

AGENDA

FINANCE COMMITTEE

10/15/2020

J. Elliott Summey, Chairman
Henry E. Darby
Jenny Costa Honeycutt
Anna B. Johnson
Brantley Moody
Teddie Pryor
A. Victor Rawl
Herb Sass
Dickie Schweers

**AGENDA
FINANCE COMMITTEE
BEVERLY T. CRAVEN COUNCIL CHAMBERS
4045 BRIDGEVIEW DRIVE, NORTH CHARLESTON, SC 29405
OCTOBER 15, 2020
5:00 PM**

1. MINUTES OF OCTOBER 1, 2020 - Request to Consider Salisbury
2. RESOLUTION IN MEMORY OF BRENDA SMALL (Sheriff's Office) - Request to Approve Pryor
3. CONSENT AGENDA: Tuten/Staff
 - A) Paul Coverdell Forensic Science Improvement Grant (Coroner) - Request to Approve
 - B) Allocation of Funds from The Kennedy Center (Sheriff) - Request to Accept
4. CHARLESTON COUNTY HOUSING & REDEVELOPMENT AUTHORITY - Request to Consider Moses/CCHRA
5. MEDIC 15 EXPANSION & IGA/CITY OF N. CHARLESTON - Request to Approve Tuten/Przybylowski
6. 1357 REMOUNT RD LEASE/SCDOT - Request to Approve Tuten/Przybylowski
7. PROJECT ROSEBUD FINANCIAL INCENTIVES - Request to Approve Tuten/Dykes
8. MULTI-COUNTY INDUSTRIAL PARK AMENDMENTS - Request to Approve Tuten/Dykes
9. TIDAL WETLAND MITIGATION CREDIT/TRANSPORTATION PROJECTS - Request to Approve Tuten/Thigpen
10. EXECUTIVE SESSION Tuten/Dawson
 - A) 3600 Rivers Avenue
 - B) Social Services Campus
 - C) Sale of Charleston Center
 - D) IT Services Contract
 - E) Real Estate RFQ

1.

MINUTES

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: October 9, 2020

SUBJECT: Finance Committee Minutes

At the Finance Committee meeting of October 15, 2020, the draft minutes of the October 1, 2020, Finance Committee meeting will be presented for approval.

2.

RESOLUTION



A RESOLUTION OF CHARLESTON COUNTY COUNCIL

Honoring the Memory of Charleston County Sheriff's Office Employee Brenda Vernieces Small

WHEREAS, the citizens of Charleston County have been fortunate through the years to have been served by dedicated public servants; **and**,

WHEREAS, Charleston County Sheriff's Employee Brenda Vernieces Small was one such outstanding County employee, and the members of Charleston County Council were greatly saddened to learn of her untimely death; **and**,

WHEREAS, a native of Charleston, South Carolina, Brenda Small was born on June 29, 1954, to the late McKinley and Rosalie Small; **and**,

WHEREAS, Brenda Vernieces Small was a graduate of Chicora High School in 1972 and earned her Bachelor of Arts Degree from the College of St. Theresa in Winona, Minnesota, in 1976; **and**,

WHEREAS, Brenda Vernieces Small, from an early age, was a very active member of New Bethel Reformed Episcopal Church serving on the Junior Choir, Usher Board, Church Greeter, and President of the New Bethel's Willing Workers; **and**,

WHEREAS, Brenda Vernieces Small began her career with the Charleston County in the Charleston County Police Department as a Dispatcher in 1979, she joined the Charleston County Sheriff's Office following the consolidation of the County Police Department with the Sheriff's Office and worked for the Sheriff in several capacities, including attaining the highly regarded position as an NCIC Instructor for SLED, giving forty-one years of loyal and dedicated service until her untimely death on September 24, 2020; **and**,

WHEREAS, Brenda Small leaves behind her children, Kendra Small and Jadrian Small, four grandchildren, and many other family members, close friends, and a very loving church family; **and**,

NOW, THEREFORE, BE IT RESOLVED THAT CHARLESTON COUNTY COUNCIL does hereby honor the memory of Charleston County Sheriff's Office employee Brenda Vernieces Small and expresses its deepest condolences to her loved ones.

CHARLESTON COUNTY COUNCIL

**J. Elliott Summey, Chairman
October 20, 2020**

3.

CONSENT

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
FROM: RAE WOOTEN *RW* **DEPT.** CORONER'S OFFICE
SUBJECT: PAUL COVERDELL FORENSIC SCIENCE IMPROVEMENT GRANT PROGRAM
REQUEST: PERMISSION TO APPLY FOR GRANT
COMMITTEE OF COUNCIL: FINANCE **DATE:** 10/15/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Dept.	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Heil Marion</u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Heil Marion*
Fiscal impact: No match required.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:
DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Charleston County Coroner's Office is requesting permission to apply for the FY2020 Paul Coverdell Forensic Science Improvement Grants Program. This grant program provides funds to improve forensic science and medical examiner/coroner services.

