

**COMMITTEE ON WAYS AND MEANS**

February 9, 2021

A meeting of the Committee on Ways and Means was held this date beginning at 4:34 p.m.

**PRESENT (13)**

The Honorable John J. Tecklenburg, Mayor

Councilmember Delcioppo	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Jackson	District 12

**1. INVOCATION:**

The meeting was opened with an invocation provided by Councilmember Shahid.

**2. APPROVAL OF MINUTES:**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the minutes of the January 26, 2021 Committee on Ways and Means meeting.

**3. BIDS AND PURCHASES:**

On a motion of Councilmember Shahid, seconded by Councilmember Brady, the Committee on Ways and Means voted to approve the following bids and purchases:

**a. POLICE DEPARTMENT:      ACCOUNT: 062021- 58010    AMOUNT: \$1,021,020**

Approval to purchase thirty (30) 2021 Ford Interceptor SUV vehicles from Santee Automotive, LLC, 2601 Paxville, Hwy., Manning, SC 29102. SC Contract #4400022502.

**b. POLICE DEPARTMENT:      ACCOUNT: 062021- 58010    AMOUNT: \$66,412**

Approval to purchase two (2) 2021 Ford Interceptor SUV vehicles from Santee Automotive, LLC, 2601 Paxville, Hwy., Manning, SC 29102. SC Contract #4400022502.

**c. POLICE DEPARTMENT:      ACCOUNT: 062021- 58010    AMOUNT: \$62,080**

Approval to purchase two (2) 2021 Dodge Durango AWD vehicles from Performance CDJR, 605 Warsaw Hwy., Clinton, NC 28338. SC Contract #4400024877.

**d. POLICE DEPARTMENT:      ACCOUNT: 062021- 58010    AMOUNT: \$69,953**

Approval to purchase two (2) 2021 Chevrolet Tahoe PPV vehicles from Love Chevrolet, PO Box 8387, Columbia, SC 29202. SC Contract #4400024875.

**e. PUBLIC SERVICE DEPARTMENT: ACCOUNT: 062021- 58010 AMOUNT: \$69,336**

Approval to purchase two (2) each 2021 Flex Fuel ¾ ton pickup trucks from VIC Bailey Ford, 501 East Daniel Morgan Ave., Spartanburg, SC 29304. SC Contract #4400022491.

**f. PUBLIC SERVICE: ACCOUNT: 062021- 58010 AMOUNT: \$55,790**

Approval to purchase two (2) each 2021 Dodge Durango SXT vehicles from Santee Automotive, 2601 Paxville Highway, Manning, SC 29102. SC Contract #4400024885.

**g. PUBLIC SERVICE DEPARTMENT: ACCOUNT: 062021- 58010 AMOUNT: \$58,204**

Approval to purchase two (2) each 2021 Dodge Durango SXT vehicles from Santee Automotive, 2601 Paxville Highway, Manning, SC 29102. SC Contract #4400024885

**h. PUBLIC SERVICE DEPARTMENT: ACCOUNT: 062021- 58010 AMOUNT: \$256,240.15**

Approval to purchase a 2021 Freightliner M2 Dual Steer Chassis with Elgin Crosswind Regenerative Air Street Sweeper from Public Equipment Supply, 4519 Old Charlotte Hwy., Monroe, NC 28110. Sourcewell Contract #122017-FSC

**i. PARKS DEPARTMENT: ACCOUNT:171510- 52206 AMOUNT: \$92,368**

Approval to establish agreement for a Planned Service Agreement for The Gaillard Management Center with Johnson Controls, 4415 Sea Ray Dr., Charleston, SC 29405-8401. Sourcewell Contract #030817-JHN.

