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PROPERTY DISTRIBUTION MANAGEMENT AD HOC COMMITTEE

July 24, 2018 – 3:00 PM

4th Floor Conference Room

2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Dalhi Myers, Chair; Yvonne McBride and Calvin “Chip” Jackson

OTHER COUNCIL MEMBERS PRESENT: Norman Jackson, Bill Malinowski, Greg Pearce and Paul Livingston

OTHERS PRESENT: Quinton Epps, Valeria Davis, Jamelle Ellis, Katherine Thibaudeau and Ca’Dedra Sullivan, Michelle Onley, Brandon Madden, Sandra Yudice, Michael Byrd, Randy Pruitt and Roxana Meetze

CALL TO ORDER – Ms. Myers called the meeting to order at approximately 3:00 p.m.

ADOPTION OF THE AGENDA – Mr. C. Jackson moved, seconded by Ms. McBride, to adopt the agenda as published. The vote in favor was unanimous.

ELECTION OF CHAIR – Mr. C. Jackson moved, seconded by Ms. McBride, to nominate Ms. Myers for the position of Chair. The vote in favor was unanimous.

INTENT AND CHARTER OF THE AD HOC COMMITTEE – Ms. Myers stated her understanding of the purpose of the ad hoc committee is to review the current County owned facilities and plan for their sale, or use, and where necessary, suggest to full Council the purchase of other properties.

OVERVIEW OF COUNTY OWNED PROPERTIES

- a. **Richland Renaissance Properties (Appendix A)** – Ms. Myers stated some of the properties have assigned purposes, and some do not.

Ms. McBride stated, for clarification, these properties have buildings on them.

Mr. Madden stated some of these properties have buildings on them. Some of the ones purchased for Richland Renaissance, do not have buildings on them. The last 3 properties on Appendix A are just property.

Ms. McBride stated, for clarification, the County has purchased all of the properties listed in Appendix A.

Mr. Madden stated there is one more property that was purchased, which is the EOC site, located at 1741 Cushman Drive. That site was purchased for an EOC facility, and there is not a building on the property.

Ms. McBride inquired if 3220 Two Notch Road is the current site for DSS.

Mr. Madden responded in the affirmative.

Ms. Myers stated the original plan was to move DSS into Burlington.

Mr. Madden stated the square footage of Burlington is 132,000 sq. ft. The current DSS facility is 64,000 sq. ft.

Dr. Yudice stated all of the State agencies were to be located in Burlington.

Mr. Madden stated Probation, Pardon and Parole would also be located in Burlington.

Ms. Myers inquired as to how many square feet they need. She stated she is trying to figure out the comparison to what they currently have, as opposed to what we planned for them to use in the space in the mall. She stated she does not have a good understanding since when we stopped we stopped discussing it. She does not have a good sense of whether we were expanding their spaces or keeping them in the same spaces. She stated she did not know if we had gone through and done an appropriation of exactly what they would need or how far we had gotten.

Mr. Madden stated, when the Richland Renaissance Project was deferred, the contract before Council was for design and space allocation. The task of the vendor, at that time, would have been to meet with the agencies, assess their needs and see how they fit within the 3 sites.

Ms. Myers inquired if any meetings were held with the agencies.

Mr. Madden stated meetings were held by the Capital Projects Manager.

Ms. Myers stated what she is asking is whether we got far enough for us to determine if the space we thought would suit the agencies, would suit. That is where we cut the contract off, so we do not have a professional telling us. So, the only meetings that have been held are internal meetings.

Mr. Pearce stated with DSS that is not quite true. The DSS problems came up about 3 – 4 years ago. At the time, the Legislature appropriated additional personnel, which created a crisis. A committee was appointed to go there and take a look at the property. There were meetings held with them. We looked at space utilization, and we came up with a plan of what it would cost to replace the building. The estimate was \$34M because of the specifications (i.e. bus line, etc.). He stated the Renaissance was a bargain with 100 more square feet than they need, at a fraction of the cost. Parking is not a problem. There should be some numbers on DSS already, as to what their needs are. They kind of got a jumpstart on all of this. We did not have the money to proceed with replacing the building, at the time. The tentative plan was to take their warehouse and convert it into office space, but we did not do that.

Ms. McBride inquired if the “Properties Considered for Project Use” are for Renaissance.

