

**COMMITTEE ON WAYS AND MEANS**

April 27, 2021

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

**PRESENT (13)**

The Honorable John J. Tecklenburg, Mayor

Councilmember Delcioppo	District 1	Councilmember Waring	District 7
Councilmember Shealy	District 2	Councilmember Seekings	District 8
Councilmember Sakran	District 3	Councilmember Shahid	District 9
Councilmember Mitchell	District 4	Councilmember Griffin	District 10
Councilmember Brady	District 5	Councilmember Appel	District 11
Councilmember Gregorie	District 6	Councilmember Jackson	District 12

**1. INVOCATION:**

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

**2. APPROVAL OF MINUTES:**

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to approve the minutes of the April 13, 2021 Committee on Ways and Means meeting.

**3. BIDS AND PURCHASES:**

On a motion of Councilmember Shahid, seconded by Councilmember Brady, the Committee on Ways and Means voted unanimously to approve the following bids and purchases:

**a. POLICE DEPARTMENT:      ACCOUNT: 200000-52008      AMOUNT: \$350,000**

Approval to establish a contract for Police Department Uniforms and Supplies from Galls, LLC, not to exceed \$350,000 per year, 1340 Russell Cave Road, Lexington, KY 40505. Solicitation #21-P006R.

**b. PARKS DEPARTMENT:      ACCOUNT: 170100-52412      AMOUNT: \$57,933.00**

Approval of an Emergency Purchase to replace a Floating Dock at Ft. Pemberton due to it being partially sunken with Salmons Dredging Corp., in the amount of \$57,933, PO Box 42, Charleston, SC 29402. Emergency Purchase.

**ACCOUNT:580115- 52206**

**ACCOUNT:171310- 52206**

**ACCOUNT:022016- 52206**

**c. PARKS DEPARTMENT:      ACCOUNT:170100-52206      AMOUNT: \$60,000**

Approval to establish a contract for Elevator Maintenance Services with American Elevator Co., not to exceed \$60,000 per year, 120 Pidgeon Bay Rd., Ste. C, Summerville, SC 29483. Solicitation #20-P042R.

**d. PUBLIC SERVICE: ACCOUNT: 311000-52970 AMOUNT: \$200,000**

Approval to establish a contact for Horizontal Sidewalk Cutting with American Grinding Company in the amount of \$200,000, 1425 Colt Ave., NE, Ste., 200 Grand Rapids, MI 49505. Solicitation #20-P043R. FY 2021 has \$100,000 appropriated for sidewalk pavement management.

**4. PARKS-CAPITAL PROJECTS: APPROVAL OF THE 2021 PARK AND RECREATION DEVELOPMENT (PARD) GRANT ACCEPTANCE TO EXPAND THE PLAYGROUND EQUIPMENT AT JOHNS ISLAND PARK, INCLUDING NEW PLAY STRUCTURES, SAFETY SURFACING, AND SITE WORK FOR INSTALLATION. REQUESTED FUNDING IS \$35,850.74 WITH A 20% CITY MATCH OF \$7,170.15. CITY MATCH OF \$7,170.15 FROM 523000-52435 MAINTENANCE, PLAYGROUND EQUIPMENT.**

On a motion of Councilmember Shealy, seconded by Councilmember Griffin, the Committee on Ways and Means voted unanimously to approve the 2021 Park and Recreation Development Grant acceptance to expand the playground equipment at Johns Island Park with a 20 % match of \$7,170.15.

**5. PARKS DEPARTMENT: APPROVAL TO ACCEPT THE ARBOR DAY FOUNDATION GRANT IN THE AMOUNT OF \$22,125 FOR THE 2021 WEST ROCK COMMUNITY TREE RECOVERY PLANTING IN MARTIN PARK. NO CITY MATCH IS REQUIRED.**

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve the Arbor Day Foundation Grant in the amount of \$22,125 for the 2021 West Rock Community tree recovery planting in Martin Park.

**6. TRAFFIC AND TRANSPORTATION: APPROVAL OF THE ANNUAL TRAFFIC SIGNAL MAINTENANCE AGREEMENT WITH THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR THE INITIAL TERM APRIL 1, 2021 TO MARCH 31, 2022, WHICH WILL RENEW FOR TWO ADDITIONAL TERMS THAT WILL RUN FROM APRIL 1, 2022 THROUGH MARCH 31, 2023 AND APRIL 1, 2023 THROUGH MARCH 31, 2024, PROVIDED THAT TERMS AND CONDITIONS OF THE AGREEMENT REMAIN THE SAME.**

On a motion of Councilmember Appel, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the annual Traffic Signal Maintenance Agreement with the South Carolina Department of Transportation for April 1, 2021 to March 31, 2022, which will renew for two additional terms that will run from April 1, 2022 through March 31, 2023 and April 1, 2023 through March 31, 2024.

