



## **Regional Development Corporation Board Meeting**

**Via Zoom**

**June 23, 2021**

### **MINUTES**

**Present via Zoom:** Bobby Boykin, Jeffery Graham, Alfred Mae Drakeford, Amy Kinard, Jessica Benson, Earl Wilson, Jay Davis, Chuck Wilson, Roland Robinson

**Not Present:** George Kosinski, Jared Smith, David Sanders, Drake McCormick

**Staff Present:** Dennis Cyphers, Dahlia Miller, Denise Stephens

- 1. Welcome and Call to Order:** President Graham called the Santee-Lynches Regional Development Corporation Board meeting to order at 11:35 AM and welcomed everyone. A quorum was present.
- 2. Invocation and Pledge of Allegiance:** Mr. Chuck Wilson provided the invocation, and the Pledge of Allegiance was omitted.
- 3. Adoption of Agenda:** President Graham called a for a motion to approve the agenda. A motion was made by Mr. Chuck Wilson and seconded by Mrs. Jessica Benson. There being no discussion, President Graham called for the vote, and all were in favor and the motion passed unanimously.
- 4. Approval of Previous Meeting minutes:** President Graham called for a motion to approve the minutes from March 17, 2021. A motion was made by Mr. Jay Davis and seconded by Mr. Bobby Boykin. There being no discussion, President Graham called for the vote, and all were in favor and the motion passed unanimously.
- 5. Financial Report:** Mrs. Denise Stephens provided the Santee-Lynches Regional Development Corporation Financial report. Mrs. Stephens stated in the board packet as

Enclosure 3 is the Financial Report which runs through the end of May. Overall, we were at 104 percent of the budgeted revenue and 29 percent of budgeted expenses. We have received a payment from the City of Sumter that RDC has accrued in exchange for the transfer of the NIP properties; the transfer has not officially taken place. Meaning there is no loss of the properties on the ledger. A breakdown by fund for the financial report is shown on page 2 and the balance sheet is on page 3.

**6. Old Business:** None

**7. New Business:** Mentioned in section 9 and 10.

**8. Approve the FY 2021-2022 Budget:** Mrs. Stephens provided the Santee-Lynches Regional Development Corporation Budget Report.

**a. Amortized revenue**

This is the revenue earned from the remaining NIP properties as long as the retention period requirements are met during the year. The final NIP properties will be forgiven within the first quarter of the new fiscal year.

**b. Interest Earnings**

Interest earned from the Pinewood Development Fund Account which is the only interest-bearing account, and the estimated amount is based on interest earned in the current fiscal year.

**c. Expenses**

**Administrative Cost**

Is the costs paid to Santee Lynches Regional COG for staffing to oversee the RDC activities. This cost has a projected increase due to the anticipated need of oversee the contracts for surveying and property cleanup that will be needed for Pinewood Development Authority.

**d. Misc. NIP and Misc. Expenses**

These categories have been broken out into audit fees, insurance, bank charges, taxes, and property maintenance to help with transparency. The 2 categories on FY20-21 were \$164,955 and the combined proposed budget for the NIP categories that made up those 2 lines are \$15,213. The decrease is due to the end of the NIP maintenance period.

**e. Property Surveys & Site Cleanup**

This is an estimated cost for a survey and demolition/cleanup of the Pinewood Development Authority properties.

**f. Loss/Gain**

The budgeted amount is the maximum loss the RDC would have for the remaining NIP properties because at this time it is difficult to estimate the amount that RDC may earn on the sale of Properties. This is due to the plans still being developed for each property.

President Graham called for a motion to approve the 2021-2022 Budget. A motion was made by Mr. Bobby Boykin and seconded by Roland Robinson. There being no discussion, President called for the vote, and all were in favor and the motion passed unanimously.

- 9. Agreement on the City of Sumter Property Sell:** Dennis Cyphers referred to enclosure 4 stating that 49 of the properties that the City of Sumter selected to take in for redevelopment. Many of the properties are in flood plains, green space or they already had development projects on the table that the City would like to move forward with the particular parcel listed. Sumter agreed to pay the RDC \$119K for time invested in completing that transaction and handling that project. The \$119K took care of any staff hours that had accrued through that time.
- 10. Application Approval on Side Lot:** Dennis Cyphers mentioned that the staff received quite a few applications. Applicants were vetted to insure there were not outstanding tax liens or other issues that may occur with the property owner. He also stated that staff will be sending out letters of application selection where those individuals will have 15 days to reply, and the properties will be transferred with a quit claim deed.
- 11. Neighborhood Initiative Program (NIP) Sale of Property/Online Auction:** Mr. Dennis Cyphers stated to President Graham that this section needs to have a motion on whether to place “For Sale” signs on the properties or have a online auction. The original plan from the board was to do an online auction to keep board and staff members “clean”, so they would not know who bid on the properties and whoever bid the highest bid would be the purchaser of the parcel. During the original plan, the online auction was granted, the board decided to put it on hold to see the exact properties that the board will be in possession of and to vote on it during the meeting. President Graham asked, “How many properties we have left in Sumter”? Dennis responded, “About 30 properties”. Mr. Cyphers also added, “That some of the side lots have not received applications and will be rolled into a market sale that is included in enclosure 4. Anything that is land bank in enclosure 4 are the properties that Sumter has decided to obtain for themselves”. Mr. Jay Davis asked, “So anything that doesn’t have a yes in the yellow didn’t get a bid on”? Mr. Cyphers agreed that they did not receive an application. President Graham asked for clarification “That the City of Sumter does not have a desire for these properties”? Mr. Cyphers answered, “That is 100 percent correct”. The staff spoke with the City of Sumter, and Sumter has selected what properties they wanted, and they have started the deed process with the city attorney. So as of the 28<sup>th</sup> of this month (June) the deeds will be signed off and be fully executed transfers”. President Graham restated that there are 30 properties in Sumter that are cleaned and cleared, and the board needs to find a method to

