

## PUBLIC NOTICE

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

The Aiken Municipal Development Commission will meet **in-person** on Tuesday, April 13, 2021, at 3:30 P.M. at the Lessie B. Price Senior & Youth Center at 841 Edgefield Avenue NW.

#### **EXECUTIVE SESSION NOTICE**

After the regular meeting, 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

April 13, 2021

3:30 P.M.

### CALL TO ORDER

1. Approval of Agenda for April 13, 2021.
2. Approval of Minutes for March 16, and Special Meeting of March 17, 2021.
3. Scope of Work/Job Description for Project Manager.
4. Allocation of the \$200,00 Advanced to AMDC from the City Budget.
5. Consideration of a Recommendation to City Council Regarding Application for Economic Development Incentives Related to a Multi-Family Housing Project Proposed for Gregg Highway.
6. Sub-Committee Reports.
7. Comments by Commission Members.
8. Information and Updates from Staff.
9. Executive Session to Discuss Project Pacalis.

### ADJOURNMENT

Aiken Municipal Development Commission Minutes

In-person  
March 16, 2021

Present: Keith Wood, Catina Broadwater, Marty Gillam, David Jameson, Stuart MacVean, Philip Merry, Doug Slaughter, and Chris Verenes.

Absent: Tom Williams.

Others Present: Tim O'Briant, Stuart Bedenbaugh, Sabina Craig, Sara Ridout, Diana Floyd, Tom Hallman, Sharon Richardson, and Colin Demarest of the Aiken Standard.

Mr. Wood, Chair, called the meeting of March 16, 2021, to order at 3:30 p.m. He asked for approval of the agenda. Mr. Merry moved, seconded by Mr. Slaughter that the agenda be approved as listed. The motion was unanimously approved.

MINUTES

Mr. Wood asked the members to consider approval of the minutes for the February 16, 2021, meeting. Mr. Jameson moved, seconded by Mr. Slaughter, that the minutes for February 16, 2021, be approved. The motion was unanimously approved.

UPDATE FROM PRESENTATION TO CITY COUNCIL WORKSESSION

Mr. Wood stated the next item is to give feedback and an update from the work session with City Council on March 3, 2021, at which Keith Wood, David Jameson, Chris Verenes, and Tom Hallman were present.

Mr. Wood pointed out that at the February 2, 2021, meeting the Commission approved their goals and objectives for the next 12 to 24 months. There were four goals and two recommendations. A lot of information was sent in advance to City Council. A presentation was made to Council highlighting the goals and the recommendations. He pointed out that the presentation was well received. He noted that at the end of the presentation the Commission asked for funding in the amount of \$500,000 to go along with the goals and objectives. Within a few days' feedback was received from Mr. Bedenbaugh that money would be approved for the Commission to allow them to move on their objectives. He pointed out that an ordinance approving \$200,000 is to be considered by Council on March 22, 2021. He said they are optimistic that funding for the rest of the request will be forthcoming probably in July.

Mr. Wood stated the Commission has been communicating with the Mayor and others to continue to communicate with the state delegation and state leaders to ensure that the City of Aiken gets its fair share of the Plutonium Settlement money. He stated the feedback from that is the budget process in Columbia has not moved as fast as hoped. They will be taking the settlement fund issue up later in the year. He reminded everyone to continue to communicate

with the State Delegation members to ensure they are aware of the Commission's recommendation and request for the settlement funding. He felt the funding would be crucial for the City and the County.

Mr. Jameson noted the enthusiasm that City Council shared with them. It was very rewarding that Council felt the Commission had gotten off to a good start and was heading in the right direction. Council was very complimentary with their message to the Commission.

Mr. Wood pointed out that Dr. Hallman had done a lot of preparation work. He had received the Commission's feedback and gone through the AECOM report. He provided to Council a color coded document in advance as to the actions in the AECOM report, and who had the suggested responsibility for the projects. The information was well received. Mr. Wood stated he attended the Council meeting work session on March 8 when Mr. O'Briant gave his presentation, and it went very well also. Mr. Wood pointed out that he felt City Council put a lot of value in the MDC and felt that the Commission can make things happen quickly which he noted is their goal and objective.

#### COMMISSION MEMBERS

##### Catina Broadwater

Mr. Wood pointed out that the Commission had recommended to Council that Catina Broadwater be appointed to the Commission to fill the vacant position on the Commission. Council unanimously appointed Catina Broadwater to the Municipal Development Commission at their March 8, 2021, meeting. Mr. Wood welcomed Ms. Broadwater to the Commission.

#### GOALS AND OBJECTIVES – PATH FORWARD

##### Subcommittees

Mr. Wood stated the next item on the agenda is to discuss what is next. The Commission now has four goals and two recommendations before City Council. Consideration of approval of the AECOM Strategic Economic Development Action Plan document will be on Council's agenda for March 22, 2021.

