

PUBLIC NOTICE

Aiken Municipal Development Commission Meeting

The Aiken Municipal Development Commission will meet on Tuesday, November 17, 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(a)(2) of the South Carolina Code to discuss negotiations incident to a proposed contractual arrangement and proposed sale or purchase of property.

Specifically, the Aiken Municipal Development Commission will discuss matters regarding the possible purchase and/or acquisition of land.

Aiken Municipal Development Commission

Agenda

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

November 17, 2020

3:30 P.M.

CALL TO ORDER

1. Approval of Agenda for November 17, 2020.
2. Approval of Minutes for the October 20, 2020, meeting.
3. Update on Codes Enforcement Related to Downtown Structures by Ryan Bland and Aiken Department of Public Safety.
4. Update on the \$600 Million DOE PU Settlement to South Carolina.
5. Discussion of Proposed AMDC Bylaws Draft.
6. Comments by Commission Members.
7. Information and Updates from Staff.
8. EXECUTIVE SESSION.

ADJOURNMENT

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center
October 20, 2020

Present: Keith Wood, David Jameson, Philip Merry, Stuart MacVean, Doug Slaughter, Tom Williams, and Chris Verenes.

Absent: Marty Gillam

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 3:30 p.m.

The first item of business was approval of the agenda for October 20 2020. Mr. MacVean moved, seconded by Mr. Merry that the agenda be approved. The motion was unanimously approved.

MINUTES

Mr. Wood asked the members to consider approval of the minutes for the October 6, 2020, meeting. Mr. Verenes moved, seconded by Mr. Jameson, that the minutes for the October 6, 2020, meeting be approved as submitted. The motion was unanimously approved.

PLUTONIUM SETTLEMENT FUNDING UPDATE

Mr. Wood stated the next item is Plutonium Settlement Funding Update. He noted that was part of the discussion at the last meeting. He pointed out that some actions came out of the discussion. The actions were to send some information to the City with respect to their belief and actions the Committee felt should be pursued. He said his understanding is there have been several discussions with the legislative body, with Senator Tom Young and the Aiken Delegation as well as Aiken County and Barnwell County. He did not have an update on the discussions, and said as far as he knows the Commission's letter still stands and there have been no changes. He said they still need to reiterate to the City and Aiken County what they feel needs to take place. The settlement is a significant amount of money that could be coming to Aiken, Barnwell and Allendale counties. It will be a legislative issue. He said he did not know what was taking place with the lawsuit in Barnwell in association with the Attorney General's Office.

ECONOMIC DEVELOPMENT MASTER PLAN

AECOM

Mr. Wood stated that he and Mr. Jameson were part of a phone call with Mr. Bedenbaugh and other members of City staff to get an update from AECOM on the Economic Development Master Plan. Staff distributed copies of a portion of the draft plan. He asked that the Commission members review the plan later on their own. He noted there had been a very

positive presentation by AECOM, and he was very encouraged with what they shared in the phone call. Another round will be coming on October 27, 2020. He said he would like for the entire Commission to be able to hear the process.

Mr. Jameson stated his view point was they had interesting metrics and some things that we had not even considered and some formulas he was not aware of made it interesting. He noted that the handout did not have any recommendations. It is a pre-recommendation document and starts to lay out some things which we might see coming. He noted there are some interesting metrics in the document which members of the Commission might keep in mind when making decisions or looking for a particular project. One thing he learned is there are 29 horses per 1,000 people in Aiken County. Aiken County is the 34th largest equine market in the country. The value of land downtown has gone up, but the rents have not been able to push up with that. He noted there were a lot of other very interesting points noted. They pointed out that Aiken is getting older and older and expressed concern about that. As an aging community we don't seem to have the spectrum of amenities that would go along with the aging community. Our local health care has not followed the geriatric increase.

Mr. O'Briant stated they had talked about some interesting points, and he is looking forward to the next call on the 27th. There were some interesting points about property value disparity and why there is potential for the argument as to why there would be public partnership and involvement in a private project on very expensive dirt.