sell them. President Graham asked the board if they had any strategies, they would like to look at whether the online auction, find someone in Sumter to list them for us, or make our own Santee-Lynches Regional Development Corporation signs? Mr. Chuck Wilson suggested the board “Should put a sign on them and get rid of them. It should be efficient and quicker”. President Graham asked Mr. Wilson, “Does he know of someone in Sumter such as a real estate professional that could do this for us, or does Jay know anyone else”? Mr. Jay Davis answered, “That he wouldn’t be the real-estate person because he does not do residential, but he can help decide”. He feels that we should not put our own sign on the properties for it would put more pressure on the staff and it would take at least 2 people to answer calls and meet with people. Mr. Jay asked the board “who would have handled the online auction and how it would have worked”. Mr. Dennis Cyphers acknowledged “The City of Sumter already had a government auction website. The idea was to put it on the auction site because it gives numerous options to pay either the 2 or 3 percent or the buyer pays the 10 percent fee, and we would be in the clear but will still needs to be managed. Since we do not have an auction website, we would have to partner with the city and get their approval to sell the properties. We thought about creating our own auction website, but the percentages were too high. Anything over 5 percent on selling properties cuts into our pockets and we would still have to do the leg work”.

President Graham made the motion to approve our staff to negotiate with local real-estate companies to represent the RDC in selling these 30 properties that we were not able to sell to the counties or through NIP and seconded by Mr. Chuck Wilson. President Graham called for the vote, and all were in favor and the motion passed unanimously.

## **12. Transition Selection of 307 West Barlette St. and 607 Sumter St.: Mr. Dennis**

Cyphers reported that these two properties received applications, one being the Lincoln High Alumni Association and Dr. Bultman on West Barlette St. Mr. Cyphers wanted the board to make the decision on who will receive the property instead of staff. Mr. Chuck Wilson expressed that the Bultman’s proposal was very good since it’s been in their family for four generations. He added that the Lincoln proposal was good as well, but they are already many properties that they have difficulty managing. Even before the rezoning, it was already a part of the Bultman’s property.

Mr. Chuck Wilson made the motion to offer the property to Tommy Bultman or one of the Bultman’s with their proposal and seconded by Mr. Jay Davis. President Graham called for the vote, and all were in favor and the motion passed unanimously.

Mr. Cyphers also reported to the board that there were multiple applications one being from a Roderick Dessman and the other Gloria Jenkins. Both applicants applied for the properties to be converted into pocket parks if code allows. Mr. Jay Davis believes that since Roderick Dessman maintains the property the property would fit better with him.

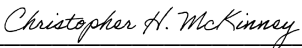
Jay's statement was made into a motion and seconded by Mr. Chuck Wilson. President called for the vote, all were in favor and the motion passed unanimously.

- 13. Approve Baker St. Parcel into Two Separate Parcel:** Mr. Dennis Cyphers presented to the board that most of the parcels in that area are .25 acres or less. The parcel on Baker St. is .48 acres and the idea is to cut that parcel in half because it is too big for that neighborhood. President Graham clarified that there is not an applicant for the property, but the vote is on selling it into two entities. Mr. Jay Davis suggested to have with planning to assure that it would be two legal lots before hiring a surveyor to divide the property. Mr. Dennis and staff did reach out to Sumter Planning and was cleared to move forward with the separation of the parcels.
- President Graham called for a motion for staff to separate the parcel and have two separate parcels. Mr. Jay Davis made the motion and seconded by Mr. Roland Robinson. President Graham called for a vote, all were in favor and the motion passed unanimously.

- 14. President Comments:** President Graham thanked everyone for their time and participation and looked forward to seeing everyone soon for the upcoming projects.

- 15. Adjourn:** RDC meeting was adjourned at 12:07pm.

Respectfully,

  
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Christopher H. McKinney  
CEO/Executive Director