Mr. O'Briant stated consideration of the AECOM plan will be before Council on March 22, 2021, with a resolution to accept the recommendation. He felt generally Council is very enthusiastic about the report and Council will invite the MDC after the report has been adopted to be involved in identifying the various groups that may be involved. He felt that Council was supportive of the plan, and anticipates that the AECOM report will be approved.

Mr. Wood stated since the MDC has four goals and the two recommendations before Council, the MDC needs to take action. He said the Executive Committee had had some discussion whether the Commission needed to continue to meet twice a month or alter the schedule and meet monthly. He pointed out that if the MDC is going to have goals and objectives then there is work to be done and perhaps the Commission members should tackle the goals and objectives in subcommittees. He stated that the Commission members had acknowledged to Dr. Hallman

their interest in specific areas. He said the Commission now needs to decide how to manage the work to accomplish the goals.

Mr. Wood stated the Commission had four goals and two recommendations. The goals were:

1. Establish Aiken Innovation and Impact District.
2. Support Whiskey Road Corridor Project.
3. Target areas for growth.
4. Make Aiken More Business Friendly.

Mr. Wood stated the two recommendations were:

1. Accept AECOM Economic Development Plan and establish and identify a Project Manager to implement the plan.
2. Implement a marketing campaign that is focused on economic development and growth which fits into helping make Aiken more business friendly.

Dr. Hallman stated when Mr. Wood talks about small group work, the work is around the goals and recommendations. He felt the Commission members would be interested in all the work areas. He said he and Mr. Wood had talked about the value of establishing four smaller groups representative of the Commission members. However, other persons not a member of the Commission could also be involved in the small group activities. The small groups would come back to the next Commission meeting with some general ideas about things that need to happen in the next 30 to 90 days, some things that need to happen in the next 6 months, and other things that need to happen in the next year even if the item is a longer term objective. The small groups would get feedback from the full group.

Mr. Wood asked who would like to lead: **1. Establishing Aiken Innovation and Impact District.** Mr. Jameson volunteered to be the lead for the group. Mr. MacVean also agreed to work on the subcommittee as well as Mr. Slaughter. A representative from the Savannah River National Lab (Battelle) is to be selected.

## **2. Whiskey Road Corridor Project.**

Dr. Hallman noted that he had met with City Council on March 15, 2021, and the matter regarding the Whiskey Road Corridor Project came up. The question was raised that the Whiskey Road Corridor Project is a multi-year, multi-agency project. We think of one thing when we think of the Whiskey Road Corridor Project. He said he and Mr. O'Briant tried to guide the thinking in the direction that the project is an ARTS project if it is going to proceed. He noted, however, there might be other things connected to the project such as the Powderhouse connector.

Mr. O'Briant stated the Commission may not be able to move DOT on the project, but as the area opens up, new areas will be annexed and developed within the city, and there will be important questions about controlling, directing and incentivizing the proper types of development that will take place in those new areas. The question is how the changes may

change the face of our community. That is the part that a committee needs to look at. What opportunities can we anticipate and problems and what opportunities can we cause to happen. It was pointed out the Commission's job is to act and cause things to happen. It was pointed out that unless the voices are heard early, we will have a road in X years, and we will wonder how all that stuff got there and that way. We will wonder why didn't we think about that.

Mr. Jameson stated in principle one of their first roles is advocacy to make sure it moves forward, and if there are ways we can help move it forward faster, then that is what they should advocate for. As that starts happening, we should take the broader view or maybe dissect the length of Whiskey Road and do a piece, and another piece, etc.

Mr. Wood suggested that Mr. Williams would be a good person to lead the Whiskey Road Project subcommittee. Mr. Jameson and Mr. Wood volunteered to also serve on the subcommittee.

### **3. Target areas for growth – Redevelopment/Investment.**

Mr. Merry, Mr. Slaughter, Catina Broadwater and Mr. Gillam as the leader volunteered for this subcommittee.

### **4. Make Aiken More Business Friendly.**

Mr. Merry, Leader, Mr. Gillam, and Ms. Broadwater volunteered for the subcommittee.

It was noted that a lot of things to make Aiken more business friendly has to do with the Planning Department regulations.

Mr. Gillam noted that the Chamber on January 11, 2017, had a Business Friendly Committee. He read the listing of issues identified.

### **5. Marketing for Economic Development.**

Mr. Wood stated at a Council work session that he attended on March 8, 2021, the Parks, Recreation & Tourism Department made a presentation to City Council. Within their purview they also have the responsibility for marketing and have a contract with Bandwagon for marketing for recreation and tourism. Bandwagon will be making a presentation to Council in a few weeks. In advance of that, they are seeking input from others, including the Municipal Development Commission. We will be participating in discussion with Bandwagon and the City. He noted there had been some preliminary discussions to make sure what MDC is talking about is not totally separate, but it is not Aiken Parks, Recreation and Tourism marketing. It is more about economic development marketing. He pointed out that he, Mr. Jameson, and Mr. Verenes had talked about also bringing in other organizations like the Chamber, Downtown Development Association, etc. so we are all on the same page, and there is a clear message or theme for the City of Aiken to make sure we are trying to work towards the same goal.

