

**COMMITTEE ON WAYS AND MEANS**

May 14, 2019

A meeting of the Committee on Ways and Means was held this date beginning at 4:37 p.m.

**PRESENT (13)**

The Honorable John J. Tecklenburg, Mayor

Councilmember White	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Lewis	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Wagner	District 5	Councilmember Moody	District 11
Councilmember Gregorie – <i>arrived at 4:47 p.m.</i>	District 6	Councilmember Jackson	District 12

**1. INVOCATION:**

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

**2. APPROVAL OF MINUTES:**

The minutes of the April 23, 2019 Committee on Ways and Means were deferred.

**3. BIDS AND PURCHASES**

On a motion of Councilmember Moody, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the bids and purchases as follows:

**PARKS DEPARTMENT: ACCOUNT:522000-52206 APPROPRIATION: \$90,000**

Approval to establish a contract for the Septima P. Clark Parkway Grounds Maintenance with Pleasant Places, Inc., 449 Long Point Road, Mt. Pleasant, SC 29464; Solicitation #19-B010R

**CAPITAL PROJECTS: ACCOUNT:051570-58015/52700 APPROPRIATION: \$49,132.83**

Approval to purchase cardio equipment to be furnished and installed at the Daniel Island Recreation Center from Life Fitness, 9525 Bryn Mawr Ave., Rosemont, IL 60018; Sourcewell Contract #12015-LFF

**PARKS DEPARTMENT: ACCOUNT:170100-52412 APPROPRIATION: \$36,085**

Approval to increase the purchase order for additional work to be done at Northbridge Park Pier by Salmons Dredging Corporation, from \$31,619 to \$67,704 to cover the additional repairs.

**STORMWATER: ACCOUNT:050312-58240 APPROPRIATION: \$54,000**

Approval to install check valves at Concord Street to be done by B&C Land Development, Inc., 3785 Old Charleston Hwy., Johns Island, SC 29455.

**FLEET MANAGEMENT: ACCOUNT:193100-58010 APPROPRIATION: \$55,786**

Approval to purchase two (2) 2019 Ford Explorers for Stormwater from Santee Automotive, 2601 Paxville Hwy., Manning, SC 29102; SC Contract #4400017417

**FLEET MANAGEMENT: ACCOUNT:062019-58015 APPROPRIATION: \$55,000**

Approval to purchase a 304E2 LOA Mini Hydraulic Excavator from Blanchard Machinery, 151 Farmington Road, Summerville, SC 29482; SC Contract #4400018368

**POLICE DEPARTMENT: ACCOUNT:200000-52023 APPROPRIATION: \$60,000**

Approval to increase amount of Global Public Safety (formerly Light-N-Up) contract (Solicitation #15-P008R) from \$110,000 to cover the cost of additional upfitting work and deliver of vehicles.

**FIRE DEPARTMENT: ACCOUNT:062019-58010 APPROPRIATION: \$46,934**

Approval to purchase two (2) 2019 Chevrolet Colorado Pickup Trucks from Love Chevrolet, 100 Parkridge Drive, Columbia, SC 29212; SC Contract #4400017268

**INFORMATION TECHNOLOGY: ACCOUNT:161000-52206 APPROPRIATION: \$651,453.63**

Approval to renew Microsoft Enterprise Agreement for City computers and servers through SHI. State Contract #4400017751. This licensing renewal is required to maintain licensing for all Microsoft computer and server operating systems and applications software (Windows Desktop Operating System, Office Applications, Network Active Directory, Database software, Exchange/Email, and Windows Server OS) for current licensing and future upgrade requirements for 1,575 users and 65 servers.

**INFORMATION TECHNOLOGY: ACCOUNT:062019-52740 APPROPRIATION: \$162,122.48**

Approval of the purchase of Dell Computers as part of the City's annual PC 4-5 year rotation cycle; State Contract #4400011358. This provides 125 Dell Desktop PCs with monitors at \$1,296.98 each as part of the City's annual rotation of PCs on a 4-5 year rotation cycle; lease-purchase.

