

## Committee on Real Estate

February 22, 2021

A meeting of the Committee on Real Estate was held this date beginning at 3:04 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:** Tracy McKee, Velvett Simmons, Mallary Scheer, Matt Frohlich, Peter Rascoe, Stirling Halversen, Amy Wharton, Christopher Morgan, Janie Borden, Rick Jerue, Julia Copeland, Leigh Bailey, Susan Herdina, Chip McQueeney, and Bethany Whitaker

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

### Approval of Minutes

On the motion of Councilwoman Jackson, seconded by Councilmember Waring, the Committee voted unanimously to approve the minutes of the February 8, 2021 meeting.

**Request approval for the Mayor to execute the attached Easement between the City of Charleston and Dominion Energy South Carolina, Inc., whereby the City grants to Dominion a right of way as shown on the attached drawing in order to relocate overhead electric lines to underground lines. The property is owned by the City of Charleston. [Stoney Field (Fishburne St. and Hagood Ave.) TMS: 460-00-00-007] (Ordinance)**

Ms. Copeland stated this was for Dominion to install a power box and underground some wires to provide power to Stoney Field.

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

**An ordinance authorizing the Mayor to execute on behalf of the City a Quit Claim Deed and any other necessary documents, approved as to form by the Office of Corporation Counsel, to Quit Claim a portion of Floyd Drive, as shown on the attached survey to the record owner(s) of Charleston County TMS # 301-00-00-795, subject to any and all easements and utilities and further subject to the conditions set forth herein.**

Mr. McQueeney stated the developer would like the City to abandon its existing rights on a portion of Floyd Drive. This would start the process of that and Public Works would consider setting a public hearing to close and abandon it. Once it was closed and abandoned, and an ordinance was adopted authorizing a quit-claim deed, it would be finalized. He did require a release from the owner of the Walmart property that they would consent to in case there was some sort of title dispute as to who owned it. Walmart had agreed to that. He stated the area was .22 acres.

Councilmember Waring asked what the advantage would be for the City keeping this. Mr. McQueeney said the City had an easement over it, not a deed. Councilmember Waring asked why we had easement for it. Mr. McQueeney stated that it was to ensure connectivity. Whenever the larger parcels were subdivided, the City required a road right-of-way publically dedicated or some kind of easement. It was dedicated as part of a previous subdivision. Mayor Tecklenburg asked if Floyd Drive was anticipated to continue on from the new ending or if it would be a dead-end. Mr. McQueeney said he didn't know. The property near it was a large tract owned by the Whitfield Company, so when Whitfield subdivided, they

would almost certainly extend the road that way. Mayor Tecklenburg asked what the box labeled 'New 22' COC DE' was. Mr. McQueeney said that would be dedicated to the City. As part of the dedication process, done through PRC, they would come back and dedicate that portion of Floyd Drive, build it, bond it, and submit a deed. Because that was an easement dedicated to serve the new portion of Floyd Drive, they would also give an easement that would go through Public Works. When someone built a road later, the easement would go away, and the road would go over it. But, there may be a stormwater pond or something back there.

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

**Consideration of Memorandum of Understanding and Limited License Agreement between Medical University Hospital Authority and City of Charleston for use of a portion of 180 Lockwood Drive building to accommodate a COVID-19 vaccination site**

Ms. Copeland stated that this was moving quickly. She sent the latest draft, and she thought they were close, but it was who would be responsible for parking management. This would be at the old location of the DMV at 180 Lockwood Drive. MUSC would be providing the upfitting in the interior space to get it ready for this service. The City would manage the parking and logistics for people getting into the building. They would like to start in early March which is why they were pushing to get the MOU finalized with the lawyers.

Chairman Shahid asked if there was anything to take up since it was still in draft format. Mayor Tecklenburg thanked Ms. Copeland and staff for pushing this along. It was a critical piece of offering citizens access to vaccinations which is one of the most paramount things they could do. They partnered with some to go to the Gaillard and gym, and to have one reliable place to bring people to was wonderful. It came together quickly. There wasn't any money. He would ask that they give the Mayor the authority to approve an agreement that was acceptable to the Legal Counsel. Chairman Shahid said he talked to Ms. Copeland earlier and it should be pretty straightforward. He couldn't imagine anyone wanting to oppose this. It was a wonderful public service to the community and would make things easier for those scheduled for vaccinations. If they had other property they could do this on, he encouraged staff to jump on those opportunities. Councilwoman Jackson asked if this was a deadline and if they would extend it. Ms. Copeland stated that was a good question. She didn't believe they had an end date on the MOU right now because the intent was to keep it going throughout the year. Chairman Shahid said he didn't see a beginning or end date and they may want to have that. He didn't think it would be a problem to renew.

On the motion of Councilmember Waring, seconded by Councilwoman Jackson, the Committee voted unanimously to give the Mayor the authority to approve an agreement acceptable to Legal Counsel.

**Executive Session in accordance with Section 30-4-70(a)(2) to receive legal advice regarding the Charleston School of Law transaction. (Discussion will be deferred to the Ways and Means Committee.)**

Chairman Shahid said he had this on the agenda for the purposes so they could tell Ways and Means they would hold the discussion as a whole at that meeting. The Mayor would recuse himself at that time.

Having no further business, the Committee adjourned at 3:21 p.m.

Bethany Whitaker  
Council Secretary