**4. PARKS-CAPITAL PROJECTS: APPROVAL TO INCREASE CPD FORENSIC SERVICES BUILDING P165418 WITH PATTERSON POPE IN THE AMOUNT OF \$2,207 FOR PROVIDING AND INSTALLING TWO CUSTOM TRIM PIECES FOR LOCKERS AND SHELVING AND ADDITIONAL STORAGE COSTS DUE TO CONSTRUCTION DELAYS. APPROVAL TO INCREASE P165418 WILL INCREASE THE PO AMOUNT BY \$2,207 (FROM \$64,877.61 TO \$67,084.61). FUNDING SOURCES FOR THIS PROJECT ARE: 2015 IPRB (\$7,392,186) AND 2017 IPRB (\$5,000,000).**

On a motion of Councilmember Shealy, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to increase CPD Forensic Services Building P165418 with Patterson Pope in the amount of \$2,207 for providing and installing two custom trim pieces for lockers and shelving and additional storage costs due to construction delays.

**5. STORMWATER MANAGEMENT: APPROVAL OF A MEMORANDUM OF AGREEMENT WITH CPW FOR IN-CONTRACT UTILITY WORK ON THE LOW BATTERY SEAWALL REPAIRS PHASE II PROJECT. REIMBURSEMENT WILL BE PROVIDED BY CPW FOR 100% OF THE COSTS OF ALL CONSTRUCTION ITEMS ASSOCIATED WITH WATER AND SEWER UTILITY WORK. THE ESTIMATED AMOUNT TO BE REIMBURSED IS \$1,370,179.41.**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve a memorandum of agreement with CPW for in-contract utility work on the Low Battery Seawall repairs Phase II project, and 100% Reimbursement will be provided by BPW in the amount of \$1,370,179.41.

**6. FIRE DEPARTMENT: APPROVAL TO SUBMIT THE 2020 ASSISTANCE TO FIREFIGHTER GRANT FOR \$3,000,000 FOR THE COMPLETE REPLACEMENT OF THE DEPARTMENT'S SELF-CONTAINED BREATHING APPARATUS (SCBA) TO MEET THE NFPA STANDARD. THERE IS A 10% MATCH (\$200,000) AND AN ADDITIONAL \$1,000,000 BEYOND THE MAXIMUM AWARD OF \$2,000,000 IN THE FY2022 BUDGET (\$1,200,000).**

Mayor Tecklenburg thanked the City staff and Fire Department for being on the lookout for grants that allow the City to get the job done and provide safety for all employees. The last update of the breathing apparatus' was in 2008, and the City bore the entire cost through the General Fund. He said if the grant was successful, it would save the City substantial dollars.

Councilmember Gregorie asked if the match was \$2,000, and an additional \$1,000,000 beyond the maximum award of \$2,000,000 was how the text should be read. Mayor Tecklenburg said yes, there was potentially another \$1,000,000, and there was no firm price on the equipment, so the amount could vary and the amount of the grant.

Councilmember Shahid said Chief Curia was on the line if there were any questions about the purchase. The grant had a life shelf span, and the application was for the full maximum. He said it was essential equipment the Fire Department needed to send their men and women into battle to fight fires, and it was important for them to move forward with the application.

Councilmember Appel expressed appreciation and approval of this item and thanked all the parties involved.

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the submittal of the 2020 Assistance to Firefighters Grant for \$3,000,000 for the complete replacement of the department's self-contained breathing apparatus to meet the NFPA standard.

**7. AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY A QUIT CLAIM DEED AND ELIMINATION OF POSSIBILITY OF REVERTER, SUCH POSSIBILITY OF REVERTER CONTAINED IN DEED RECORDED IN BOOK J-543, AT PAGE 031 FOR THE PROPERTY LOCATED AT THE CORNER OF MEETING AND WOLFE STREETS BEARING TMS # 459-09-01-049 IN THE CITY AND COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA AND TO RATIFY AND ADOPT ANY AND ALL MODIFICATIONS OR AMENDMENTS TO ORDINANCE# 2004-150. (DEFERRED)**

This item was deferred on the agenda.

