



Richland County Council

BLUE RIBBON AD HOC COMMITTEE

November 5, 2018 – 1:00 PM

4th Floor Conference Room

CALL TO ORDER – Mr. Pearce called the meeting to order at approximately 1:03 p.m.

HMGP 4241-DR (2015 Flood Update)

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Residential Property Acquisitions:

- By the end of this calendar week we will have completed nineteen (19) property closings
- Second appraisals
 - Currently we have thirty-five (35) residential reappraisals pending
 - The initial appraiser assigned to conduct the 2nd appraisals was disqualified by Procurement
 - Another appraisal firm was immediately identified and has begun the 2nd appraisal process

Non-Residential Property Acquisitions:

- We will be closing on our first non-residential property on 12-03-18
- Three other properties are proceeding through final closing document preparation
- An additional property owner has voluntarily declined acquisition of his property
- We were notified one of our non-residential property acquisition candidates was sold to a private citizen on August 31, 2018
 - As part of that sale; we learned this property has been designated by DHEC as a “brownfields” site due to environmental contamination
 - DHEC is working with the new property owner on mitigating the contaminated soil
 - Our research revealed FEMA does not allow HMGP funds to be used to acquire contaminated sites

HMGP 4286 (Hurricane Matthew Update)

- Two applications were submitted to SCEMD
 - Project #22 (1 residential property buyout)
 - Project #23 (11 residential buyouts)

- Both projects have been approved by FEMA
- One property from Project #23 has voluntarily withdrawn
 - Appraisals have been completed on the remaining 10 properties
- The property owner for Project #22 has been provided a Voluntary Interest Notice (VIN). We are still waiting on the form to be returned.

CDBG-DR Update

- Completed:
 - 34 MHUs have begun or completed construction
 - 42 stick built homes have begun or completed repairs
- Expected in November:
 - 31 additional stick built homes and 7 MHUs should enter the construction phase this month
 - 28 stick built homes should go out to bid this month
- Expected in December:
 - 33 complete rebuilds should begin construction next month if the General Contractor is selected
- Positive Impact:
 - If the above all happens, the County would have either completed or have under construction 175 of our targeted 245 homes repaired/replaced by January 2019
- Selection of a vendor to do the SFHRP Rebuilds:
 - The County posted a request for proposal (RFP) to select a vendor to do the SFHRP rebuilds
- County Council approved the following change order approval parameters:
 - County staff may approve Change Orders, especially those caused by unforeseen site conditions or emergency situations, for up to 10% of the cost of the Contract
 - Change Orders between 10.1 – 24.9% of the cost of the Contract require approval from County Administration
 - Change Orders at or exceeding 25% of the cost of the Contract require approval of County Council
- Approval of SFR Change Orders per Policy from January 1, 2018 till October 31, 2018:
 - Due to the length many of these homes have sat unrepaired from the times the repair estimates were completed, a larger than expected number of change orders have been submitted to handle legitimate increases in the damages (rot, resulting termite damage, etc.)
 - These property owners are in hotels pending the approval of these change orders

- Amend the Change Order Ordinance
 - The current Change Order Ordinance requires a large number of change orders to go to the Council for approval
 - Meanwhile, property owners are in hotels at County expense awaiting their change order to be approved and the repairs completed. This has resulted in much larger than anticipated relocation expenses causing fewer homes to be repaired
 - Change orders are a reality in a program where estimators cannot look behind walls or under flooring when doing their damage estimates. Too often, what is behind these floors and walls are significantly different than what is expected, resulting in change orders that often exceed 25% of the original bid price

- Selection of a vendor for Danbury Drive Basin Area Project
 - The County posted a request for proposal (RFP) to select a vendor for the Danbury Drive Basin Area Project

- Project Considerations and Goals for Developing the Action Plan:
 - Though the Federal Register has not been released, the anticipated focus on Round 3 is community resiliency and mitigation from future disasters
 - Remember the LMI focus of this grant (70% of the money must benefit LMI population)
 - Money generally cannot be used on private infrastructure (e.g., privately owned dams)
 - What types of resiliency planning would you like to see the County do with a portion of this grant money?
 - What types of mitigation projects would you like to see the County do with a portion of this grant money?

ADJOURNMENT – The meeting adjourned at approximately 2:00 p.m.