**4. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF YEAR 2018 AMENDMENT TO GENERAL FUND EXPENDITURE BUDGET [ORDINANCE]**

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to give first reading to the following bill:

*An ordinance to make additional appropriations to meet the liabilities of the City of Charleston for the fiscal year ending December 31, 2018.*

**5. BUDGET FINANCE AND REVENUE COLLECTIONS: APPROVAL OF YEAR 2018 AMENDMENT TO GENERAL FUND REVENUE BUDGET [ORDINANCE]**

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to give first reading to the following bill:

*An ordinance to recognize the usage of additional funds to meet additional appropriations authorized by Ordinance 2019-\_\_\_\_\_ for the fiscal year ending December 31, 2018*

**6. AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF WATERWORKS AND SEWER SYSTEM REVENUE BONDS OF THE CITY OF CHARLESTON IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$155,000,000 AND OTHER MATTERS RELATING THERETO.**

Mayor Tecklenburg recognized Kin Hill and other representatives present from Charleston Water System. Councilmember Waring stated he wanted to note the excellent fiscal and money management at Charleston Water System.

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to give first reading to the following bill:

*An ordinance providing for the issuance and sale of Waterworks and Sewer System Revenue Bonds of the City of Charleston in one or more series in the aggregate principal amount of not exceeding \$155,000,000 and other matters relating thereto.*

**7. FIRE AND POLICE DEPARTMENT: APPROVAL TO SUBMIT THE 2019 PORT SECURITY GRANT IN THE AMOUNT OF \$543,847 FOR EQUIPMENT AND SUPPLIES. \$200,778 IS FOR EQUIPMENT (ATMOSPHERIC MONITORING, SEARCH CAMERA AND NIGHT VISION) AND A BOAT LIFT FOR THE FIRE DEPARTMENT. \$343,069 FOR A SAFE BOAT, TRUCK AND TRAILER FOR THE POLICE DEPARTMENT. A 25% MATCH IN THE AMOUNT OF \$135,962 WILL BE BUDGETED IN 2020.**

On a motion of Councilmember Griffin, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously to submit the 2019 Port Security Grant in the amount of \$543,847 for equipment and supplies.

**8. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO APPLY FOR \$10,000 FROM THE SOUTH CAROLINA ARTS COMMISSION IN SUPPORT OF THE LOWCOUNTRY QUARTERLY ARTS GRANTS PROGRAM. THE GRANT PERIOD IS 7/1/19 THROUGH 6/30/2020. A 1:1 CITY MATCH IS REQUIRED. MATCHING FUNDS WILL COME FROM COMMUNITY ASSISTANCE APPROPRIATIONS.**

On a motion of Councilmember Mitchell, seconded by Councilmember Lewis, the Committee on Ways and Means voted unanimously to apply for \$10,000 from the South Carolina Arts Commission in support of the Lowcountry Quarterly Arts Grants Program.

**9. RECREATION: APPROVE THE CONTRACT BETWEEN THE CITY OF CHARLESTON AND THE CHARLESTON COUNTY SCHOOL DISTRICT IN THE AMOUNT OF \$104,412 TO PURCHASE MEALS TO BE SERVED DURING THE SUMMER FOR CHILDREN WHO PARTICIPATE IN THE SCHOOL FREE/REDUCED LUNCH PROGRAM. FUNDING IS PROVIDED THROUGH THE SC DEPARTMENT OF EDUCATION TO THE CITY OF CHARLESTON AS THE LOCAL SPONSORING AGENCY.**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the contract between the City of Charleston and the Charleston County School District in the amount of \$104,412 to purchase meals to be served during the summer for children who participate in the school free/reduced lunch program.

**10. STORMWATER MANAGEMENT: APPROVAL TO APPLY FOR THE EPA GRANT APPLICATION THAT REQUIRES A CITY MATCH OF \$62,500. IF AWARDED, THIS GRANT WOULD COVER \$187,500 OF THE COSTS TO UPDATE THE CITY'S STORMWATER DESIGN STANDARDS MANUAL TO INCLUDE A SET OF STANDARDS FOR DEVELOPERS AND PRIVATE OWNERS THAT PROMOTES THE PRESERVATION AND ENHANCEMENT OF WETLANDS ON PROJECT SITES. THE APPLICATION IS DUE TO THE EPA ON MAY 24, 2019. THE CITY MATCH OF \$62,500 IS AVAILABLE THROUGH THE STORMWATER OPERATIONS ACCOUNT.**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve to apply for the EPA grant application that requires a City match of \$62,500.

