

## PUBLIC NOTICE

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

The Aiken Municipal Development Commission will meet **in-person** on Monday, July 12, 2021, at 3:00 P.M. at the Aiken Municipal Conference Center at 214 Park Avenue SW.

#### **EXECUTIVE SESSION NOTICE**

After the regular meeting, the Aiken Municipal Development Commission will meet in Executive Session pursuant to Section 30-4-70(a)(1) and (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.

Following the Executive Session the Municipal Development Commission may return to the regular meeting.

# Aiken Municipal Development Commission

## Agenda

Aiken Municipal Conference Center  
214 Park Avenue SW

July 12, 2021

3:00 P.M.

### CALL TO ORDER

1. Approval of Agenda for July 12, 2021.
2. Approval of Minutes for June 8, 2021.
3. Program Manager – Dr. Tom Hallman will Briefly Provide His High Level Plan.
4. Sub-Committee Reports.
5. Comments by Commission Members.
6. Information and Updates from Staff.
7. Executive Session to Discuss Economic Development Projects.
8. Return to Regular Meeting.

### ADJOURNMENT

Aiken Municipal Development Commission Minutes

Lessie B. Price Senior & Youth Center  
June 8, 2021

Present: Keith Wood, Catina Broadwater, Marty Gillam, David Jameson, Philip Merry, Chris Verenes, and Tom Williams.

Absent: Stuart MacVean and Doug Slaughter.

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

Mr. Wood, Chair, called the meeting of June 8, 2021, to order at 3:30 p.m. He noted that after the regular meeting the Aiken Municipal Development Commission will meet in Executive Session pursuant to Section 30-4-70(a)(1) and (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 and a personnel matter. Specifically, the Aiken Municipal Development Commission will discuss matters regarding proposed development projects and the possible hiring of a Program Manager. Following the Executive Session the Municipal Development Commission may return to the regular meeting and may vote on the personnel matter.

Mr. Wood stated that he was recommending that the agenda be amended by moving Item 3 which is Program Manager Recruitment and Selection Update, to the Executive Session as there will be a recommendation to hire someone as well as setting the compensation. He asked for approval of the amended agenda. Mr. Williams moved, seconded by Mr. Gillam, that the agenda be approved as amended. The motion was unanimously approved.

MINUTES

Mr. Wood asked the members to consider approval of the minutes for the May 18, 2021, meeting. Mr. Verenes moved, seconded by Mr. Jameson, that the minutes for the May 18, 2021, meeting be approved. The motion was unanimously approved.

WILLIAMSBURG STREET PROJECT

Mr. Wood stated that Mr. O'Briant would update the Commission on the Williamsburg Street Redevelopment Project.

Mr. O'Briant noted that Mr. Bill McGhee was present at the meeting. Mr. McGhee has an interest in developing some other property on Williamsburg Street. Mr. O'Briant pointed out the Jackson Petroleum Oil site on Williamsburg Street was purchased which is key to the neighborhood around the Farmers' Market. He noted that when we initially envisioned the development, the plan was that there would be private investment to go along with the city's

efforts to clean up the Jackson Petroleum property and redevelop the neighborhood on both sides of Williamsburg Street between Richland Avenue and Park Avenue. He pointed out the other property the Commission owns besides the Jackson Petroleum property is a lot on Williamsburg Street with a burned building. The remains of the burned building will be removed in a few weeks. The property is posted for a comment period on a voluntary cleanup contract with DHEC through Terracon, the city's environmental contractor.

Further along is Mr. McGhee's proposed development in the area. When we began looking at some development plans., Mr. McGhee had already been doing some investigation for development. As we offered our redevelopment plan for the whole neighborhood, Mr. McGhee came to us and got involved. Mr. O'Briant stated Mr. McGhee has a vision for the area across the street from the Jackson Petroleum property. His property consists of several lots on the west side of Williamsburg Street. There are three properties on that side of Williamsburg Street near Park Avenue that Mr. McGhee has not been able to purchase.

