an hour which is projected to increase revenue. The city is looking to recoup capital equipment costs. Ms. Hughes said 10% of the anticipated \$27,000 a month will be placed in a reserve account so when the new meters need to be replaced, there will be money for that. The other will be distributed 15-85% between Main Street Beaufort and the Redevelopment Commission.

Carlotta Ungaro said the Chamber of Commerce has been talking with a bus company that is bringing in 6 buses; the tour operator asked what can be done for them at the Marina where the tour bus spaces are sometimes filled with boats. Mr. Cook said there are 6 spots that could accommodate that. He doesn't know if it's first-come, first-served. Ms. Ungaro said her concern is that there have been no spots in the past and the company has paid for a permit. Alice Luther from Lanier said that tourists can be unloaded at the corner of Craven and Carteret. Mr. Cook said the Dukes have offered their property, and Mr. Dadson said there's another lot available. Mr. Cook said they'd come up with a plan to help Ms. Ungaro out by next Thursday.

PRESENTATION BY JANE UPSHAW FROM USCB REGARDING CARNEGIE BUILDING

Jane Upshaw, USCB Chancellor, said the USCB vision for growth is integral to the city's growth. She has been in many meetings with Mayor Keyserling. Her presentation was called "A Proposal for Community Engagement: Improving the Quality of Life in the Lowcountry."

She said the challenge is that Beaufort County has the fifth largest concentration of millionaires per capita, but 11.7% of families live below the poverty level, and African American-headed household incomes are less than half of those in White-headed households. The poverty rate in South Carolina is the 9th highest in the whole US. South Carolina has the 3rd highest adult illiteracy rate in the US. Investment in education is “a game-changer.” Beaufort County has the highest rates of educational attainment in the state, in large part because of the transient community that has moved into the area, as opposed to in Jasper, Hampton and Colleton counties. USCB is working hard across all segments of the population with Saturday programs, etc. to get non-traditional students in all segments of the population. She said USCB is a local university and a South Carolina university.

There are many resources available from those who have moved here; talented leadership doesn't have enough outlets to contribute their talents and may disengage. Chancellor Upshaw and Mayor Keyserling have tried to think about the extremes, the quality of life issues and plugging in the new talent and commitment in to work on that. The potential collaborators are Osher Lifelong Learning Center (OLLI), the Carnegie Council for Ethics in International Affairs, USCB, and local non-profits, government, private sector, and concerned citizens. She said that those who participate in OLLI are committed to learning and creative problem-solving and can take that back out to the community and can change what's happening in people's lives.

Carnegie has “ethics studios,” and Chancellor Upshaw and Mayor Keyserling had hoped that Carnegie might fund a space in which to do civic engagement; Carnegie doesn't have the funds for such a center, but they do have resources that can be tapped into with technology. The group will need a place to do it and a technology infrastructure.

OLLI brings 1300 members with broad experience and professional skills. Many want to give back to the community and are committed to learning for the rest of their lives. Community engagement would be even broader than lifelong learning. Taking learning out to the community can show the OLLI members how to change the lives of those around them. The proposed vision was to have Carnegie Council and OLLI and USCB. They could take out Carnegie and name it after a donor/ the purpose would be to mobilize and engage the community to improve the quality of life in the community. Carnegie Council would offer access to curriculum and resources. OLLI could take advantage of member experience and commitment to the community.

Dan Campbell said about 6 OLLI classes so far are using the curriculum material, but Chancellor Upshaw added that many others are being worked on which might show Carnegie that they “are worthy” so they'll continue to work with them and perhaps eventually be a funding partner. The council has two South Carolina members: Dr. Charles Kegley, Jr. (trustee and officer) and Landon Thorne (trustee).

Chancellor Upshaw said she doesn't really know why they couldn't get funding to up-fit the space. She said less than \$500,000 would be a small price to pay to put this together. No one has the vision for community engagement that they have in this proposal, and it could be a prototype for communities all across the country. Chancellor Upshaw presented ideas for possible programs: engagement network to facilitate matching resources; ethics studio-media outreach; panels/lectures/community forums; resource repository of best practices domestically and

internationally which would give Beaufort and USCB a unique identity. She presented potential membership categories and benefits which would be offered in order to assure a sustainable financial pipeline.

Mr. Dadson said when this process started, the Redevelopment Commission was tasked with finding the best use for the Carnegie Building. Last summer they were asked to take it off the table and proceed with the Arsenal, which is now the Visitor's Center and some Chamber of Commerce offices. In December, Chairman Pinkerton, Mr. Dadson, OLLI and USCB people met and Mr. Dadson and Chairman Pinkerton were impressed and encouraged and asked Chancellor Upshaw to come make this presentation. He called the cost to upgrade the Carnegie Building a "bump in the road." He feels the Redevelopment Commission needs to discuss the Carnegie Building and how to get on with USCB to do what needs to be done. The city is moving out of the Carnegie Building and their objective is to see that it has the "highest and best use."

She showed the use of spaces on the USCB campus to create an arts campus. Mayor Keyserling said many of the monies were for renovation. He asked Mr. Dadson, other than cosmetic needs, what else needs to be done to the building. Mr. Dadson said it is operational. It was a functioning office building before the city moved out. The vision is of an active downtown core, to expand the university, etc. There is time, but buildings can't sit idle indefinitely.

Chancellor Upshaw said there's a business plan and the membership fees would generate the operating costs. The university's community outreach dollars have to pay for themselves. Commissioner Goodman said in the original plan, there was a grander plan for renovation and better use; he asked if they have thought about how to use it if they want to move forward at this point with the building the way it is with the idea of expanding and fundraising in the future. Chancellor Upshaw said she didn't look at the building because they thought they had the donor "on the hook," but her IT person did. They would be glad to tour it again. The idea is currently dead because they have no place to do it.

Commissioner Goodman said that the Redevelopment Commission wants to see this idea move forward. The Carnegie Building has been set aside for that reason and they should look at it and determine whether they can use it as is as a stop gap until they can get a renovation partner. Commissioner Barnhart said they may be able to find local donors for materials and labor to get it in the shape they want. Commissioner McNally said totally as-is may not be appropriate, but if they can get a handle on what minor things need to be done to open the doors, then they could work on the Grand Plan.

Chancellor Upshaw said the Carnegie name would have given the idea some instant credibility but they may as it's built. Commissioner Barnhart said there's no reason to walk away from it just because they haven't funded it yet. Chancellor Upshaw said they would report back in the future after revisiting the facility.

MINUTES

Commissioner Zara made a motion to approve the minutes of the March 4, 2010 meeting and the retreat. Commissioner Goodman seconded the motion. The motion passed unanimously.

BLADEN STREET UPDATE

Mr. Dadson said there will be a work session on Bladen Street. He presented a work plan to the Redevelopment Commission members. The update is that a small subcommittee of the Redevelopment Commission is working with staff on a Community Development Block Grant. They're also meeting with property owners to create a set of expectations so they can maximize their property in line with form-based code. They took the Northwest Quadrant out as a project. They took the goals established at the retreat and have divided it for this area. They're going to look at this piece as a model for all that is to be done in other neighborhoods.

Mr. Dadson said there's been work on the Redevelopment Commission's work plan and they have "made a project of getting around the various parts and pieces." The Redevelopment Commission needs to set a workshop date. The work plan given out comes from the minutes at the retreat which Camille put into a more logical work plan. They pulled out the specific project to look at in the workshop, and they'll look at how to get it done. Chairman Pinkerton and Commissioner McNally have been working on the Bladen Street Project. Kathleen will create a matrix of the goals and "what applies to what," i.e., an Angel Fund and the tool will be an outside funding source with 5-6 examples of how to do it. They'll have tools that will match their goals, a real project to sink their teeth into, and a way to organize themselves.

Mr. Dadson said he has \$500,000 – \$1 million in CDBG and DOT grants for the streetscape project of which \$2 million will have been leveraged into it by the time it's done. They have an opportunity "to help the community because they're now willing to help themselves; the people part is next." Pete Palmer and his Northwest Quadrant group have been "kept at the table" and asked to engage when it's all ready for that.

Commissioner Barnhart said he has concerns; he feels the major public landowners in the area should be spoken to about acquiring those lands to increase their credibility. There need to be agreements that the property can be taken into development. Mr. Dadson said the two biggest tools are that they regulate the use of land, which is disconnected to how land is used in that district. Form-based code says that is all brought together again. The biggest responsibility is within the right-of-way. A good thing about the planning process to create form-based code is that it uses an up-front, all-stakeholders process to get them involved. The Redevelopment Commission needs to figure out which stakeholder will do what. There are public and private property owners and history "tripping you up every time you turn around."

Commissioner Zara said this will be discussed at the workshop. Commissioner Barnhart said he'd like to know which properties in that area can be made available to be acquired. Mr. Dadson said that's what a private developer would do. There are many competing forces at work there. To come up with a more specific plan, it needs to be worked on block by block and then figuring out who has the leverage that is needed to get things done.

Commissioner Goodman said he knows about the investment the city has made into the Bladen Street Project. He wanted to know if there were commitments from property owners to buy into whatever happens. Mr. Dadson said that's what they're doing right now. Commissioner McNally

said he agrees and the newer members need to get more familiar with everything about the Northwest Quadrant – availability, vacancy, etc. He requested a map that could provide a good mental picture and then a walk of the whole Northwest Quadrant with the map in hand to get the particulars of the area. Mr. Dadson said taking the Redevelopment Commission into the area with clipboards is a bad idea. The Northwest Quadrant study commission has established a good level of trust now.

