

PUBLIC NOTICE

Aiken Municipal Development Commission Meeting

The Aiken Municipal Development Commission will meet **in-person** on Tuesday, June 8, 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 proposed development projects.

Aiken Municipal Development Commission

Agenda

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

June 8, 2021

3:30 P.M.

CALL TO ORDER

1. Approval of Agenda for June 8, 2021.
2. Approval of Minutes for May 18, 2021.
3. Program Manager Recruitment and Selection Update.
4. Update on Williamsburg Street Redevelopment.
5. Sub-Committee Reports.
6. Comments by Commission Members.
7. Information and Updates from Staff.
8. Executive Session to Discuss Economic Development Projects.

ADJOURNMENT

Aiken Municipal Development Commission Minutes

In-person – Lessie B. Price Senior & Youth Center
May 18, 2021

Present: Keith Wood, Marty Gillam, David Jameson, Stuart MacVean, Doug Slaughter (via phone), Chris Verenes, and Tom Williams. Ms. Catina Broadwater arrived at 4 P.M.

Absent: Philip Merry.

Others Present: Tim O'Briant, Stuart Bedenbaugh, Sabina Craig, Sara Ridout, Diana Floyd, Tom Hallman, Buzz Rich, of the Aiken Corporation, Colin Demarest of the Aiken Standard, and Victor Chandler.

Mr. Wood, Chair, called the meeting of May 18, 2021, to order at 3:35 p.m. He asked for approval of the agenda. Mr. Gillam moved, seconded by Mr. MacVean, 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 April 13, 2021, meeting. Mr. Verenes moved, seconded by Mr. MacVean, that the minutes for the April 13, 2021, be approved. The motion was unanimously approved.

JOB DESCRIPTION

Project Manager

Mr. Wood stated the next item of business is discussion of Project Manager job posting and candidate selection. A copy of the job posting was provided to the Commission members. Mr. Wood pointed out that the wording was slightly different from what the Commission had talked about before. He noted that after receiving comments from the Commission, the wording was modified. Mr. Wood pointed out that several names had been recommended and others had shown interest in the position. He said he had personally spoken to four candidates to get their interest in the position. He pointed out that he and the Executive Committee had discussed the candidates. He noted they had not discussed in detail with the candidates the specifics, type of contract, number of hours, etc. associated with the position. He proposed as a path forward that he contact the candidates that have expressed interest and give them specificity as to what we want in the way of a contractual relationship and what we would be willing to pay the individual. He said it is hoped that we can get a contract for the individual to be on a monthly retainage. He said he would talk with the candidates to make sure they understand what is proposed. Then the Executive Committee would review the candidates within the next two weeks and have a recommendation to hire a person. He asked if the Commission members had any questions or comments to add to the job description.

BUZZ RICH

Aiken Corporation

Arthur W. Rich

Mr. Wood introduced Buzz Rich, the Chair of the Aiken Corporation. He pointed out there had been discussions with the Aiken Corporation. He pointed out per the Bylaws the Chairman has the prerogative to add ex-officio members to the Commission. He pointed out based on discussions and communications with Mr. Rich, he had been added to the Municipal Development Commission as an ex-officio member. He would not have voting rights, but based on the role that Mr. Rich plays with the Aiken Corporation, and the MDC's need to partner with the Aiken Corporation to make sure some of the initiatives are carried out, it is felt Mr. Rich needs to be a part of the Commission to participate and help where he can.

SUB-COMMITTEE REPORTS

Mr. Wood stated the next item is reports from the sub-committees.

Aiken Innovation and Impact District

Mr. Jameson, Convenor, stated he had nothing new to report since the last meeting.

Whiskey Road Corridor.

Mr. Williams, Convenor, stated he had nothing to report at this time.

Target Potential Areas for Redevelopment/Investment.

Mr. Gillam, Convenor, stated the group had not had a second meeting at this time so he had nothing new to report.

Make Aiken More Business Friendly

Mr. Merry, Convenor, was not present. There was nothing new to report.

Marketing Aiken for Economic Development

Mr. Verenes, Convenor, reviewed the meeting of the Marketing sub-committee. He noted there had been discussions with Mr. Rich and others on the Aiken Corporation regarding some of the initiatives they are undertaking. That led to Mr. Rich being an ex-officio member of the MDC. There have been a lot of meetings relative to the Pascalis Project.

