

PUBLIC NOTICE

Aiken Municipal Development Commission Meeting

The Aiken Municipal Development Commission will meet on Tuesday, July 7, 2020, at 3:30 P.M. The meeting will be held at the Lessie B. Price Senior & Youth Center at 841 Edgefield Avenue NW.

EXECUTIVE SESSION NOTICE

The Aiken Municipal Development Commission will meet in Executive Session pursuant to Section 30-4-70(2) of the South Carolina Code to discuss negotiations incident to a proposed contractual arrangement.

Specifically, the Aiken Municipal Development Commission will discuss negotiations incident to a potential purchase of property downtown.

Aiken Municipal Development Commission

Agenda

Lessie B. Price Senior & Youth Center
841 Edgefield Avenue NW

July 7, 2020

3:30 P.M.

CALL TO ORDER

1. Approval of Agenda.
2. Approval of Minutes for June 16, 2020.
3. Review and Consideration of Redevelopment Plan One for Downtown Aiken Prepared by Arnett Muldrow & Associates for Possible Recommendation to City Council.
4. Economic Development Incentive Application from Woodford Trace Development.
5. Comments by Commission Members.
6. Information and Updates from Staff.
7. Executive Session.

ADJOURNMENT

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center
June 16, 2020

Present: Tim Dangerfield, Marty Gillam, Ed Girardeau, Stuart MacVean, Lessie Price, Chris Verenes, Tom Williams, and Ed Woltz. Keith Wood was present remotely.

Others Present: Stuart Bedenbaugh, Mayor Rick Osbon, Tim O'Briant, Sabina Craig, David Jameson, Ryan Bland, and Sara Ridout.

Mr. Dangerfield called the meeting to order at 3:30 p.m. He said he would like for the Commission to add to the agenda items to approve the minutes and the selection of a Vice Chair. A motion was made and seconded that the agenda be amended to add approval of the minutes and selection of a Vice Chair. The motion was unanimously approved.

Mr. Dangerfield welcomed Mayor Rick Osbon to make a few comments.

Mayor Osbon stated he wanted to thank everyone for serving on the Municipal Development Commission. He said it means a lot to our city. He said he feels like Aiken has a window of opportunity at this time because there is probably the most pro-business, pro-growth Council than there has been in many, many years. He pointed out that he felt they would find from the three Council members on the Commission that we aim to get some things done. He said he sees this Commission not as just an advisory type board, but also as an active hands on partner. There are some things that may be agreed on that will be tasks for City Council to handle. However, he also felt there is a significant role for the Commission members. He noted that the Commission is a "two ordinance" created body as opposed to Council saying we need to appoint a Task Force. He said Council is looking forward to the Commission exploring the opportunities and working along with AECOM on the development plan. Let's work together and make Aiken the best by creating jobs and creating growth in our city. He said he wanted to take the opportunity to say thank you to the Municipal Development Commission members for taking the time to serve. He said this is an exciting time in Aiken.

Mr. Dangerfield noted that the Commission is meeting twice a month and is committed to making something happen.

PRESENTATION

AECOM Economic Development Action Plan

Mr. Tim O'Briant stated that we had talked about and alluded to our Economic Development Action Plan by AECOM. AECOM has been in our community with a team of five people who came to Aiken in February, pre-pandemic. They spent a lot of time looking at aspects of our community. We involved partners, including David Jameson and Mandy Collins, from the Chamber of Commerce. Every action that the Municipal Development Commission takes has to be based on a development plan which when completed will go before City Council for a public hearing, then be approved and returned to the Commission for action. It will guide the

Commission's actions. Marcia Tobin, of AECOM, is the leader on the Economic Development Action Plan.

Ms. Tobin, of AECOM, stated she is in Knoxville, Tennessee, and works across the country, but primarily in the Southeast. Her background is urban planning. With the team there are two landscape architects who have a lot of experience in urban design, especially in the Southeast as they are based out of Atlanta.

Ms. Tobin stated she planned to go through the scope of the plan and what they have been doing. She pointed out that they have done the background review and the workshop. From the workshop there were two vision statements developed with the group. They met with some of staff, Councilmembers and citizens and received input. She said she would go through the Workshop and what came out of that and what they are looking at for the next step.

Ms. Tobin stated they basically outlined four major tasks for the scope. It is intended to be about a four to six month effort. She pointed out, however, that the pandemic stopped everything. They got through the first two steps which were kickoff, document review, and identifying opportunities they could see. The workshop was held at the end of February and was called a Goal Workshop because they wanted to focus on where we were going and to be very focused on actions. The next step or Task 3 is called Best Practices which is looking at some examples that have worked in other communities that may have similar attributes. The last part of the scope, Task 4, is identifying a set of actions—an opportunity map showing potentially where actions can be taken. She said at this stage they are getting back up to speed, taking stock of where they are and getting going again.

She said they looked at about 30 documents and plans and developed a map which they have been using to show where projects are, including projects that have been completed or projects that have been talked about. There were about three categories—Comprehensive Plan, the Old Master Plan, and the Northside Comprehensive Plan. There was a lot of good information in the plans and that helped them set the landscape. Some of the background review and themes and ideas were: Historic Preservation, Multigenerational Community, and Business.