Commissioner Bellew said the Northwest Quadrant study commission has an extensive report that could be made available. Mr. Dadson said so as not to overload them, they've boiled it down. They need a workshop to help them organize the data and the workload, etc. Commissioner Verity said DHEC is leaving the space and asked if there's been discussion about acquiring their space. Mr. Dadson said the city's been engaged for some time in various talks about getting the old jail site, the Bladen Street Project, NSP, Block By Block, etc. The Redevelopment Commission needs to organize it. He requested comments on whether this work plan sums up what they said at the retreat. Commissioner Goodman said he's in favor of a workshop as long as something comes out of it. Mr. Dadson said they need to determine how to organize themselves, and they can determine how to get things done. Commissioner Goodman asked when form-based code can be expected. Mr. Dadson said in the next fiscal year. Chairman Pinkerton said there is a form-based code written for Bladen Street to be presented in the next month or so. Mr. Dadson said there's community work that can be done.

Commissioner Goodman asked about expected outcomes of the workshop. Commissioner Barnhart said they should read what Mr. Dadson sends them, then make decisions about what might work. There was a discussion of the history of what led to the Bladen Street form-based code. Mr. Dadson said the planning website will show the old master plan, as on Boundary Street. (There's a plan, and there was a vision, but it wasn't all done and as more time passes, the earlier stages get lost.) The idea of the comp plan was to get them organized. There was discussion of a possible date. It was decided to have the work shop April 26, 2010.

OTHER BUSINESS

Commissioner Bellew said on the Rebuilding Beaufort project, he has David Tedder's commitment to use their 501c3, and an attorney needs to look at it. He requested help finding an attorney who will handle that. Mr. Dadson said he would make it happen.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Barnhart made a motion to adjourn, seconded by Commissioner Zara. The motion passed unanimously and the meeting was adjourned at 6:01 pm.

ATTEST: _____
SHIRLEY HUGHES, ACTING CITY CLERK

A work session of the Beaufort Redevelopment Commission was held on April 26, 2010 at 5:00 p.m. in the Charles Lind Brown Neighborhood Center. In attendance were Chairman Bob Pinkerton, Commissioners Martin Goodman, James Bellew, Gene Rugala, Mike McNally, Ed Barnhart, Wendy Zara, and Jon Verity and City Manager Scott Dadson, and Shirley Hughes. Commissioner Denise Bolin was 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 4:02 p.m. by Chairman Pinkerton.

BLADEN STREET REDEVELOPMENT PROJECT

Mr. Dadson gave an overview of the format and purpose for the work session.

1. The city is in the middle of a million dollar renovation of Bladen Street; this will finish the project. He said the exercise for this work session is to take the list of 100 projects from the Northwest Quadrant Study Summary that could be done to determine how the process works.
2. Of the projects chosen, they will determine who will be partnered with to get the work done.

Cooter Ramsey of Allison-Ramsey Architects introduced himself and gave his background, which he said is a specialization in “new urbanist projects.” He discussed the work thus far on Bladen Street. To do an optimum build-out, more land is needed on either side of the street; a more commercial core can be “played up.” They will approach the property owners to get them on board to do the best streetscaping they can. They have a conceptual plan to show property owners how they can benefit by giving the city some of their land. There need to be bigger sidewalks for it to be a commercial area. Other proposals for the area are re-working the park – including increasing its size – at the end of Bay and Bladen. Also, they want to look at other uses in the area, i.e., a small grocery store.

They have worked with private sources and with Habitat for Humanity since they started. They need to get the Black Chamber involved, as well as Historic Beaufort Foundation, Coastal Conservation League, City of Beaufort, Beaufort Housing Authority, USCB, TCL, BJWSA, Beaufort Memorial Hospital, and SCE&G.

Commissioner Verity asked if there was anyone on the list who isn’t interested in participating. Mr. Dadson directed the question to Northwest Quadrant Chairman **Pete Palmer**, asking what his experience had been while working with the Northwest Quadrant. Mr. Palmer said there was suspicion of anything the City did. Also, those people who are renting properties are different kinds of players than those living on the property they own. Some of the owners don’t even live in the state. And the homeowners who live on their property have a third way of reacting and different motivations. Mr. Palmer said this was a new discovery. This is the fourth generation of work on the area; people keep digging up studies but they all say basically the same thing.

Chairman Pinkerton asked if there was “a sense of coming together.” Mr. Palmer said the neighborhood association is the first in the neighborhood’s history. The city has collected 115 tons of debris and “fuel” and cleaned out a dozen “scary-looking” lots. The people he’s talked to feel the city is doing something to help them, but the city must still be aware of their sensitivities. He complimented Commissioner Bellew’s work on Rebuilding Together. He said there’s great momentum now that needs to be sustained. Commissioner Verity asked if the Bladen Street Project has been positive in the Northwest Quadrant community. Mr. Palmer said he can’t say one way or the other. He’s very excited about the grocery store idea. Mr. Ramsey said the Northwest Quadrant is focused on a lot but there’s a lot more area to be served.

Mr. Palmer said Northwest Quadrant is special because it’s one of the few areas in the US which have been incorporated in a National Historic District Landmark designation; usually they’re excluded. Mr. Palmer said to maintain the National Historic District Landmark designation there have to be 50% buildings that have been there at least 50 years. Something built in the 1960s now is contributing, though it wasn’t in the 1970s when the Park Service made these designations. They’re updating this information for the Northwest Quadrant.

Mr. Ramsey said the jail is the perfect example to paint a picture of what’s wanted in this area. The vision has to be established early on. Mr. Palmer said part of the building is spectacular and the rest isn’t so much. Mr. Palmer said that for the Northwest Quadrant Landmark District, height, scale and mass come into play all the time. Commissioner Goodman asked if the designation was a moving target. Mr. Palmer said yes, and on the back end, they’re thickening up gradually as time goes on. Some of the structures in disrepair are counted toward that designation number, which is part of the dilemma and what Rebuilding Together is about. Mr. Dadson said it’s about balancing history with livability in the community. The neighborhood improvement teams have been trying to get permission voluntarily to clean up lots.

Mr. Palmer said without the historical designation, they’ll lose the designation itself, plus some funding and cache for the owners. Chairman Pinkerton asked how much flexibility there is when renovating worn out houses. Mr. Palmer said some things aren’t permitted, but some things can be done and still maintain the designation. They have found alleys, some of which are grown over and they represent opportunities for garages or small houses; these infills wouldn’t have a negative impact on the streetscape. Mr. Ramsey agreed. He pointed out the area in the Northwest Quadrant that has to maintain pure residential form. Commissioner Barnhart asked if it was possible to redefine the boundary of the Historic District, and Mr. Palmer said it’s tricky and he doesn’t know the mechanism or desirability of doing so. He doesn't know how much flexibility there is, but it might be worth looking into. Mr. Dadson said how it’s enforced locally is a local decision. Mr. Ramsey said in The Point and the rest of the Historic District, approved materials are more expensive, etc. The rules were lessened in this area, so they could more affordably repair some areas. Mr. Dadson said there are different rules of process in each. Zoning for uses creates other complications when the entirety of the Northwest Quadrant area was initially mixed; that’s been “zoned out of existence.”

Mr. Dadson said doing code everywhere would be too much. The Northwest Quadrant Association will do a charette process for the planning and larger vision, and improve sidewalks, etc. which will

allow the city to qualify for the horizontal work at the same time. One thing he likes about form-based code is it gives a written and visual set of expectations. When someone wants to develop their property, they can; also, there are a lot of different players with different interests in the area and they must get them together to work it out. Redevelopment Commission needs to pick up the pieces of the projects or the opportunities. The rules for existing structures are different than for land with nothing on it.

Mr. Palmer introduced **Henrietta Goode**, vice chair of the Northwest Quadrant Neighborhood Association. Commissioner Goodman asked if, after form-based code is implemented, a massive structure is put in, what the process for it is. Mr. Dadson said expectations need to be known up front, so property owners know what they can do with their property. Mr. Ramsey discussed the way the process and expectations would work with the Historic Design Review Board. Mr. Dadson said first expectations must be created for everyone's best interests, then it needs to go to the Historic Design Review Board and Planning Commission to get it approved and codified. Chairman Pinkerton said historic structures are "worn and soft," i.e. wood framed windows vs. metal; he asked how that plays with form-based code. Mr. Ramsey said all those issues can be addressed in form-based code. Ms. Goode clarified that what was under discussion was that the form-based code is basically Bladen and then a second form-based code needs to be created for the Northwest Quadrant. Mr. Ramsey said "absolutely," adding that the vision being established is for the unfinished part of Bladen only.

Mr. Dadson said the alleys allow the houses to sit in the front and put the necessary stuff in the back, i.e., trash can placement and car pull-ins. Ms. Goode said most of the Northwest Quadrant has this problem: If there's an alley, use it; if there's not one, don't make one that will disrupt the neighborhood feel. Mr. Dadson said the city doesn't want to come in and impose an overall vision on everyone.

Commissioner Goodman asked about the process for writing form-based code. Mr. Dadson said the city, Port Royal, and the county have engaged in a codification process that's county-wide; integrating government and land-use style has yet to be worked out. There is already form-based code on Boundary. There is "a macro-thing which gives big ideas." Out of that, very basic code is written. They want a code to be written that is specific to the neighborhood. They want to create enough form-based code for a small area to create a pattern applicable in the larger neighborhood area. Commissioner Goodman said it has to be transitional.

Christina Wilson said people are buying property in the Northwest Quadrant, and they assume that they have an alley, but it was a footpath from long ago. She explained the concerns of Northwest Quadrant residents about opening up alleys. They want to ensure that something isn't done to their property that isn't what they want. Commissioner Zara asked if the concern is about creating new alleys for access if they build new buildings. Mr. Dadson said they would have to negotiate some kind of easement to do so. Ms. Wilson clarified that her concern was about trying to obtain access for additional rental houses built onto property; **Garrett Budds**, Coastal Conservation League, said legally they wouldn't be able to do what she is concerned about.

