

**COMMITTEE ON WAYS AND MEANS**

January 10, 2024

A meeting of the Committee on Ways and Means was held on this date beginning at 4:32 p.m.

**PRESENT (13)**

The Honorable William S. Cogswell, Jr., Mayor

Councilmember Gregg	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember McBride	District 3	Councilmember Tinkler	District 9
Councilmember Mitchell	District 4	Councilmember Bowden	District 10
Councilmember Brady <i>virtual</i>	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Parker	District 12

**1. INVOCATION:**

The meeting opened with an invocation provided by Councilmember Shealy.

**2. APPROVAL OF MINUTES:**

On a motion of Councilmember Shealy, seconded by Councilmember Waring, the Committee on Ways and Means approved the minutes of the December 19, 2023, Committee on Ways and Means meeting.

**3. PARKS-CAPITAL PROJECTS: APPROVAL OF ASHLEY RIVER PEDESTRIAN BRIDGE FEE AMENDMENT #2 WITH HDR ENGINEERING INC. OF CHARLESTON IN THE AMOUNT OF \$490,250.78 FOR ADDITIONAL PROJECT MANAGEMENT COSTS TO OBTAIN A BEST AND FINAL OFFER FROM THE RFP PROPOSERS AND TO AUTHORIZE PROFESSIONAL SERVICES RELATED TO TASK 14: DESIGN PLAN REVIEW AND ADMINISTRATION THROUGH THE END OF THE CONSTRUCTION CONTRACT. APPROVAL OF FEE AMENDMENT #2 WILL INCREASE THE PROFESSIONAL SERVICES CONTRACT BY \$490,250.78 (FROM \$1,996,309.69 TO \$2,486,560.47). FUNDING SOURCES FOR THIS PROJECT ARE: BUILD GRANT (\$24,999,901.00), SCTB GRANT (\$11,200,000.00), SCDOT GRANT (\$2,800,000.00), HOSPITALITY FUNDS (\$4,650,250.00), CHARLESTON COUNTY (\$3,000,000.00), GENERAL FUND RESERVES (\$1,500,000.00) AND MUSC CONTRIBUTION (\$100,000.00).**

On a motion of Councilmember Appel, seconded by Councilmember Shahid, the Committee on Ways and Means voted the approval of Ashley River Pedestrian Bridge Fee Amendment #2 with HDR Engineering Inc. of Charleston in the amount of \$490,250.78 for additional project management costs to obtain a best and final offer from the RFP proposers and to authorize

professional services related to task 14: design plan review and administration through the end of the construction contract. Councilmember Parker voted nay.

**4. PARKS-CAPITAL PROJECTS: APPROVAL OF THE PARKING GARAGE MAINTENANCE-GROUP 1-CONSTRUCTION CONTRACT WITH RESTOCON CORPORATION IN THE AMOUNT OF \$4,006,158.00 FOR THE MECHANICAL, ELECTRICAL, PLUMBING, AND GENERAL MAINTENANCE FOR THE CHARLESTON PLACE, CONCORD/CUMBERLAND, EAST BAY/PRIOLEAU AND MAJESTIC SQUARE PARKING GARAGES. WITH THE APPROVAL OF THE PROJECT BUDGET, STAFF IS AUTHORIZED TO AWARD AND/OR AMEND CONTRACTS LESS THAN \$100,000.00 TO THE EXTENT CONTINGENCY FUNDS EXIST IN THE COUNCIL APPROVED BUDGET. APPROVAL OF THE CONSTRUCTION CONTRACT WILL OBLIGATE \$4,006,158.00 OF THE \$5,410,000.00 PROJECT BUDGET. THE FUNDING SOURCES FOR THIS PROJECT ARE: MUNICIPAL ACCOMMODATIONS TAX (\$1,803,331.53) AND THE PARKING FUND-FUND BALANCE (\$3,606,668.47).**

On a motion of Councilmember Mitchell, seconded by Councilmember Gregg, the Committee on Ways and Means voted unanimously the approval of the Parking Garage Maintenance-Group 1-Construction Contract with Restocon Corporation in the amount of \$4,006,158.00 for the mechanical, electrical, plumbing, and general maintenance for the Charleston Place, Concord/Cumberland, East Bay/Prioleau and Majestic Square Parking Garages.

**5. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, JANUARY 10<sup>TH</sup>, 2024, AT 3:00 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)**

- a. Approval of a Fourth Amendment to the Option to Lease with Lowline Housing, LP, Inc. The Amendment provides Lowline Housing, LP, Inc., the additional time needed to secure funding to finalize the development of the Lowline Affordable Housing Development, which includes 55 units of rental housing for persons earning from thirty (30%) to eighty (80%) percent of the Area Median Income. A Ground Lease Agreement for sixty (60) years is associated with this development and will be executed at commencement of the lease up. The housing site is located off of King Street on Peninsula Charleston. The property is owned by the City of Charleston. (TMS# 460-04-04-118) [Ordinance]
- b. Authorization for the Mayor to execute the Infrastructure Development Agreement and Escrow Agreement for Major League Baseball improvements to the Joe Riley Baseball Stadium, in a form approved by the City of Charleston Real Estate Department, Legal Department and Budget, Finance and Revenue Collections Department. The property is owned by the City of Charleston. (Joe Riley Baseball Stadium) (Portion of TMS# 460-00-00-019)
- c. Please consider the following annexations:
  - (i). 1419 River Front Drive (0.34 acre) (TMS# 352-10-00-031), West Ashley, (District 9). The property is owned by Michael and Jacey Verdicchio.
  - (ii). 1916 2<sup>nd</sup> Drive (0.21 acre) (TMS# 350-05-00-008), West Ashley, (District 7). The property is owned by Susanne Aberbach-Marolda.

- (iii). 2413 Savannah Highway and 2417 Savannah Highway (0.82 acre) (TMS# 310-06-00-054 and 310-06-00-053), West Ashley, (District 5). The property is owned by Timberwolf SC LLC.

Councilmember Waring said every item on the Real Estate agenda passed unanimously with the exception of C(ii) that was deferred.

On a motion of Councilmember Waring, seconded by Councilmember Seekings, the Committee on Ways and Means voted unanimously to approve the amended 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") that certain Fourth Amendment to the Option to Lease to Lowline Housing, LP, INC. ("Tenant") the City's real property, containing 0.708 acres, more or less, and designated as Charleston County TMS No. 460-04-04-118, under which the tenant will develop a minimum of 55 affordable residential rental units.*

*An ordinance to provide for the annexation of property known as 1419 River Front Drive (0.34 acre) (TMS# 352-10-00-031), 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 9. The property is owned by Michael and Jacey Verdicchio.*

*An ordinance to provide for the annexation of property known as 2413 Savannah Highway and 2417 Savannah Highway (0.82 acre) (TMS# 310-06-00-054 AND 310-06-00-053), 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 5. The property is owned by Timberwolf SC LLC.*

There being no further business presented, the Committee on Ways and Means adjourned at 4:35 p.m.

Brittany Coulston  
Assistant Clerk of Council