**7. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO APPLY FOR \$25,000 FROM THE ASPHALT ART INITIATIVE OF BLOOMBERG PHILANTHROPIES, TO SUPPORT A TEMPORARY PUBLIC ART PROJECT IN PARTNERSHIP WITH REDUX CONTEMPORARY ART CENTER IN 2022. NO CITY MATCH REQUIRED. (TO BE SENT UNDER SEPARATE COVER BY THE OFFICE OF CULTURAL AFFAIRS)**

On a motion of Councilmember Shahid, seconded by Councilwoman Jackson, the Committee on Ways and Means voted unanimously to approve an application for \$25,000 from the Asphalt Art

Initiative of Bloomberg Philanthropies, to support a temporary public art project in partnership with Redux Contemporary Art Center in 2022.

**8. OFFICE OF CULTURAL AFFAIRS: APPROVAL TO APPLY FOR A GRANT IN THE AMOUNT OF \$1,750 FROM SOUTH ARTS TO SUPPORT FEES FOR VISITING ARTISTS FOR FREE VERSE FESTIVAL IN OCTOBER 2021. A 1:1 CITY MATCH IS REQUIRED. MATCHING FUNDS FROM PRIVATE DONATIONS.**

On a motion of Councilmember Mitchell, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approval submittal of a grant for \$1,750 from South Arts to support fees for visiting artists for the Free Verse Festival in October 2021.

**9. PLANNING PRESERVATION AND SUSTAINABILITY: APPROVAL TO ACCEPT A FEDERAL GRANT AWARD FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION IN THE AMOUNT OF \$100,000 TO DEVELOP BUSINESS DEVELOPMENT AND TECHNICAL ASSISTANCE PROGRAMMING FOR MINORITY-OWNED BUSINESSES. THE GRANT PERIOD OF PERFORMANCE IS FROM APRIL 7, 2021 TO APRIL 7, 2023. THE CITY HAS COMMITTED AN IN-KIND MATCH OF \$25,000 BASED ON MINORITY BUSINESS ENTERPRISE MANAGER'S STAFF TIME SPENT WORKING ON THE GRANT PROJECT.**

Councilwoman Jackson asked if the grant was an extension of the first grant from the EDA. The City was able to revise the grant not tapped into, and it was put to use last year with the LDC. Mayor Tecklenburg said the grant was different. Meg Thompson said the grant was a different award for minority and women-owned business programming. For example, the Planning Department hosted a webinar with 100 people in attendance. They were able to participate and learn about getting certifies. The grant would allow for more programming as such. The grant Councilwoman Jackson was talking about was loan funding for small businesses.

On a motion of Councilmember Shahid, seconded by Councilmember Mitchell, the Committee on Ways and Means voted unanimously to accept a Federal Grant Award from the Economic Development and Technical Assistance Programming for minority-owned businesses.

**10. HOUSING AND COMMUNITY DEVELOPMENT: APPROVAL OF A GRANT REQUEST IN THE AMOUNT OF \$100,000 FROM THE 2021 AARP COMMUNITY CHALLENGE. THE GRANT WHEN RECEIVED WOULD ALLOW THE CITY TO SELECT 10 HOMEOWNERS TO RECEIVE \$20,000 EACH TO SUPPORT THE DEVELOPMENT OF AN AFFORDABLE ACCESSORY DWELLING UNIT ON THEIR PROPERTY. HOMEOWNERS SELECTED WOULD NEED TO DEMONSTRATE A POSITIVE IMPACT TO LOW-AND-MODERATE INCOME RESIDENTS AND/OR ELDERLY AND DISABLED PERSON WHO MAY WANT TO "AGE IN PLACE" LIVING CLOSE TO FAMILY MEMBERS OR CAREGIVERS WHILE ALSO IN COMPLIANCE WITH THE FAIR HOUSING ACT. A MATCH IS NOT REQUIRED FOR THIS GRANT. HOWEVER, TO INCENTIVIZE THE USE OF ACCESSORY DWELLING UNITS, STAFF ALSO PROPOSES UTILIZING \$100,000 FROM FEE-IN-LIEU TO LEVERAGE THE AARP FUNDS AND MAXIMIZE THE TOTAL NUMBER OF BENEFICIARIES OF THE PROGRAM. THIS IS AN AFTER-THE-FACT APPROVAL.**

Mayor Tecklenburg said the grant allowed the City the opportunity to promote the new ordinance regarding Accessory Dwelling Units and be able to advertise them by promoting mini-

grants to assist ten specific homeowners. There were conversations amongst Councilmembers about how the City could do a better job of getting the word out about citizens who had the ability to build an accessory dwelling unit on their property, and the City saw it as the perfect opportunity to do so. Councilmember Gregorie agreed.

On a motion of Councilmember Mitchell, seconded by Councilmember Shahid, the Committee on Ways and Means voted unanimously to approve the grant request in the amount of \$100,000 from the 2021 AARP Community Challenge.

