

## Committee on Real Estate

February 11, 2020

A meeting of the Committee on Real Estate was held this date beginning at 4:09 p.m. at City Hall, First Floor Conference Room, 80 Broad Street.

Notice of this meeting was sent to all local news media.

### Present

Councilmember Shahid, Chair, Councilmember Appel, Councilwoman Jackson, and Mayor Tecklenburg

**Also Present:** Susan Herdina, Matt Frohlich, Rick Jerue, Jason Kronsberg, Christopher Morgan,

The meeting was opened with an invocation provided by Councilwoman Jackson.

### Approval of Minutes

On the motion of Councilwoman Jackson, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve the minutes of the December 17, 2019 and December 19, 2019 meetings.

**Authorization for the Mayor to execute a MOU between the City and the Gaillard Management Corporation which sets out the agreement between the parties related to the installation of pipe penetration in the Gaillard Center complex to allow for cabling related to the Democratic National Committee debate to be held at the Gaillard Center on February 25, 2020. There is no cost to the city. (TMS: 458-01-01-001)**

Mr. Frohlich stated that he was speaking for Leigh Bailey. It was an MOU between the City and the Gaillard Management Corporation to allow installation of pipe penetrations at the Gaillard to allow CBS to show the debate on TV. The Parks Department had been involved in this. Before any work was done, the Gaillard would be scanning all walls and floors to make sure it was done safely and also installing covers afterwards so that no one knew the holes ever existed. It was the Gaillard's opinions that this would have to be done eventually anyway.

Councilwoman Jackson asked how much would be a permanent installation. Mr. Kronsberg said it would all be permanent. There had been a need for this previously. They wanted to memorialize it and make sure everyone was on the same page as far as the scanning and make sure the covers fit and were lockable. Adam Pomerantz, Gaillard Management Corporation, said they scanned yesterday and it was an improvement that would help facilitate the debate and it would improve safety in the future.

On the motion of Councilwoman Jackson, seconded by Councilmember Appel, the Committee voted unanimously to approve the above item.

**Discussion regarding Greenbelt funding application for the purchase of approximately 11.25 acres adjacent to the Johns Island Park for the purpose of expanding park facilities and improving pedestrian/bicycle connectivity on Johns Island**

Mr. Kronsberg stated that they had the opportunity come up to engage the adjacent parcel of land to Johns Island Park. The Greenbelt application deadline had been the end of January. The timeframe was available and they had to jump on it. Typically, they would bring this before it happened. There was a growing population on Johns Island and needs. It shared a property line with the Johns Island Park and it was very marketable, so that's why they jumped through some hoops to get the application in. They wanted to answer questions and allow the Committee to review it. The property was about 15 feet in elevation. The owner had turned down other offers, and wanted it to be part of the park. Hopefully, they could get funding approved, and a contract would come back for approval at that point.

Councilwoman Jackson asked what the price tag was. Mr. Kronsberg said that it was up to \$1.6 million, but there had been no contracts. It would have to come back to Real Estate. The application didn't commit them to the deal. They wanted to lock the application in to lock the funding down. Councilwoman Jackson asked about the funding and said she thought they had used up all of their allowable funds. Mr. Kronsberg said they had been talking to the Greenbelt Staff who had encouraged them to make applications for projects that were applicable at that time, so someone else didn't take the property. With all the pressure on Johns Island, they thought it was prudent to try to make something happen to try to expand the park. That way they had the land to do something like a community center, or a pool in the future. Councilwoman Jackson asked how they got into the property. Mr. Kronsberg said to image the frontage being split in half. They were doing their due diligence. If they couldn't do a carwash there, they would want to buy all the way up to the frontage. If that parcel got developed, they imagined there would be a shared access drive. Councilwoman Jackson said there was an article where the Coastal Conservation League was protesting the use of Greenbelt funds that weren't already dedicated to municipal uses. They claimed it was an abandonment of the goals for the use of the funds. She thought they would get pushback, not that it would deter them from doing what they thought was best for the City and citizens. The Johns Island Taskforce was concerned that there weren't any proposals coming forward for the use of the rural funds. She asked what would happen if they were accepted. Mr. Kronsberg said if they got approved, it would authorize funds, and they would negotiate a contract which would come back to the Committee. They had approximately \$40 million coming to the City over the next 25 years in Greenbelt dollars. There was \$15 million sitting there and the Greenbelt staff said they should apply if they thought something was worthy. Councilwoman Jackson said that they needed to be aware of the ongoing purpose for the funds. They should try to be a friend. The Mayor asked if the Coastal Conservation League would oppose this. Councilwoman Jackson said that they were adamantly opposed. Councilmember Waring stated he did see the article. He asked what they would do with the parcel. Mr. Kronsberg said they had done some sketches and they had located a pool, a rec center, some more courts, and a parking area. Councilmember Waring asked if there were other places for recreation on Johns Island. Mr. Kronsberg said that Charleston County had about 12-15 parks within 15 miles of this location. One was just across the street at the middle school. However, the City only had that parcel of land for recreation.