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

The Magnolia

Whiskey Road

Apartment Complex

Seniors 55 and Older

Mr. Wood stated the next item for consideration is a recommendation to City Council regarding application for Economic Development Incentives related to a 60-unit Senior Affordable Housing Project on Whiskey Road near Stratford Drive.

Ms. Sabina Craig reviewed the Incentive Application for the MDC members. The application for The Magnolia, a new construction of a 60-unit low income development for seniors 55 and older located off of Whiskey Road near Stratford Drive, has a construction budget of approximately \$12 million. The developer plans to utilize 5 acres of the site for construction. The developer estimates the development to be completed by August 1, 2023. As stated in the Incentives Application, the project will provide 60 affordable units for seniors 55 years old and older utilizing Low Income Tax Credits. The property will consist of one residential building comprised of 60 units featuring a community area, business center, fitness center and management office which will be staffed by two full-time employees. The community will be 100% affordable under the South Carolina State Housing Financing and Development Authority for tax credits. In addition to providing highly needed affordable senior housing in the area, the proposed development would pay tap, impact, and stormwater fees, plan review fees, and building permit fees to the City for its services. The applicant seeks consideration of the project for a recommendation to City Council to include the Incentive Agreement and to extend reimbursement of City fees as outlined in the agreement in an amount equal to 50% of the listed City fees paid by the developer with a total reimbursement cap of \$60,000. When all conditions of the application are met the estimated rebate at 50% will be \$55,035 payable one year after the Certificate of Occupancy is completed.

Ms. Craig stated the MDC is being asked to consider the Incentive Application for The Magnolia Project on Whiskey Road for a recommendation to City Council.

Mr. Jameson noted that in the Rental Housing Market Study that was commissioned in 2018, one of the problems that was identified was housing for low income seniors. The proposed project helps to meet that need.

The Commission members discussed the Economic Development Incentive Application for The Magnolia Project. After discussion, Mr. Jameson moved, seconded by Mr. Gillam, that the Commission recommend to City Council approval of the Economic Development Incentive Application for The Magnolia Project. The motion was unanimously approved.

COMMENTS FROM COMMISSION MEMBERS

Allocation of Plutonium Funds

Plutonium Settlement

Mr. Wood stated the Commission had not discussed the Plutonium Settlement for a while. He reviewed the information that he was aware of at this time. He pointed out the Commission had been very vocal that all, or the vast majority, should be going to the three Counties—Aiken, Barnwell and Allendale with Aiken County and the City of Aiken receiving a good portion of the \$500 million. He said the Commission's stance had not changed. He said there had been communication with the County Delegation and City Officials and the communication had been

consistent that the City of Aiken should be a major recipient of the funds. The decision on the funds will be made by the General Assembly. The understanding is that the House and the Senate will take this matter up later in the summer, probably starting in August. The House Ways & Means Committee has already set up an ad hoc committee to discuss the matter and the Senate Finance Committee will do the same thing. Mr. Wood stated the Executive Committee had had communications with Senator Young and Representative Clyburn in the last several weeks. He said the Executive Committee is continuing to press their wishes for the funds.

Mr. Bedenbaugh stated he had been in touch with Tony Denny recently. He pointed out that Representative Bruce Bannister, of Greenville will be the Chair for the House Ad Hoc Committee. They will probably meet next month to get organized, but it will be August or September before they work on the matter. Both the House and the Senate have introduced shell bills. The General Assembly will be coming back in September to address redistricting and the hope is that they will determine where the Plutonium Settlement funds and the COVID-19 funds will be spent.

The Commission members discussed the matter. It was felt that the Commission should follow the process closely. There are a lot of people across the state asking for funding. It was felt that communication with the Delegation and the Mayor would be key.

COMMENTS FROM STAFF

Mr. O'Briant pointed out that City Council had considered and approved the Economic Development Incentive Agreement from Peaks of Aiken for a multi-family housing project on Gregg Highway. He noted that the MDC had recommended approval of that Incentive Agreement at the April 13, 2021, meeting of the Commission.

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 a proposed development project.

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

The Commission went into executive session at 4:05 p.m. Commission member Broadwater arrived at the meeting at this time.

After discussion by the Commission Mr. MacVean moved, seconded by Mr. Verenes, that the Commission come out of executive session. The Commission came out of executive session at 5:05 p.m.

ADJOURNMENT

There being no further business. The meeting adjourned at 5:05 P.M.

Sara B. Ridout
City Clerk