

## REDEVELOPMENT COMMISSION MEETING

AUGUST 16, 2022

Came to order at 430pm

Ward, Ball, Loderick, and Keown in attendance.

Minutes were reviewed and approved. Amended statement added to the minutes as follows,

“Loderick suggested a name for the corridor includes “historic” in its given the area’s rich history. Stewart followed with comments that inclusion of the term “historic” will mean or do nothing for any investor interested in development along the corridor and all one needs to do is travel the corridor to see there’s nothing much historic about it.”

Minutes were also amended to reference Stewart’s efforts to reach out to the owners of the Piggly Wiggly Shopping Center.

Chairman requested a copy of the 19<sup>th</sup> Street PUD to be given to Greg Shelton.

Guests: Billy Gavigan and Stacy came to discuss potential incentives for hotel development. He discussed the implementation of incentives to attract hotel development and its potential impact on surrounding businesses. Guests to Parris Island spend approximately \$5,000,000 per week during graduations.

He discussed the group that has recently built several hotels in Beaufort, and they have an interest in Port Royal. IHG is the group, potentially 98 room hotel.

The payments into the Town structure would be reimbursed for any expenditures into Town coffers.

Councilman Phillips discussed how the redevelopment commission could assist. The commission could make a recommendation to Council to pursue an ordinance to stand-up incentives. Gavigan discussed the timelines for moving forward in terms of closing and construction.

The town manager explained how it might work. Loderick had concerns about passing a motion without studying the issue further. Keown discussed the town-wide implications versus just the corridor.

Keown made a motion to forward to Council, 3-1 the motion passed, seconded by Ball. Loderick was opposed.

Old Business – discussion of the rear road access and working with the adjacent property owners. They are working on financing. Have the financing in place, but still need to work on the second building financing.

19<sup>th</sup> Street PUD – Ward would like to have the BCEDC participate in a discussion with 19<sup>th</sup> Street property owners about having a Fresh Market on the property. Ball made a motion to have BCEDC interface with Fresh Market about locating on the 19<sup>th</sup> Street PUD, it was seconded by Loderick. Passed unanimously.

New Business – None

Miscellaneous – Discussion of the naming of the corridor and the potential for the historic piece to be included. Chairman asked the members to give it some thought, and the Commission was also told the consultant handling the corridor study would be considering potential names.

Meeting adjourned at 5:05pm.