

COMMITTEE ON REAL ESTATE

October 8, 2019

A meeting of the Committee on Real Estate was held this date beginning at 3:36 p.m. at City Hall, First Floor Conference Room, 80 Broad Street.

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

PRESENT

Chairman Moody, Councilmember White, Councilwoman Jackson, Councilmember Waring (arrived at 3:34 p.m.), and Mayor Tecklenburg **Also Present:** Matt Frolich, Christopher Morgan, Ashley Anderson, Susan Herdina, Amy Wharton, Geona Shaw Johnson, Bill Eubanks and Bethany Whitaker, Council Secretary

The meeting was opened with a moment of silence provided by Councilmember White.

Approval of Minutes

On the motion of Councilmember White, seconded by Councilwoman Jackson, the Committee voted unanimously to approve the minutes of the September 24, 2019 Real Estate Meeting.

Request approval of the First Amendment to Lease Agreement whereby the square footage of the leased space is adjusted from 2600 square feet to 2435 square feet and the base rent table is updated. The property is owned by Twelve Farmfield, LLC. [12-C Farmfield Avenue (CPD Forensics); TMS: 349-08-00-027]

Ms. Anderson said that when the lease was initially entered into, the square footage was estimated. They didn't have as much square footage as they were paying for.

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

Authorize the Mayor to execute the Agreement of Purchase and Sale between the City of Charleston and Andrea Jones for the sale of 837 Minnie Street for \$172,837. Ms. Jones will receive \$50,000 in downpayment assistance from the City of Charleston and \$2,000 in grant funds from the City's Employer Assisted Housing Program. This property is one of 7 new houses recently constructed in the Ashleyville-Maryville 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. Ms. Jones is an employee of the City of Charleston. (TMS: 418-11-00-238; 837 Minnie Street) [Ordinance]

Ms. Shaw Johnson stated that this was a staff member of hers who was purchasing the home. There were also two other City employees that would be purchasing homes. They followed the same process and were very transparent. Because this was an employee, Corporation Counsel had them bring in someone from outside to look at the process to make sure it was as it should be.

Councilwoman Jackson asked if they were allowed to give preference to employees. Ms. Shaw Johnson said they weren't allowed to give preference to anyone. Everyone followed the same process. They did have an Employers Assisted Housing Program and a loan program/grant program they could access.

Councilmember White asked with the downpayment assistance if there were any additional covenants or restrictions that got filed against the property with that \$50,000 in assistance. Ms. Shaw Johnson said it stayed as permanent subsidy with that structure, so it would follow every buyer that had an opportunity to purchase. It was called a transfer certificate.

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

Consider the following annexations:

- i. *3894 Savannah Highway and 711 & 715 Hughes Road (TMS #: 287-00-00-139 and 287-00-00-140, 142, 178) 28.85 acres, West Ashley (District 5). The property is owned by Colson Jean R Saltwater Breeze LLC.*
- ii. *0 Oakville Plantation Road (TMS #: 317-00-00-007) 10.47 acres, Johns Island (District 5). The property is owned by Keith W. Lackey. (DEFERRED)*
- iii. *2495 River Road (TMS #: 317-00-00-012) 4.75 acres, Johns Island (District 5). The property is owned by Gail Grimball. (DEFERRED)*
- iv. *2493 Summerland Drive (TMS #: 317-00-00-075) 9.91 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (DEFERRED)*
- v. *0 Summerland Drive (TMS #: 317-00-00-076) 8.70 acres, Johns Island (District 5). The property is owned by Gary S. Worth. (DEFERRED)*

Councilwoman Jackson stated that she hadn't felt badly to take the time to know more about this property. She would vote for the annexation for the reasons that they had traditionally felt were in the best interest of the City in order to take more control of a property that had merit and potential. For the record though, she had talked with the civil engineer that was representing the partners and she thought they needed to know the elevation of properties from now on. This one in particular was asking for a PUD. She had talked with the stormwater department and they had met with the representatives about the concept and where the water could go and what kind of considerations they would have to make. She asked Mr. Holton in particular if the property could get an approval under the draft of the stormwater design manual and he said it could, but they would have to work for it. They would need to be very careful about saying yes to the PUD after they annexed it.

On the motion of Councilwoman Jackson, seconded by Mayor Tecklenburg the Committee voted unanimously to approve the above annexation for 3894 Savannah Highway and 711 & 715 Hughes Road.

Update on Richardson property on Camp Road (Requested by Councilmember William Dudley Gregorie and Councilmember Perry. K. Waring) (Executive Session, if necessary, to discuss negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, pursuant to SC Code Section 30-4-70(a)(2).)

Discussion regarding James Chapel AME Church (Requested by Councilmember Perry K. Waring) (Executive Session, if necessary, to discuss negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, pursuant to SC Code Section 30-4-70(a)(2).)

Chairman Moody said they had two pieces of property to talk about. He asked if staff had enough information. Ms. Herdina said they did have enough information to have a discussion.

Mayor Tecklenburg said that he believed the main reason they suggested a possible Executive Session was that they didn't want to get into any price discussions. He said they could have a general discussion about the items, and they go into an Executive Session after.

On the motion of Councilwoman Jackson, seconded by Councilmember Waring, the Committee voted to go into Executive Session at 3:47 p.m. to discuss the above two items. Mayor Tecklenburg voted nay.

On the motion of Councilmember Waring, seconded by Councilwoman Jackson, the Committee voted unanimously to come out of Executive Session at 4:30 p.m.

Chairman Moody stated that no action had been taken in Executive Session and that the Committee had instructed staff to move forward on negotiations for both of the above items.

Having no further business, the Committee adjourned at 4:31 p.m.

Bethany Whitaker

Council Secretary