The Commission members continued to discuss some points in the report concerning health care, the aging population, economics, population, growth rate, retirement community, and how to attract young people to the community.

Mr. Wood stated he wanted to give the Commission members an opportunity to participate in the next call on October 27. He said once the report is finished, he would like for the Commission to have a strategic planning session to start developing their goals and objectives. He felt the AECOM report will serve as the foundation for that session. He noted that the AECOM group had a lot of observations and some suggestions that were very intriguing to him, with one being Hitchcock Woods and the other the parkways and how they could be used to attract and utilize our resources better.

BYLAWS

Mr. Wood stated the next item was bylaws. He pointed out he, Mr. Merry, and Mr. O'Briant had a phone conversation regarding bylaws for the Commission. They are about 75% through the review of the bylaws. Mr. O'Briant distributed a draft of some proposed bylaws. He asked the Commission members to review the draft bylaws and come back with comments. He said they are trying to accomplish bylaws and then policies and procedures. They looked at Columbia, Aiken Corporation, and Rock Hill. They felt the Columbia bylaws would be close to what we would like to have. He pointed out the Commission also needs to look at the structure of the Commission. The Commission has officers—Chair and Vice Chair. The Commission needs an executive committee and in the future money to be able to support projects. If we have money, the Commission will have to elect a treasurer. With money comes accounting and auditing which the Commission will have to look at as well.

Mr. Merry stated also the Commission needed to think about the terms for Commissioners. He noted if the Commission is involved in projects, most projects they might be involved in would take two years or more. If there is an annual turnover of Commission members, there may be a change in the vision and commitment of the Commissioners. He said in considering some matters, there was a question as to what the terms of Commissioners should be.

Mr. Wood noted also the relationship with the City needs to be considered.

Mr. Wood asked the Commission members to review the draft bylaws and give comments to Mr. O'Briant. He asked the members to be prepared to discuss the draft bylaws at the next meeting of the Commission.

COMMENTS BY COMMISSION MEMBERS

Mr. Jameson stated he would like for someone to brief the Commission on the current status of the Old Hospital property (old Aiken County Office Complex). He noted that if it seems like it is going to be sold, then maybe the developer might be willing to talk to the Commission about the status. It was noted the persons to contact would be the Chairman of the Aiken County Council or Mr. Killian, the County Administrator. Mr. Wood stated we would try to make that happen at the next meeting.

INFORMATION FROM STAFF

Mr. Bedenbaugh stated the Powderhouse Connector Project is moving forward. Staff is talking to two property owners from whom we have to acquire some property. We had a MOU drafted for consideration with one of the large tract holders. He is working with a developer to sell some of the property. They have to get a quiet title action so that has delayed the City's acquisition of the right of way. It will not affect the project long term, but the timing has been delayed for the City's acquisition of right of way.

There was a question about the removal of the antenna on the Old Hospital property on Richland Avenue to property adjacent to the Public Safety Building on Beaufort Street. Mr. Bedenbaugh stated the antenna is scheduled to be moved early next year. Presently we are working with the adjacent property owner on the issue of the antenna being moved to our property at Public Safety. He pointed out that the antenna would not be a guy wire antenna. It is designed to fall straight down. We are working with the adjacent property owner on the possibility of the antenna falling on his property. Aiken County has primarily been the lead in working with the adjacent property owner on that issue.

EXECUTIVE SESSION

Mr. Wood stated the Commission needed to 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 privilege.

Mr. MacVean moved, seconded by Mr. Verenes, that the Commission go into executive session to discuss matters as noted by Mr. Wood. The motion was unanimously approved.

The Commission went into executive session at 4:10 p.m.

After discussion, Mr. Merry moved, seconded by Mr. Verenes, that the Commission come out of executive session. The motion was unanimously approved.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:05 p.m.

Sara B. Ridout
City Clerk