



**Joint Meeting:
University Ridge Public Facilities Corporation
& University Ridge Redevelopment Management Corporation
Minutes**

September 23, 2020
12:05 p.m.

County offices closed for public meetings
Meeting conducted by remote participation

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

Present

Butch Kirven, *District 27*

Bob Taylor, *District 22*

Joe Kernell, *County Administrator*

Phil Mays, *Roca Point / The Georgetown Company*

Adam Flatto, *Roca Point / The Georgetown Company*

Patrick Leonard, *Roca Point / The Georgetown Company*

Others Present

James Dean, *Roca Point / The Georgetown Company*

Danielle Handy, *Roca Point / The Georgetown Company*

Mark Masachi, *KDS Commercial Properties*

Willis Meadow, *District 19*

Rick Roberts, *District 21*

Xanthene Norris, *District 23*

Lynn Ballard, *District 26*

Regina McCaskill, *Clerk to County Council*

Jessica Stone, *Deputy Clerk to County Council*

Kim Wunder, *Assistant County Attorney*

John Hansley, *Deputy County Administrator*

Shannon Herman, *Assistant County Administrator*

Nicole Wood, *Assistant County Administrator*

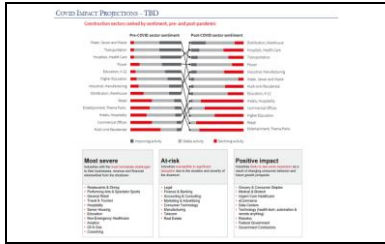
Item (1)

Call to Order

Mr. Butch Kirven

Item (2)

Project Update – Roca Point / The Georgetown Company

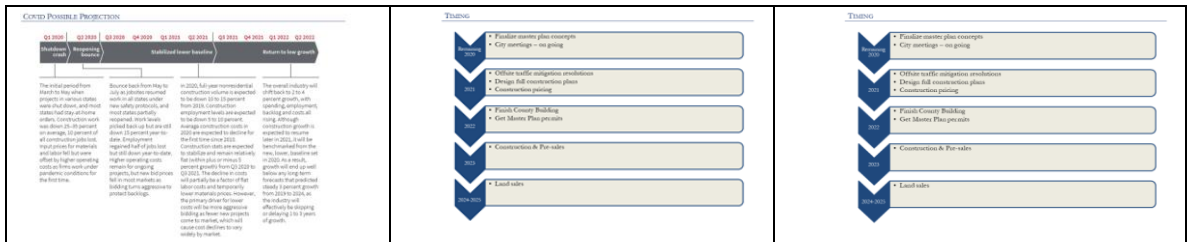


Patrick Leonard stated Roca Point / The Georgetown Company was currently working on two projects with Greenville County; the Greenville County Office Building and the Master Plan. The purpose of the meeting was to discuss the Master Plan; all the updates to be discussed were specific to the Master Plan.

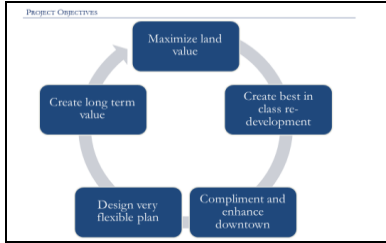
The first topic to be covered was the impact of Covid-19 on the Master Plan. Mr. Leonard stated the actual impacts were yet to be determined; however, they were keeping an eye on how the pandemic would impact the project.

Mr. Leonard stated restaurants, dining and certain other entities had taken a big hit from the pandemic; the developers were projecting how things would look for the future. It appeared that 2021 would show slow growth and the same going into 2022; most projections showed similar data. The projections could change over time.

The developers would continue to work on final plans and working with the City of Greenville; going into 2021, they would work on offsite traffic, construction plans and construction pricing. In 2022, the Greenville County Office Building would be completed and they would continue to work on permits. Upon entering 2023, the focus would be on construction of pre-sales; and sales would occur in 2024 and 2025. Hopefully, the COVID-19 pandemic would be over by the time land sales started; the developers were ready to adapt over the next 12 – 18 months, as necessary.