Ms. Goode said she's hearing there are already 4 definite steps, i.e., mass, scale, etc., and planning will be based on that, and then as it's gone into, it will be based on who, what, when, and where. Commissioner Goodman said when dealing with lot by lot, some property owners will be very interested in creating something, and maybe those who don't live here, don't care, and those who do care will want to do something for the whole block. Ms. Goode said she's seeing that there will never be everyone voting all the same way at once, so they'll have to go with a majority. She just doesn't feel like they should be left out of the decision-making. Mr. Dadson reiterated that the codification shouldn't happen right away until people come in and ask for permits. The property owners will understand what's coming in.

Commissioner Goodman said he would've thought Boundary Street would be easier because it's more commercial; Mr. Dadson said depreciation of assets, the franchise, and the cost of the public investment in the infrastructure all make it more complicated and costly, but the rate of return is high, too. Mr. Budds said form-based code will be driven by economic realities of what people will build and buy. Ms. Goode said the neighborhood is worried that those who come in won't accept what's there, that there will be property flipping and profit made at the expense of the folks in the neighborhood who were there from the beginning. Commissioner Barnhart said the form-based code will have to accept the economic realities of what people can afford to build and live in. Commissioner Goodman said it's the same thing with commercial. Commissioner Zara said with workforce housing, there will need to be subsidies, anyway.

After a break, the larger group broke into two groups to consider which of the Northwest Quadrant list of 100 points would apply to Bladen Street, too. Ms. Goode suggested including county and state institutional buildings that are unused and under-used. There was discussion of concerns about vacant and abandoned properties and going after the owners more aggressively. They need to meet with the Northwest Quadrant Association, Historic Design Review Board to discuss how to keep moving forward with it. Ms. Anderson said they have a list of who owns them and what the problems are; each demands a unique solution.

<u>Redevelopment Commission</u>	<u>City Staff</u>	<u>External Resources</u>	<u>Other Boards</u>
1.4 Establish a Revolving Loan program			
1.6 Pass a "Bailey Bill" ordinance (property tax abatement to encourage rehabilitation of historic properties)	1.7* Enforce the "Demolition by Neglect" ordinance	4.3 Permit small-scale corner stores in more intensely residential areas	2.1 Adopt a form-based code for the Conservation District within the Beaufort Historic District
1.8 Provide for building permit and review fee waivers		4.5 Complete the Bladen Street streetscape	3.2 Incorporate historic features into new construction (porches, shutters, etc.)
1.10 Publicize state and federal rehabilitation tax credits			3.11 Ensure proper drainage

1.14 Apply for Self-Help Homeownership Opportunity (SHOP) grant through the U.S. Department of Housing and Urban Development

1.27 Establish a preservation planning program with USC-Beaufort

2.7 Lobby the state to create a Historic Infill tax credit

2.8 Create a Municipal Improvement District

2.9 Create a Tax Increment Financing (TIF) District

2.11 Apply for an Economic Development Assistance Program grant

2.16 Waive impact fees for new construction on all vacant lots in the Northwest Quadrant

4.6 Publicize the City's vacant commercial building tax incentive

4.7 Entice existing businesses to relocate into the Northwest Quadrant

4.8 Develop the neighborhood as a heritage tourism destination

1.17 Enforce city trash and yard maintenance ordinances, fully and fairly

1.26 Develop a plan to redevelop the abandoned jail site on King Street

2.18 Involve EMBARQ, Beaufort

3.15 Add sidewalks to improve pedestrian circulation

3.20 Improve on-street parking

4.4 Encourage mixed-use developments along Boundary and Bladen

County and other large parcel-holders in developing long-range property plans

4.3 Permit small-scale corner stores in more intensely residential areas

4.5 Complete the Bladen Street streetscape

*on a case by case basis

These items to be addressed by a special FINANCE subcommittee

To include outside resources

To be addressed by the Planning Commission

Commissioner Goodman asked about the progress on the Boundary Street Project and said he wants to make sure it stays on the Redevelopment Commission's radar screen.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 6:55 pm.

ATTEST: _____
SHIRLEY HUGHES, ACTING CITY CLERK

				FY 2009 ACTUAL	FY 2010 ORIGINAL APPROP	FY 2010 REVISED BUDGET	4/22/2010 YTD ACTUAL	FY 2011 RECOMMENDED	FY 2011 APPROVED
75	Redevelopment Commission								
757011 REDEVELOPEMENT 1									
	757011	4504	PARKING METERS	-	-	(78,100)	-	(324,000)	-
TOTAL REDEVELOPEMENT 1				-	-	(78,100)	-	(324,000)	-
75701 REDEVELOPEMENT									
	75701	5102	CONTRACTUAL SERVICES	-	-	-	7,381	100,000	-
	75701	5248	MAINTENANCE FACILITIES	-	-	-	-	85,000	-
	75701	5257	R1001 METER REPLACEMENT RESERVE	-	-	8,500	-	25,000	-
	75701	5516	R1001 MAIN STREET	-	-	25,048	-	40,000	-
	75701	5516	R1001 MAIN STREET MARKETING	-	-	-	-	45,010	-
	75701	5800	TRANSFER	-	-	44,552	-	28,990	-
TOTAL REDEVELOPEMENT				-	-	78,100	7,381	324,000	-
TOTAL REVENUES				-	-	(78,100)	-	(324,000)	-
TOTAL EXPENSES				-	-	78,100	7,381	324,000	-
TOTAL Redevelopment Comi				-	-	-	7,381	(0)	-



2009 Affiliate Paid & All Volunteer Staff Statistics

OVERVIEW

The Rebuilding Together affiliate network is made up of 203* independent 501(c)(3) organizations throughout the United States. This report contains compiled data on Rebuilding Together affiliates operated by paid staff and all volunteers.

Paid Staff, for the purpose of this report, consist of: Full time executive directors; full time executive directors with staff; part time executive directors; contracted executive directors; and other paid staff, no executive director

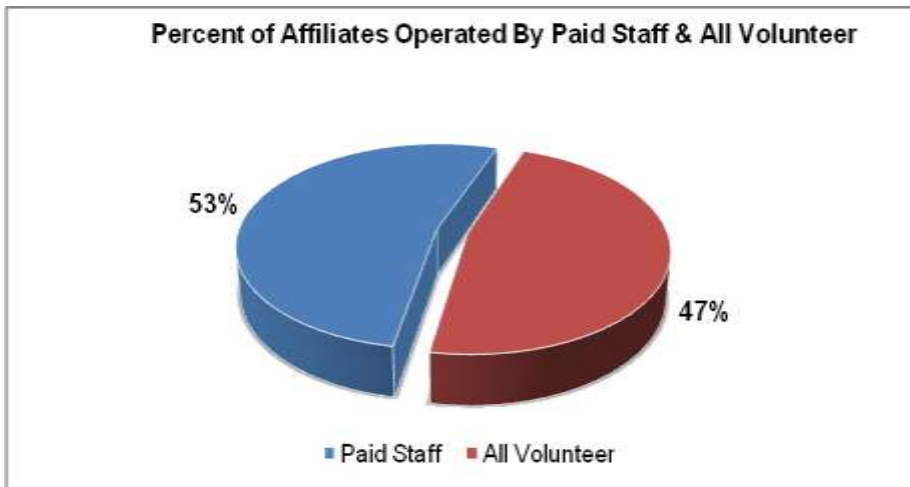
All Volunteer, for the purpose of this report will consist of: all individuals involved with a Rebuilding Together affiliate who volunteer their time to complete the work of the organization.

Figures reported of both Paid and All Volunteer run affiliates include the key topics of:

- Affiliates with Paid Staff and All Volunteer Staff
- Affiliates with Paid Staff (Percent of Staffing Type)
- Affiliate Unduplicated Projects and Staffing
- Affiliate Average Number of Builds and Staffing
- Affiliate Gross Receipts and Staffing
- Affiliate Operations and Staffing
- Affiliate Services Provided and Staffing
- Benefits Provided By Affiliates with Paid Staff

AFFILIATES WITH PAID STAFF AND ALL VOLUNTEER STAFF

Of a total of **203*** Rebuilding Together Affiliates, **96** or **47%** are operated by all volunteers and **107** or **53%** are operated by paid staff.

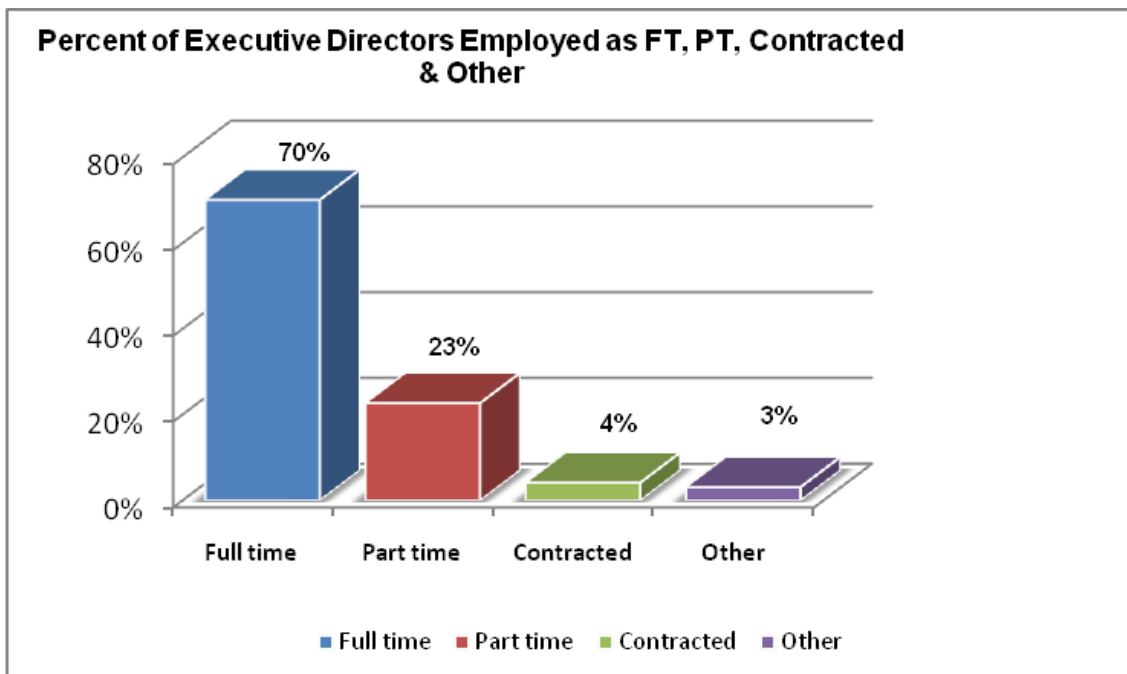


AFFILIATES WITH PAID STAFF (BY STAFFING TYPE)

107 or **53%** of affiliates are operated by paid staff, **97** of those affiliates have indicated they have a paid executive director.