Mr. O'Briant stated the city's Section 108 funds are moving forward and would provide \$1 million to provide streetscape and general improvements to stormwater and provide amenities throughout the area on both sides of Williamsburg Street and some assistance with Mr. McGhee's private development. He pointed out that there had been several calls to the Housing and Urban Development officials who have been very impressed with the application. We expect to hear within the next several weeks whether we are successful with the application.

Mr. O'Briant stated that the Aiken Corporation has been working with Mr. McGhee on his proposed project, and the Aiken Corporation is in the process of negotiating loan support for the properties involved. Mr. McGhee owns some of the properties. The Aiken Corporation will help secure the acquisition and construction financing based on some details that are being worked out.

Mr. O'Briant then reviewed the plans for the property that Mr. McGhee owns. Mr. McGhee will build some tiny homes and update some buildings. Mr. O'Briant showed the MDC the proposed plans. It was pointed out that there will be three houses on Williamsburg that will not be included in the redevelopment as neither Mr. McGhee nor the City has been able to purchase those lots. The owners do not want to sell them. He pointed out that part of the infrastructure that the City will support the project with, if we are successful in getting the application, is on the lane in the area. The Commission continued to discuss the proposed plans. Mr. O'Briant stated he just wanted to bring the Commission up to date on the demolition that will be soon, voluntary clean up contract, clean up of the site which is proceeding, and the effort of Mr. McGhee and the Aiken Corporation. He said this is an example of the Commission acting and investing; the Aiken Corporation being involved as a partner, and a local private investor working to better our neighborhood.

Mr. Jameson stated he would like to applaud Mr. McGhee for his effort. He said he felt the Williamsburg Street project is so important.

#### SUB-COMMITTEE REPORTS

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

### **Aiken Innovation and Impact District**

Mr. Jameson, Convenor, stated at the last meeting he had said that he and Mr. MacVean were going to meet with Vahid Majidi, National Lab Director, to begin the conversation about the Innovation District. That meeting took place last week. He noted that Mr. Majidi and Mr. MacVean clearly understand, after the investment of the AMC and the potential investment of DreamPort, why a vision or creating an Innovation District is the next right step. He felt that Mr. Majidi is committed to helping MDC with the task. Mr. MacVean has someone on his staff who has economic development experience, and that person has been tasked with reviewing innovation parks across the country, seeing what has worked effectively and what has not. He will pull a report together for us. The report will be available before the end of July. He said that report will give us another tool to use when we are selling the need for funding the Innovation Park to the decision makers for the settlement funds. There was discussion that Mr. Majidi be invited to a MDC meeting after the report is prepared to give the Commission an update.

### **Whiskey Road Corridor.**

Mr. Williams, Convenor, stated he had nothing to report at this time, but would be meeting with the committee members soon. It was also suggested that he meet with Mr. Bedenbaugh and get an update from the city on the Whiskey Road Corridor.

### **Target Potential Areas for Redevelopment/Investment.**

Mr. Gillam, Convenor, stated the group had met for a second time with all members present. Names were suggested for potential members to grow the committee with non-Commission members. They discussed the four corners concept. They feel very strongly about the City of Aiken overlay, Hotel Aiken, and the Innovation District, and they are trying to prioritize what they want to do. There was a lot of conversation about the four entrances to the city. They also talked about more office space being needed in Aiken. At the next meeting they plan to prioritize the items and discuss where the money will come from for the projects.

Members of the Commission pointed out one item mentioned when the Commission was first formed was the Old Aiken Hospital and its status. City staff noted that the Old Hospital is actively being worked on. Mr. Bedenbaugh pointed out that the ETV tower is on schedule to be moved later this year. It is to be moved behind the Public Safety Building on Beaufort Street. Mr. Bedenbaugh also noted that the city does have a plan for the entrance from Vaucluse Road east to downtown. He felt the improvements may be similar to what the City did with the parkways on Park Avenue from Laurens to Union Street. The cost would be about \$900,000 to \$1 million. Mr. O'Briant noted that the big projects like the Old Hospital and the Innovation District are fantastic. However, the small projects such as the Williamsburg Street project or infill developments can make a big difference also.

