

## Committee on Real Estate

April 10, 2023

A meeting of the Committee on Real Estate was held on this date at 4:06 p.m. via Zoom.

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

### PRESENT

**Committee members:** Councilmember Appel, Chair, Mayor Tecklenburg, Councilmember Waring (arrived 4:23), and Councilmember Shahid.

**City Staff and Others:** Magalie Creech, Melissa Cruthirds, Mollie Conner, Rick Jerue, Robert Summerfield, Mallary Scheer, Amy Wharton, Christopher Morgan, Julia Copeland, Matt Frohlich, Eric Pohlman, Peter Rascoe, Michael Mathis, Malena Dinwoodie, Melissa Cruthirds, and Jason Ward (Landmark Enterprises).

Chairman Appel called the meeting to order.

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

### Approval of Minutes

#### - **March 27, 2023**

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve the minutes of the March 27, 2023, meeting.

- a. **Authorization for the Mayor to execute on behalf of the City of Charleston, a quitclaim deed and any other documents necessary to quitclaim property designated as Charleston County TMS# 463-10-04-034, being the site of a sewer pump station, to the Commissioners of Public Works of the City of Charleston, South Carolina. The property is owned by the City of Charleston. (22 10<sup>th</sup> Avenue, Charleston, SC 29403) [Ordinance]**

Ms. Cruthirds shared a map of the area. She said the location was on 10<sup>th</sup> Avenue between St. Margaret Street and Grove Street. The City currently owned the parcel where CPW's pump station was located. A tree recently fell onto the property and when they were trying to work that out realized that the City still owned that parcel. They were asking the City to quitclaim the property over to them.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve Item A.

- b. **Request approval of the revision to the application for the County Greenbelt funds from the City's "URBAN" Greenbelt allocation previously submitted. The revision adds four parcels and increases the funding request by \$12,360.00. Attached Resolution in support of the revised application is part of the required submittal. Funds will be used to acquire five parcels totaling approx. 58.8-acres (including wetlands/water area). Charleston County Greenbelt application is in the review/approval process. (0 Ashley Hall Road) (TMS# 351-04-00-007; 353-15-00-001; 351-03-00-096, -097, and -098) [Resolution]**

Mr. Frohlich said the City originally had the Greenbelt application for the Woodmere property off of Ashley Hall Road, but since then there were three other parcels adjacent to it which included two bodies of water and an island that were owned by The Beach Company. The Beach Company had agreed to give those properties to the City which would expand the potential park space by about 30 acres. He said with the Resolution the City would be bringing in additional costs through the grant application to cover the due diligence costs associated with environmental and surveying.

Mayor Tecklenburg thanked Mr. Darby and The Beach Company for their generosity.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve Item B.

**c. Authorization for the Mayor to execute on behalf of the City of Charleston a Third Addendum to a Memorandum of Agreement with Friends of the Lowline to allow the City to utilize TIF funds to continue conceptual design work. [Ordinance]**

Ms. Copeland said in 2021 the City issued a Second Addendum for the MOA with the Friends of the Lowline to incorporate \$150,000 from the Cooper River Bridge TIF. After discussion with the Friends of the Lowline they suggested that the City enter into a Third Addendum where thereby relinquishing their use of the \$150,000 to the City so that those funds can be used toward the completion of the engineering phase for the lowline.

Chairman Appel asked if it was the same \$150,000, they approved in 2021.

Mayor Tecklenburg said it was the same money, it just approved it back to be utilized for items that the City needed to complete.

Mr. Frohlich said part of what happened with the Federal Planning Grant the City received for the lowline, it meant that the activities being performed by the Friends of the Lowline might not be needed anymore. He said there were environmental things that needed to be done before they could move forward on the Federal Planning Grant, so in conversation with the Friends of the Lowline they agreed to relinquish the original allocation the City gave to them.

On a motion of Mayor Tecklenburg, seconded by Councilmember Shahid, the Committee voted unanimously to approve Item C.

**d. Please consider the following annexations:**

- (i) **2245 South Dallerton Circle (.27 acre) (TMS# 310-07-00-055), West Ashley, (District 5). The property is owned by Janet Hancock.**
- (ii) **2223 North Dallerton Circle (.26 acre) (TMS# 310-07-00-028), West Ashley, (District 5). The property is owned by Christopher and Conner Morgan.**
- (iii) **2138 Wappoo Drive (.24 acre) (TMS# 343-06-00-181), James Island, (District 11). The property is owned by David and Savannah Hurt.**
- (iv) **912 Savannah Highway (.16 acre) (TMS# 418-13-00-184), West Ashley, (District 9). The property is owned by Alexander Cooker.**

Ms. Conner said the first three annexations were residential and the other annexation was a commercial property.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve Item D.

**e. A Resolution to execute a Fourth Amendment to the Memorandum of Understanding between the City of Charleston and Landmark Enterprises Services, LLC, DBA Landmark Enterprises, dated September 14, 2021 to extend the review period deadline to May 23, 2023. [Resolution]**

Ms. Copeland said during the Ad Hoc Committee meeting with the Landmark team there was a request from the members of the Committee that Landmark provided alternatives for the Committee and Council to consider. Landmark agreed to do that but asked for 60 days in order to produce an alternative concept. She said the Resolution was currently extended to May 23 but would ask to extend it for 60 days.

Councilmember Shahid asked if that would be till June 23<sup>rd</sup>.

Mayor Tecklenburg said if it ended up on the June meeting agenda that would be June 20<sup>th</sup> he suggested that they take it through June 21<sup>st</sup>.

Mr. Ward said they were working to reanalyze the project and bring it back to the City.

Chairman Appel said the extension of the MOU did not take off the table any work that was already performed by Landmark to date, it just provided the members of the Ad Hoc Committee something else to look at as requested.

Councilmember Waring said he just joined the meeting and asked what was amended.

Chairman Appel said they amended the item to extend it for 60 days through June 21<sup>st</sup>, 2023, and the idea was for Landmark to produce a conceptual alternative for Council to look at.

Councilmember Shahid said he wanted to add that the proposed plan would not include an above ground or underground garage, but it would include a surface lot and reduce the number of buildings on the property.

On a motion of Councilmember Shahid, seconded by Mayor Tecklenburg, the Committee voted to approve Item E as amended. Councilmember Waring voted nay.

f. [Authorization for the Mayor to execute a Memorandum of Agreement with Charleston County regarding the resurfacing of the Riverland Boat Landing surface area.](#)

Ms. Copeland showed a map of the location. She said the MOA from the county explained the rights of responsibilities of each party and the financial component that the City would pay back \$5,500 for the paving.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to approve Item F.

Mr. Frohlich said he wanted to introduce the new Real Estate Director to the City, Malena Dinwoodie.

There being no further business to discuss, the meeting was adjourned at 4:34 p.m.

Brittany Pinckney  
Assistant Clerk of Council