**8. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, FEBRUARY 8, 2021 AT 2:00 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)**

- a. Approval of a three-year lease with MUSC with two one-year options to renew. The property will be used as a parking lot. The property is owned by the City of Charleston. [Southeast corner of Fishburne Street and Hagood Avenue and known as the 1,143 parking spaces Fishburne Ballpark Parking Lot; TMS: 4600000008 and 4600000002 (Ordinance)].

- b. Request the Mayor and City Council approve an Option to Lease and Ground Lease Agreement for sixty (60) years with Lowline Housing, LP, Inc. for the development of the City of Charleston's Lowline Affordable housing site. The property is owned by the City of Charleston. [The property is 0.7 acre and is located near the southern terminus of F Street adjacent to the planned Lowcountry Lowline. The site is also adjacent to 670 & 676 King Street, which are properties owned by the Housing Authority of the City of Charleston; TMS: 460-04-04-118; (Ordinance)].
- c. Approval of a Resolution authorizing the Mayor to take all necessary action and execute all necessary documents on behalf of the City of Charleston to accept from the South Carolina Department of Transportation that certain real property, containing approximately 0.31 acres, shown on the attached exhibit, and being a portion of the right-of-way for US Route 17, bounded on the north by US Route 17 (King Street Off-Ramp), on the south and east by the Septima P. Clark Parkway (US Route 17) (SB), and on the west by the intersection of Fishburne Street and Coming Street.
- d. Consider the following annexation:
  - (i) 2182 Parkway Drive (0.20 acre) (TMS# 343-01-00-144), James Island, (District 11). The property is owned by Peter Deen and Leigh Mendelsohn Wey.
- e. Executive Session in accordance with Section 30-4-70 (a)(2) of the South Carolina Code to discuss negotiations incident to a proposed contractual relationship and receive legal advice regarding the 99 West Edge Parking Garage.

Councilmember Shahid, Chair of the Real Estate Committee, reported that Item 'a' was a renewal of 1,143 surface parking spaces on the corner of Fishburne and Hagood Avenue for a three-year lease with two one-year options. There was a discussion about the terms and future potential use of the property. It was a five-year extended lease and was approved unanimously.

Item 'b' was a Resolution to allow the Mayor to approve an option to lease a ground lease agreement for 60 years with Lowline Housing and provide 55 units and construct on the property. He said the City was able to keep the property and any improvements made at the end of the 60-year lease, a big win for the City. Councilmember Shahid asked Mrs. Geona Shaw-Johnson to explain the eligibility component for those eligible to reside in the units.

Mrs. Shaw-Johnson said the rental apartments' goal on the Lowline site was for persons who earned 30 percent, 50 percent, 60 percent, and 80 percent of the area median income. State Housing, which provided the majority of the low-income housing tax credit funding in the state, allowed for income averaging, which allowed developers to go up slightly above what was the norm for areas that needed housing at every level, but at the 80 percent level, as well. On the commercial Council agenda form, \$500,000 was placed as the amount needed for this project. The new amount needed was \$925,000. In 2019 the Ways and Means Committee and City Council allocated approximately \$2,000,000 towards the Lowline Housing Development from bond funds. Mrs. Shaw-

Johnson said the Lowline no longer needed that amount, but did need an increase other than what was previously reported because the City asked the group to increase the number of units at the 30 percent threshold to 20 percent, which represented about 11 units out of the 55 specifically for those who earned 30 percent of AMI. The need was recognized when a look at the Comprehensive Plan suggested units in that category were often needed more than any other income threshold. Lowline accepted the challenge but requested additional funding because of the lower rents being offered. The rental mix of units was 11 units at 30 percent AMI, 15 units at 50 percent AMI, 6 of 15 units at 60 percent AMI, and 14 units at 80 percent AMI. Staff estimated many years ago and brought to Council that the infrastructure, which mostly consisted of parking, was estimated at the cost of \$1,700,000. The cost based on the proposal after meeting with the group several times was \$750,000. She said the City would save funding from bond dollars and TIF dollars that were allocated to the project.