### **Make Aiken More Business Friendly**

Mr. Merry, Convenor, stated he had been attending the Stormwater Task Force Committee meetings. He pointed out that Aiken has the most stringent stormwater retention requirements in the state of South Carolina which translates into higher property costs, higher development costs, and the need for more land to be able to meet the requirements for stormwater retention. He said

he had been part of the committee making recommendations to the City for revision of the stormwater requirements to be more in line with the standards of other cities around the state. The draft proposal may be something he can bring to MDC for review and for recommendation to City Council. He pointed out one of the ideas of the Make Aiken More Business Friendly was to expand the committee with non-MDC members, particularly they had suggested Ryan Bland as Planning Director. However, in the meantime Mr. Bland has left the City. He said he would like to have someone from the Planning Department involved. Mr. Bedenbaugh suggested Marya Moultrie, the Interim Planning Director, may be able to help. Mr. Merry stated they would also like to have another person familiar with real estate on the committee. He said the Committee has a list of areas that they would like to make improvements to make Aiken more business friendly. He said it is felt that the Committee needs to have some recommendations to Council for improvements rather than going to Council and airing their complaints.

### **Marketing Aiken for Economic Development**

Mr. Verenes, Convenor, stated he would like to defer his report to the Executive Session due to the nature of it.

### **Subcommittee Reports**

Mr. Wood stated he thought that the Subcommittees should start making paper reports in July. He said the convenors could talk about what they are trying to accomplish, but also list on paper two to three things that they want to accomplish. He said the reports could be verbalized, but he would like to have something in a more formal format giving what the committee is going to work on and what they are going to try to accomplish for those items.

### **COMMENTS FROM COMMISSION MEMBERS**

There were no additional comments from the Commission members.

### **COMMENTS FROM STAFF**

Mr. Bedenbaugh stated he hoped to have a Planning Director, identified by the time of the next MDC meeting.

Mr. Wood asked that staff keep City Council informed on the MDC activities.

### **EXECUTIVE SESSION**

Mr. Wood stated the Municipal Development Commission needed to go into executive session and asked for a motion to go into executive session.

Mr. Merry moved, seconded by Mr. Gillam, 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.

After discussion by the Commission Mr. Gillam moved, seconded by Mr. Merry, that the Commission come out of executive session. The Commission came out of executive session at 5:20 p.m.

#### PROGRAM MANAGER

Mr. Wood stated the Commission had discussed the hiring of a Program Manager in Executive Session. He asked if there was a motion for hiring Dr. Tom Hallman as Program Manager, on a twelve month contractual basis.

Mr. Gillam moved, seconded by Mr. Merry, that the Commission hire Dr. Tom Hallman as the Program Manager for the Municipal Development Commission on a twelve month contractual basis. The motion was unanimously approved.

Mr. Wood stated he would issue a press release tomorrow regarding the hiring of Dr. Tom Hallman as Program Manager for the Municipal Development Commission.

#### PROJECT PASCALIS

Mr. Wood stated the second item for action by the Commission is to continue negotiations with respect to Project Pascalis.

Mr. Merry moved, seconded by Mr. Gillam that the Commission authorize the Chairman of the Executive Committee of the Municipal Development Commission to enter into negotiations with a potential developer related to Project Pascalis. The motion was unanimously approved.

#### MEETING DATE

It was decided that the next meeting of the Municipal Development Commission would be on Monday, July 12, at 3 p.m. in the Conference Center of the Municipal Building at 214 Park Avenue SW.

#### ADJOURNMENT

There being no further business, Mr. Gillam moved, seconded by Mr. Verenes that the meeting adjourn. The meeting adjourned at 5:25 P.M.

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Sara B. Ridout  
City Clerk