Chairman Shahid said the existing parcel had 14 acres. Mr. Kronsberg said he couldn't remember off the top of his head. The new parcel would be 11 acres. There were 12 applications that came through this cycle of Greenbelt. Most of them were urban and he thought the 12 applications were about \$13 million in requests. Councilmember Waring asked about the process. Mr. Kronsberg said that there was \$15

million there. The Greenbelt Advisory Board Sub-committee would review each application. Prior to that, Greenbelt Staff would go and visit each site. The sub-committee would then review each application and they would make a vote to forward to County Council for their approval. Councilmember Waring asked if they had talked with County Councilmembers yet. Mr. Kronsberg said they had not reached out to County Council yet. Councilmember Appel said he thought this was great and would be a good plan to provide services to those residents. Chairman Shahid said that if this was rejected or there was pushback, if they could just consider buying the property. Mr. Kronsberg said they could consider that, but that was what the Greenbelt funds were for, to buy land like this. It took some time to get the 50/50 in place. These were fee-simple purchases in the most expensive parts of the City. Mayor Tecklenburg said they felt they had cooperation of the owner. They weren't in jeopardy that he would sell it before they heard. They brought an MOU last year with Berkeley Co-Op to buy their property not far from this. Strategically, they had to build a new shop for Milford Street. To have that facility on Johns Island may be very useful when they needed another shop space. It wouldn't be eligible for Greenbelt funding, and they should reserve money for that. Chairman Shahid said he didn't want to lose this opportunity. If there was a Plan B, they needed to keep that in mind. They should be prepared for that. He agreed with the other tract of land. This kind of property on Johns Island was once in a lifetime. Councilwoman Jackson asked if they had said yes or no. Mr. Frohlich said they hadn't heard back yet. Mayor Tecklenburg said he believed they had asked a question about whether the City wanted to move forward with the contract. Councilwoman Jackson stated that property, for community use, could be very attractive to someone like the LDC. The community was eager to see that building come into community use. They were worried about having a shelter space and a hub for small business.

Councilmember Waring said both were high properties. He asked what the amount was on Berkeley Co-Op. Mayor Tecklenburg said there hadn't been a number. Councilmember Waring asked Mr. Morgan about the front parcel being subdivided. He asked if there would be connectivity from Maybank Highway to the Greenbelt parcel. Mr. Morgan said they could require some degree of access. For the property to the east, there were connections coming in and stubbing out to the eastern side of the property. Councilmember Appel asked if this was part of the overlay. Mr. Morgan said it would be. The County had an overlay already, and they were working on a joint overlay. Chairman Shahid asked if there was a possibility that the road could be extended. Mr. Kronsberg said it could be.

On the motion of Councilmember Waring, seconded by Councilwoman Jackson, the Committee voted unanimously to move forward with the application.

Having no further business, the Committee adjourned at 4:35 p.m.

Bethany Whitaker

Council Secretary