Ms. Tobin stated they did a demographic and market overview of population, where people live and where they work, education, and age. She pointed out that over 60% of people employed in Aiken live outside of Aiken which is a challenge to reverse. Over 15% of jobs in Aiken are filled by Aiken residents. There is a very high percentage, 43.6%, with bachelor's degree or above. There are jobs, but there is the matter of getting people in Aiken to fill the jobs. She pointed out that 94% of the multifamily real estate is occupied. The office vacancy rate is 5.5% which is low. She said they took that information and used it in the Goal Workshops on February 25 – 26, 2020. The purpose there was to get people together who know the area-- residents, city employees, volunteers and leaders within the community who understand what has been done and where they would like to go. Then they started to define the information into a vision statement and goals for the City's direction in moving forward. They discussed current opportunities and challenges.

Ms. Tobin then reviewed the Outcomes from the February Workshops. They developed vision statements, identified numerous opportunities, potential projects and challenges. They refined the opportunities to look at some general timeframes for implementation, talked about some

benchmarks, identified objectives and outlined the beginnings of the action plan and steps for implementation. She noted some of the identified opportunities for greater economic development: Advance Manufacturing Collaborative, Dreamport, Steeplechase, Ft. Gordon Cyber Command, and SRS Plutonium Production Employment Increase.

Ms. Tobin stated out of the conversations they came out with two summary statements or phrases about what is Aiken's vision for the future. The first was making Aiken more of a compelling place to live. Making it a place that people are choosing to move here for jobs and trying to diversify the demographic in terms of ages, point in career, and families. She pointed out the strengths are that Aiken is already a choice community in which to live and there are existing and available jobs. The second vision was about diversifying the economy and building on the strengths we already have. There are some opportunities in cybersecurity and manufacturing advances that provide some growth opportunities. The strengths include existing scientific professional community, strong partnerships with USC Aiken, Aiken Technical College, National Guard, and SRS, and the catalyst projects of Advanced Manufacturing Collaborative, DreamPort, and SRS Pit Production. She said these visions are the guide of where to go.

Ms. Tobin stated they came up with 20 or more projects, issues, challenges and things to work on. They looked at those and divided them into what should be looked at first. The priorities for short to medium timeframe (now – 5 years) included: 1. Enhance gateways into Aiken, 2. Accommodate additional residential growth, 3. Prepare for the Advanced Manufacturing Collaborative and Dreamport investments, 4. Annexation – assess benefits and costs, consider a phased approach, 5. Encourage investment in the Northside – protect current residents.

Ms. Tobin reviewed the medium to long timeframe priorities (5 years and on). Those priorities include: 1. Extend urban services area, 2. Enhance stormwater infrastructure/review standards, 3. Review zoning code and development review process (e.g. to encourage more as-of-right development), 4. Investigate potential to add horse-related activities for the entire community and additional recreational opportunities, 5. Build on and further develop collaboration between City and County, and 6. Develop a longer –term annexation strategy.

Ms. Tobin stated these short and long term priorities are the topics to set up the City Council and staff agenda as to where Aiken is going and really looking in further detail at each of the priorities. She said the priorities warrant discussion as far as the timelines and possibly changing some of the timelines. She noted that the listing was not in order of priority, but just a listing.

Ms. Tobin stated some priorities have been listed, and the question is what do you do with them. She said the intent was to look at some best practices that other communities are using, identify some solutions and actions to use in Aiken. For example, what have other communities done in terms of annexation and how could those be used in Aiken. Or, regarding stormwater regulations in other cities, how could those be changed or achieved. She said Best Practices would be in the next task that they will be undertaking and bringing to the City, basically giving a number of examples.

Ms. Tobin noted a list that had been provided for Best Practices to investigate: Cybersecurity initiatives, business incubators/workforce development initiatives, manufacturing/industrial collaboratives, heritage tourism, and equine-industry-focused economic development. She said they had some takeaways, goals or challenges for Aiken, and some places or communities and

what they did related to these types of practices. She said this is something the team would talk about and refine further to bring back some examples that would be useful for examples. From the Best Practices they would go back to the priorities and look at the timeframe and decide what is the best priority and how you prepare for the big investments. She said going back and prioritizing the goals becomes the road map in terms of looking at a map as to what you are going to do and the steps to take for the goal. She said the road map would be their recommendations for how to do the goals.

Ms. Tobin stated as far as where they are on the plan, they have not started Task 3 Best Practices yet. She said she would be glad to answer any questions.

Commission members then asked questions and generally discussed the development plan.

One question was about the west side of town as it seemed there was not much mention of the west side of Aiken in the plan. It was pointed out that USCAiken, cyber and Fort Gordon are on the west side of town. Ms. Tobin stated that area would be a great opportunity for physical connection and one of the major corridors into the city. Mr. Bedenbaugh pointed out that on the west side, we run into another fire district, another water and sewer district, and that limits how far west we can go. He pointed out that Hitchcock Parkway and Robert M. Bell Parkway are sort of the western edge of our districts and then we would have to start negotiating and buying service areas to grow in that area. Then it becomes a question of economics.

There was some discussion about the point that 63% of Aiken residents travel outside of Aiken for work. It was noted that the residents had chosen where they prefer to live rather than choosing to live closer to their work place.

There was a question regarding the Advance Manufacturing Collaborative and how that would be a growth opportunity and whether that would create a lot of jobs. Ms. Tobin stated she thought the AMC was an opportunity to attract more talent, and it has ties to USC-Aiken in developing educational opportunities and employment opportunities. She felt being a place that produces people who are trained and technically savvy is good and there are good spinoff benefits from that. It was noted that it is all about making the area compelling for people to want to live and work. There would also be spinoffs with other small companies coming to the area.

