



Richland County Council
Renaissance Ad Hoc Committee
April 29, 2021 – 3:00 PM
Zoom Meeting
2020 Hampton Street, Columbia SC, 29204

COMMITTEE MEMBERS PRESENT: Yvonne McBride, Chair, Joe Walker, Gretchen Barron, Jesica Mackey, and Chakisse Newton

OTHERS PRESENT: Paul Livingston, Bill Malinowski, Allison Terracio, Cheryl English, Derrek Pugh, Andrea Mathis, Michelle Onley, Tamar Black, Kyle Holsclaw, Ashiya Myers, John Thompson, Leonardo Brown, Clayton Voignier, Michael Niermeier, Dante Roberts, Ronaldo Myers, Beverly Harris, Dwight Hanna, Lauren Hogan, Jennifer Wladischkin, Elizabeth McLean, Lori Thomas, Randy Pruitt, Hayden Davis, Michael Byrd, Brittney Hoyle-Terry and Brian Crooks.

1. **CALL TO ORDER** – Ms. McBride called the meeting to order at approximately 3:00 PM.
2. **APPROVAL OF MINUTES: November 12, 2020** – Ms. Newton moved, seconded by Mr. J. Walker, to approve the minutes as published.

In Favor: McBride and Newton

Abstained: J. Walker, Barron, and Mackey.

Mr. Walker abstained as he was not present at the November 12, 2020 meeting. Ms. Barron and Ms. Mackey abstained as they were not Councilmembers in November 2020.

The vote was in favor.

3. **ADOPTION OF AGENDA** – Ms. Barron moved, seconded by Mr. J. Walker, to adopt the amended agenda as distributed.

In Favor: McBride, J. Walker, Barron, Mackey, and Newton

The vote in favor was unanimous.

4. **ELECTION OF CHAR** – Ms. Mackey moved, seconded by Ms. Barron, to nominate Ms. McBride for the position of Chair.

In Favor: McBride, Barron, Mackey and Newton

Opposed: J. Walker

The vote was in favor.

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ITEMS FOR DISCUSSION

5.

- a. **Historical Highlight of Renaissance Facilities** - Ms. McBride stated this meeting will primarily informational due to Council have new members. She noted this has been somewhat of a convoluted process and it is important everyone gets a fair understanding of where we are now and the historical prospective.

Mr. Brown stated, at one point, the Renaissance Program went into deferral. In February 2019, the status changed for certain elements, specifically the blight reduction, the gateway pocket park, and the public safety annex. There are three box stores at the Columbia Place Mall that are associated with County: Dillard's, Sears and Burlington. He noted the portion of the parking lot associated with the box stores are also owned by the County.

Dr. Thompson noted the physical address for Columbia Place Mall is 7201 Two Notch Road.

Mr. Brown noted another facility associated with the Renaissance is the Haverty's building.

Dr. Thompson noted the physical address for Haverty's is 1430 West Colonial Life Boulevard, near the intersection of West Colonial Life Boulevard and Bush River Road.

Mr. Brown noted the Olde Antique Mall is also a Renaissance property.

Dr. Thompson noted the physical address for the Olde Antique Mall is 2956 Broad River Road.

Mr. Brown stated he wanted to provide clarity on which facilities are associated with the County and the Renaissance Program. He noted the County gave some information about how those facilities should be utilized. The Olde Antique Mall has had the most questions about its best use. Those discussions lead to information associated with the Sheriff's Department and the Magistrate's Office. In terms of the Public Safety Complex, the Columbia Place Mall box stores were considered as potential locations. Hopefully, today the committee can consider the Public Safety Complex being located in the Columbia Place Mall.

Ms. Newton stated part of the original Richland Renaissance vision was taking facilities and expanding service provisions to other parts of the County, which included the Southeast region and parts of Lower Richland. She inquired if there were additional properties that were originally planned for service delivery in those areas, or was the plan to build new facilities.

Mr. Brown responded he would have to delve into the original plan. He noted since he has been at Richland County that was not one of the areas discussed. As he talks about the next section, he will be going back into the original plan and pulling out the elements that were brought out of deferment to make sure he understands the intent of the facility needs.

Ms. McBride stated, on May 14, 2018, there was a motion passed to defer the Renaissance Plan. Then, on February 19, 2019, a motion was made to bring the Renaissance Plan out of deferment, and Dillard's, Sears, Burlington, Haverty's and the Olde Antique Mall were to be revisited.

- b. **Historical Highlights of Renaissance/Revivify Richland** – Mr. Brown noted there was a plan presented and developed concerning revivification, which included blight remediation and dealt with the gateway pocket parks. He will be looking at the original presentation to determine what elements are they are already implementing, what elements are left for the County to implement, and how to move forward given the current context we are in now. Unlike the facilities, this is something the County could move forward with because it was brought out of deferment, and there may be elements we can move forward with. From the administrative standpoint, we are undertaking removal of trash and illegal materials in various areas, as well as coordinating activities with State partners. From a larger perspective, the

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revivification plan also considered what type of enforcement measures needed to be addressed in order to ensure we could enhance our blight remediation efforts. The County has personnel that serve as code enforcement officers within Administration, but their code enforcement is not specific to the blight remediation. As the County Administrator, he may want to address the code enforcement codes and the ability to empower current staff to deal with blight remediation.

Ms. McBride inquired if Mr. Brown could answer any questions about the gateway blight removal project and the historic corridor.

Mr. Brown responded the historic corridor had funding through Hospitality Tax. Historically, the funding rolled from year to year within the budget. If the funding did not rollover it would go back into the Hospitality Fund Balance. He noted there has not been any action taken on the gateway pocket parks; therefore, the approximate \$250,000 is still available.

Ms. McBride noted, on May 23, 2019, there was a Special Called meeting wherein a motion was made for the gateway and approved. There was a separate motion passed for the historic trail.

Mr. Brown stated, in order for Council to fully understand what is going on, one of the prudent steps would be to understand the financial picture associated with the ability to address these matters in the short and/or long-term. The County engaged First Tryon, our financial advisor, to provide information to address the facility needs opportunities, whether we utilize community public/private partnerships, and what the County could do on its own, if we choose to move some of these projects forward.

Ms. Barron requested an overview of the historic trail and gateway parks, and their locations.

Mr. Brown responded he did not have information on the gateway pocket parks, and if they were actually decided upon. His understanding of the historic corridor is it was associated with the Lower Richland area. He noted the mileage and where the projects are physically located he will provide at the next Council meeting.

David Cheatwood, First Tryon gave a presentation on the County's financial position.

Mr. Livingston noted the presentation needed to be provided to full Council at a later date.

Ms. Mackey inquired if the projection will drastically change if we move forward with refinancing the bonds.

Mr. Cheatwood responded the projection will not change at all.

Mr. Malinowski requested a breakdown of the impact of the mill rate being reduced from 10 to 8.

Ms. McBride inquired if the County is in a good financial position.

Mr. Cheatwood responded the County has a lot of flexibility given the high and growing value of the assessed value. There is not a lot of outstanding debt.

6. **CURRENT ADMINISTRATIVE UNDERTAKINGS** – Mr. Brown noted staff is working to determine all the properties owned by the County.
7. **INFORMATIONAL REVIEW: RENAISSANCE MOTIONS** – Ms. McBride stated a summary of the motions regarding the Renaissance was sent to the committee members. She requested the committee to review those motions, so they can be discussed at the next committee meeting.

8. **ADJOURNMENT** – The meeting adjourned at approximately 4:00 PM.