**11. PARKS-CAPITAL PROJECTS: APPROVAL OF A PROFESSIONAL SERVICES CONTRACT WITH T.L. LIN INTERNATIONAL | LINDBERGH IN THE AMOUNT OF \$48,400 FOR THE DESIGN, ENGINEERING, AND PREPARATION OF CONSTRUCTION DOCUMENTS FOR THE ELECTRICAL RENOVATIONS AT THE JPR, JR. BALLPARK BASED ON THE 2018 CONDITION ASSESSMENT OF THE FACILITY. THE PROFESSIONAL SERVICES CONTRACT WILL OBLIGATE \$48,400 OF THE \$795,545 PROJECT BUDGET. THE FUNDING SOURCE FOR THIS PROJECT IS THE GENERAL MAINTENANCE LINE-ITEM IN THE 2019 JPR, JR. BALLPARK BUDGET (023010-52410).**

On a motion of Councilwoman Jackson, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve a Professional Services Contract with T.L. LIN International | Lindbergh in the amount of \$48,400 for the design, engineering, and preparation of construction documents for the electrical renovations at the JPR, Jr. Ballpark based on the 2018 condition assessment of the facility.

**12. STORMWATER MANAGEMENT: APPROVAL OF FEE AMENDMENT #1 TO THE PROFESSIONAL SERVICES CONTRACT WITH DAVIS & FLOYD IN THE AMOUNT OF \$30,700 TO UPDATE THE "RAIN-ON-GRID" FLOOD RISK ANALYSIS TO REFLECT THE CHARLESTON COUNTY'S 2017 LIDAR DIGITAL ELEVATION MODEL. APPROVAL OF FEE AMENDMENT #1 WILL INCREASE THE PROFESSIONAL SERVICES CONTRACT BY \$30,700 (FROM \$39,910 TO \$70,610). FUNDING FOR THIS WILL COME FROM THE STORMWATER UTILITY FEE FUND.**

Chairman White said they had not seen the contract with David and Floyd come back for \$500,000 in service fees with the Spring Fishburne Drainage project and asked for an update. Mayor Tecklenburg said he asked Stormwater Management Director Matt Fountain to look into it a few weeks ago, and he had not received a report. Matt Fountain said they had been reviewing the proposal for the cost adjustments. They had been having negotiations and would talk about it again at the Ad Hoc Budget Advisory Committee meeting. It would then be brought back to Council with modifications. Chairman White asked if they did all of the work at-risk, and Mr. Fountain confirmed. Chairman White asked if they would eat that cost. Mr. Fountain said that was one of the options.

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve of Fee Amendment #1 to the Professional Services Contract with Davis & Floyd in the amount of \$30,700 to update the "rain-on-grid" flood risk analysis to reflect the Charleston County's 2017 LiDAR digital elevation model.

**13. PARKS-CAPITAL PROJECTS: APPROVAL OF FEE AMENDMENT #3 TO THE PROFESSIONAL SERVICES CONTRACT WITH MOODY NOLAN, INC., IN THE AMOUNT OF \$306,500. THE FEE AMENDMENT REQUEST IS FOR ADDITIONAL WORK FOR DESIGN SERVICES REQUIRED FOR COORDINATION OF DESIGN REVISIONS AND VALUE ENGINEERING ITEMS AND A REVISION TO EXHIBIT G TO REMOVE OBJECT HANDLING AND ACQUISITION SERVICES WHICH WILL BE PROVIDED BY THE IAAM INDEPENDENT OF THE DESIGN CONTRACT. THE FEE AMENDMENT WILL INCREASE THE PROFESSIONAL SERVICES CONTRACT BY \$306,500.(FROM \$10,531,402 TO \$10,837,902). THE TOTAL PROJECT BUDGET REMAINS UNCHANGED. THE FUNDING SOURCE FOR THIS FEE AMENDMENT IS COMING FROM FUNDS DIRECTLY CONTRIBUTED TO THE CITY BY THE IAAM.**

On a motion of Councilwoman Jackson, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve Fee Amendment #3 to the Professional Services Contract with Moody Nolan, Inc., in the amount of \$306,500.