Of the **97** affiliates with a paid executive director:

- 68** or **70%** are operated with by a full time executive director
- 22** or **23%** are operated by a part time executive director
- 4** or **4%** are operated by a contracted executive director
- 3** or **3%** are operated by executive directors in some other way.



*The total number of Rebuilding Together affiliates at the time of reporting.

AFFILIATE UNDUPLICATED PROJECTS COMPLETED AND STAFFING

In 2009, **203*** Affiliates completed a total of **9,569** unduplicated projects, a decrease in **453** projects from 2008.

17 affiliates operated with only a full time executive director; those affiliates completed **452** or **5%** of unduplicated projects.

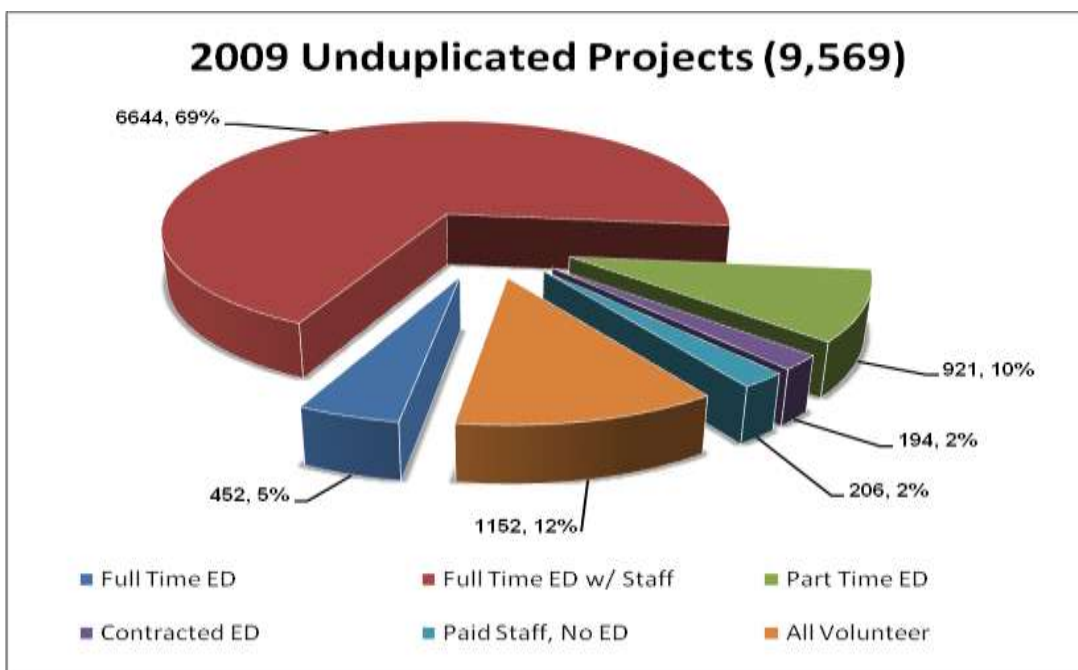
46 affiliates operated with a full time executive director and support staff, those affiliates completed **6,644** or **69%** of unduplicated projects.

27 affiliates operated with a part time executive director, those affiliates completed **921** or **10%** of unduplicated projects.

6 affiliates operated with a contracted executive director, those affiliates completed **194** or **2%** of unduplicated projects.

11 affiliates operated with paid staff and no executive director, those affiliates completed **206** or **2%** of unduplicated projects.

96 affiliates operated by all volunteers, those affiliates completed **1,152** or **12%** of unduplicated projects.



*The total number of Rebuilding Together affiliates at the time of reporting.

AFFILIATE AVERAGE NUMBER OF BUILDS AND STAFFING

Of a total of **203*** Affiliates (Paid Staff & All Volunteer) the average number of builds per affiliate in 2009 was **47**.

17 affiliates operated with a full time executive director; those affiliates completed an average of **26** builds.

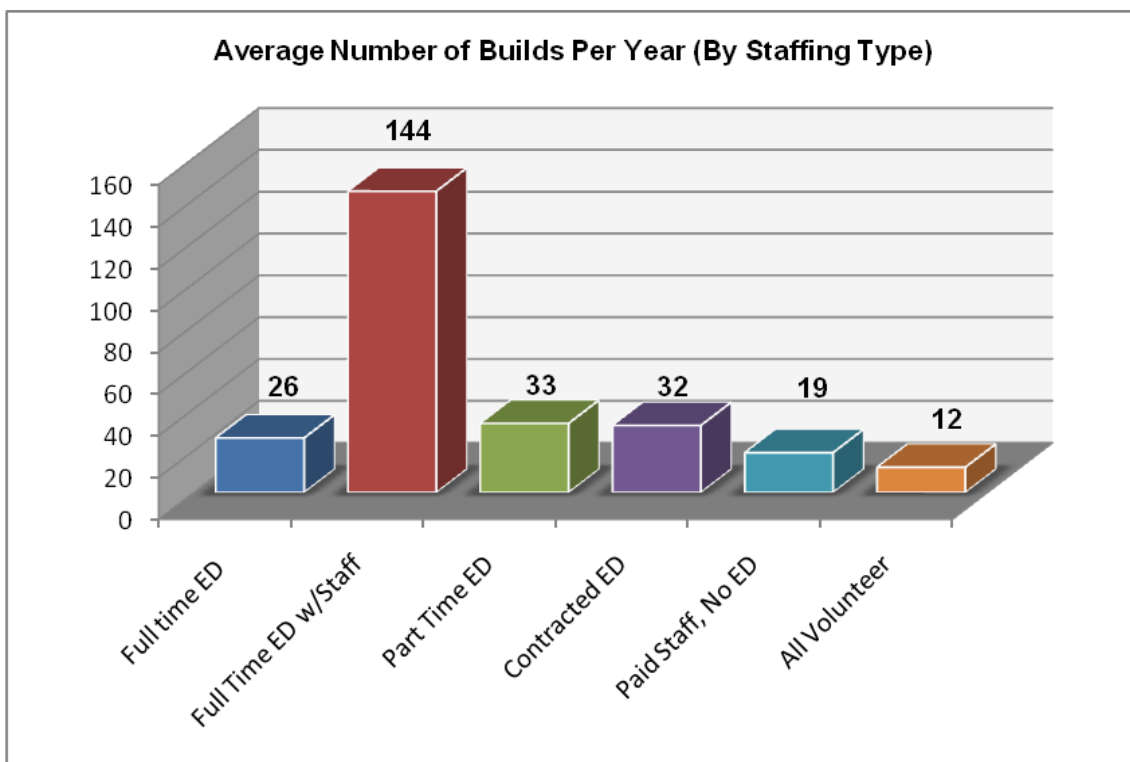
46 affiliates operated with a full time executive director and support staff, those affiliates completed an average of **141** builds.

27 affiliates operated with a part time executive director, those affiliates completed an average of **33** builds.

6 affiliates operated with a contracted executive director, those affiliates completed an average of **32** builds.

11 affiliates operated with paid staff, no executive director, those affiliates completed an average of **19** builds.

96 affiliates operated by all volunteers, those affiliates completed an average of **12** builds.

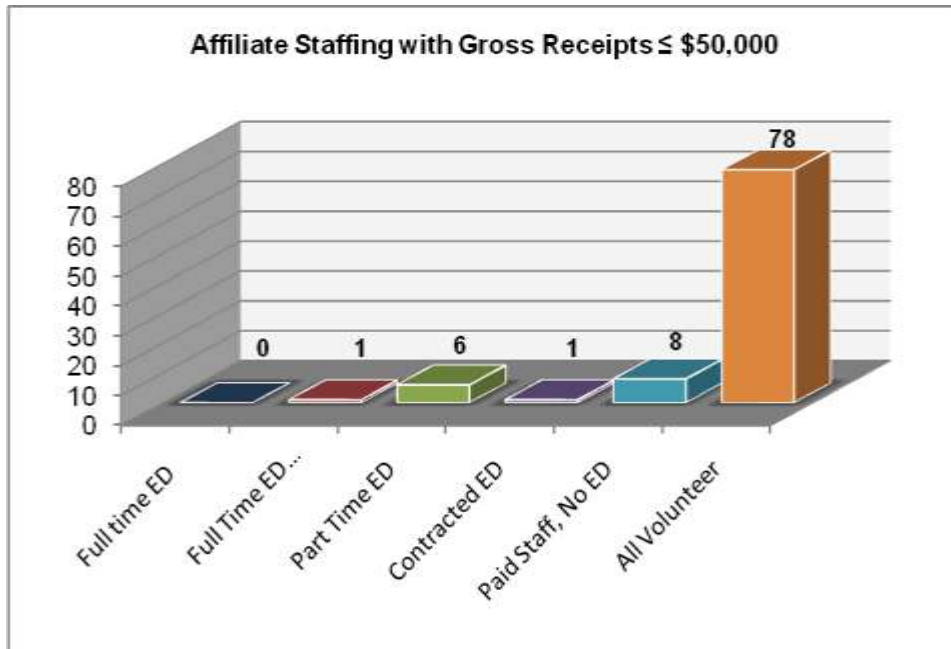


*The total number of Rebuilding Together affiliates at the time of reporting.