The Coroner's Office is requesting \$55,000 to continue funding a forensic autopsy technician FTE from a prior Coverdell grant and to purchase supplies needed in the autopsy room to improve the quality and timeliness of services. Supplies to be purchased include personal protective equipment (PPE) specific for the autopsy room environment.

There is a no match with this federal program.

There is one grant funded FTE associated with this request. The grant period runs from January 1, 2021 through December 31, 2021.

ACTION REQUESTED OF COUNCIL

Approve the Coroner's recommendation to apply for, and if awarded, accept the Paul Coverdell Forensic Science Improvement Grant Program for \$55,000 to continue funding a forensic autopsy technician FTE from a prior Coverdell grant and purchase supplies.

CORONER'S RECOMMENDATION

- Approve the request to apply for, and if awarded, accept the FY2020 Paul Coverdell Forensic Science Improvement Grants Program award for \$55,000.00 to continue funding a forensic autopsy technician FTE from a prior Coverdell grant and purchase supplies.
- No match is associated with this grant.
- The grant period is January 1, 2021 through October 1, 2021.
- There is no ongoing commitment for the County associated with this request.

ADMINISTRATOR'S RECOMMENDATION

I concur with the Coroner's recommendation.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
FROM: J. AL CANNON., ESQ. *JAC* DEPT. SHERIFF'S OFFICE
SUBJECT: ALLOCATION OF FUNDS FROM THE KENNEDY CENTER
REQUEST: ACCEPT FUNDING
COMMITTEE OF COUNCIL: FINANCE DATE: 10-15-2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Dept.	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	<u><i>Gail Marion</i></u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE:

Loella Smalls for Mack Gile

Fiscal impact:

No impact

COUNTY ADMINISTRATOR'S SIGNATURE:

William Tuten

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The Ernest F. Kennedy Center is a private, non-profit organization based in Moncks Corner, SC, which is designated as a county substance abuse provider by the South Carolina Department of Alcohol and Other Drug Abuse Service (SC DAODAS).

The Kennedy Center is partnering with the Charleston County Sheriff's Office (CCSO) to reduce underage drinking and underage smoking. CCSO is the lead agency for the Ninth Judicial Circuit's Alcohol Enforcement Team Grant. This funding is a sub-award from the federal Center for Substance Abuse Prevention (CSAP) block grant prevention funds. The CCSO has been sub-awarded \$6,000 of these funds to use for the enforcement of underage drinking and smoking laws.

The funds were remitted to the CCSO on June 29, 2020, were available for expenditure as of that date, and have no stated expiration date.

There are no FTE's requested in this funding and no match is required.

ACTION REQUESTED OF COUNCIL

Approve Elected Official's recommendation.

SHERIFF'S RECOMMENDATION

- Allow the Sheriff's Office to accept pass-through federal CSAP funding of \$6,000.00 from The Ernest F. Kennedy Center to use for the enforcement of underage drinking and smoking laws.
- The funding was available for expenditure as of June 29, 2020, and has no stated expiration date.
- No FTE's or matching funds are associated with this funding.

ACTING ADMINISTRATOR'S RECOMMENDATION

I concur with the Sheriff's recommendation.

4.

**CHARLESTON
COUNTY HOUSING &
REDEVELOPMENT
AUTHORITY**

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: October 8, 2020

SUBJECT: Charleston County Housing and Redevelopment Authority

At the Finance Committee of October 15, 2020, CCHRA Chairman Sandino Moses will make a presentation.

5.

**MEDIC 15
EXPANSION &
IGA**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.S. 9/30/20*

FROM: TIMOTHY PRZYBYLOWSKI *DEPT. FACILITIES*

SUBJECT: MEDIC 15 EXPANSION AND IGA WITH CITY OF NORTH CHALRESTON

REQUEST: AUTHORIZATION TO MODIFY TERM OF IGA WITH THE CITY OF NORTH CHARLESTON

COMMITTEE OF COUNCIL: FINANCE DATE: Oct. 15, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: DCA, Public Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i> 9-25-2020
Other: EMS Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>[Signature]</i> 9-24-2020

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hill*

Fiscal impact: No County cost.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In 2018, the City of North Charleston requested permission to co-locate a single engine company for their Fire Department at the Charleston County-owned Medic Station #15, located at 9425 Highway 78 in Ladson. This relocation requires a small building addition and interior renovations that the City of North Charleston will fully fund (estimated at \$600,000). On June 5, 2018, County Council approved the acceptance of project funds from the City of North Charleston and a ten (10) year lease for \$1 per year (see attached directive 18-150). County Staff subsequently drafted an Intergovernmental Agreement (IGA) reflecting the approved terms, but the agreement was not signed. Per guidance from both Councils, funds would not transfer without an executed IGA and work would not start without funds on hand. In September of 2020, the City of North Charleston requested a longer lease term specifically revising the base lease term from 10 years to 25 years and further requesting a 25 year extension option (See attached letter from the City of North Charleston).

ACTION REQUESTED OF COUNCIL

Approve Department Head recommendation to modify the base lease.