Dr. Yudice stated the properties are for the Renaissance Project. She stated All Medical is for the Administration part of the courthouse project.

Ms. McBride inquired about Cushman Drive.

Dr. Yudice stated that is the empty lot. Cushman Drive was not a part of Richland Renaissance.

Mr. Byrd stated the Cushman Drive property was purchased in 2013.

Ms. Myers requested staff identify the proposed assigned spaces for Renaissance.

Dr. Yudice stated the Columbia Place Mall included Burlington, Dillards and Sears. The Judicial portion included All Medical...

Ms. Myers inquired as to what was to be placed in each facility.

Dr. Yudice stated the State Offices (DSS; Probation, Pardon and Parole; Health Department) were to be located in Burlington. The Administration Offices were to be located in Dillard's. Sears would have held Public Safety (EOC).

Mr. Byrd stated he does not believe we ever came to a conclusion on it.

Dr. Yudice stated the plan was to sell the Cushman Drive. The proceeds were to be used for Richland Renaissance.

Mr. Livingston stated was not the Sheriff supposed to go there.

Dr. Yudice stated when we had the discussion the Sheriff was supposed to be in the Value City or Best Buy.

Ms. Myers inquired as to what else was supposed to be in the Sears building.

Dr. Yudice stated the light-duty maintenance of County vehicles that is currently served at the Powell Road complex.

Ms. Myers stated, for clarification, Powell Road will be consolidated at the Sears location.

Mr. Madden stated just the light-duty, not the heavy duty.

Dr. Yudice stated in January 2018 the County took over maintenance of the fire trucks and equipment.

Mr. Livingston stated he was informed something with the Sheriff's Department was going to be located at the mall.

Ms. Myers stated the original plan was for Value City to consolidate all of the Sheriff's stuff. When Renaissance was tabled, there was some discussion about moving this stuff here because that seemed to be a helpful way to use the space once we deferred Renaissance.

Mr. Madden stated it started off with the SCANA property, but that fell through. Discussions were being held with Value City and the Administrator, and it fizzled out.

Mr. Pearce stated he based his motion regarding the Sheriff's Department on the document that stated "Public Safety" would be located in the Sears.

Mr. Madden stated Best Buy is slated to hold the 911 Communication Center.

- b. Other properties** – Ms. Myers stated these are the other properties. These include Economic Development, Conservation and Public Works properties. Some of these have been requested to be reserved by other departments for their use. Note: The green properties are Public Works properties. The orange properties are recommended not to be sold. Staff informed her that some of these are not saleable properties, and others we do not have the authority to sell.

- 1. Conservation and Public Works Protected Properties (Appendix B)** – Mr. Mr. Madden stated the 1st orange property is a subdivision buffer, which cannot be sold. The subsequent items all the way down to Gills Creek.

- a. Devil's Ditch - Council recently approved a joint project with the City funding the repair of a ditch. It included a number of parcels.
- b. Gills Creek – Transportation Penny Project
- c. Saluda River – Transportation Penny Project
- d. Neighborhood Improvement Project

Ms. McBride stated, for clarification, this is just land. Nothing is on it.

2. Economic Development (Appendix C)

- c. **Properties for consideration (Appendix D)** – Ms. Myers stated, according to staff, these are the properties that are saleable.

OVERVIEW OF PROJECTS – Ms. Myers suggested looking at the things that have emergent needs.

- a. **911 Communications Center (RCSD)** – Dr. Yudice stated they are currently in negotiations with the Best Buy owner. She stated there is an update for Council on tonight's agenda.

***The Committee went into Executive Session at approximately 3:19 PM
and came out at approximately 3:31 PM.***

Ms. Myers stated the 911 Communication Center needs approximately 40,000 sq. ft., which will accommodate the Sheriff's Department for 10 – 15 years.

Ms. Myers stated we need a motion to allow Mr. Madden to proceed, as he discussed, to at least see if we can get the other building completed.

Ms. McBride inquired as to what the motion will include for him to proceed.

Mr. Madden suggested sharing a briefing with Council at tonight's Special Called Meeting since the committee does not report out.

Ms. Myers stated, if you get the sense there are a bunch of people feeding them information, that would seem like the point where you need to pull back because the more people that are talking to them...clearly someone is telling them a number. As long as they are being told that number, it is going to be impossible for you to negotiate. And, you are the only person with the authority to negotiate for the County. The conversations with other people are making it impossible for the County to get a clean shot at wisely using the taxpayer money and getting the best deal we can get.