AFFILIATE GROSS RECEIPTS AND STAFFING

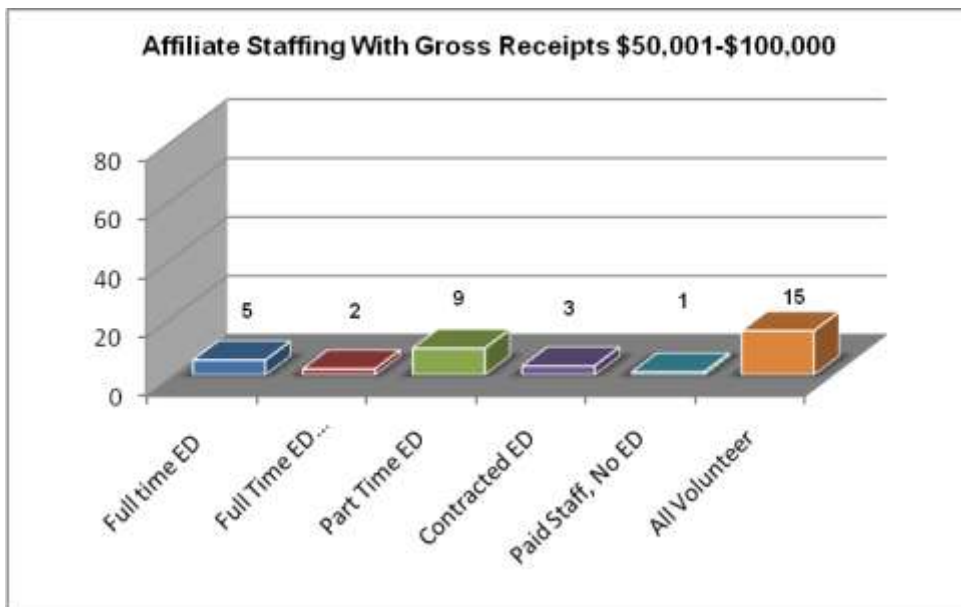
Of a total of **94** affiliates with gross receipts **less than or equal to \$50,000**:

- 0 or 0%** operated with a full time executive director;
- 1 or 1%** operated with a full time executive director and support staff;
- 6 or 6%** operated with a part time executive director;
- 1 or 1%** operated with a contracted executive director;
- 8 or 9%** operated with a paid staff, no executive director;
- 78 or 83%** operated by all volunteers.



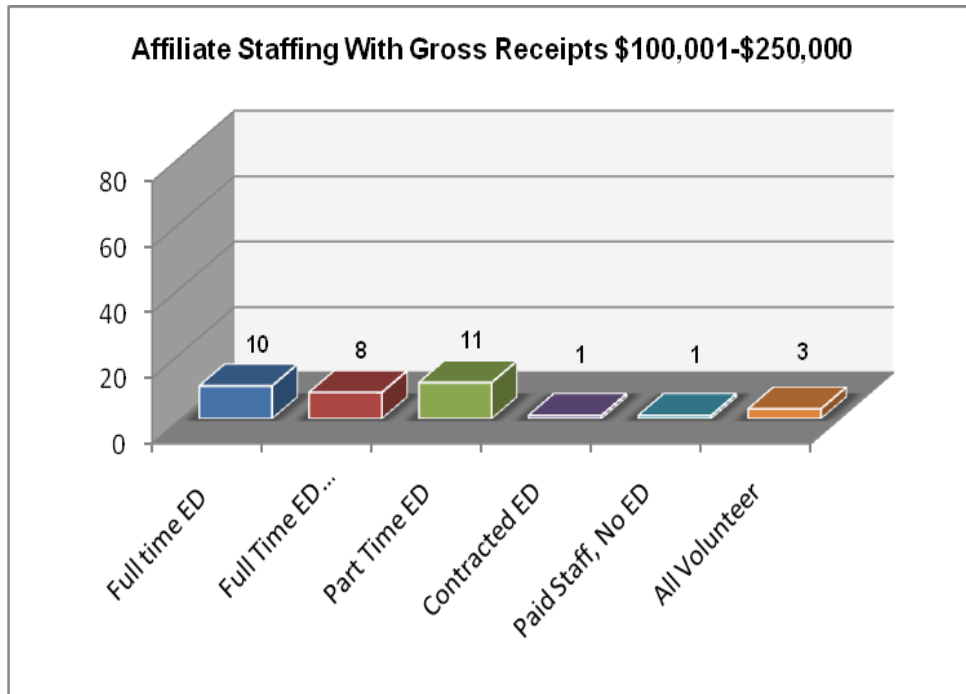
Of a total of **35** affiliates with gross receipts between **\$50,001 and \$100,000**:

- 5 or 14%** operated with a full time executive director;
- 2 or 6%** operated with a full time executive director and support staff;
- 9 or 26%** operated with a part time executive director;
- 3 or 9%** operated with a contracted executive director;
- 1 or 3%** operated with a paid staff, no executive director;
- 15 or 43%** operated by all volunteers.



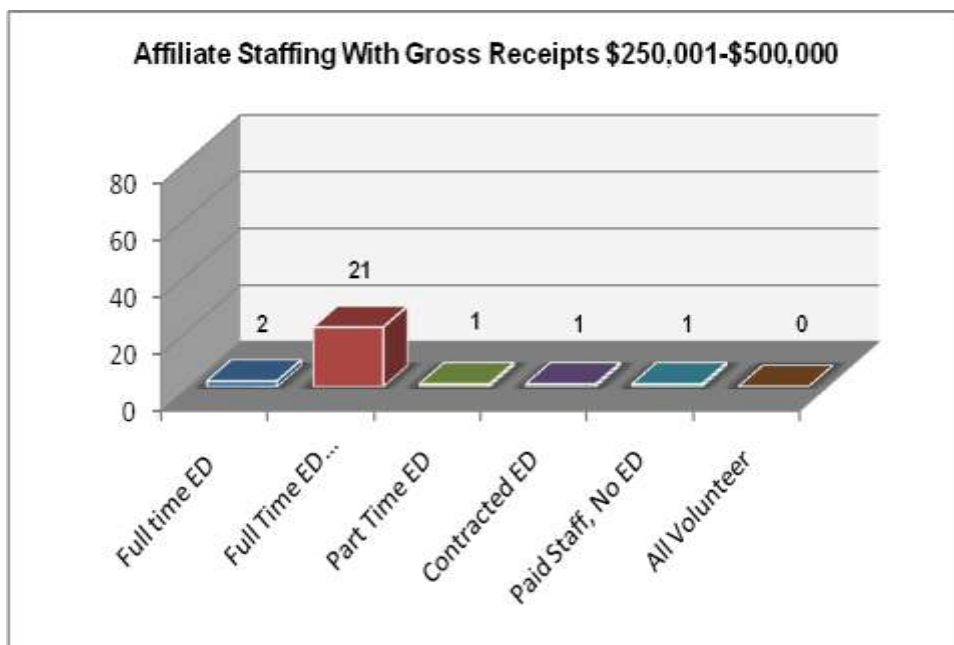
Of a total of **34** affiliates with gross receipts between **\$100,001 and \$250,000**:

- 10 or 29%** operated with a full time executive director;
- 8 or 24%** operated with a full time executive director and support staff;
- 11 or 32%** operated with a part time executive director;
- 1 or 3%** operated with a contracted executive director;
- 1 or 3%** operated with a paid staff, no executive director;
- 3 or 9%** operated by all volunteers.



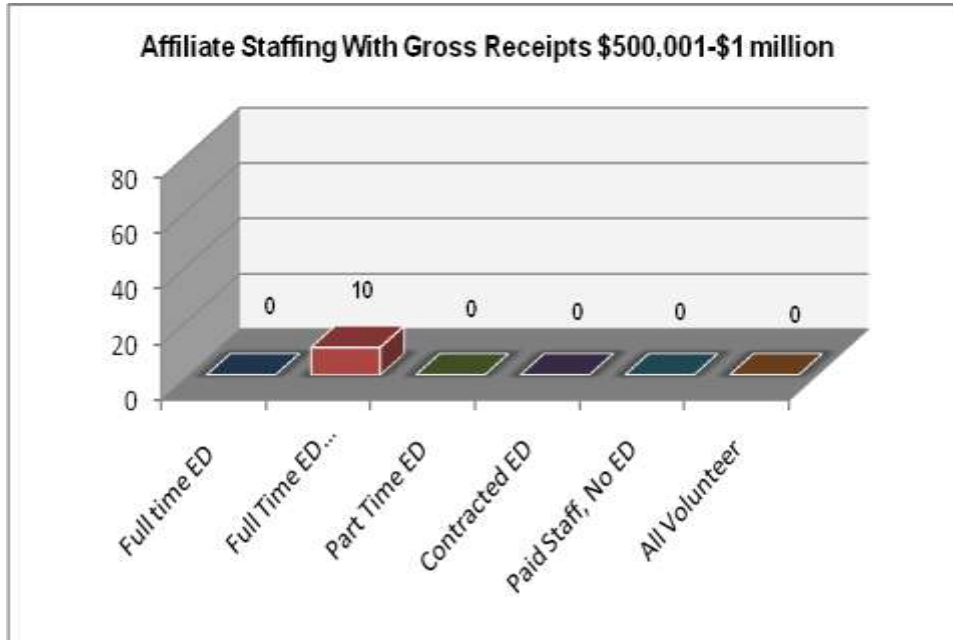
Of a total of **26** affiliates with gross receipts between **\$250,001 and \$500,000**:

- 2 or 8 %** operated with a full time executive director;
- 21 or 81%** operated with a full time executive director and support staff;
- 1 or 4%** operated with a part time executive director;
- 1 or 4%** operated with a contracted executive director;
- 1 or 4%** operated with a paid staff, no executive director;
- 0 or 0%** operated by all volunteers.



