

Committee on Real Estate

September 8, 2020

A meeting of the Committee on Real Estate was held this date beginning at 2:34 p.m. over video conference call.

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

Present

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

Also Present: Jennifer Cook, Christopher Morgan, Matt Frohlich, Leigh Bailey, Tracy McKee, Rick Jerue, Bethany Whitaker

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

Approval of Minutes

On the motion of Councilwoman Jackson, seconded by Councilmember Waring, the Committee voted unanimously to approve the minutes of the August 17, 2020 Real Estate Minutes.

Request authorization for the Mayor to execute a Sublease agreement with Charleston County for the lease of the EMS Medic Station located at 21 Courtenay Drive to house City of Charleston Firefighters during renovations to Fire Station #8. The monthly rent amount for the building and parking \$3,595.00. (TMS: 460-14-00-020)

Ms. Bailey stated that they were paying the monthly rent amount that Charleston County was under with a Master lease. Both MUSC and Charleston County had agreed to allow them to sublease as long as needed. It was a month to month lease, so they would just have to give a 30 day notice before they moved back into their space. Councilwoman Jackson asked if the County was vacating the space or if it would be a co-use. Ms. Bailey stated that it would be co-use in the event of a hurricane or some other emergency situation, but ongoing it would just be in use by the City. Mayor Tecklenburg said that with Fire Station #6 on Cannon under complete renovation and the proposed renovation of the station on Huger, they needed this for flexibility. Chairman Shahid said he thought Station #8 was a surprise to everyone. This was a good location and he thought it was a good price.

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

Consider the following annexation:

- *1569 N. Pinebark Lane (TMS #: 353-15-00-033) 0.27 acre, West Ashley (District 7). The property is owned by Elizabeth and Nicholas Curry.*

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

Other Business

Chairman Shahid said that he had talked with Mr. Lindsey and he had asked for an updated report on an archaeology ordinance study and annexation things. They were looking into it for him. He agreed to wait on that until October to give them time to look at it. They weren't ignoring that.

Councilmember Waring said that he wanted to follow up on what was said about the cathedral. If people got a chance to look in, they should. It was beautiful. About 20 years ago, he happened to be in Savannah when they opened the cathedral there. He had spoken with the bishop and he didn't feel like Savannah had them beat anymore. Chairman Shahid stated that he and the Mayor were in Kindergarten together at the cathedral and he had an old photograph of the May Day celebration and they were some of the only people wearing suits.

Councilwoman Jackson stated that the cathedral was one of her favorite places to take people when they were visiting. She asked if for the next meeting, they could hear about the details about Laurel Island. She knew it may be a little irregular for them to hear that, but in terms of the normal checklist they received for annexations, this was a great new use and she couldn't think of another committee. Public Works may be a good place for them to have that discussion and it would be good to have a closer look of Laurel Island. Councilmember Waring asked if they had a detailed discussion about it about a week previous. Mayor Tecklenburg said that was at Community Development and he thought they did discuss it in more detail there. Councilwoman Jackson said that was kind of out of the mainstream of regular committees in terms of the public paying attention. She wasn't dedicated to this, but it occurred it may be a good was of focusing on what the City would be responsible for long-term, compared to a Laurel Island Neighborhood Association and all they would take on. Councilmember Waring said that it was a lot closer than Daniel Island was to the Peninsula even at the time Daniel Island was being developed. Now, Daniel Island had all the support systems there, but all of those systems were a challenge. Whereas, Laurel Island, once the infrastructure was put in place, he thought it would be easier for the City to take on those challenges. Councilwoman Jackson said she was suggesting they would, but it might be good to put that out there. They could just do that as it was being discussed at the Council level. Mayor Tecklenburg said that something unique about Laurel Island and the tax increment financing district they were in, which would help support the reimbursement to the developer for infrastructure costs, which was unlike what the City had done in the past. In essence, the developer would have to make those investments that the City would normally had paid for. Then, if the development was successful and they generated tax income, they would be eligible for reimbursement, and if not, they would lose their money and the City wouldn't be responsible for that cost. In the meantime, they would be building some tax space, and they would have to provide some regular services like a trash truck. But, they would have built the road, and put those big dollar investments on their own upfront. He felt they had a good deal in that sense. Councilwoman Jackson said she wasn't saying they didn't, but it may be comforting to the public to know all of that. She thought it was more of a good news story, but most wouldn't be as familiar, and maybe think the opposite. Mayor Tecklenburg said they would have the opportunity at City Council when it came to a public hearing.

Councilmember Waring said that some of those same points, and the Mayor was illustrating, they could maybe do a better description on the City's website. Chairman Shahid said he went back and looked at the ordinance for Real Estate and what they were responsible for, and he didn't know if Laurel Island fell under their purview. He thought it would be good to put it out to the full Council in the communications section and they could send it where they needed to. Councilwoman Jackson said that was why she was asking. She brought it up because she saw it would be before them at the September 22nd meeting.

Having no further business, the Committee adjourned at 2:53 p.m.

Bethany Whitaker

Council Secretary