**14. PLANNING PRESERVATION AND SUSTAINABILITY: APPROVAL FOR AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CHARLESTON, CHARLESTON COUNTY, TOWN OF JAMES ISLAND, AND FOLLY BEACH FOR CONSULTING SERVICES FOR THE IMPLEMENTATION OF THE RETHINK FOLLY ROAD RECOMMENDATIONS AND FUNDING FOR SERVICES IN THE AMOUNT OF \$19,950. \$19,950 IS BUDGETED IN 2019. IF THE AGREEMENT IS EXTENDED, THE ADDITIONAL COST WILL BE BUDGETED IN THOSE RESPECTIVE YEARS, IF APPROVED BY COUNCIL.**

On a motion of Councilmember Mitchell, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve an Intergovernmental Agreement between the City of Charleston, Charleston County, Town of James island, and Folly Beach for consulting services for the implementation of the Rethink Folly Road recommendations and funding for services in the amount of \$19,950.

**15. LEGAL DEPARTMENT: APPROVAL OF HOST VENUE PARTNERSHIP AGREEMENT BETWEEN THE CITY AND OC SPORT PEN DUICK, FRENCH SUBSIDIARY OF OC SPORT, FOR THE CITY'S FINANCIAL SUPPORT IN THE AMOUNT OF \$50,000 FOR THE CITY TO HOST THE FINISH OF "THE TRANSAT" SINGLE-HANDED TRANS-ATLANTIC SAILING RACE IN 2020.**

Councilmember Moody asked if this would be \$50,000 in addition to the money the City had already appropriated. Chairman White said his understanding was this was the original \$50,000. Councilmember Shahid said initially they were asking for \$150,000. The City approved in the last budget \$50,000. They went back and forth in negotiations, so this was only the \$50,000 the City had approved so far. They wanted the additional \$100,000, but Legal staff had done a great job in negotiations, and there would not be any additional money. Stirling Halversen added that they took out in-kind services they had initially requested. The City offered to assist them with applying for A-Tax funds and coordinating sponsorships. There was no guarantee of in-kind services being included. The City's usual policing services would be available to this, but it would not be anything special for the event. It would be the policing services available for any City event within the City's jurisdiction. Councilmember Moody asked if they paid for those. Ms. Halversen said if there was a cost for that, once they finalized details with the Police Department, she did include language that they would be responsible for any extra

overtime costs of off duty type of costs that might happen as a result of that. She said that had not be determined yet. Councilmember Moody said that was his concern because the event would be happening during Spoleto 2020. He didn't want the amount of money to start creeping up and that the original \$50,000 was all they were asking for. He would support it, but if they want more, he won't be on board. Ms. Halversen said they would request that they pay for any additional major expenses. Councilmember Moody asked if the \$50,000 was coming out of the Hospitality Tax or Accommodations Tax. He thought it should be Hospitality. Amy Wharton stated it was Hospitality.

Councilmember Shahid recognized Randy Draftz, who introduced him to the organization and race, had been helpful in negotiating the contract. They had been in contact with the Police Department regarding the logistics.

Councilmember Gregorie arrived at 4:47 p.m.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve of Host Venue Partnership Agreement between the City and OC Sport Pen Duick, French subsidiary of OC Sport, for the City's financial support in the amount of \$50,000 for the City to host the finish of "The Transat" single-handed Trans-Atlantic sailing race in 2020.