Mr. C. Jackson inquired if the County has taken over management and operation of the 911 staff. He thought we gave Chief Cowan the authority to do that at the last meeting.

Deputy Chief Meetze stated they have not taken over the management. She stated she has a 5-person team that is doing a lot of work for the future.

Mr. C. Jackson stated he recalled Chief Cowan saying at the last meeting that the most urgent need was the operation and management of the staff. Second, to that, would be the purchase and relocation of the operation. With that in mind, he does not know that he is inclined to ask Mr. Madden to go too far in this effort because the operational supervision seemed to be the most pressing one. From his perspective, there is some time to bought with the negotiation of that site we are looking at.

Ms. Myers inquired as to the timeline the Sheriff's Department is looking at to be operational.

Deputy Chief Meetze stated the goal is to be fully operational in October 2019.

Ms. Myers inquired, if we have to build, what the timeframe would be.

Mr. Madden stated there are a lot of factors, so we would not have a firm number. We have some preliminary sketches from the Sheriff's Office, but it is hard to predict without a site.

Ms. Myers stated Mr. Madden is to follow-up with Council at tonight's Special Called Meeting. She would also like to ask someone on staff could provide the price and space comparison with the Value City property.

- b. Emergency Operations Center Facility (ESD)** – Mr. Byrd stated they began a space study with a firm out of Florida in 2016. The space study was completed in 2017. After negotiations, they came in with a number that staff felt was high. In the final space study, it was 50,000 sq. ft. for the EOC, 4,500 sq. ft. for the Energy Plant, 12,000 sq. ft. for the EMS Logistics building, and 13,000 sq. ft. for the garage to house the vehicles. The cost for the building was projected to be \$27,874,960. The firm based that off of CAT 5 Standards (Category 5 Hurricane Standards), which staff does not believe the entire facility needs to be CAT 5 Standards, which will reduce the cost. The Main EOC building does need to be built to at least CAT 3 Standards. The study is based off of using the Cushman Road site. The site is 14.07 acres and has all of the utilities are there they would need.

Mr. C. Jackson inquired if the other square footage mentioned needed to be added to the 50,000 sq. ft. for the EOC.

Mr. Byrd responded in the affirmative. We would have a harden EOC facility, and the other buildings would not be hard.

Mr. C. Jackson stated so the need is for approximately 80,000 sq. ft., which could probably be constructed on 4 -5 acres.

Mr. Byrd stated they estimated Phase I would utilize 9.08 acres. Originally, because there was not an alternative for a 911 site, we were looking at using a corner of this for a new 911 facility. Logistically, operationally speaking, we would not want to locate those 2 resources on the same site, in case one of them fails.

Mr. C. Jackson inquired if there has been any discussion regarding the funding for the \$27 - \$28M project.

Mr. Byrd stated, prior to the Renaissance Program, the funding to proceed with this was identified. He believes what happened, at that point, was it was used other places.

Ms. McBride stated, for clarification, under the Renaissance Program the EOC was a part of the plan within Columbia Mall.

Mr. Byrd stated it was discussed, but they never locked down a site.

Ms. McBride stated there is still property on Cushman Drive available should the Sheriff's Department have to build the 911 Center.

Ms. Myers inquired as to what Mr. Byrd's timeline is for the EOC facility.

Mr. Byrd stated we would be ready right now to hire the architect to design the facility. It would likely take approximately 2 years to finish construction.

Mr. Pearce inquired if the Old Antique Mall or the Haverty's building could be added onto.

Mr. Madden stated, in talking with Mr. Niermeier, the Old Antique Mall should be demolished. The Haverty's you could possibly add onto, but it would require you to negotiate with Colonial Life because their property abuts it from both sides.

Ms. Myers requested Dr. Yudice to provide a comparison between the use of the Cushman Drive site and the current building we own at Columbia Mall.

- c. **Crime Lab (RCSD)** – Ms. Myers stated the Crime Lab needs approximately 40,000 sq. ft., which will accommodate the Sheriff's Department for 10 -15 years.

Deputy Chief Meetze stated they would like to do both constructions at the same time. She stated they have completed the scope of work for both the 911 Center and the Crime Lab.

