

Committee on Real Estate

May 9, 2022

A meeting of the Committee on Real Estate was held this date at 3:07 p.m. via Zoom Webinar.

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

PRESENT

Committee members: Councilmember Appel, Chair, Mayor Tecklenburg, Councilmember Gregg, Councilmember Shahid, and Councilmember Waring.

City Staff: Leigh Bailey, Philip Clapper, Jennifer Cook, Julia Copeland, Melissa Cruthirds, Andrea Derungs, Matthew Fountain, Matthew Frohlich, Rick Jerue, Mollie Jones, Jason Kronsberg, Christopher Morgan, Mallary Scheer, Velvett Simmons, Robert Summerfield, and Scott Watson.

Chair Appel called the meeting to order.

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

Approval of Minutes

- April 25, 2022

On a motion of Councilmember Waring, seconded by Mayor Tecklenburg, the Committee voted unanimously to approve the minutes of the April 25, 2022 meeting.

- a. **Request approval to authorize the Mayor to execute on behalf of the City a General Utility and Access Easement Agreement which grants the City permanent utility and access easements on a portion of the William Enston Homes, TMS Nos. 463-16-01-001, 463-16-01-005, 463-16-01-007, to install and maintain a pump station facility and a stormwater collection and conveyance system. The property is owned by the Housing Authority of the City of Charleston. (King Street and Huger Street)**

Mr. Fountain said this was the easement offered by the Charleston Housing Authority to provide a space to install the wet well, which would be an open pond system, the pump station, and the outfall piping, which would end up going under the interstate and into the drainage system for the area. It was related to the King and Huger drainage improvement project.

The easements were being offered gratis, and they thought they had a good agreement that would allow them to move forward with the project.

Mayor Tecklenburg said he wanted to thank their partners at the Charleston Housing Authority. It was not a small piece of property that they were allowing the City to use. It would have been quite valuable if it were to be sold.

It also helped the drainage on the Housing Authority's site.

The corner of King and Huger had never been addressed until now. It was a big project just to take the water out of that one low spot, which was a main artery in and out of the City. This was a big gift to the citizens of Charleston.

Councilmember Shahid said it was a huge benefit for the City.

Councilmember Waring agreed. They couldn't have asked for anything better.

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

- b. **Request approval of a Facility Use Agreement for the Piccolo Spoleto organ recital at First Scots Presbyterian Church on June 2nd and June 6th. There is no cost to the City. The property is owned by First Scots Presbyterian Church. (53 Meeting Street)**

Items B, C, D, and E were taken together.

- c. **Request approval of a Facility Use Agreement with General Service Administration for use of the U.S. Custom House during Piccolo Spoleto for dates May 27th, 28th, and 29th. There is no cost to the City. The property is owned by the U.S. Custom House. (200 East Bay Street)**
- d. **Request approval of a Facility Use Agreement for the Piccolo Spoleto organ recital at the French Huguenot Church on June 3rd. The \$250 sexton fee will be paid from Piccolo Spoleto donations. The property is owned by the French Huguenot Church. (136 Church Street)**
- e. **Request approval of a Facility Use Agreement for the Piccolo Spoleto organ recital at St. Matthew's Lutheran Church on June 1st and June 8th. There is no cost to the City. The property is owned by St. Matthew's Lutheran Church. (405 King Street)**

Mr. Watson said that they were excited to be back in churches. They would be having organ recitals in three locations that required use agreements. They were the same agreements as were used pre-COVID. They would pay a sexton's fee of \$250 at the French Huguenot Church. They had a specialist instrument there, and they were fortunate to be able to use it.

They had agreements with the GSA for use of the Customs House, which included two marching band concerts, and most importantly, the curtain raising concert with the Charleston Symphony on Friday, May 27th, at 8:00pm.

On a motion of Councilmember Shahid, seconded by Councilmember Waring, the Committee voted unanimously to approve Items B, C, D, and E.