It was also pointed out that the entrances to Aiken are disappointing, particularly on the west side coming from Augusta.

Ms. Tobin stated she would send a copy of the presentation to distribute to the Commission members.

It was also pointed out that Aiken is still known very much as a retirement community. Many of the young professionals are choosing to live in other places rather than Aiken. Their comments are that after work there is not enough activity going on in Aiken. Those who do live in Aiken travel out of Aiken on the weekend. The question is what can we do to keep people in Aiken on the weekend to spend their money in Aiken. It was pointed out that you need the people to have the business to support the businesses. You need the businesses to attract people. It was noted that housing in the downtown could help some in drawing young professionals. It was also

noted that for 25 years there had been the comment that there is nothing for young people to do in Aiken. The concern was in looking at who we are, as opposed to who we want to be, would we be better served economically catering to what we already are which is building on the retirement community. It was also pointed out that it is easy to travel to nearby cities on the weekend from Aiken. Being in town all week, sometimes it is good to get out of town. People want to experience a visit to another city. A question is what would be the best economic impact over the next years. Is it to gear to what we already are as a retirement community or something else.

Ms. Tobin pointed out that bricks and mortar retail has been declining. More and more people are shopping online. It is something to think about how things are changing, especially for the younger generation. They are at home using their computers; they are online, and then when the weekend comes they probably want to go somewhere else. She said Aiken is a strong and very attractive retirement community, but she felt that it would be beneficial to also try to attract younger demographics because that gives some energy and life blood into the community. Is it about providing amenities. There is no magic answer as to what Aiken should go after. It is about diversifying your community in terms of younger career professionals who are starting families so there is a longevity and possibly an increase in the population.

Mr. Jameson stated he and Councilwoman Price had had a lot of discussion about what to do with early career professionals, particularly single ones. He felt we would not solve that problem. He felt a lot of the discussion was the fact that 4,500+ of high income producing families that make those salaries in Aiken County over the last decade have chosen to live in Columbia County. We are losing a lot of families with children which means we are losing a future workforce. That is some of the loss that we are talking about. It is not just early career professionals, but families with children that we need to draw to live in Aiken. We did not invest in our schools for over three decades. We finally decided to and we have tried to turn that around. It will take us a long time to turn that around. We are not the number 1 spot in the region to live, and we have to turn that around.

In response to a question as to when the final report would be ready, Ms. Tobin stated they are aiming for September to make a presentation at the Chamber State of the Community meeting.

Mr. Jameson stated that he, the Mayor, City Manager, and Tim O'Briant are working with the goal of the plan being presented at the State of the Community luncheon which has been moved from August to the end of September.

MINUTES

Mr. Dangerfield stated he would like a motion to approve the minutes of May 26 and June 2, 2020. He noted that the minutes were included with the agenda that was emailed to the members.

A motion was made and seconded that the minutes of the May 26 and June 2, 2020, meetings be approved. The motion was unanimously approved.

VICE CHAIR

Appointment

Mr. Dangerfield noted that the Commission needed to appoint a Vice Chair.

Mr. Williams nominated Keith Wood as Vice Chair. The motion was seconded by Mr. Gilliam and unanimously approved.

REDEVELOPMENT PLAN

Laurens Street

Chesterfield Street

Arnett Muldrow & Associates

Mr. Dangerfield stated the next item of business was a presentation on the Redevelopment Plan by Arnett Muldrow & Associates.

Mr. O'Briant stated very similar to what we were just speaking about with the AECOM Economic Development Action Plan, the handout is a small version of what AECOM is doing. In the statute that creates the Commission, a redevelopment plan is required in order for the Commission to take certain action. The way that works is that the Commission looks at a plan, agrees with the plan, and then forwards it to City Council with a recommendation. City Council then has to give 15 days' notice of a public hearing on the plan, and then approve or not approve the plan and sends it back for the Commission to work on it some more or to carry it out.

Mr. O'Briant stated this is a simple redevelopment plan. He said as the Commission was formed he wanted to make sure that we had what we needed to do anything. The plan establishes the boundary of the plan as shown on the map which is from Laurens Street to Chesterfield Street and from Richland Avenue to Park Avenue. The plan includes all public streets, sidewalks, and public areas in the area between Laurens and Chesterfield and from Richland Avenue to Park Avenue. The plan also mentions a parking facility in the area. The parking facility is presently on hold, but since it is in the plan, it gives the Commission the opportunity to talk about a parking facility and make a recommendation.

Mr. O'Briant noted that each of the numbers in the plan are the bullet points in the statute which has to be included in the plan. He reviewed each of the requirements. Those requirements are: 1. Boundaries of the Plan. 2. Relationship to Local Objectives. 3. Future Land Use plan and Standards of Population Densities, Land Coverage and Building Intensities. 4. Preliminary Site Plan. 5. Proposed Changes, if any, in Zoning Ordinances or Maps. 6. Proposed Changes in Street Layouts or Street Levels. 7. Estimated Cost and Method of Financing Redevelopment. 8. Continuing Controls as May be Deemed Necessary to Effectuate the Purposes of this Chapter. 9. Relocation of Families. 10. Plan Submission and Modifications.