**16. HOUSING AND COMMUNITY DEVELOPMENT: REQUEST THE MAYOR AND CITY COUNCIL APPROVE THE RECOMMENDATION OUTLINED IN THE MEMORANDUM ATTACHED AND APPROVED BY THE COMMUNITY DEVELOPMENT COMMITTEE OF CITY COUNCIL AT THEIR APRIL 25, 2019 MEETING. THE RECOMMENDATIONS INCLUDED FORGIVENESS OF DEBT, EXTENSION OF AFFORDABILITY COVENANTS AND THE TRANSFER OF 14 DREWS COURT TO THE CITY OF CHARLESTON WITH SHARED RENT PROCEEDS OCCURRING FIFTEEN (15) YEARS FROM THE DATE OF THIS APPROVAL. AN EXPLANATION IS ALSO DETAILED BELOW. 14 DREWS COURT: TRANSFER OWNERSHIP OF THE RENTAL HOME TO THE CITY OF CHARLESTON. THE HOUSE WOULD REMAIN AS AN AFFORDABLE HOUSING UNIT FOR PERPETUITY. AMEND THE CURRENT MORTGAGE AND NOTE TO ALLOW DEFERRED/FORGIVABLE AGREEMENTS. GRANT PASTORS THE RIGHT TO MANAGE AND OVERSEE THE PROPERTY TO INCLUDE COLLECTING RENTS FOR A PERIOD NOT TO EXCEED FIFTEEN YEARS. AFTER A FIFTEEN-YEAR TIME FRAME, PASTORS MAY CONTINUE TO MANAGE AND OVERSEE THE PROJECT AT THE CITY OF CHARLESTON'S DISCRETION. HOWEVER, A MINIMUM OF FIFTEEN TO TWENTY PERCENT OF THE RENT PROCEEDS ARE RETURNED TO THE CITY OF CHARLESTON AND PLACED IN AN AFFORDABLE HOUSING FUND TO CONTINUE THE PRESERVATION AND CREATION OF AFFORDABLE HOUSING. 69 AMERICA STREET: AMEND THE CURRENT LOAN AGREEMENTS TO ALLOW EACH TO BECOME DEFERRED FORGIVABLE AND EXTEND THE TERM OF THE AFFORDABILITY PERIOD FOR AN ADDITIONAL 30 YEARS; ALLOWING THE CITY OF CHARLESTON A SIXTY-YEAR AFFORDABILITY PERIOD FOR AN INVESTMENT OF \$240,000.**

On a motion of Councilmember Mitchell, seconded by Councilmember Gregorie, the Committee on Ways and Means voted unanimously to approve the forgiveness of debt, extension of affordability covenants and the transfer of 14 Drews Court to the City of Charleston with shared rent proceeds occurring fifteen (15) years from the date of this approval.

**17. The Committee on Real Estate: (Meeting was held on May 13, 2019 at 3:00 p.m., City Hall, 80 Broad Street, First Floor Conference Room)**

- a. Request approval for use of First Scot's Presbyterian Church in the amount of \$250.00 by Piccolo Spoleto Festival on June 7, 2019. The property is owned by First Scot's Presbyterian Church. (51 Meeting St.)
- b. Request approval for the Mayor to execute a Facilities License Agreement in the amount of \$3,500 for the Free Verse Festival to use the Charleston Music Hall on October 19, 2019. The property is owned by Chicco Associates. (37 John St.)
- c. Request approval for use of Second Presbyterian Church by Piccolo Spoleto in the amount of \$3200.00 (\$500 for Youth Music on May 26, 2019 and \$2,700 for the Chamber Music Series on May 28, 29, 30, 31 2019 and June 1, 3,4 ,5, 6, 2019). The property is owned by Second Presbyterian Church. (342 Meeting St.)
- d. Request approval for use of the US Custom House during Piccolo Spoleto Festival May 24-26, 2019. There is no cost to the City. The property is owned by the Federal General Services Administration. (200 East Bay St.)
- e. Requesting approval for use of St. Matthew's Lutheran Church in the amount of \$470 during Piccolo Spoleto Festival May 26, May 31, and June 3, 2019. The property is owned by St. Matthew's Lutheran Church. (405 King St.)
- f. Request approval for use of Cathedral of St. Luke and St. Paul by Piccolo Spoleto Festival of Churches on June 7, 2019. The property is owned by the Cathedral of St. Luke and St. Paul. There is no cost to the City. (126 Coming St.)
- g. Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Renee Fleetwood Lewis for the sale of 839 Minnie Street for \$201,637. Ms. Lewis will receive \$50,000 in downpayment assistance from the City of Charleston, invest \$5,000 of her own funds, secure lender financing of \$146,637 and receive closing cost assistance from the Federal Home Loan Bank. This property is one of 7 new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-074) (Ordinance)
- h. Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Kiuarna Shamone Brown Summers for the sale of 933 Fifth Avenue for \$199,237. Ms. Brown will receive \$50,000 in downpayment assistance from the City of Charleston, invest \$5,000 of her own funds, secure lender financing of \$144,237 and receive closing cost assistance from the Federal Home Loan Bank. This property is one of 7 new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-07-00-174) (Ordinance)

