

Aiken Municipal Development Commission

Agenda

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

December 14, 2021

3:30 P.M.

CALL TO ORDER

1. Approval of Agenda for December 14, 2021.
2. Approval of Minutes for November 23 and 30, 2021.
3. Program Manager Update – Tom Hallman.
4. Discussion of 2022 Goals and Objectives – Keith Wood.
5. Comments by Commission Members.
6. Information and Updates from Staff.
7. Executive Session – Discuss Economic Development Projects.

ADJOURNMENT

Aiken Municipal Development Commission Minutes

Municipal Conference Room 204 – 214 Park Avenue SW
November 23, 2021

Present: Keith Wood (via phone), Catina Broadwater, Marty Gillam, David Jameson, Chad Matthews, Stuart MacVean, Philip Merry, and Chris Verenes.

Absent: Doug Slaughter

Others Present: Tim O’Briant, Stuart Bedenbaugh, Buzz Rich, Sabina Craig, Sara Ridout, Diana Floyd, Marya Moultrie, Mary Tilton, Mark Chostner, Gary Pope, Attorney, and Colin Demarest of the Aiken Standard.

Mr. Wood, Chair, called the special meeting of November 23, 2021, to order at 3:30 p.m.

AGENDA

Mr. Wood stated the first item of business is approval of the agenda for November 23, 2021.

Mr. Merry moved, second by Mr. Gillam, that the agenda be approved as presented. The motion was unanimously approved.

MINUTES

Mr. Wood asked the members to consider approval of the minutes for the November 9, 2021, meeting. Mr. Gillam moved, seconded by Mr. Jameson, that the minutes for the November 9, 2021, meeting be approved. The motion was unanimously approved.

COMMENTS FROM STAFF

Mr. O’Briant stated he would like to update the Commission on work that has progressed in earnest related to the management of the property which the Commission now owns. A Rental Management Agreement is in place with On Board Realty which is one of the impacted tenants. Essentially that firm will be handling all the relationships with the tenants, both month to month ones and those on leases. They will begin collecting the rent and managing the properties on December 1, 2021, in exchange for a percentage of the rental. All of the properties are properly insured. We do have a Voluntary Cleanup Contract in place which is going to a public notice period which is very good protection for us and any future owner as far as environmental liability. A lot of work has gone on over the last week since we closed on the property. He noted that City vehicles are now off of the streets downtown. The City vehicles are parking in front of the motel building until we complete the new Municipal Building on Chesterfield Street.

Mr. Bedenbaugh also noted that Public Safety is trying to find someone, such as a cadet or an officer, to stay rent free temporarily in the motel in the caretaker's apartment, after it is professionally cleaned. It is hoped to have that in place in early December.

COMMENTS BY COMMISSION MEMBERS

Mr. Wood asked for any comments from the Commission members. He said he has received nothing but positive comments from many in the community since the November 9, meeting when the Commission voted to acquire the downtown property. He said people are wondering what the next steps will be.

Mr. O'Briant said he had talked to a resident of Woodside who had been talking to her neighbors and had a lot of questions about the bond issuance. They were interested in buying bonds for the project and investing in the downtown. He said he explained that the bonds have already been sold and closed by Sterling Bank.

Other members of the Commission also noted that they had only heard positive comments about the downtown project.

EXECUTIVE SESSION

Mr. Wood noted that the agenda item number 5 is consideration of authorization of a Purchase and Sale Agreement in connection with Project Pascalis. He pointed out that we have had many discussions with developers. One has come to fruition where there is consideration of a Purchase and Sale agreement for the Commission to consider for Project Pascalis. The Executive Committee as well as staff have recently had two meetings to discuss the Purchase and Sale agreement. He said the Executive Committee did meet with Gary Pope, Attorney, and others, and the developer about a week ago. A proposed developer has provided some information for the Commission to consider. The Executive Committee did have a lot of questions that the proposed developer is considering. He said it is felt that we are at the point where the whole Commission needs to look at the agreement, ask questions of staff, and discuss the agreement in detail. This needs to happen for the Executive Committee to go back and have further discussions with the proposed developer. With that in mind, he said he would like for the Commission to consider going into executive session to discuss a proposed Purchase and Sale Agreement in connection with Project Pascalis.