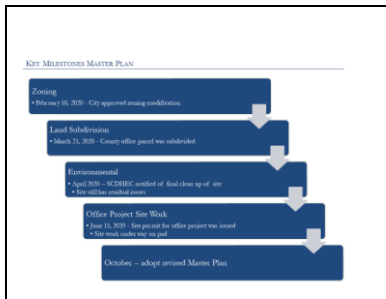


MASTER PLAN DESIGN EVOLUTION



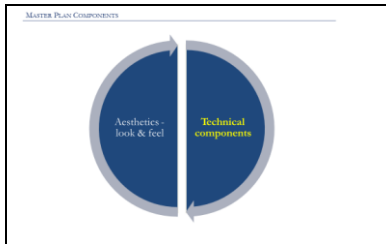
The master objectives for the Master Plan Design Evolution were as follows:

1. Maximize land value
2. Create “best in class” redevelopment
3. Compliment and enhance downtown
4. Design a very flexible plan
5. Create long term value

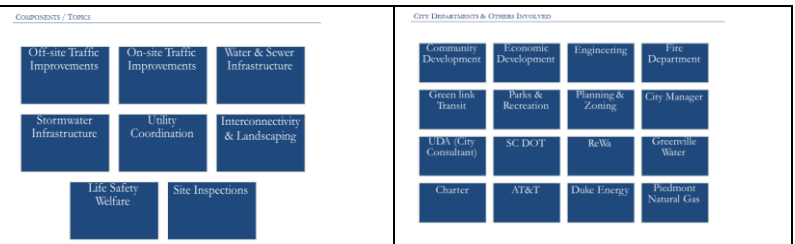


Key milestones of the Master Plan:

1. Zoning was approved February 10, 2020
2. Land subdivision was completed March 21, 2020
3. Environmental – SCDHEC notified of final clean-up of site in April of 2020; site still has residual issues
4. Office Project Site Work – site permit was issued June 15, 2020; site work was under way on pad
5. In October of 2020, the revised Master Plan was to be adopted



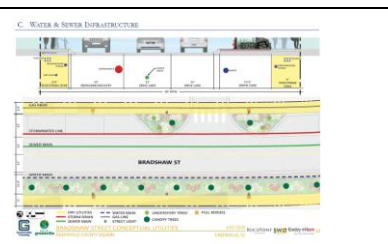
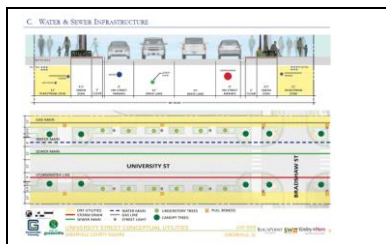
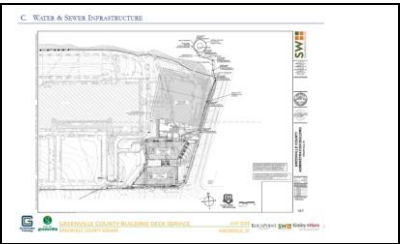
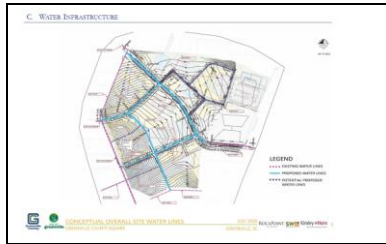
MASTER PLAN TECHNICAL COMPONENTS



Mr. Leonard stated there were eight large off-site traffic improvements that would evolve over time. The zoning requirements had some specific trip generations as well. The Master Plan would also have to be coordinated with other master plans that the City of Greenville was working on with other developers; site improvements associated with the University Ridge Project also impacted those plans.

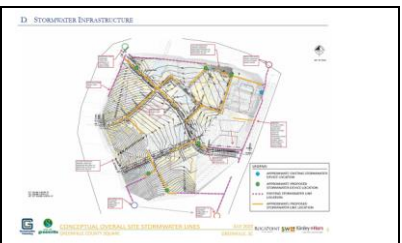


Mr. Leonard stated they were in the process of determining where the new water and sewer infrastructure would be located. There were a “lot of opinions” with the City of Greenville regarding the infrastructure; most of those issues had been resolved. The site had been paved for 40-50 years; the developers were being very careful about the water and sewer in order to avoid large retention ponds. Specific devices would be installed in order to keep the water and the rivers clean.



TYPICAL UTILITY SEPARATIONS

| | |
|--|---|
| WATER/SEWER 18" or greater horizontal separation | <ul style="list-style-type: none"> No vertical distance required. 18" vertical distance required. Sewer will need to be installed with slip type or mechanical joint pipe complying with AWWA/CES 2002 or AWWA/CES 2009 and pressure tested. Separation of water above sewer. |
| SEWER WITH ALL OTHER UTILITIES Less than 18" horizontal separation | <ul style="list-style-type: none"> Minimum 18" clearance horizontally and vertically. No utility within 5' of a sewer mainline. Recommended minimum 5' horizontal separation between storm and sewer. |
| SEWERS CROSSING WATER MAINS | <ul style="list-style-type: none"> Minimum vertical separation of 18". |
| WATER LINES | <ul style="list-style-type: none"> Backflow. 4" of cover to top of pipe. |