- d. **Judicial Center** – Ms. Myers inquired if we should form a committee, and how would we comprise such a committee.

Mr. C. Jackson stated one of the challenges, that we may not have done a good of addressing the last time around, as evidenced by the letters and emails received, some of the players who are intimately involved with the Judicial Center needed to be a part of a discussion. Not that they would necessarily shape the outcome, but that they would be a part of the conversation. His expectation would be that the ad hoc committee would play a role in facilitating that group, and being a sounding board for the group to respond, but that we would not be the ones trying to convene the meetings. He stated his role on this committee is one that would offer up recommendations from the Judicial committee that was formed. Any new names, and any continuing names from the former committee, create a new committee to resume the work that was done before. In addition, to include committee members that were not involved.

Ms. McBride stated, given that we did get a lot of comments that it was not an inclusive process, she concurs with Mr. C. Jackson. Her major concern is, we had an existing committee, and to start over from scratch concerns her. She assumes the people were committed, and they dedicated their time. It is very frustrating when you are a part of a committee. You work hard with it, and then everything is thrown out that you have done. With that, she concurs with using some of the existing members of the committee, and to expand it. One of her concerns is, it appears, that we had a comprehensive approach to the Renaissance, which included the Judicial Center, Columbia Mall, and the other areas, and we are beginning to piece meal that approach. She is concerned about that, unless we establish a process that would have these types of advisory committees for the other phases of the Renaissance. She thinks that each initiative is large enough to have a separate committee to do it, if we are going to do the work that we should.

Mr. C. Jackson stated his objective was to make sure those critical pieces, that got caught up under the umbrella of the Renaissance, did not die on the vine because the Renaissance was tabled. If you recall, the Judicial Center predates the Renaissance, so it was started and formed before there was an official Renaissance. That is why he was suggesting, with this one, not that we necessarily piece meal the others, but with this one particularly because it predates the Renaissance.

Ms. Myers stated the risk we run is that once we put forward that this is the way for us to move for the Judicial Center, without an overarching umbrella for everything, then we have basically, in this committee, gone and dismantled the plan. We obviously know that if they are all going to be done we have to have a strategy to get them managed and moving forward together. Otherwise, they will get piecemealed out. She will say the Richland Bar ended up being the

straw that broke the camel's back. She has subsequently had conversations with Jack McKenzie and the incoming President. They have both said they were encouraged to bring us complaints, rather than those things just bubbling up. Mr. McKenzie conceded the Bar had met with Dr. Yudice, herself, and teams inside the County, and had gone over the plans. We are well served to back up and figure out how we are going to establish a committee (i.e. a method, people), but she is mindful of the concerns.

Ms. McBride stated she thinks it is necessary to separate them, but that we have a mechanism in place for each phase. We would have to establish the other committees.

Ms. Myers stated, the way Renaissance was structured, some of this was meant to be done simultaneously, so as to realize certain economies of scale and cost savings. If you parcel them and begin to dismantle, she has a fear the pricing strategy will not work.

Dr. Yudice stated that was the original plan. The Columbia Place Mall would be renovated, then when we move out of here then the construction of the Judicial Center would begin here.

Ms. McBride stated it seems essential to her that we get moving on Columbia Place Mall because that is the area everything will be moving to, so the others can move. We have to move from here to there in order for the Judicial Center to be constructed.

Ms. Myers stated that is predisposed the Judicial Center would go here. That is why everything is stalled because of having put a monkey wrench in that.

Mr. C. Jackson stated, the reality of where we are, is there is not in the foreseeable future the Renaissance effort will resurrected as it was originally designed. In his opinion, this committee's role and charge, is an effort to address the critical needs that exist whether Renaissance is resurrected or not. He understands what they are saying that in order to do one you have to do the other, but it is not clear that Renaissance may never get resurrected. It is clear, there is a need for a Judicial Center. If it means there has to be a reconvening of a group of folks to talk about a Judicial Center, in an isolated vacuum, void of whether or not we move out of this building or not. He thinks it is that critical. If that process is to get on going, and resume, it is going to have to get on going and be resumed because there is no conversation right now about whether or not Renaissance will be resurrected. We can wait it out, until after elections, and things change around. Maybe some things will shake out differently with new members, new faces, and new ideas on Council. As it stands right now, he does not necessarily see us in a position to not discuss the critical needs of the Judicial Center because of a reluctance, based on the predisposition that we were going to move out of this building. He would argue that we would have that committee reconvene, and that they work on 2 scenarios. One, with us moving out of this building, which has already been done according to what Dr. Yudice said. A second one, with us not moving out of this building. He has had conversations with people downtown who have suggested another building down from City Hall, which they feel the City would be more than happy to partner with us on to move, and develop a new Judicial Center.