Mr. Merry moved, seconded by Ms. Broadwater, that the Commission go into executive session to discuss the details of the proposed Purchase and Sale Agreement for the Project Pascalis and to receive client privileged advice. The motion was unanimously approved.

The Commission went into executive session at 3:40 p.m.

After discussion, Mr. Jameson moved, seconded by Mr. Merry that the Commission come out of Executive Session.

Mr. Wood noted that the Commission had agreed to meet on Tuesday, November 30, at 3:30 p.m. in Room 204 at 214 Park Avenue SW to again discuss the proposed Purchase and Sale Agreement for Project Pascalis and for possible action.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 p.m.

Sara B. Ridout
City Clerk

Aiken Municipal Development Commission Minutes

Municipal Conference Room 204 – 214 Park Avenue SW
November 30, 2021

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

Absent: Stuart MacVean

Others Present: Tim O'Briant, Stuart Bedenbaugh, Tom Hallman, Sabina Craig, Sara Ridout, Diana Floyd, Marya Moultrie, Mary Tilton, Kay Brohl, Gary Pope, Attorney (via phone), and Colin Demarest of the Aiken Standard.

Mr. Wood, Chair, called the special meeting of November 30, 2021, to order at 3:33 p.m.

AGENDA

Mr. Wood stated the first item of business is approval of the agenda for November 30 2021.

Mr. Gillam moved, second by Mr. Merry, that the agenda be approved as presented. The motion was unanimously approved.

PURCHASE AND SALE AGREEMENT

Pascalis Project

Mr. Wood stated the meeting was called to follow up on the discussion from the meeting of November 23, 2021, regarding consideration of authorization of a Purchase and Sale Agreement in connection with Project Pascalis. He noted that since the Commission will be discussing details of a potential Purchase and Sale Agreement with a potential developer for Project Pascalis, the Commission needs to go into executive session.

Mr. Slaughter moved, seconded by Mr. Merry, that the Commission go into executive session to discuss a proposed Purchase and Sale Agreement for Project Pascalis. The motion was unanimously approved.

The Commission went into executive session at 3:35 p.m.

After discussion, Mr. Slaughter moved, seconded by Mr. Gillam that the Commission come out of Executive Session. The Commission came out of Executive Session at 4:30 p.m.

Mr. Wood stated based on discussions of the Commission he would ask for a motion to be made for consideration of an agreement.

A RESOLUTION OF THE AIKEN MUNICIPAL DEVELOPMENT COMMISSION
AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY IN CONNECTION WITH
PROJECT PASCALIS AND OTHER MATTERS RELATED THERETO.

Mr. Gillam moved, seconded by Mr. Merry, that the Commission approve the Resolution regarding a Purchase and Sales Agreement with a potential developer for Project Pascalis. The motion was unanimously approved.

MEETING DATE

Mr. Wood stated he felt the Commission should hold their regular scheduled meeting on December 14, 2021. He said the meeting would be held at the Price Center. He asked that Dr. Hallman give the Commission an update.

Dr. Hallman stated he would like to bring the Commission up to date as to where we are from the last time he talked about accountability efforts and get members' feedback about the proposed reporting schedule that would be implemented in the new year 2022.

Mr. Wood stated he would like to spend some time, not rehashing what they have done, but what they will focus on in the short term for 2022

He noted that the meeting would be a 3:30 p.m. at the Price Center on December 14, 2021.

ADJOURNMENT

There being no further business, Mr. Jameson moved, seconded by Mr. Merry, that the meeting adjourn. The meeting adjourned at 4:40 p.m.

Sara B. Ridout
City Clerk