STORMWATER INFRASTRUCTURE

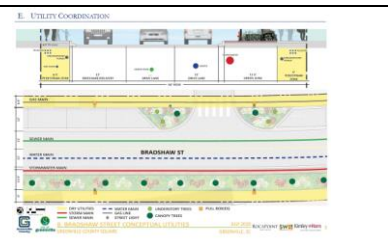
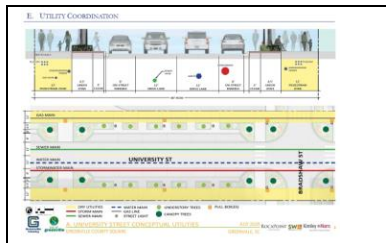
| DEVICE | AREA | TYPE |
|--------|------------|----------------|
| 1 | 1000 sq ft | Crystal System |
| 2 | 1000 sq ft | Crystal System |
| 3 | 1000 sq ft | Crystal System |
| 4 | 1000 sq ft | Crystal System |
| 5 | 1000 sq ft | Crystal System |

VOLUME OF STORMWATER SYSTEM

| DEVICE | VOLUME |
|--------|----------|
| 1 | 1000 gal |
| 2 | 1000 gal |
| 3 | 1000 gal |
| 4 | 1000 gal |
| 5 | 1000 gal |

MULTI-FAMILY PROPERTY ANNUAL BASE RATE PER EQUIVALENT RESIDENTIAL UNIT (ERU)

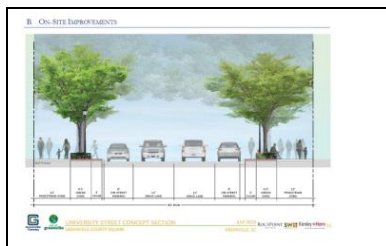
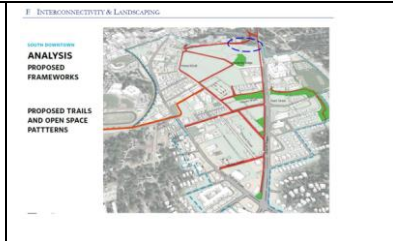
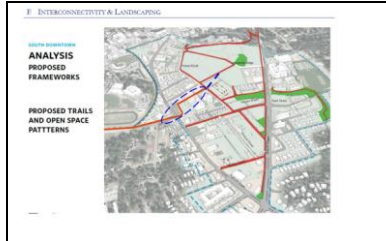
| DEVICE | RATE |
|--------|-------|
| 1 | \$100 |
| 2 | \$100 |
| 3 | \$100 |
| 4 | \$100 |
| 5 | \$100 |



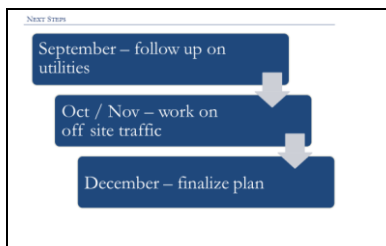
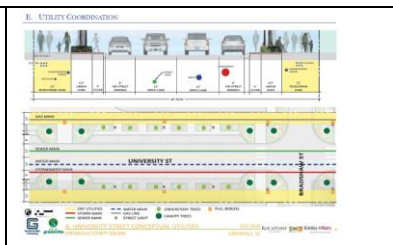
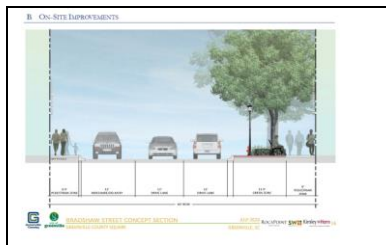
Mr. Leonard stated there were a number of utility locations to be considered; the developers have worked with the utility companies to ensure the proposed locations were correct. The roads were different sizes which resulted in different configurations for the utility locations.



The developers also worked with the City of Greenville regarding interconnectivity and landscaping; several “gaps” were identified and resolved. Mr. Leonard stated the project was now very “walkable.” It was very important to make sure the pedestrian zones were correct as well as the green zones, bike paths and parking.

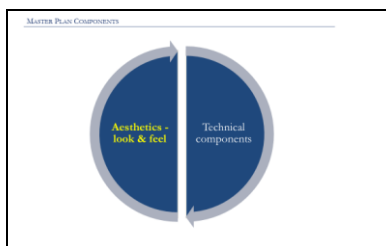


Mr. Leonard stated the developers were still working on two major intersections and were in the process of finalizing the off-site traffic. They were in a very good position with utility coordination.