Mr. O'Briant briefly reviewed the Redevelopment Plan One for Downtown Aiken. He pointed out that Exhibit 4 is the preliminary general site plan. He pointed out that the Commission needs to review the plan and needs to take some action on the plan. He pointed out that Arnett Muldrow & Associates prepared the plan, and they could be present at a meeting to discuss the plan if the Commission would like. He said the plan is basic and the Commission could approve

it and send it on to Council. The Commission could study the plan and discuss it at the next meeting and make modifications.

The Commission members briefly discussed the plan and asked questions. The purpose of the plan is that the Commission would have something that they could act on quickly if they wanted to look at the small area. He pointed out that the AECOM plan would be a redevelopment plan for the entire city. He noted that the Commission could have more than one redevelopment plan. This plan could be incorporated into the larger plan which is being made by AECOM. He also pointed out that the Commission could make changes to the plan. He said the Commission could move forward with the smaller plan and have the larger plan when it is completed.

The Commission members discussed the plan. Some members felt that parking is a problem in downtown Aiken and that a parking garage is needed in Aiken. It was also felt that something needs to be done about Hotel Aiken to improve the downtown. It was felt that the building regulations for commercial buildings in the downtown need to be updated. The Commission members respect the right of property owners, but it was felt that it does not give them the right to let the buildings become fire and safety hazards and deteriorate.

It was suggested that the Commission members study the Redevelopment Plan One for the Downtown and come back to the next meeting ready to discuss the plan and make changes or recommend it to Council. It was pointed out that any plan has to have a 15 day public notice before consideration by City Council.

It was also suggested that the Commission have an executive session at the next meeting to discuss changes to the commercial building code regulations in the downtown area.

Mr. O'Briant also distributed a concept plan for development of some property at the corner of Richland and Horry Street.

Mr. Dangerfield encouraged the Commission members to study the Redevelopment Plan One and come to the next meeting prepared to discuss the plan and make any changes the Commission feels are necessary. He also noted that an executive session should be on the agenda for the July 7, 2020, meeting.

ADJOURNMENT

Mr. Dangerfield stated staff would get an agenda out for the July 7, 2020, meeting to be held at the Lessie B. Price Senior & Youth Center at 3:30 P.M.

The meeting adjourned at 5:00 P.M.

Sara B. Ridout
City Clerk

Redevelopment Plan One for Downtown Aiken

Prepared for the

Aiken Municipal Development Commission



DRAFT

June 15, 2020

1. Boundaries of the Plan

This Redevelopment Plan is prepared pursuant to Section 31-10-100 of the South Carolina Code of Laws. The plan area includes the area from Laurens Street to Chesterfield Street from Richland to Park Avenue. The focus of the plan is on the following parcels identified on the attached basemap included as exhibit 1.0 on the following page. The plan includes all public streets, sidewalks, and public areas located on the attached map as well as the following parcels identified by tax map numbers: 121 21 09 002, 121 21 09 001, 121 21 08 001, 121 21 08 002, 121 21 08 003, 121 21 05 001, 121 21 05 002, 121 21 05 003, 121 21 05 004.

The existing land uses within the boundaries are as follows: hotel use (currently vacant), commercial retail and restaurant (some currently vacant), bank building (currently vacant), and surface parking.

See Exhibit 1.0

2. Relationship to Local Objectives

The City of Aiken has identified this area as a Conservation Area as defined in Section 31-10-20 of the South Carolina Code of Laws. The following four factors are present in the area: dilapidation, obsolescence, deterioration, presence of structures below minimum code standards, depreciation of physical maintenance. Therefore, the area is detrimental to the public safety, health, morals, or welfare of the City of Aiken and is threatened to become a blighted area.

The City of Aiken through prior planning efforts, has identified this area as an area of focus including a plan completed in 2010 an updated Strategic Plan Completed in 2016 and prior authorization for purchase and lease agreements for parcels within the district for a new City Hall with the authorization of Resolutions 08122019B and 02102929D and Ordinance 09092019.

3. Future Land Use Plan and Standards of Population Densities, Land Coverage and Building Intensities.

The future land use of the property is illustrated in Exhibit 2.0. The proposed land uses are as follows: a renovated hotel for parcels adjacent to Bee Lane to Laurens Street with frontage along Richland Avenue. Mixed use commercial on parcels that front Richland Avenue from Bee Lane to Newberry Street. Commercial on the corner of Newberry Street and Richland Avenue. City Hall fronting Richland Avenue to Chesterfield Street. Public Parking along Chesterfield Street.

See Exhibit 2.0

The future land use covering and densities will be consistent with existing densities as allowed in the current zoning district. The attached figure ground study indicates the building land coverage.

See Exhibit 3.0

4. Preliminary Site Plan

The preliminary site plan shown in Exhibit 4.0 indicates a conceptual rendering of the arrangement of buildings, public improvements, parking, and other improvements to the site. The plan is annotated accordingly. This site plan is conceptual in nature and is designed to provide an overall view of the site that may be subject to changes as more detailed plans emerge for the redevelopment.

See Exhibit 4.0

5. Proposed Changes, if any, in Zoning Ordinances or Maps.

The current zoning designation is Downtown Business and will not change through the course of this project. Pursuant to the City of Aiken Zoning Ordinance (Ver. Feb 4, 2019), Chapter 2: Zoning Districts, Article 4. Commercial Districts, Section 2.4.7 Downtown Business District, "The Downtown Business District provides for the central commercial and civic functions in the City in a compact area offering maximum convenience. Although activities are intended to be walking-scale, they serve the entire community. The integration of retail, service, entertainment, government, and residential uses is encouraged."

