

## **Committee on Real Estate**

September 21, 2020

A meeting of the Committee on Real Estate was held this date beginning at 3:00 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 (arrived at 3:11 p.m.), and Mayor Tecklenburg

**Also Present:** Chip McQueeney, Susan Herdina, Janie Borden, Rick Jerue, Leigh Bailey, Matt Frohlich, Christopher Morgan, Mallary Scheer, Jason Kronsberg, Amy Wharton

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

### **Approval of Minutes**

On the motion of Councilwoman Jackson, seconded by Councilmember Appel, the Committee voted unanimously to approve the minutes of the September 8, 2020 Real Estate Minutes.

**Request authorization for the Mayor to execute a change order to the Agreement for Voluntary Cleanup Contract Services (Revision 1) Housing Parcel (VCC 17-6523-NRP) (the "VCC") from S&ME, Inc., relating to that certain parcel, containing 0.71 acres, more or less, located at the southern terminus of F Street (Charleston County TMS No. 4600404118) pursuant to the attached "Change to Agreement for Services" with S&ME, Inc. The change order would increase the scope of services S&ME proposes to perform on the site, as required under the VCC, to include additional soil quality assessment and to prepare a corrective measures ("CMP") and media management plan ("MMP"). SCDHEC will require these additional measures under the VCC. The change order will increase the total contract price from \$76,945.00 to \$86,110.00, for a total increase of \$9,165.00.**

Mr. McQueeney stated that this was an increase to the current scope of work under the voluntary cleanup contract. There was actually one contract governing the Lowline property and the affordable housing parcel, which was at the southern tip of F Street along the on-ramp from the Septima Clark onto I-26. The contract amount was increased a little over \$9,000. The increased scope of work was what was required by DHEC. Based on the initial Phase 2 environmental assessment of the property, there was a portion that had high concentrations of lead. So, they had to do additional soil testing and had to prepare a corrective measures plan, which was how they would deal with the contaminated soil, and a media management plan, which was how to put measures into effect to isolate it during removal or other activities on the property. There was a timing issue because they had already posted the RFP for the affordable housing site, and this was just an increase for that site. They needed to do an addendum

to it based on the results of this. That process needed to be completed soon because the responding bidder will want to qualify for low-income housing credits which were due in March 2021.

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

**Authorize the Mayor to execute an MOU with Enough Pie for the installation of an artistic mural on the I-26 bridge columns between Cypress and Romney Streets near the Vivian Moultrie Playground. (41 Ashley Avenue – Vivian Anderson Moultrie Park)**

Ms. Borden stated that this was an agreement between the City and Enough Pie for the installation of an artistic mural on the I-26 bridge columns between Cypress and Romney Streets. This was to assist with the beautification of Vivian Moultrie Park. The mural did go through the Parks Department for approval. Enough Pie would be providing the labor and materials for the installation.

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

**Approve an Agreement to Buy and Sell Real Estate between the City and Shade Tree Holdings, LLC, a South Carolina limited liability company, for the sale of approximately 3.329 acres located on Wildst Battery Dr. (at the intersection of Maybank Hwy. and Wildst Battery Dr. on Johns Island), to the City for the purchase price of \$800,000. (TMS: 313-00-00-337)**

Ms. Bailey stated this was vacant parcel located at the intersection of Wildst Battery and Maybank Highway. This was a very desirable location based on estimated call response times and the access to Maybank Highway. The Fire Department and Capital Projects were very happy with this location and would love to proceed with closing. Councilwoman Jackson said she assumed the price had already been appraised. Chairman Shahid said he had received a copy of the appraisal at \$800,000. He didn't go through it in detail, but he did review it. Mayor Tecklenburg said that this was a big commitment on the City's part to further serve the citizens of Johns Island with additional fire protection services. It was closer to River Road than the existing fire station over there, so it would provide good access and coverage for more of the eastern side of Johns Island. The property was ready for development and already cleared. They would get the design team going and consider whether other City services could be made available at the facility as well. But, they had been trying to put it together for a while, and he was glad it was coming to Council. Chairman Shahid asked if this would be a second fire station on Johns Island or a replacement. Mayor Tecklenburg said it would be a second station. The existing one was on Bohicket Road close to Main Road and Maybank Highway. This would be closer to the intersection of River and Maybank Highway. It was a very strategic location. Chairman Shahid said he met with Jason Kronsberg, Amy Wharton, and Chief Curia to get a sense of the needs of the fire department and this definitely fit into their plans.

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

**Consider the following annexation:**

- *1858 Christian Road (TMS #: 353-14-00-095) 0.22 acre, West Ashley (District 7). The property is owned by William J. and Elizabeth K. Trull.*

Chairman Shahid said that filling in the donut holes was important and the Planning Department would talk to them at the next meeting to see what kind of strategy they could incorporate to fill in some of those holes that were out there. Councilmember Appel said that it needlessly complicated all types of issues like stormwater. It would be good to identify the holes, and figure out the exact amount of tax savings and do some kind of mailer. Councilmember Waring said he was wondering if they could have a sit down with the people at St. Andrews PSD and have a serious talk as to putting something together. Councilwoman Jackson said that their environmental services department had worked with the James Island PSD to have 800 houses that they figured out they could share routes on so they didn't have to send duplicate trucks down the street every day. They had some resistance early on from long-standing James Islanders who didn't want their trash picked up by the City. But, in the meantime, they had been working together to cooperate about debris. They had really made friends among the staff. The Mayor sealed the deal this past week when the City donated two recycled trucks. She thought they would make that happen. Hopefully, by the end of the year they would be piloting a few neighborhoods so that the citizens could get comfort seeing that it worked fine. Then, they would be swapping 800 houses. The City would do 400 that the PSD currently picked up and they would take 400 from the City. That would be a big savings.

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

**Miscellaneous Business**

Councilmember Waring asked if anyone had read the Real Estate insert in the paper over the weekend. It was very good for James Island and an interesting read.

Having no further business, the Committee adjourned at 3:22 p.m.

Bethany Whitaker  
Council Secretary