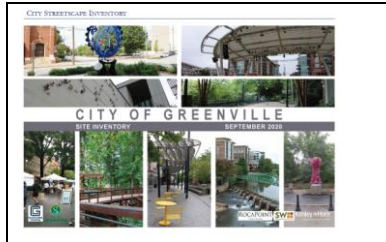


Mr. Leonard stated the next steps included the following:

1. September 2020 – follow-up on utilities
2. October / November 2020 – work on off-site traffic
3. December 2020 – finalize the plan

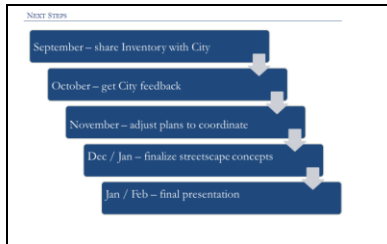


Mr. Leonard stated the developers were preparing to “kick off” the aesthetics, or the look and feel, of the project for the next three months. Most of the money was “underground” in the pipes and grading; ultimately, they would start selling off sites for other developments, which should have a consistent look and feel.



The developers completed a site inventory of the City of Greenville; pictures were taken of good aspects as well as things that needed adjustment. The downtown area had great signage, landmarks, water fountains, etc. Mr. Leonard stated there were also a number of things that needed improvement including trashcans, bike racks and different configurations of light poles and signage. Overhead power lines were also an issue in the city. The developers planned to work with the City of Greenville over the next three months to get the aesthetics right; the desire was to avoid mistakes some areas had and complement other areas. The site inventory would be shared with the City of Greenville; adjustments would be made. The developers hoped to make a final presentation in January or February of 2021; however, the Master Plan would not be affected.







Chairman Kirven asked if dealings with the City of Greenville were going well.

Mr. Leonard stated things were going very well. They had participated in two full days of Zoom meetings; the City of Greenville had been very cooperative. It appeared they were all “on the same page”; the City was very focused on making sure the project would be the best it could be.

Councilor Ballard inquired about the status of the connection to Dunbar Street at the traffic light.

Mr. Leonard stated there were three or four proposed configurations with the City of Greenville and the Greenville Housing Authority. They have met several times regarding the issue and another meeting was scheduled the following week. Nothing had been finalized as of yet. It appeared all interested parties were working together; however, a final resolution was still weeks out. The City of Greenville felt the connection was important for a variety of reasons; the Greenville Housing Authority wanted to ensure there would be land remaining for development.

Councilor Ballard stated he felt the connection to Dunbar Street at the traffic light was one of the key issues to ensure the project was successful.

Mr. Leonard stated while it was not a main access, it was key as a “relief valve” for traffic as well as for the future development of the Stone Properties.



Item (3) Approval of Business Plan by the Redevelopment Management Committee

Patrick Leonard stated the Business Plan had changed over time; it was different from the plan contained in the contract. It would continue to evolve due to COVID-19. Currently, the main roads were locked in as well as the infrastructure, building heights and the allowed square footage. The original contract stipulated that a new Business Plan would be adopted as revisions were made. Even though the building specifications may change over time, the roads were effectively set.

Chairman Kirven stated the proposed Business Plan contained in the Council Packet was not as detailed as presented.

Mr. Leonard stated a “bubble plan” was in the Council Packet; it was not as detailed as what had been presented.

Phil Mays stated as the zoning process occurred, the “bubble plan” became much more refined.

Mr. Leonard stated the Business Plan that had been presented and the “bubble plan” were both accurate; the “bubble plan” may be a bit more accurate as the buildings were expected to change.

Action: Joe Kernell moved to adopt the plans for redevelopment project as presented by Roca Point Partners; the plans were consistent with the Business and Master Plans and represented the last two years of work made in furtherance of accomplishing the agreed redevelopment project.

Motion carried unanimously.

Item (4) **Executive Session**

Action: Councilor Taylor moved to go into Executive Session for the discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property

Motion carried unanimously and the Joint Meeting of the University Ridge Public Facilities Corporation and the University Ridge Redevelopment Management Corporation entered Executive Session at 12:30 p.m.

Reconvene

Assistant County Attorney Kim Wunder reported the Joint Meeting of the University Ridge Public Facilities Corporation and the University Ridge Redevelopment Management Corporation out of Executive Session stating no action was taken during that session.

The Joint Meeting of the University Ridge Public Facilities Corporation and the University Ridge Redevelopment Management Corporation reconvened at 12:34 p.m.

Item (5) **Adjournment**

Action: Councilor Taylor moved to adjourn.

Motion carried and the meeting was adjourned at 12:35 p.m.

Respectfully submitted:

Joseph Kernell