6. Proposed Changes in Street Layouts or Street Levels.

Streetscape enhancements are proposed on Laurens Street, Richland Avenue, Newberry Street, and Chesterfield Street. Enhancements include additional bulb outs for landscape and hardscape, removal of some on-street parking for hotel drop-off/check-in improvements, and additional traffic calming (crosswalk enhancements, decreased curb radii, proposed art locations, etc.) These changes are illustrated in prior Exhibit 4.0 and are conceptual in nature. The details of these designs are subject to change as plans continue to develop.

There are no changes proposed in street layout or level of service.

7. Estimated Cost and Method of Financing Redevelopment

The estimated cost of the redevelopment involved both public and private investment including the following elements:

- The hotel development is estimated to cost between \$11-15 million.
- The City Hall project is estimated at \$14 million.
- The parking garage is to be a wrapped structure no more than 55 feet high with est. 180 spaces. The cost is not to exceed \$4.5 million.
- Additional streetscape improvements and public amenities on the site are estimated to cost between \$1 and \$2 million.

The total public private costs of the project are estimated to cost between \$32.5 and \$35.5 million.

The method of financing the project may include but not be limited to the following:

- General Obligation Bonds
- Revenue Bonds
- Tax Increment Financing
- Synthetic Tax Increment Financing
- Multi-County Industrial Park Designation
- CDBG Funding
- USDA Funding
- The SC Abandoned Building Revitalization Act
- Recovery Funding Through Federal Allocation to State and Municipal Governments
- Other Funding Sources that May Become Available

8. Continuing Controls as May be Deemed Necessary to Effectuate the Purposes of this Chapter

The City of Aiken’s zoning code as well as the Old Aiken Overlay district provide continuing controls on the uses and design of buildings within the redevelopment plan area. All developments must conform to the zoning ordinance and be compliant with design guidelines set forth in the Old Aiken Overlay District.

9. Relocation of Families

This plan does not include residential development so no relocation of families will be needed.

10. Plan Submission and Modifications

The Aiken Municipal Redevelopment Commission submits this plan to the Aiken City Council for consideration. Upon approval by the governing body of the redevelopment plan, the commission is authorized to acquire property, to execute contracts for clearance and preparation of the land for resale, and to take other actions necessary to carry out the redevelopment plan, in accordance with the provisions of this chapter.

Pursuant to state law, this redevelopment plan may be modified at any time by the Aiken Municipal Redevelopment Commission; provided, that if modified after the sale of real property in the redevelopment area, the modification must be consented to by the redeveloper of such real property or his successor, or their successors in interest affected by the proposed modification. Where the commission determines that the proposed modification will substantially change the redevelopment plan as previously approved by the governing body, the modification must similarly be approved by the governing body as provided above.



DESIGNED:	BY	REVISIONS:		
APPROVED:	BY	NO	DATE	BY
DATE:	BY			
PROJECT NO:	DATE			
SCALE:	FILE			



ARNETT MULDROW & ASSOCIATES



 Build With LLC
 1100 Main Street
 Aiken, SC 29801
 803.333.1234



DOWNTOWN REDEVELOPMENT
 CITY OF AIKEN REDEVELOPMENT AUTHORITY

BASE MAP
 (REDEVELOPMENT AREA)

SHEET NO
1.0



LAND USE LEGEND

- HOTEL
- COMMERCIAL
- PUBLIC

REVISION	NO	DATE	ITEM
DESIGNED	08		
DRAWN	08		
CHECKED	08		
PROJECT NO	08		
DATE			
SCALE			



Steve Mac, LLC
 11400 Highway 101
 Aiken, SC 29808
 • 803.325.1000
 • 803.325.1001



DOWNTOWN REDEVELOPMENT
 CITY OF AIKEN REDEVELOPMENT AUTHORITY

LAND USE
 (FUTURE)

SHEET NO
2.0



DESIGNED:	SS	REVISIONS	
REVISED:	SS	NO.	DATE
DRAWN:	SS	ITEM	
CHECKED:			
PROJECT NO.	15-01		
DATE			
1" = 50'			
SCALE	FILE		



DOWNTOWN REDEVELOPMENT
CITY OF AIKEN REDEVELOPMENT AUTHORITY

FIGURE GROUND
(EXISTING)

SHEET NO
3.0



June 24, 2020

Mr. Timothy O'Briant
City of Aiken
Economic Development Director
214 Park Ave, SW
Aiken, SC 29801

Dear Mr. O'Briant:

The purpose of this letter is to provide additional information to the "CITY OF AIKEN PROPOSAL FOR ECONOMIC INCENTIVES." I have listed the below questions on the form and my answers in *italics*.

DESCRIPTION OF THE PROPERTY:

Woodford Trace is a new construction 48 unit affordable housing complex located off of Owens Street. The Tax Parcel ID number for the real estate 122-13-02-024. The site is approximately 4.56 acres.

ESTIMATED START DATE FOR DEVELOPMENT:

Plans have been submitted to the City of Aiken for review. At this point we estimate a July 2020 construction start and 12 month construction duration.

DESCRIPTION OF DEVELOPMENT:

The development will provide 10 affordable rental units targeted at families earning under 50% of the area median income and 38 units targeted at families earning under 60% of the area median income. The property will consist of 2 garden style apartment buildings and club house featuring a business center, laundry facility, and fitness room. The site will have all underground utilities and playground for children.