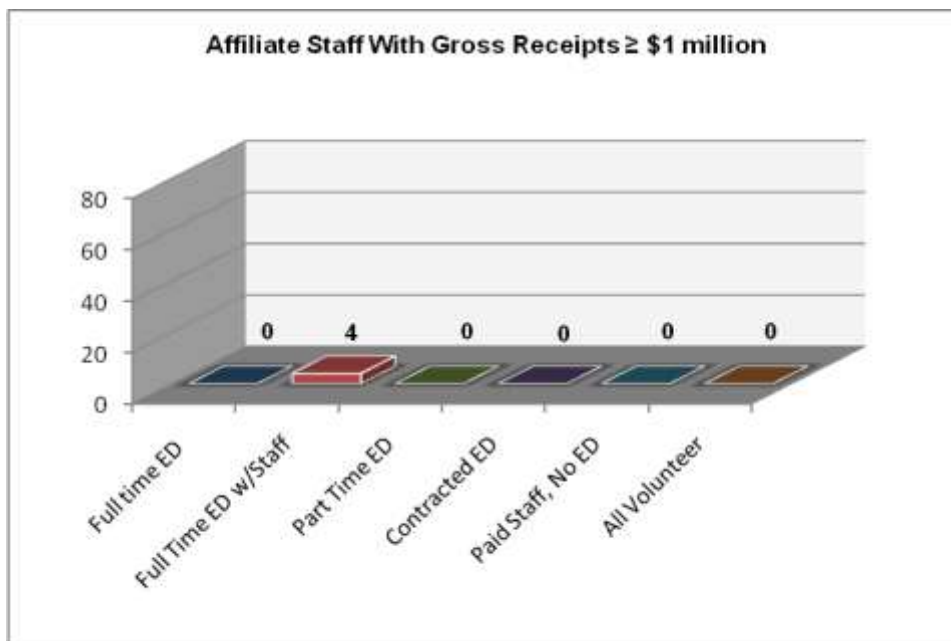
Of a total of **10** affiliates with gross receipts between **\$500,001 and \$1 million**:

- 0 or 0%** operated with a full time executive director;
- 10 or 100%** operated with a full time executive director and support staff;
- 0 or 0%** operated with a part time executive director;
- 0 or 0%** operated with a contracted executive director;
- 0 or 0%** operated with a paid staff, no executive director;
- 0 or 0%** operated by all volunteers.



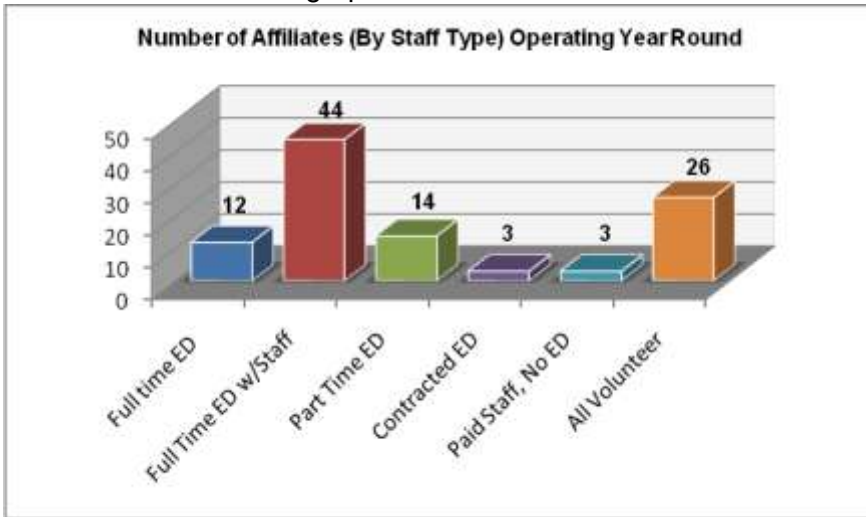
Of a total of **4** affiliates with gross receipts greater than or equal to **\$1 million**:

- 0 or 0%** operated with a full time executive director;
- 4 or 100%** operated with a full time executive director and support staff;
- 0 or 0%** operated with a part time executive director;
- 0 or 0%** operated with a contracted executive director;
- 0 or 0%** operated with a paid staff, no executive director;
- 0 or 0%** operated by all volunteers.

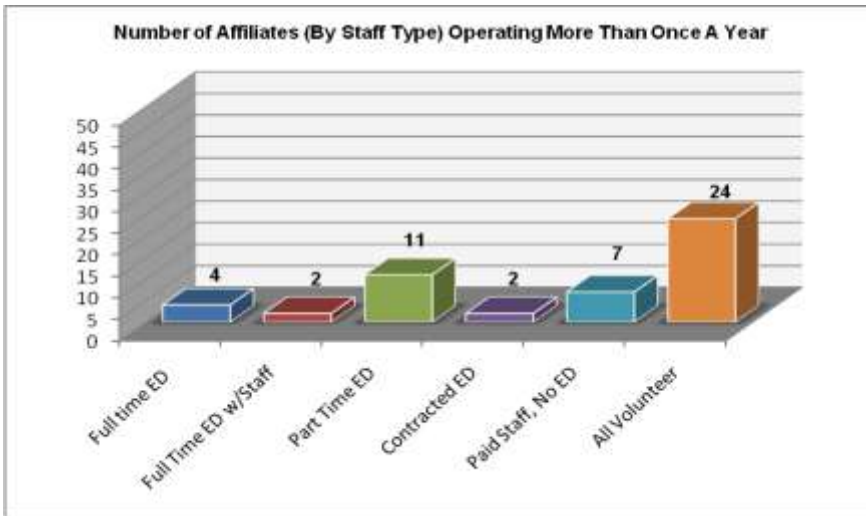


AFFILIATE OPERATIONS AND STAFFING

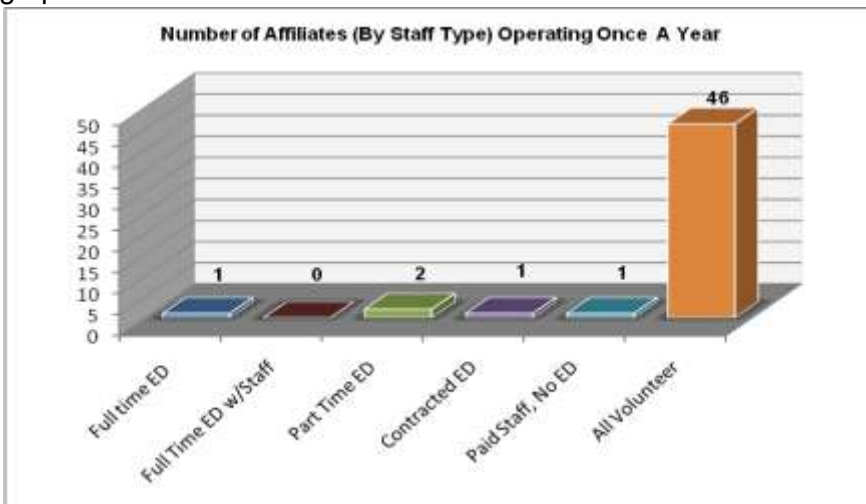
Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **178 or 88%** operate and provide services **year round** (All 12 months). The number of affiliates (by staff type) operating and providing these services year round are shown in the graph below:



Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **178 or 88%** operate and provide services **more than once a year**. The number of affiliates (by staff type) operating and providing services more than once year are shown in the graph below:

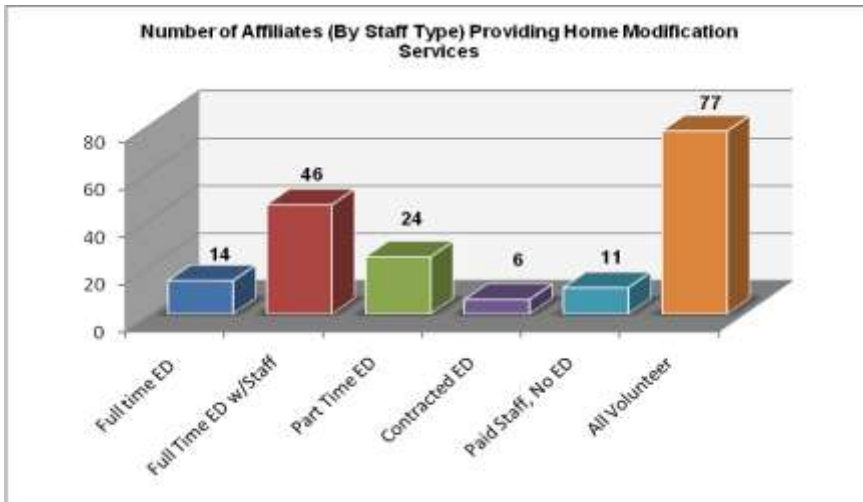


Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **178 or 88%** operate and provide service **once a year**. The number of affiliates (by staff type) operating and providing services once year are shown in the graph below:

