

City of West Columbia, SC

Public Hearing on TIF extension

September 1, 2015 at 6 p.m.

Members Present:

Joe Owens, Mayor
Casey Jordan Hallman, Mayor Pro-Tem
Eric L. Fowler
L. Dale Harley
Temus C. Miles, Jr.
Tommy Parler
Teddy Wingard
B.J. Unthank
Boyd J. Jones

Members Absent:

None

Others Present:

Jenny Cunningham, City Administrator
Brian Carter, Deputy City Administrator
Wayne Shuler, Director of Planning and Zoning
Jamie Hook, Public Works Director
Donna Smith, Director of Economic Development
Anna Huffman, IT Systems Administrator
Mark Waller, Director of Planning and Engineering
Sid Varn, Planning and Engineering Consultant
Mardi Valentino, Director of Human Resources
Members of the Public and Press

Dennis Tyndall, Police Chief
Wyatt Coleman, Fire Chief
Stuart Jones, Building Official
Ken Ebener, Municipal Judge
Justin Black, City Treasurer
Kelli Ricard, City Clerk
Scott Morrison, PIO/West Columbia PD
Rick Hodge, Financial Consultant

Agenda Item I – Call to Order

Chairperson Unthank called the public hearing to order at 6 p.m. and noted a quorum was present. *The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star* and radio and television stations were notified of the public hearing by e-mail on August 31, 2015.

Agenda Item II – Opening Remarks

Chairperson Unthank recognized Lawrence E. Flynn, Esquire with Pope Flynn, LLC. Mr. Flynn explained the Tax Increment Finance (TIF) is for the redevelopment of property located on the corner of State Street and Meeting Street. The city has been in the process of negotiating other various affected tax entities, including the school district and Lexington County, to extend the TIF. The first reading of the ordinance is to authorize the project fund deposit of five million dollars to place various infrastructure project costs into the development. It is a general pre-requisite to move forward with the purchase agreement with the developers. A public hearing was required under state statute, and the public was properly notified 45 days in advance. Mayor Owens questioned if the city had received a response from the county. Mr. Flynn explained the county had 45 days to send a written response objecting to their participation in the TIF; and there was no response. The school district has submitted a letter rejecting their full participation, and the attorneys are still negotiating the terms of the intergovernmental agreement. Mr. Flynn hoped to have the negotiations with the school district completed by the end of the month.

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Agenda Item III – Public Comments on Extension of TIF

Chairperson Unthank asked if any members of the public had any comments or questions on the proposed extension of the TIF. Mr. Bruce Brutschy of 211 Congaree Park Drive requested to speak about his concern with the conflicting information from the project. Originally, there were to be around 200-225 condominiums or apartments in the project area of State and Meeting Streets. Mr. Brutschy recently read in the paper about a ceiling of 300 condominiums/apartments, and feels there needs to be more parking and retail, as opposed to, more residential housing.

Chairperson Unthank recognized Mr. Bill Mooneyhan of 1736 McSwain Drive, who has been in business in the area for 35 years. Mr. Mooneyhan informed Council he believed more underground parking would be beneficial.

Chairperson Unthank stated that adequate parking is a main priority of the city and the developers. The developers want the development to succeed, and will be managing the property. Council understands adequate parking and traffic control are a main priority, and will do everything they can to ensure those needs are met.

Agenda Item IV – Adjourn

Hearing no other discussion, Chairperson Unthank declared the public hearing on the proposed TIF extension adjourned at 6:14 p.m.

Respectfully submitted,

Kelli Ricard,
City Clerk