JOB DEVELOPMENT:

The National Association of Home Builders estimates that building 100 new Low-Income Housing Tax Credit units for families leads to the creation of 80 jobs from direct and indirect effects of construction and 42 jobs supported by the induced effects of spending. At 48 units I would assume a proportional creation of jobs ($48/100$ units \times 80 direct and indirect jobs = 38.4 jobs) for Woodford Trace. In addition to the jobs created from the construction, there will be two additional jobs created from the management of the property post construction. The National Associate of Home Builders also points out that there are additional jobs created during and post construction through the economic ripple effect created from the overall investment in the community. By tenants not being over rent burdened, they have additional funds to spend in the local economy.

ESTIMATES AS TO BENEFITS TO THE CITY FROM THE DEVELOPMENT:

The Woodford Trace development represents a \$9.6 million dollar investment in the City of Aiken. In addition to providing highly needed affordable housing, the property's construction is affording the City of Aiken the opportunity to get the Pawnee Nielson Connector started. Our General Contractor has



provided an allowance of \$215,288 to build the road base and sidewalk infrastructure along the new Pawnee Neilson Connector. Our property is also being required to handle a significant portion of the storm water generated by the new road at currently unknown costs. In addition to the aforementioned benefits the city will also receive (current estimated amount) \$171,038 in tap and impact fees plus building permit fees.

OTHER PERTINENT INFORMATION:

The City's annexation policy required that this property petition to be annexed into the city for city services. The property was properly zoned in the county and could have moved forward without being annexed into the City. As a concession to the City of Aiken, the developer agreed to build the Pawnee Neilson connector if the additional cost to construct said road we negligible. Those costs were later determined to be significant and the development is seeking any assistance the city maybe able to render. In addition to the road costs, the city's engineers have asked that Woodford Trace provide additional accommodation for future development at no benefit to our property. We have attached with this letter a draft of our development budget which we respectfully request remain as confidential as possible. At this time, the developer is deferring over 35% of its fee to get the deal moving which greatly inhibits our ability to develop additional assets in Aiken, SC.

We greatly appreciate your consideration of our request. Should you need any additional information on our request, please do not hesitate to reach out to me directly at hollis@fitchirick.com.

Sincerely,

Hollis M. Fitch
Managing Principal
- Owner and Developer of Woodford Trace SC LLC

CITY OF AIKEN

PROPOSAL FOR ECONOMIC DEVELOPMENT INCENTIVES

The City of Aiken, South Carolina (the "City") has enacted its Economic Development Incentive Program, which is codified in the City's Code of Ordinances (the "Program"). Pursuant to the Program, all requests for Incentives shall be made using this form. This form shall be signed and submitted, either: in person at the City's Administration Building, located at 135 Laurens Street, SW, Aiken, S.C., or by mail to the City of Aiken, Attn: City Manager, P.O. Box 1177, Aiken, SC 29802. Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Program.

NAME: Woodford Tree SC LLC DATE OF REQUEST: 6-24-2020
ADDRESS: 1714 East Blvd
CITY: Charlotte STATE: NC ZIP: 28103
PHONE NUMBER: 704-335-9112 EMAIL: hollise@fikhirick.com

DESCRIPTION OF THE PROPERTY (please include tax identification number(s) and any current or expected acquisition costs - be as specific as possible and attach additional pages if needed):
See Attached Letter

ESTIMATED START DATE FOR DEVELOPMENT See Attached Letter

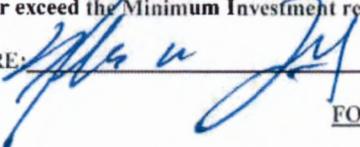
DESCRIPTION OF DEVELOPMENT (please include a good faith estimate of expected costs, being as specific as possible; attach additional pages if needed):
See Attached Letter

JOB CREATION (please include good faith estimate of Jobs created and expected dates of implementation):
See Attached Letter

ESTIMATES AS TO BENEFITS TO THE CITY FROM THE DEVELOPMENT (may include, but not limited to business license fees, property taxes, improvements to City-owned infrastructure or utilities - be as specific as possible and attach additional pages if needed):
See Attached Letter

OTHER PERTINENT INFORMATION (please attach additional pages if needed):
See Attached Letter

I, the undersigned, submit the above information to the City and certify that, to the best of my knowledge, the information supplied hereinabove is factually correct and contains no material misstatements or other misrepresentations. Additionally, I affirm and certify that, based on the acquisition costs of the property described above, the costs of the proposed improvements and the expected Jobs to be created or retained, the development shall meet or exceed the Minimum Investment requirements set forth in the Program.