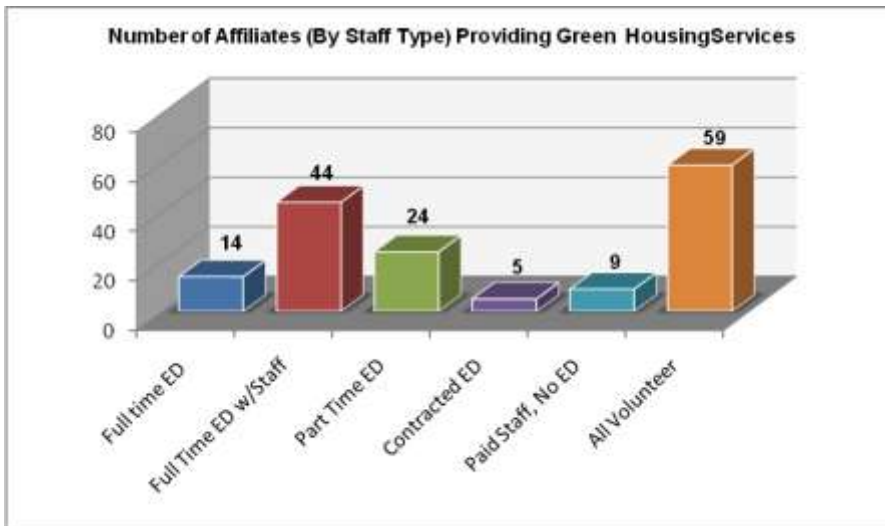


AFFILIATE SERVICES AND STAFFING

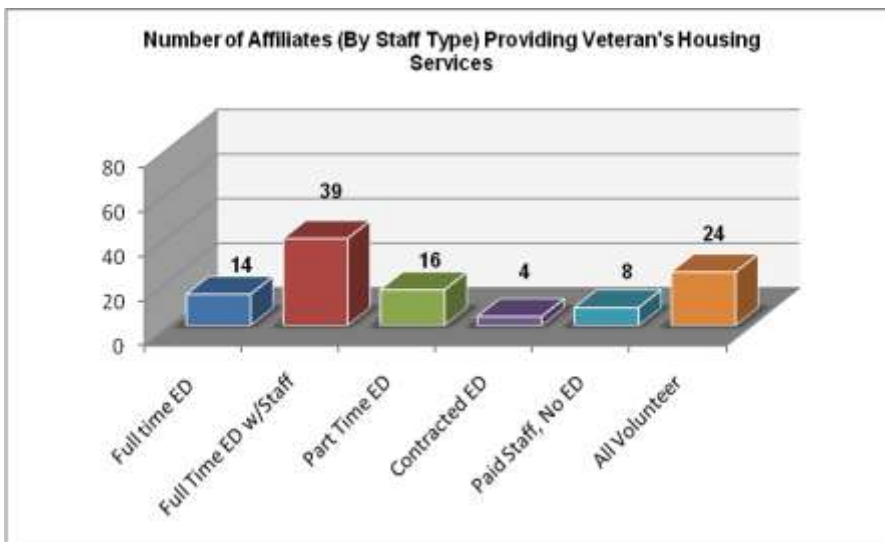
Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **178 or 88%** provided **Home Modification** services to clients. The number of affiliates (by staff type) providing these services are shown below:



Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **155 or 76%** provided **Green Housing** services to clients. The number of affiliates (by staff type) providing these services are shown below:

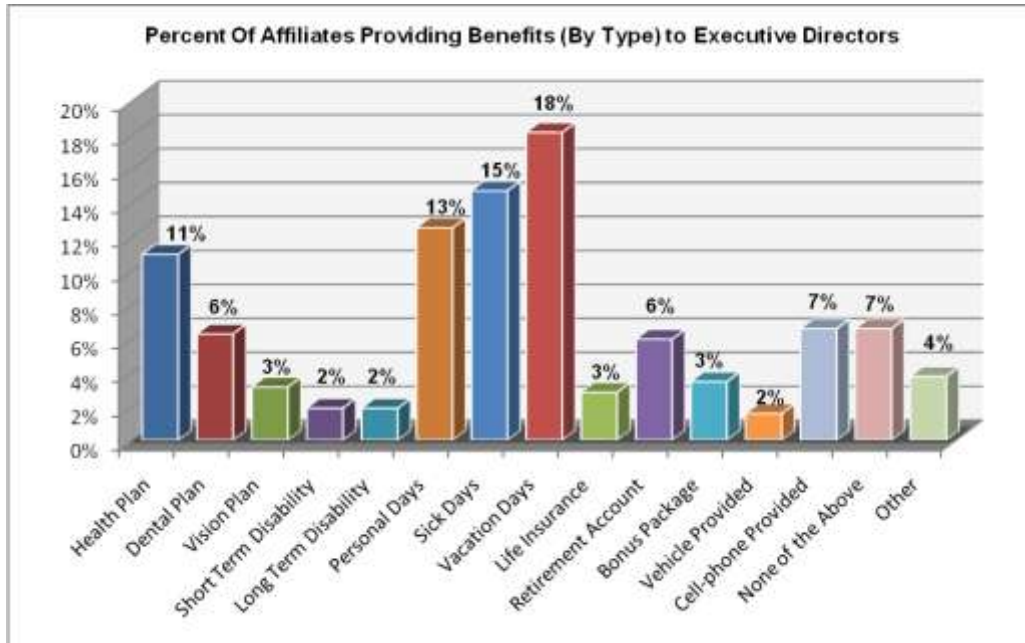


Of a total of **203*** Affiliates (Paid Staff and All Volunteer) **105 or 52%** provided **Veteran's Housing** services to clients. The number of affiliates (by staff type) providing these services are shown below:

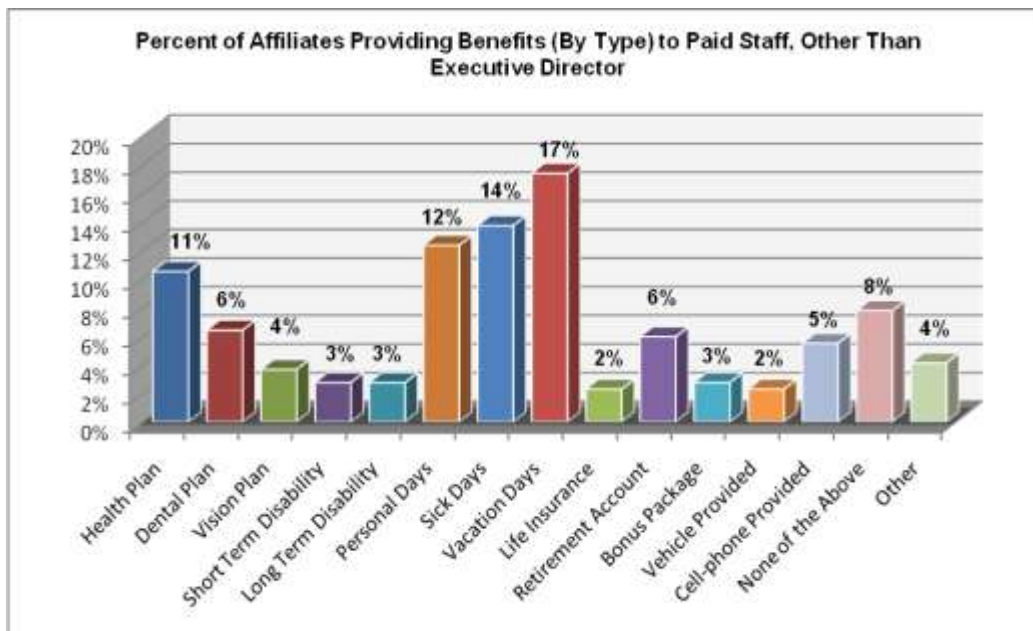


BENEFITS PROVIDED BY AFFILIATES WITH PAID STAFF

Of the 97 affiliates indicating that they have a paid executive director (full time, part time, contracted, other) they were also asked provide the benefits they provide to their executive director. The percent of affiliates providing various benefits to their executive director are shown in the graph below:



Of the 66 affiliates indicating that they have other paid staff, excluding an executive director; they were also asked to provide the benefits they provide to their other paid staff, excluding an executive director. The percent of affiliates providing various benefits to their other paid staff are shown in the graph below:





3 Year Comparison of Annual Affiliate Report Results

2007

Of approximately **225** Affiliates, **154** or **68%** of the Affiliate network responded with valuable statistical information. Alternatively, **71** out of **225** Affiliates or **32%** of the Affiliate network did not respond. For those affiliates who did not respond we calculated their statistical information based on reported averages and historical information.

Organizational Wide Statistics

Unduplicated Addresses

- Total in 2007: **9,400**
8,990 Homes
352 Nonprofits

Unmet Need

- Remaining Addresses on Wait Lists: **4,535**

Market Value

- Estimated Market Value: **\$100 Million**

Volunteers

- Accomplished with: **over 200,000 volunteers**

People Served

- Total number of people served: **130,000**
- Avg. household income of homeowners served: **\$15,800** with **2.5** people in each home*

US Poverty Guidelines:

Poverty 3 people in home \$17,170
Poverty 2 people in home \$13,690
Poverty 1 person in home \$10,210

- Avg. years clients resided within their home: **23**

*Indicates the potential sub-standard living conditions of an aging housing stock; this, in conjunction with the annual income of those we serve, supports our statement that our clients cannot afford critical home repairs and modifications

2008

Of approximately **204** Affiliates, **193** or **95%** of the Affiliate network responded with valuable statistical information. Alternatively, **11** out of **204** Affiliates or **5%** of the Affiliate network did not respond. For those affiliates who did not respond we calculated their statistical information based on reported averages and historical information.

Organization Wide Statistics

Unduplicated Addresses

- Total in 2008: **10,022**
9,506 Homes
441 Nonprofits
75 Community parks/spaces

Unmet Need

- Remaining Addresses on Wait Lists: **4,372**

Market Value

- Estimated Market Value: **\$100 Million**

Volunteers

- Accomplished with: **Over 200,000 Volunteers**

People Served

- Total number of people served: **577,484**
- Avg. household income of homeowners served: **\$15,267** with **2.7** people in each home*

US Poverty Guidelines:

Poverty 3 people in home \$17,600
Poverty 2 people in home \$14,000
Poverty 1 person in home \$10,400

- Avg. years clients reside within their home: **20**

*Indicates the potential sub-standard living conditions of an aging housing stock; this, in conjunction with the annual income of those we serve, supports our statement that our clients cannot afford critical home repairs and modifications

2009

Of approximately **203** Affiliates, **185** or **91%** of the Affiliate network responded with valuable statistical information. Alternatively, **18** out of **203** Affiliates or **9%** of the Affiliate network did not respond. For those affiliates who did not respond we calculated their statistical information based on reported averages and historical information.