Mr. Verenes stated he would volunteer for marketing as well as Mr. Wood and Mr. Jameson with Mr. Verenes, the Leader.

It was noted that the subcommittee members with four people or less could meet by telephone, zoom, at any time, or wherever they would like to meet. It was also noted that the subcommittees do not have power to move forward. All information and recommendations are to be brought back to the full commission. It was also pointed out that there was enthusiasm among Council for the work the Commission was doing. It was pointed out there is a reference to a quarterly report from the Commission to Council. It was felt that should be done to be able to continue to get Council's support and enthusiasm for the work being done to make things happen.

#### MEETING DATE

Mr. Wood asked if the Commission members were okay with going to a monthly meeting. He noted that if Commission members are okay future meetings would be held on the second Tuesday of each month.

#### COMMENTS FROM STAFF

Mr. Bedenbaugh noted going back to the Whiskey Road Corridor project, as a matter of information, at the Council meeting on March 22, 2021, there will be a MOU for Council consideration to purchase right of way and 17 acres of property for a regional detention pond as part of the project and proposed development in the area.

Mr. O'Briant stated regarding the Williamsburg Street concept plan for the block between Richland and Park Avenue, he had had several discussions with the private developer that is working on some residential lots on the other side of the street. He pointed out the city's project for 2.2 acres for the property formerly known as the Jackson Petroleum site is to close on Friday, March 19, 2021. He pointed out the property is to be redeveloped possibly as part of a larger plan. Ms. Craig has done a great deal of work pulling together an application for federal CDBG borrow ahead funds under a program called Section 108 where the city could access as much as \$1 million to do streetscape improvements, lighting, and improvements to set the stage for an improved neighborhood in connection with the development of the Jackson Petroleum property and working on the other side of the park in partnership with a private developer to really improve the entire neighborhood in the block of the Farmers Market. He said he had also had discussions with our partners in these activities, the Aiken Corporation. They are considering making an investment or lending some money to a private developer for improvements on Williamsburg Street.

Mr. Bedenbaugh introduced Mary Catherine Lawton as the new Assistant City Manager. Ms. Lawton has worked for the city for almost three years in the Planning Department as the liaison to the Design Review Board.

## EXECUTIVE SESSION

Mr. Wood stated the Municipal Development Commission needed to go into 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 serviced by the public body. Specifically, the Aiken Municipal Development Commission will discuss matters regarding property in the downtown area.

Mr. Gillam moved, seconded by Mr. Slaughter, that the Commission go into executive session as noted by Mr. Wood. The motion was unanimously approved.

The Commission went into executive session at 4:11 p.m.

After discussion the Commission came out of executive session at 5:30 p.m. and reported that the Commission would meet on Wednesday, March 17, 2021, at 6 p.m. to vote on the matter discussed in executive session.

## ADJOURNMENT

There being no further business, Mr. MacVean moved, seconded by Mr. Slaughter, that the meeting adjourn. The meeting adjourned at 5:31 P.M.

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Sara B. Ridout  
City Clerk

Aiken Municipal Development Commission Minutes

Special Meeting In-Person  
March 17, 2021

Present: Keith Wood, Catina Broadwater, Marty Gillam, David Jameson, Doug Slaughter, and Chris Verenes.

Absent: Philip Merry, Stuart MacVean, and Tom Williams.

Others Present: Tim O'Briant, Stuart Bedenbaugh, Sara Ridout, and Colin Demarest of the Aiken Standard.

Mr. Wood, Chair, called the special meeting of March 17, 2021, to order at 6:01 p.m. He stated that the Commission needed to go into executive session pursuant to Section 30-40-70(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.

Mr. Slaughter moved, seconded by Ms. Broadwater, that the Commission go into executive session to discuss the matter noted by Mr. Wood.

The Commission went into executive session at 6:02 p.m. After discussion Mr. Slaughter moved, seconded by Mr. Jameson, that the Commission come out of executive session.

The Commission came out of executive session at 6:08 p.m.

Mr. Wood called the special meeting to order at 6:08 p.m. He stated after yesterday's discussion and today's discussion in executive session, the Commission has a path forward for the discussed project.

Mr. Gillam moved, seconded by Mr. Slaughter, that the Commission authorize the Chairman and Executive Director to negotiate and execute a predevelopment cost-sharing agreement regarding Project Pascalis. The motion was unanimously approved.

ADJOURNMENT

There being no further business, Mr. Verenes moved, seconded by Mr. Slaughter, that the meeting adjourn. The meeting adjourned at 6:10 P.M.

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Sara B. Ridout  
City Clerk