- i. Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Damion H. Guild and Nyeshia O. Cherry-Guild for the sale of 835 Minnie Street for \$153,578. The family will receive \$50,000 in downpayment assistance from the City of Charleston, and secure lender financing of \$103,578, and invest \$2,500 of their own funds for closing costs. This property is one of seven new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-075) (Ordinance)
- j. Approval to authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Fredricka Ravenell for the sale of 919 Sycamore Avenue for \$196,237. Ms. Ravenell will receive \$45,000 in downpayment assistance from the City of Charleston, secure lender financing of \$148,737, invest \$2,500 of her own funds for principal reduction and pay closing costs. This property is one of seven new houses recently constructed in the Maryville-Ashleyville neighborhood and is targeted to individuals and/or families earning up to 80% of the Area Median Income. The property is deed-restricted, subject to the City of Charleston Single Family Affordable Housing Restrictive Covenants with an affordability period of 90 years. (TMS: 418-11-00-239) (Ordinance)
- k. Approval to authorize the Mayor and City Council to modify the affordable rental housing restrictive covenant agreement. Previously recorded in Book 0649 at page 915. The modification increases the number of rental homes available to the targeted population and decreases the availability of six (6) for-sale homes low and moderate income homebuyers. This modification was requested by the Housing Authority of the City of Charleston. (110 and 114 Cooper Street – Grace Homes; TMS: 459-05-04-207 and 459-05-04-216). The property is owned by the Housing Authority of the City of Charleston.
- l. Approval to authorize the Mayor and City Council to modify the declaration of restrictive covenants, which when defined means we are increasing the income ranges of the person served in the first 15 years to persons earning up to eighty percent (80%) of the Area Median Income (AMI). Previously it was up to sixty-five percent (65%) AMI. In the second 15 years, the homes will target persons earning sixty-five percent (65%) of the AMI to one hundred percent (100%) of the AMI. Previously recorded in Book 0332 @ page 869. (22 Laurens Street – Williams Terrace; TMS: 458-01-02-063)
- m. Request approval of a Memorandum of Understanding among the City, the South Carolina Aquarium, and the International African American Museum concerning the occupancy and programming of the Charleston Maritime Center (TMS: 459-00-00-169). The property is owned by the City of Charleston.
- n. Approval of the First Amendment to the Volvo Tennis Center Lease (*DEFERRED*)
- o. Discussion on Wellness Aquatics Land Acquisition (***Requested by Councilmember Moody***)
- p. Discussion re: Charleston Battery and Stoney Field (***Requested by Councilmember Moody***)



- q. Consider the following annexations:
- (i) 2234 Portside Way (TMS# 353-12-00-016) 0.29 acre, West Ashley (District 2). The property is owned by Elizabeth Bohler Eubanks.
  - (ii) 2154 Wappoo Drive (TMS# 343-06-00-185) 0.24 acre, James Island (District 11). The property is owned by Tyler Cox and Graham Cox.
- r. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to the Washington Park HOA Easement. Action may or may not be taken. **(Requested by Councilmember Moody)**
- s. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to a FEMA Buyout. Action may or may not be taken. **(Requested by Councilmember Griffin)**
- t. Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) to discuss contractual issues and negotiations related to 999 Morrison. Action may or may not be taken.
- u. Approval of the Second Amendment to the Lease Agreement between the City of Charleston and Charleston Digital Corridor Foundation related to 999 Morrison [Ordinance]

Councilmember Moody, Chair of the Real Estate Committee, reported they had a long meeting. Items a through f dealt with leasing facilities for Piccolo Spoleto and were approved by the Real Estate Committee. He made a motion to approve those items, and Councilmember Mitchell seconded the motion.

On a motion of Councilmember Moody, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve Items a through f of the Committee on Real Estate Report as presented.

Councilmember Moody stated the next Items, g through j, were situations in Maryville/Ashleyville where the City was selling four houses and would have three more. The homes would be sold to individuals who met certain restrictive covenants. The covenants were in place, and he moved for approval of Items g through j. Councilwoman Jackson seconded the motion.

Mayor Tecklenburg commended Council, Geona Shaw Johnson, and Housing and Community Development staff. The seven houses the City was not selling were permanently affordable homes in the Ashleyville neighborhood. This was made possible as a result of a change in an ordinance which Council passed two years ago which created a fee-in-lieu for affordable housing. The City invested the money, and it was like a revolving fund. When they sold these homes, they would bring more money back to the fund and be able to build more new homes and put permanent covenants on the homes so they would remain affordable in the community. He thanked everyone involved. There would be a ribbon-cutting on Thursday at 2:00 p.m. at one of the homes, and Council and the public were invited to attend. Councilmember Waring stated the affordability was deed restricted for 90 years on the homes.