- f. **Request to authorize the Mayor to execute on behalf of the City a Right-of-Way and Utility Easement granting the Commissioners of Public Works a permanent easement and right-of-way on a portion of 17 Lockwood Drive for the installation and maintenance of utility lines. The property is owned by the City of Charleston. (TMS Nos. 460-14-00-010, 460-14-00-001) (17 Lockwood, Dr., Charleston, SC 29401)**

Ms. Bailey said the Item was related to the emergency water main repairs that CPW had to take care of adjacent to the City Marina. This was an after-the-fact cleanup.

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

- g. **Request approval of a Resolution committing the current Greenbelt funds allocated for allowable improvements as the matching funds for the Fort Pemberton – Public Access Improvements Project. The LWCF Grant request of \$261,000 requires a 50% match funded by the currently awarded City Greenbelt Allocation to be used for minor improvements of \$261,000 for a total project of \$522,000.**

Mr. Kronsberg said the Item was to supplement the already-approved grant application. It was brought to the City's attention by the State that they needed an official resolution, and the grant paperwork didn't fit the checkboxes of the grant.

The grant application was for an LWCF grant of \$261,000, and required a 50% match, which was currently matched by the Greenbelt funds, which were awarded for minor improvements. The grant would have a total of \$522,000 for the phase 1 implementation of the Fort Pemberton Park project. They only had a concept plan for the park currently, but they had had great engagement with the community.

Councilmember Waring asked how much money it would take to finish the park.

Mr. Kronsberg said that they had the concept plan, but not full plans to prepare cost estimates from. However, at about \$500,000, that would allow for a very robust phase 1 opening. It might not have all of the historical interpretation that they would contemplate, but it would get parking areas, a trail system,

benches, and other site amenities, and the two existing docks would be refurbished to allow for commercial or community access.

Councilmember Waring thanked Mr. Kronsberg.

Chair Appel said having more public access to the water was outstanding.

Mayor Tecklenburg said to Ms. Jones that only about 20% of the residents in that area were in the City limits, and this could be a sales tool, along with their tax and water bill savings, to convince them to come into the City.

Ms. Jones said she thought he was right. There was more interest in that area, she believed people had been talking to their neighbors about annexing. There was one on the agenda that day.

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

h. Please consider the following annexations:

- (i) 2157 Fort Pemberton Drive (.24 acre) (TMS# 343-01-00-104), James Island, (District 11). The property is owned by Jack Narusevich and Jennifer Moeggenberg.**

Items h(i)-h(iii) were taken together.

- (ii) 1766 Ashley River Road (.49 acre) (TMS# 351-11-00-003), West Ashley, (District 9). The property is owned by Irmgard S. Titus.**

- (iii) 1776 Ashley River Road (.56 acre) (TMS# 351-11-00-004), West Ashley (District 9). The property is owned by Morris N. and Nancy B. Harper Revocable Trust.**

Councilmember Shahid said the second two items were the Wells Fargo complex on the corner of Sam Rittenberg and HWY 61. He had been in contact with former Councilmember Aubry Alexander, Councilmember Shahid's predecessor. They had had some productive discussions.

The Parker's Gas Station wanted to locate on Playground Road, and they were denied when they applied to the DRB to demolish the building that they needed. He gave credit to Councilmember Shealy for bringing that to his attention, because it was a property that was going to back into the parks on Playground Road. They didn't think it would be an appropriate spot for a number of reasons. At the same time, they were trying to encourage and direct them down towards the aforementioned intersection that had been vacant for many years. This was an opportunity to annex it into the City and to redevelop the property. It was a highly visible corner, and they didn't like to see anything like that vacant.

Councilmember Waring said he agreed. They did not want the gas station backing up to the baseball field.

When the redeveloped the Wells Fargo property was turned into a Parker's, that would mean more money going into the TIF, which would add to the bottom line for West Ashley revitalization.

On a motion of Councilmember Waring, seconded by Councilmember Shahid, the Committee voted unanimously to approve Items h(i)-h(iii).

There being no further business to discuss, the meeting was adjourned at 3:27 p.m.

Philip Clapper
Clerk of Council's Office