Councilmember Shahid said the Item was approved.

Councilmember Waring asked Mrs. Shaw-Johnson, with the income levels being met, how would the cash flow provide capital monies for improvements in 15-20 years when the roof needed replacement, or the HVAC systems needed to be repaired.

Mrs. Shaw-Johnson said the Lowline Housing group allowed for income averaging. For example, at Rutledge Place, most of the units were rented at both the 50 percent level and lower. The reserves they set aside were not adequate to address the maintenance issues that arose at the units. By bringing in units at the 80 percent level, it allowed the developer to put the additional reserve aside that would prevent them from running into the same issues. The income averaging allowed developers to hit incomes at various levels within the spectrum to mitigate those concerns.

Councilmember Appel recused himself from voting on Item 8 'b.'

Councilmember Mitchell said this project was in his district, and it had his full support.

Mayor Tecklenburg thanked the staff for their work. The developer was from Greenville, but the City owned the property and referred to the site as the 'low-lying property' because the site would not have been purchased if it was not for the efforts of the Friends of the Lowline who bought and subdivided it. He said it went together with the holistic plan approved by Council in December 2020 of improving the Lowline and not letting it be a detriment to affordable housing but utilizing the Lowline to increase affordable housing. He thanked to Mrs. Shaw-Johnson and the staff for working on this project.

Councilmember Shahid said that Item 'c' was a resolution to allow the Mayor to execute documents necessary to accept from the SCDOT approximately 0.31 acres of land near the Septima Clark exit ramp on King Street. It was off of Highway US 17 and would allow for potentially two more affordable housing units to be erected on the property. It was also approved unanimously.

Councilmember Shahid said the final Item was to approve the application for annexation of a property located at 2180 Parkway Drive in Councilmember Appel's district, and it was approved unanimously.

On motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted to approve Items 'a', 'b,' 'c,' and 'd' of the Committee on Real Estate report as presented, and recommended giving first reading to the following resolution and bills:

*An ordinance authorizing the Mayor to execute, on behalf of the City of Charleston ("City") that certain governmental real estate lease to Medical University of South Carolina ("Tenant"), for 1,143 parking spaces and a covered bus shelter located at the southwest corner of Fishburne Street and Hagood Avenue, known as the Fishburne Ballpark Parking Lot.*

*An ordinance authorizing the Mayor to execute, on behalf of the City of Charleston ("City") that certain Option to Lease to Lowline Housing, LP, Inc. ("Tenant") the City's real property, containing 0.708 acres, more or less, and designated as Charleston County TMS No. 460-04-04-118, under which the Tenant will develop a minimum of 55 affordable residential rental units.*

*A Resolution authorizing the Mayor to take all necessary action and execute all necessary documents on behalf of the City of Charleston to accept from the South Carolina Department of Transportation that certain real property, containing approximately 0.31 acres, shown on the attached exhibit, and being a portion of the right-of-way for US Route 17, bounded on the north by US Route 17 (King Street Off-Ramp), on the south and east by the Septima P. Clark Parkway (US Route 17) (SB), and on the west by the intersection of Fishburne Street and Coming Street.*

*An ordinance to provide for the annexation of property known as 2182 Parkway Drive (0.20 acre) (TMS# 343-01-00-144), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11. The property is owned by Peter Deen and Leigh Mendelsohn Wey.*

Councilmember Appel recused himself from voting Item 8'b' and completed a Conflict of Interest form which is on file in the Office of the Clerk of Council.

Councilmember Shahid said the Committee on Real Estate went into Executive Session to discuss issues with the Legal department regarding the parking garage at 99 West Edge. No action was taken.

There being no further business presented, the Committee on Ways and Means adjourned at 4:50 p.m.

Velvett Simmons  
Assistant Clerk of Council