

## **PUBLIC NOTICE**

### **Aiken Municipal Development Commission Meeting**

The Aiken Municipal Development Commission will meet on Tuesday, October 20, 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 matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

Specifically, the Aiken Municipal Development Commission will discuss matters regarding property in the downtown area.

# Aiken Municipal Development Commission

## Agenda

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

October 20, 2020

3:30 P.M.

### CALL TO ORDER

1. Approval of Agenda for October 20, 2020
2. Approval of Minutes for the October 6, 2020, meeting
3. Plutonium Settlement Funding Update – Keith Wood
4. Update on AECOM Master Plan for Economic Development – Tim O'Briant, Keith Wood, David Jameson
5. Bylaws Subcommittee Report – Keith Wood
6. Comments by Commission Members
7. Information and Updates from Staff
8. Executive Session Related to a Downtown Project

### ADJOURNMENT

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center  
October 6, 2020

Present: Keith Wood (via phone), Marty Gillam, David Jameson, Philip Merry, Doug Slaughter, and Chris Verenes.

Absent: Stuart MacVean and Tom Williams

Others Present: Stuart Bedenbaugh, Tim O'Briant, Sabina Craig, Sara Ridout, Mayor Osbon, and Councilmember Price.

Mr. Wood, Chair, called the meeting to order at 3:35 p.m.

The first item of business was approval of the agenda for October 6, 2020. Mr. Wood stated that he would like to suggest that the Executive Session scheduled at the end of the regular meeting be moved to the beginning of the meeting. Mr. Jameson made a motion, seconded by Mr. Gillam that the agenda for October 6, 2020, be approved with moving the Executive Session to the beginning of the meeting and that the Commission go into executive session pursuant to Section 30-4-70(2) of the South Carolina Code to receive legal advice where the legal advice relates to a pending, threatened or potential claim or other matters covered by the attorney client privilege. The motion was unanimously approved.

The Commission went into executive session at 3:36 p.m.

After discussion, Mr. Gillam moved, seconded by Mr. Jameson, that the Commission come out of Executive Session. The Commission came out of Executive Session at 4:50 p.m.

MUNICIPAL DEVELOPMENT COMMISSION

Vacant Position

Recommendation to Council

Mr. Wood noted that three names had been suggested for appointment to fill the vacant position on the Municipal Development Commission.

The Commission members discussed the names submitted. There was a recommendation that the Commission submit the three names to City Council for their consideration to fill the one vacant position on the Commission. It was noted that City Council has the authority to make the appointments to the Municipal Development Commission. Some Commission members felt the Commission should move forward with some recommendations to City Council since the position has been vacant for some time. Some Commission members felt that they should delay a recommendation and take more time to consider the recommendation to Council.

After discussion it was decided that the Commission would discuss appointment of a person to fill the vacant position further and submit names for consideration at a future meeting of the Commission.

## MINUTES

Mr. Wood asked for approval of the minutes for the September 15, 2020, meeting. Mr. Merry moved, seconded by Mr. Gilliam, that the minutes be approved as submitted. The motion was unanimously approved.

## ECONOMIC DEVELOPMENT MASTER PLAN

### AECOM

Mr. Tim O'Briant gave an update on the AECOM Economic Development Master Plan. He stated there will be two upcoming conference calls with Marcia Tobin and her team regarding the master plan with one being on Thursday, October 8, 2020, from 3:30 to 5 p.m. Items to be discussed are market analysis, demographics, existing physical conditions, trends and opportunities, designated focus areas in and around USCAiken and downtown, northside and discuss potential locations and available parcels for development. The second conference call will be on October 27, 2020, from 1 p.m. to 2:30 p.m. He noted that all Commission members are invited to join in the discussions. There is a commitment from Ms. Tobin and AECOM to deliver the final report on November 12, 2020.