SIGNATURE:  DATE: 6-24-2020

FOR CITY USE ONLY

DEPARTMENT SUBJECT TO REQUEST: _____ RECEIVED BY: _____
REQUEST ASSIGNED TO: _____ DATE OF COMPLETION: _____
DATE OF ASSIGNMENT: _____ DATE RESPONSE DUE: _____

Line Items	Development Budget						
	Total Costs	9% Basis	4% Basis	Per Unit	% of Total Costs	Per Heated SQFT	
1.01 - Land	\$ 1,162,800.00	\$ -	\$ -	\$ 24,225.00	12.07%	\$ -	20.30
1.02 - Existing Buildings	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
1.03 - Closing Costs	\$ 1,500.00	\$ -	\$ -	\$ 31.25	0.02%	\$ -	0.03
1.04 - Recording Fees	\$ 2,500.00	\$ -	\$ -	\$ 52.08	0.03%	\$ -	0.04
1.05 - Title Insurance	\$ 22,000.00	\$ -	\$ -	\$ 458.33	0.23%	\$ -	0.38
1.06 - Liability Insurance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
1.07 - Real Estate Legal	\$ 41,661.00	\$ 21,661.00	\$ -	\$ 867.94	0.43%	\$ -	0.73
1.08 - Other Acquisition (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
1.0 - Purchase	\$ 1,230,461.00	\$ 21,661.00	\$ -	\$ 25,634.60	12.77%	\$ 21.48	
2.01 - Onsite Improvements	\$ 994,788.00	\$ 994,788.00	\$ -	\$ 20,724.75	10.32%	\$ -	17.37
2.02 - Offsite Improvements	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
2.03 - New Building Hard Costs	\$ 4,282,056.00	\$ 4,282,056.00	\$ -	\$ 89,209.50	44.44%	\$ -	74.76
2.04 - Rehabilitation Hard Costs	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
2.05 - Contractor General Requirements	\$ 295,000.00	\$ 295,000.00	\$ -	\$ 6,145.83	3.06%	\$ -	5.15
2.06 - Contractor Overhead	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
2.07 - Contractor Profit	\$ 250,732.98	\$ 250,732.98	\$ -	\$ 5,223.60	2.60%	\$ -	4.38
2.08 - Contractor Insurance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
2.09 - Contractor Bonding	\$ 75,247.00	\$ 75,247.00	\$ -	\$ 1,567.65	0.78%	\$ -	1.31
2.10 - Other Construction Contract (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
2.0 - Construction Contract	\$ 5,897,823.98	\$ 5,897,823.98	\$ -	\$ 122,871.33	61.21%	\$ 102.97	
3.01 - Building Permits	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 520.83	0.26%	\$ -	0.44
3.02 - Builder's Risk Insurance	\$ 22,267.00	\$ 22,267.00	\$ -	\$ 463.90	0.23%	\$ -	0.39
3.03 - Furniture, Fixtures, and Equipment	\$ 15,000.00	\$ 15,000.00	\$ -	\$ 312.50	0.16%	\$ -	0.26
3.04 - Tap and Impact Fees	\$ 171,038.00	\$ 171,038.00	\$ -	\$ 3,563.29	1.77%	\$ -	2.99
3.05 - Other Construction Outside Contract (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
3.0 - Construction Costs Outside of Contract	\$ 233,305.00	\$ 233,305.00	\$ -	\$ 4,860.52	2.42%	\$ 4.07	
4.01 - Architect Design	\$ 96,000.00	\$ 96,000.00	\$ -	\$ 2,000.00	1.00%	\$ -	1.68
4.02 - Architect Inspection	\$ 24,000.00	\$ 24,000.00	\$ -	\$ 500.00	0.25%	\$ -	0.42
4.03 - Architect Reimbursable	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.04 - Architect Other	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.05 - Civil Engineer Design	\$ 37,400.00	\$ 37,400.00	\$ -	\$ 779.17	0.39%	\$ -	0.65
4.06 - Civil Engineer Inspection	\$ 12,800.00	\$ 12,800.00	\$ -	\$ 266.67	0.13%	\$ -	0.22
4.07 - Civil Engineer Reimbursable	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.08 - Interior Designer Contract	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.09 - Interior Designer Reimbursable	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.10 - Other Design (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
4.0 - Design	\$ 170,200.00	\$ 170,200.00	\$ -	\$ 3,545.83	1.77%	\$ 2.97	
5.01 - Market Study	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.02 - Environmental Study	\$ 2,150.00	\$ 2,150.00	\$ -	\$ 44.79	0.02%	\$ -	0.04
5.03 - Traffic Study	\$ 9,800.00	\$ 9,800.00	\$ -	\$ 204.17	0.10%	\$ -	0.17
5.04 - Appraisal	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.05 - Geotechnical Study (Soil Tests)	\$ 8,990.00	\$ 8,990.00	\$ -	\$ 187.29	0.09%	\$ -	0.16
5.06 - As Built Survey	\$ 11,900.00	\$ 11,900.00	\$ -	\$ 247.92	0.12%	\$ -	0.21
5.07 - Topo Survey	\$ 6,400.00	\$ 6,400.00	\$ -	\$ 133.33	0.07%	\$ -	0.11
5.08 - Organizational	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 208.33	0.10%	\$ -	0.17
5.09 - Cost Certification	\$ 5,500.00	\$ -	\$ -	\$ 114.58	0.06%	\$ -	0.10
5.10 - 10% Test	\$ 1,500.00	\$ -	\$ -	\$ 31.25	0.02%	\$ -	0.03
5.11 - Tax Return	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.12 - Real Estate Taxes During Construction	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.13 - Lease Up Expense	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.14 - Other Soft Costs (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
5.0 - Soft Costs	\$ 56,240.00	\$ 49,240.00	\$ -	\$ 1,171.67	0.58%	\$ 0.98	
6.01 - Construction Loan Origination	\$ 78,750.00	\$ 78,750.00	\$ -	\$ 1,640.63	0.82%	\$ -	1.37
6.02 - Construction Loan Appraisal	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
6.03 - Construction Lender Legal	\$ 25,000.00	\$ 25,000.00	\$ -	\$ 520.83	0.26%	\$ -	0.44
6.04 - Construction Lender Inspection	\$ 12,000.00	\$ 12,000.00	\$ -	\$ 250.00	0.12%	\$ -	0.21
6.05 - Construction Loan Interest	\$ 350,000.00	\$ 262,500.00	\$ -	\$ 7,291.67	3.63%	\$ -	6.11
6.06 - Construction Loan Credit Enhancement	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
6.07 - Other Construction Financing (Provide in Budget Detail)	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 104.17	0.05%	\$ -	0.09
6.0 - Construction Financing	\$ 470,750.00	\$ 383,250.00	\$ -	\$ 9,807.29	4.89%	\$ 8.22	
7.01 - Permanent Loan Origination	\$ 21,000.00	\$ -	\$ -	\$ 437.50	0.22%	\$ -	0.37
7.02 - Permanent Loan Legal	\$ 20,000.00	\$ -	\$ -	\$ 416.67	0.21%	\$ -	0.35
7.03 - Permanent Loan Appraisal	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.04 - Permanent Loan Title Insurance	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.05 - Permanent Loan Other	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.06 - HUD Mortgage Insurance Premium	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.07 - HUD Financing Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.08 - HUD Application Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.09 - HUD Inspection Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.10 - HUD Other	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
7.11 - Other Permanent Financing (Provide in Budget Detail)	\$ 33,000.00	\$ -	\$ -	\$ 687.50	0.34%	\$ -	0.58
7.0 - Permanent Financing	\$ 74,000.00	\$ -	\$ -	\$ 1,541.67	0.77%	\$ 1.29	
8.01 - Application Fees	\$ 5,000.00	\$ -	\$ -	\$ 104.17	0.05%	\$ -	0.09
8.02 - Compliance Monitoring	\$ 25,200.00	\$ -	\$ -	\$ 525.00	0.26%	\$ -	0.44
8.03 - Reservation Fee	\$ 84,377.00	\$ -	\$ -	\$ 1,757.85	0.88%	\$ -	1.47
8.04 - Other Tax Credit Fees (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
8.0 - Tax Credit Fees	\$ 114,577.00	\$ -	\$ -	\$ 2,387.02	1.19%	\$ 2.00	
9.01 - Lease Up Reserve	\$ 36,000.00	\$ -	\$ -	\$ 750.00	0.37%	\$ -	0.63
9.02 - Operating Reserve	\$ 113,532.00	\$ -	\$ -	\$ 2,365.25	1.18%	\$ -	1.98
9.03 - HUD Initial Operating Deficit Reserve	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
9.04 - HUD Working Capital Reserve	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
9.05 - Other Reserves (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
9.0 - Reserves	\$ 149,532.00	\$ -	\$ -	\$ 3,115.25	1.55%	\$ 2.61	
10.01 - Developer Overhead	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
10.02 - Developer Fee	\$ 912,001.00	\$ 912,001.00	\$ -	\$ 19,000.02	9.46%	\$ -	15.92
10.03 - Developer Travel	\$ 6,000.00	\$ 6,000.00	\$ -	\$ 125.00	0.06%	\$ -	0.10
10.04 - Developer Bookkeeping	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
10.05 - Developer Other (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
10.0 - Developer	\$ 918,001.00	\$ 918,001.00	\$ -	\$ 19,125.02	9.53%	\$ 16.03	
11.01 - Issuer Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
11.02 - Bond Counsel Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
11.03 - Underwriter's Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
11.04 - Underwriter's Expense	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-
11.05 - Underwriter's Counsel & Expense	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	-