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve Items g through j of the Committee on Real Estate Report as presented and recommended giving first reading to the following bills:

*An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Renee Fleetwood Lewis the property located at 839 Minnie Street (Charleston County TMS No. 418-11-00-074) (West Ashley) (Maryville/Ashleyville) for \$201,637.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.*

*An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Kiuarna Shamone Brown Summers the property located at 933 Fifth Avenue (Charleston County TMS No. 418-07-00-174) (West Ashley) (Maryville/Ashleyville) for \$199,237.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.*

*An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Damion H. Guild and Nyesha O. Cherry-Guild the property located at 835 Minnie Street (Charleston County TMS No. 418-11-00-075) (West Ashley) (Maryville/Ashleyville) for \$153,578.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.*

*An ordinance authorizing the Mayor to execute on behalf of the City of Charleston ("City") an Agreement of Purchase and Sale, in which the City agrees to sell to Fredricka Ravenell the property located at 919 Sycamore Avenue (Charleston County TMS No. 418-11-00-239) (West Ashley) (Maryville/Ashleyville) for \$196,237.00, subject to the City of Charleston single-family affordable housing restrictive covenants, with an affordability period of ninety (90) years.*

Councilmember Moody stated Item k dealt with six homes in the area of Cooper Street that were up for sale which had not sold. They agreed to move those into the rental market. He thought all of those houses they were renting were more affordable housing. Item l changed the income percentage to get more available residents for the first 15 years for the Williams Terrace units. Both items were approved, and he made a motion to approve Items k and l. Councilmember Shahid seconded the motion.

Councilwoman Jackson said she recused herself from Item k because she was on the Board of Directors of the Charleston Redevelopment Corporation who was the expected owner of the condominium units that were to be built there. She thought they needed to be on record that it was not because they did not sale. It was because the Housing Authority trying to be the developer was not able to pencil out the cost of building and selling condo units. There was never the opportunity to sell them. They were withdrawn before they were sold.

On a motion of Councilmember Moody, seconded by Councilmember Shahid, the Committee on Ways and Means voted to approve Items k and l and of the Committee on Real Estate Report as presented.

Councilwoman Jackson abstained from voting on Item k and completed a Conflict of Interest Form which is on file in the Office of the Clerk of Council.

Councilmember Moody said the Item m was an Agreement among the City, the South Carolina Aquarium, and the IAAM for the use of the Charleston Maritime Center. Michael Moore, Jonathan Zucker, and Kevin Mills were present at the Real Estate meeting to answer questions. The item was approved by the committee, and Councilmember Moody made a motion approve Item m. Councilmember Shealy seconded the motion.

On a motion of Councilmember Moody, seconded by Councilmember Shealy, the Committee on Ways and Means voted unanimously to approve Item m of the Committee on Real Estate Report as presented.

Councilmember Moody said Items q(i) and q(ii) were two annexations which were approved, and he moved to approve those items. Councilwoman Jackson seconded the motion.

On a motion of Councilmember Moody, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve Items q(i) and q(ii) of the Committee on Real Estate Report as presented and recommended giving first reading to the following bills:

*An ordinance to provide for the annexation of property known as 2234 Portside Way (0.29 acre) (TMS# 353-12-00-016), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2. The property is owned by Elizabeth Bohler Eubanks.*

*An ordinance to provide for the annexation of property known as 2154 Wappoo Drive (0.24 acre) (TMS# 343-06-00-185), 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 Tyler Cox and Graham Cox.*

Councilmember Moody stated Item u was added, and after they came out of Executive Session, they discussed the Second Amendment to the Lease Agreement with the Charleston Digital Corridor regarding 999 Morrison. That item was approved, and he moved to approve the item. Councilmember Mitchell seconded the motion.

On a motion of Councilmember Moody, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve Item u of the Committee on Real Estate Report as presented.