Mr. Wood stated he hoped the Commission members would participate. He pointed out that the Master Plan would be important for the city. The Commission members' feedback, recommendations and comments would be helpful to Ms. Tobin to ensure that she will deliver a very superb product to the City.

There was a question as to whether the report would be delivered to the Municipal Development Commission or to others in the City and whether the Commission would review and discuss the report before it becomes public.

Mr. O'Briant stated it would be similar to the way the Redevelopment Plan One was handled. The Commission would review the draft after November 12, 2020, when the report will be submitted to the City. The Commission members will need to review and study the report and make a recommendation to City Council. City Council will then review the report and adopt the report. When Council accepts the report, they will charge the Commission to carry out the adopted master plan.

Mr. Wood stated one thing he hoped that may be in the plan is some recommendation for funding in some fashion to the Commission for the Commission to be able to enact their mission.

## BYLAWS

Mr. Wood stated the next item on the agenda was discussion regarding bylaws for the Municipal Development Commission. He noted that at the last meeting the Commission decided they need

some bylaws. He pointed out that Tim O'Briant had sent the Commission members some bylaws from other Commissions. One was from the Columbia Development Corporation and the other from the Aiken Corporation. He noted that the Columbia Development Corporation bylaws seemed to be more in line with what he feels the Aiken Municipal Development Commission's mission is. He said the Commission needs to develop a path forward to develop bylaws for the Commission.

Mr. O'Briant pointed out that several other Commissions around the state are kind of modeled after the Columbia Development Corporation. He noted that the Columbia Development Corporation has a different origin and a different makeup from Aiken's Development Commission so there would be some rewording to fit the Aiken Development Commission. Mr. O'Briant stated some of the Commission members might like to be involved in a subcommittee to review the Columbia bylaws and see what needs to be changed.

Mr. Wood asked if any Committee members would like to chair a subcommittee to review and recommend some bylaws for the Commission. They could work with City staff and use the Columbia bylaws and tweak them to fit our Commission and bring a recommendation to the Commission for review and adoption. Mr. Merry stated he would be glad to work with someone on review of some bylaws for the Commission, but not chair the subcommittee. Mr. Wood stated he would chair the subcommittee if no one else would volunteer. The subcommittee to work on review of bylaws for the Aiken Municipal Development Commission is Keith Wood, Chair, and Philip Merry and a staff representative.

#### COMMENTS BY COMMISSION MEMBERS

Mr. Merry stated he wanted to make a few comments for thought. One of his objectives when he was on City Council was to take a look at some of the things in the Zoning Ordinance that were an impediment to economic development and development as a whole. He thought the vehicle of the AECOM Economic Development Plan might be a good place to give credence to those concerns. He noted one example is the city's mandate for stormwater detention. He pointed out that he thought Aiken has the highest stormwater detention requirements of anyone in the state. He pointed out this requires the developer to buy more land in order to do their project, or do the project smaller, or not do the project at all. He felt there could be a reasonable and fair consideration for some alternative for a city-wide mandate that ultimately negatively impacts what happens economically in our town. He noted that was one example, and there are many others. He said he was wondering if we should be encouraging or suggesting that some of the things be part of the economic development study.

Mr. Bedenbaugh stated that on November 9, 2020, there will be a City Council work session on the stormwater ordinance. We are working with a firm to make the stormwater ordinance more user friendly.

#### SUBCOMMITTEE –SETTLEMENT FUNDS

Mr. Gilliam asked if the Commission wanted to go ahead and form a subcommittee to work on the matter of the DOE settlement funds.

Mr. Gilliam, Mr. Jameson, Mr. Slaughter, and Mr. Wood volunteered to serve on the subcommittee regarding the DOE settlement funds. Mr. Wood stated he would contact those who volunteered in a few days and start discussion and put something on paper for the Mayor.

ADJOURNMENT

There being no further business, Mr. Gilliam moved, seconded by Mr. Merry, that the meeting adjourn. The meeting adjourned at 5:15 p.m.

---

Sara B. Ridout  
City Clerk