Mr. Pearce stated he would never suggest throwing out all the work that was done on the Judicial Center. He stated to let that be a starting point, then go back and pick up the naysayers, and say, "Ok, what is a better plan than this?" There is no better plan than this. The two options he has heard is to build across the street and the other is the one Mr. C. Jackson mentioned. He stated we met with Steve Benjamin, and Steve said, "No, I'm not giving up that property." You would have to deal with the Methodist church that is on there. He thinks the Judicial Center matter could be resolved fairly quickly. Bring those people to the table, who had these other ideas, and say, "Show me the better ideas" and get on with it.

Mr. C. Jackson stated he was simply suggesting that we do resume it, but he was responding to the connectivity of all these projects. Therefore, there is no connectivity going on right now (i.e. we move out of this building to Columbia Mall, and Judicial Center moves here.) If that connectivity has ceased, we still ought to resurrect the Judicial Center group to talk about the Judicial Center, whether that connectivity is resumed is or not.

Mr. Pearce stated that precludes moving ahead with Columbia Mall because we were at a point of getting some real numbers on Columbia Mall. We, at least, need to go back and get some real numbers on what it is going to cost.

Ms. McBride stated she cannot go with one without the other.

Mr. C. Jackson moved to resurrect the Judicial Center Committee and add the appropriate members to begin reviewing the status of where we are with the Judicial Center.

The motion died for lack of a second.

Ms. Myers stated, for the next meeting, we need to begin with this discussion. That is the elephant in the room that is controlling what we want to do with the other properties.

Ms. McBride stated she is not against Mr. C. Jackson's motion, and she definitely support everything that has been said.

- e. Dentsville Magistrate**
- f. County Administration Facility**
- g. State Services Facility (Treasurer, Elections and Voter Registration, DSS, PPP, Public Health, tenant organizations)**
- h. Lower Richland Portfolio of Projects**
 - 1. Potential free standing emergency room**
 - a. NDA with Providence**
 - 2. Library and multi-use facility housing the RC Sheriff's Department**

OTHER ITEMS

- a. Impacts of Renaissance Deferment**
- b. Space needs for the Clerk of Court and DJJ**
- c. Other properties for consideration**

DISCUSSION OF PRIORITIES AND LAND USE

REVIEW OF COUNCIL MOTIONS

- a. As a result of action taken by Council at its May 24th Special Called Meeting, planning for two "mission critical" projects associated with the Richland Renaissance Project were suspended: 1) The Sheriff's Department "package" (i.e. Laboratory, evidence storage and 911 Call Center), and 2) The Emergency Management Services (EMS) Emergency**

Operations Center (EOC). This motion directs the staff to proceed with making a recommendation to Council as to where these projects should be located with an accompanying plan for moving forward with construction at the earliest possible date [PEARCE]

- b. In order to ensure that the purchase and/or development of land, building or other real estate by the County be properly vetted, and that all appropriate parties, who may be affected by these decisions., be given advance opportunity to participate in the earliest discussion and to further ensure that citizen input and expert opinions of all plans being considered are given time before final plans are approved for the purchase or development, I move that a Space Acquisition and Development Ad Hoc Committee be established for the purpose of evaluating all property recently purchased or sold by Richland County and the development of such property by Richland County be evaluated to determine its current and future use [C. JACKSON]**

- c. We move that the Council's Courthouse Committee convene and create a group modeled after the 39 Member Panel that culminated in the Transportation Penny and/or the Development Roundtable Panel that brought forth the 20+ Environmentalist/Developers Joint Recommendations for implementation and/or the Flood Recovery Blue Ribbon Panel that guided direction following the 1,000 year flood tragedy, with the goal to culminate [sic] in a new Richland County Courthouse Ribbon Cutting Ceremony [MANNING, PEARCE and LIVINGSTON]**

ADJOURNMENT – The meeting adjourned at approximately 4:30 p.m.