Chairman White added that with regard to Item u, they asked staff to discuss additional parking needs with Charleston Digital Corridor. Councilmember Lewis stated he wanted information on Item p. Councilmember Moody said Item n was not ready for the Committee to consider, so it was deferred. They did have a discussion on the Aquatics and Wellness Center land acquisition. They were introduced to John DeStefano who would help look for real estate for affordable housing, fire stations, and police stations. They would also like to charge him with finding the right piece of property for the Aquatics and Wellness Center. Councilmember Moody said Item p was discussion regarding the Charleston Battery using Stoney Field for their soccer games. Burke High School was going to use it for their football stadium. The Citadel had football games in the fall which took up all of the parking. The River Dogs also had games that might conflict Charleston Battery events. There was meeting scheduled next week with the Mayor and

staff, but there were many considerations. The couple that owned the Charleston Battery franchise also owned the Daniel Island facility where the Charleston Battery currently played. They were interested in bringing that equipment, bleachers, sign, scoreboard, kitchen and locker room equipment that was professional grade to Stoney Field. All of that had to be worked out. They had met with representatives at Burke and others. If this was going to work, they needed to decide that now before it got too far down the road with what was happening.

Councilmember Lewis said it was good to know someone was interested in Stoney Field. They had been fighting to get Stoney Field up to par for years. If they decided to partner with anyone else, it was a recreation facility, and he thought it should come before the Recreation Committee and needed to have a public hearing so residents in the neighborhood could hear about it. A lot of times groups were met with, but the group that needed to be at the table had not been to the table. He said that African American baseball teams had been run out of the City and were now in North Charleston. He wanted to make sure that if they were going to enter into an agreement for anyone to use Stoney Field, it needed to come before the Committee, and there needed to be a public hearing.

Councilmember Moody said that what Councilmember Lewis had said was the most important. It had gone to the Recreation Committee and was sent to the Real Estate Committee. They were trying to see if the real estate piece of it made any sense where they could work-out a joint agreement, but at some point the Recreation Committee had to be involved in the scheduling and who was going to use the property and how it would be used.

Councilmember Gregorie said it did come before the neighborhood association at their last meeting. They voted to support it, however, the programming for the facility laid with the Recreation Committee, and they would be receiving a report from their Parks and Recreation Department on what kind of programming they would like to see, as well as any programming that the school district would like to see and determine whether or not Burke would be expanding beyond football and go back into track. There were a number of programming issues that they had to consider before the decision was made. They did send it the Real Estate Committee because it was a real estate issue, as well. They had given specific instructions in the Recreation Committee that whatever they decided, that it would not hamper the City's Recreation Department, the neighborhood, and even perhaps the College of Charleston. They just did not know yet the kind of programming that would go on Stoney Field. He agreed there were some politics that they had to be very careful of, particularly as long as they had been waiting to get Stoney Field completed. Now that it is completed, folks were wanting to use it, and there politics they had to consider.

Councilmember Shahid asked if the River Dogs played into any of the discussions. Councilmember Moody said David Echols was present at the meeting, and his understanding was major league baseball was pretty strict and structured in how their games were scheduled, but soccer was not. There were six baseball games that conflicted with the schedule last year. There would be artificial turf that would be laid down, and turf could be bought with artificial football lines stitched in. If they decided to use it for soccer, as well, then it would need to be marked for any kind use. That decision needed to be made before they bought the field turf.

Councilmember Mitchell said they used cleats in soccer, and he did not know if the artificial turf would affect that. He said it was a long time coming because when Mayor Riley was there, he had told him to get rid of the field because the City was not doing anything with it, and it was

looking bad for the City to own a field that looked like that. No one ever fixed it. It was a touchy situation with the community, and the community needed to know first about any other uses. When they tried to get Stoney Field fixed previously, no one had come forward. Councilmember Moody said they did not take a vote on the item. They were trying to gather all of the information and put it before everyone.

Councilmember Moody said the Real Estate Committee also had an Executive Session, one of which was 999 Morrison Drive. The other item dealt with the Washington Park HOA West Ashley and the purchase of an easement. The Committee asked Legal staff to continue negotiations. The last item deal with a FEMA buyout on a piece of property in Hickory Farms. The Committee had received correspondence from Dr. Rutledge. The committee was briefed on the status of the agreement, and they thought it was going to be bought out, but they did not vote on it. Ms. Herdina requested that if they discussed it any further, they needed to go into Executive Session.

There being no further business presented, the Committee on Ways and Means adjourned at 5:10 p.m.

Jennifer Cook

Assistant Clerk of Council