**11. THE COMMITTEE ON REAL ESTATE (MEETING WAS HELD ON MONDAY, APRIL 26, 2021 AT 3:30 P.M., CONFERENCE CALL: 1-929-205-6099; ACCESS CODE: 835 678 884)**

Request approval of a new Lease Agreement with the Beach Company & Pastime Amusement Co. for the City's new lease of three parcels for inclusion in City's Market-

- a. Horlbeck Municipal Parking Lot. 2-year lease, no extensions. Rent to be a base amount of \$25,000 and a percentage of net revenue. (Former 40-year lease expired December 31, 2020, with interim extensions since.) (131 Broad Street; TMS# 457-08-02-113 (Pastime); TMS# 457-08-02-111 (Beach); TMS# 457-08-02-012 (Beach). The property is owned by the City of Charleston.
- b. Request approval a new Lease Agreement with GoHoBe, LLC for the City's new lease of its parcel for inclusion in the City's Market-Horlbeck Municipal Parking Lot. 2-year lease, no extensions. Rent to be a base amount of \$1,500/month, City reimburses property tax cost, City provides 3 free parking cards; no percentage of net revenue. (Former 40-year lease Expired December 31, 2020, with interim extensions since.) (131 Meeting Street; TMS# 457-08-02-112). The property is owned by GoHoBe, LLC.
- c. An ordinance amending ordinance No. 2019-129, adopted December 3, 2019, by authorizing the Mayor to execute, on behalf of the City of Charleston, all necessary documents to enter into that certain Third Amendment to Option to Lease and that certain Amended Ground Lease by and among the City of Charleston, as Landlord; and Flat Iron Partners, LLC and Classic Development Company, LLC, as tenants, under which (1) the Ground Lease is amended to include language required by lender(s) for the development of the James Lewis, Jr. Apartment site; and (2) the tenants' option to enter into the Ground Lease, as amended, is extended to August 31, 2021.
- d. Consider the following annexations:
  - (i) 807 Savage Road (0.193 acre) (TMS# 309-15-00-053), West Ashley, (District 7). The property is owned by Andrew Dufresne and Grace Dufresne
  - (ii) Clements Ferry Road (0.15 acre) (TMS# 271-00-02-153), Cainhoy, Berkeley County, (District 1). The property is owned by Sweetwater Apts SC PH II, LLC.
- e. Executive Session pursuant to Section 30-4-70(a)(2) of the South Carolina Code, to receive legal advice to discuss potential sale of property located in Grace Bridge area.

Councilmember Shahid, Chair of The Committee on Real Estate, said items 'a' and 'b' were taken as one. Mr. Rascoe from the Real Estate Department went through the extension of land

surface parking lot leases with the Beach Company, and a unanimous vote approved both lease agreements.

Mr. Rascoe said the lease agreements were two-year leases because the landowners and the Beach Company did not want to extend beyond two years. The agreement allowed conversation about access to some of the parcels from the public.

Councilmember Shahid said item 'c' was taken into two parcels. The second parcel that dealt with a certain Amended Ground Lease Option to Lease was deferred. The first part of the Third Amendment to Option regarding the James Lewis Jr. Apartments development was approved unanimously.

Mrs. Shaw Johnson said Housing and Community Development requested approval for the Third Amendment to the Option to Lease because it was the agreement that allowed the developers to move forward. A small amendment was needed to the Ground Lease, but feedback from two bankers that helped fund the development was needed. Unfortunately, the developer's Counsel was not available and sent his comments, which were received too late. The item had to be deferred until the language was finalized and would be brought before the Committee at the May 11<sup>th</sup> meeting.

Councilmember Shahid said two annexations, one at 807 Savage Road in District 7 and property on Clements Ferry Road in District 1, were approved unanimously. The Committee on Real Estate went into Executive Session to receive information regarding negotiations for the potential sale of property near the Grace Bridge area, and no action was taken. The item was for information regarding negotiations of the sale of two parcels about 2-3 acres of land.

On a motion of Councilmember Shahid, seconded by Councilwoman Delcioppo, the Committee on Ways and Means voted unanimously to approve the Committee on Real Estate report as amended and recommended giving first reading to the following bills:

*An ordinance amending Ordinance no. 2019-128, adopted December 3, 2019, by authorizing the Mayor to execute, on behalf of the City of Charleston, all necessary documents to enter into that certain Third Amendment to Option to Lease by and among the City of Charleston, as Landlord; and Flatiron Partners, LLC, and Classic Development Company, LLC, as Tenants, under which the Tenants' option to enter into the Ground Lease is extended to August 31, 2021. **(AS AMENDED)***

*An ordinance to provide for the annexation of property known as 807 Savage Road (0.193 acre) (TMS# 309-15-00-053), 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 7. The property is owned by Andrew Dufresne and Grace Dufresne.*

*An ordinance to provide for the annexation of property known as Clements Ferry Road (0.15 acre) (TMS# 271-00-02-153), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. The property is owned by Sweewater Apts SC PH II LLC.*

There being no further business presented, the Committee on Ways and Means adjourned at 4:42 p.m.

Velvett Simmons  
Deputy Clerk of Council