Organization Wide Statistics

Unduplicated Addresses

- Total In 2009: **9,569**
9,135 Homes
359 Nonprofits
75 Community Parks/Spaces

Unmet Need

- Remaining Addresses on Wait Lists: **4,891**

Market Value

- Estimated Market Value: **\$100 million**

Volunteers

- Accomplished with: **over 200,000 volunteers**

People Served

- Total number of people served: **805,593**
- Avg. household income of homeowners served: **\$16,511** with **2** people in each home*

US Poverty Guidelines:

Poverty 3 people in home \$18,310
Poverty 2 people in home \$14,570
Poverty 1 person in home \$10,830

- Avg. years clients resided within their home: **20**

*Indicates the potential sub-standard living conditions of an aging housing stock; this, in conjunction with the annual income of those we serve, supports our statement that our clients cannot afford critical home repairs and modifications



3 Year Comparison of Annual Affiliate Report Results

2007

Affiliate Network Profile

Number of Affiliates

- Number of affiliates as of December 2007: **225**

Affiliate Budgets

- Average budget size: **\$132,394**
- Average (trimmed) budget size: **\$43,291**
- Median budget size: **\$43,461**
- Number & Percent with budgets ≤ \$25k: **85 (37%)**
- Number & Percent with budgets ≤ \$60K: **115 (51%)**
- Number and Percent with budgets ≥ \$300K: **32 (14%)**
- Number & Percent with budgets ≥ \$500k: **7 (3%)**

Total Cash Operating Receipts

- Cash Operating Receipts (All Affiliates): **\$33,824,212**

Affiliate Operations

- Number & Percent year round: **74 (33%)**
- Number & Percent more than once a year: **Unavailable**
- Number & Percent once a year: **80 (67%)**

Affiliate Builds/Projects

- Average builds/projects a year: **41**
- Average (trimmed) builds/projects a year: **15**
- Median builds/projects a year: **15**
- Average builds/projects on NRD: **Unavailable**
- Average (trimmed) builds/projects on NRD: **Unavailable**
- Median builds/projects on NRD: **Unavailable**

Affiliate Staff & Volunteers

- Number & Percent All Volunteer: **126 (56%)**
- Number & Percent with Paid Staff: **99 (44%)**
- Median FT Executive Director Salary: **\$46,000**

Affiliate Funding

- Percent Offered Funding Opportunities: **62%**
- Percent Receiving Funding: **56%**

2008

Affiliate Network Profile

Number of Affiliates

- Number of affiliates as of December 2008: **204**

Affiliate Budgets

- Average budget size: **\$165,323**
- Average (trimmed) budget size: **\$62,983**
- Median budget size: **\$63,293**
- Number & Percent with budgets ≤ \$25k: **61 (30%)**
- Number & Percent with budgets ≤ \$60k: **100 (49%)**
- Number & Percent with budgets over \$300k: **30 (15%)**
- Number & Percent with budgets ≥ \$500k: **20 (10%)**

Total Cash Operating Receipts

- Cash Operating Receipts (All Affiliates): **\$34,523,335**

Affiliate Operations

- Number & Percent year round: **117 (57%)**
- Number & Percent more than once a year: **Unavailable**
- Number & Percent once a year: **87 (43%)**

Affiliate Builds/Projects

- Average builds/projects a year: **51**
- Average (trimmed) builds/projects a year: **19**
- Median builds/projects a year: **18**
- Average builds/projects on NRD: **15**
- Average (trimmed) builds/projects on NRD: **10**
- Median builds/projects on NRD: **10**

Affiliate Staff & Volunteers

- Number & Percent All Volunteer: **103 (51%)**
- Number & Percent with Paid Staff: **100 (49%)**
- Median FT Executive Director Salary: **\$58,000**

Affiliate Funding

- Percent Offered Funding Opportunities: **72%**
- Percent Receiving Funding: **66%**

2009

Affiliate Network Profile

Number of Affiliates

- Number of affiliates as of December 2009: **203**

Affiliate Budgets

- Average budget size= **\$100,133**
- Average (trimmed) budget size = **\$65,577**
- Median budget size= **\$64,000**
- Number & Percent with budgets ≤ \$25k: **65 (32%)**
- Number & Percent with budgets ≤ \$60k: **95 (47%)**
- Number & Percent with budgets ≥ \$300k: **36 (18%)**
- Number & Percent with budgets ≥ \$500k: **18 (9%)**

Total Cash Operating Receipts

- Cash Operating Receipts (All Affiliates): **\$39,339,066**

Affiliate Operations

- Number & Percent year round: **117 (57%)**
- Number & Percent more than once a year: **50 (25%)**
- Number & Percent once a year: **36 (18%)**

Affiliate Builds/Projects

- Average builds/projects a year: **47**
- Average (trimmed) builds/projects a year: **18**
- Median builds/projects a year: **18**
- Average builds/projects on NRD: **35**
- Average (trimmed) builds/projects on NRD: **12**
- Median builds/projects on NRD: **12**

Affiliate Staff & Volunteers

- Number & Percent All Volunteer: **96 (47%)**
- Number & Percent with Paid Staff: **107 (53%)**
- Median FT Executive Director Salary: **\$54,500**

Affiliate Funding

- Percent Offered Funding Opportunities: **79%**
- Percent Receiving Funding: **79%**



2009 Affiliate Report & Statistics Results

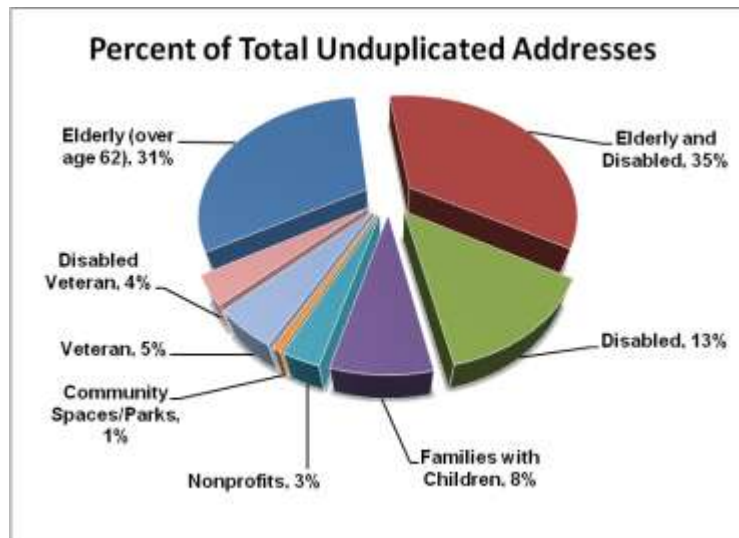
Of approximately **203** Affiliates, **185** or **91%** of the Affiliate network responded with valuable statistical information. Alternatively, **18** out of **203** Affiliates or **9%** of the Affiliate network did not respond. For those affiliates who did not respond we calculated their statistical information based on reported averages and historical information.

Cumulative Impact

- More than **2.7 million volunteers** contributing 28 million hours since 1988
- More than **115,000 homes** and nonprofits restored/preserved.

Our Key Organizational Statistics for 2009:

- Total number of unduplicated addresses repaired 2009: **9,569**



- Market value of work performed: **\$100 million**
- Rebuilding Together accomplishes this work with: **Over 200,000 volunteers**
- Total number of people served: **805,593**

Affiliate Network Profile

- 203** affiliates as of December 2009
- Average budget size = **\$100,133** (\$1,500 to \$4m)
- Total cash operating receipts of the network= **\$39,339,066**
- Percentage of affiliates with budgets under 60k = **47%**
- Percentage of affiliates with budgets over 300k = **18%**
- Number of all volunteer affiliates = **96 (47%)**
- Number of affiliates with a paid staff member = **107 (53%)**
- Median Full-time Executive Directors Salary = **\$54,500**
- Percentage of affiliates that work year-round = **57%**
- Average number of rebuilds a year = **47**
- \$16,511**= Average household income of homeowners served by Rebuilding Together—with an average of **2** people living in each home who have resided in their home: **20 yrs.**
- Indicates the potential sub-standard living conditions of an aging housing stock; this, in conjunction with the annual income of those we serve, supports our statement that our clients cannot afford critical home repairs and modifications.*

Memorandum

April 30, 2010

To: Redevelopment Commission

From: Scott Dadson

Re: work groups

1. Goal 1: (SI 4.12): Neighborhood level focus on Infrastructure: **Ed Barnhardt, Mike McNally, Bob Pinkerton,**
 - a. Liaison with Planning Commission
 - b. Form-based code
 - c. Boundary Street
 - d. Bladen Street
 - e. Grants
 - f. Infrastructure Development
2. Goal 2: Create an Economic Prosperity Plan: **Denise Bolin, Martin Goodman, John Verity**
 - a. Finance
 - b. Entrepreneurial
 - c. Jail Site
 - d. Hospital
 - e. TCL
 - f. USCB
 - g. Downtown Buildings
3. Goal 4: Community building, Technical Support to Historic Neighborhoods and Property Owners: **James Bellew, Gene Rugala, Wendy Zara**
4. Goal 3: (CE 3.3) Energy Efficiencies Incentive: **James Bellew, Gene Rugala, Wendy Zara**
5. Goal 5: Low Cost and Workforce Housing; **James Bellew, Gene Rugala, Wendy Zara**