Line Items	Development Budget					
	Total Costs	9% Basis	4% Basis	Per Unit	% of Total Costs	Per Heated SQFT
11.06 - Trustee Acceptance and 1st Year Annual	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11.07 - Trustee Counsel	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11.08 - Bond Rating Fee	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11.09 - Negative Arbitrage	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11.10 - TEB Costs Other (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
11.0 - Tax Exempt Bond Costs	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
12.01 - Hard Costs Contingency	\$ 291,128.85	\$ 291,128.85	\$ -	\$ 6,065.18	3.02%	\$ 5.08
12.02 - Soft Cost Contingency	\$ 30,000.00	\$ 24,000.00	\$ -	\$ 625.00	0.31%	\$ 0.52
12.03 - Contingency Other (Provide in Budget Detail)	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
12.0 - Contingency	\$ 321,128.85	\$ 315,128.85	\$ -	\$ 6,690.18	3.33%	\$ 5.61
Total Development Uses	\$ 9,636,018.83	\$ 7,988,609.83	\$ -	\$ 200,750.39	100.00%	\$ 168.23
13.0 - LIHTC Equity	\$ 7,058,866.00					
14.01 - Permanent Loan 1st Mortgage	\$ 2,100,000.00					
14.02 - Permanent Loan 2nd Mortgage	\$ -					
14.03 - Permanent Loan 3rd Mortgage	\$ -					
14.04 - Permanent Loan 4th Mortgage	\$ -					
15.01 - Return of HUD Initial Operating Deficit Reserve	\$ -					
15.02 - Return of HUD Working Capital Reserve	\$ -					
15.03 - Return of Other Reserves	\$ 150,000.00					
16.01 - Deferred Developer Fee	\$ 327,152.83					
Total Development Permanent Sources	\$ 9,636,018.83					