DEPARTMENT HEAD'S RECOMMENDATION

- Authorize County staff to modify the base lease term contained in Council Directive 18-150 by extending the lease term from ten (10) years to twenty five (25) years and by adding a twenty five (25) year extension option for the use of Medic Station #15, located at 9425 Highway 78 in Ladson, for the City of North Charleston's Fire Department.
- All documents to be reviewed by the Legal Department.

September 18, 2020

Chairman Elliot Summey
Charleston County Council
4045 Bridgeview Drive, Suite B254
North Charleston, SC 29405-7464

Re: Highway 78 EMS/Firestation Project

Dear Chairman Summey:

Per our discussion concerning the joint use of the property at 9425 Highway 78, commonly known as EMS Medic #15, the City hereby request that the lease terms of the existing agreement be changed to 25 years with a 25 year option. This will ensure that we have continuity of fire protection service in the area and are able to justify the capital investment in the property. City Council has already approved the expenditure of \$600,000. We would like to see these funds put to use within the next 6-months to satisfy our bond sale requirements. A copy of the revised lease agreement and design schematic is included. Please let me know if there are any concerns.

Changes to the agreement include the following:

- 1) Removed reference to any indemnification clauses per state law.
- 2) Changed the term to 25 years with a 25 year option.
- 3) Removed some minor boilerplate language which may be unsuitable for a fire station.
- 4) Changed language in Termination Section from 60 to 365 days due to the difficulty in relocating a fire station.

Thank you for your consideration.

Sincerely,



R. Keith Summey
Mayor

Attachment

Cc: Julie Elmore, Special Assistant to the Mayor
Chief Greg Bulanow, North Charleston Fire Department

COUNCIL ACTION

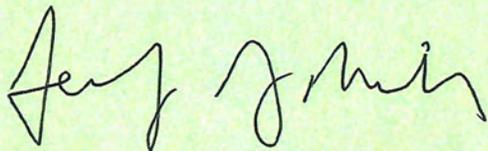
18 - 150

DATE: June 6, 2018
TO: County Administrator
FROM: Clerk of Council
RE: Medic 15 Expansion/Lease Agreement - Request to Approve

At a meeting of County Council held on June 5, 2018, Council voted to:

- Authorize County Staff to negotiate and enter into a 10-year lease agreement with the City of North Charleston for use of Charleston County's Medic Station #15, located at 9425 Highway 78 in Ladson, for the City of North Charleston's Fire Department.
- Authorize staff to use funding from the City of North Charleston for the planning, design, and construction of an addition to the existing facility at Charleston County's Medic Station #15, as required for the City of North Charleston's Fire Department presence.

COUNCIL ACTION
FROM THE OFFICE OF THE COUNTY ADMINISTRATOR



6.

**1357 REMOUNT
ROAD LEASE/
SCDOT**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.L.S. 10-7-20*

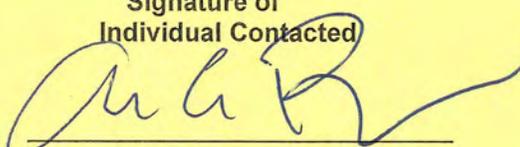
FROM: TIMOTHY PRZYBYLowski *(DEPT. FACILITIES)*

SUBJECT: LEASE AGREEMENT WITH SC DEPARTMENT OF TRANSPORTATION
LEASE SPACE AT THE COUNTY BUILDING LOCATED AT 1357 REMOUNT
ROAD KNOWN AS THE FORMER CVS SPACE TO THE SC DEPT OF
TRANSPORTATION

REQUEST: _____

COMMITTEE OF COUNCIL: FINANCE **DATE:** OCTOBER 15, 2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hile*

Fiscal impact: *No additional normal maintenance costs are anticipated.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Pursuant to Council Directive 19-370, Council voted to authorize Navy Hospital Partners, LLC to design and construct an approximate 165,000 sf Social Services HUB building near 3600 River Ave. The Master Site Plan for the development of the Social Services HUB will include a parcel of land identified as 3525 Pinehaven Drive, further identified as TMS # 469-06-00-005 (Parcel 3A), that is currently owned by the South Carolina Department of Transportation (“SCDOT”).

The current deed to the property located at 3525 Pinehaven Drive will automatically revert back to Charleston County if SCDOT ceases to occupy the premises for SCDOT operations. In order to invoke the reverted clause of the deed, the County proposes to enter into a lease agreement with SCDOT to relocate them to a 8,496 sq. ft. space on County owned property located at 1357 Remount Road in North Charleston.

SCDOT has expressed its willingness to relocate its operations on Pinehaven Drive in exchange for a long term lease for a portion of Unit 1 at 1357 Remount Road.

Terms of the lease include a ten (10) year term, with two (2) options to renew, the first option to renew being an additional ten (10) year term, the second option to renew being an additional five (5) year term, unless the lease agreement is terminated or amended by either SCDOT or the County. Rent shall be one (\$1) dollar per year. Operational maintenance, repairs and alteration expenses shall be paid for in accordance with exhibit B.

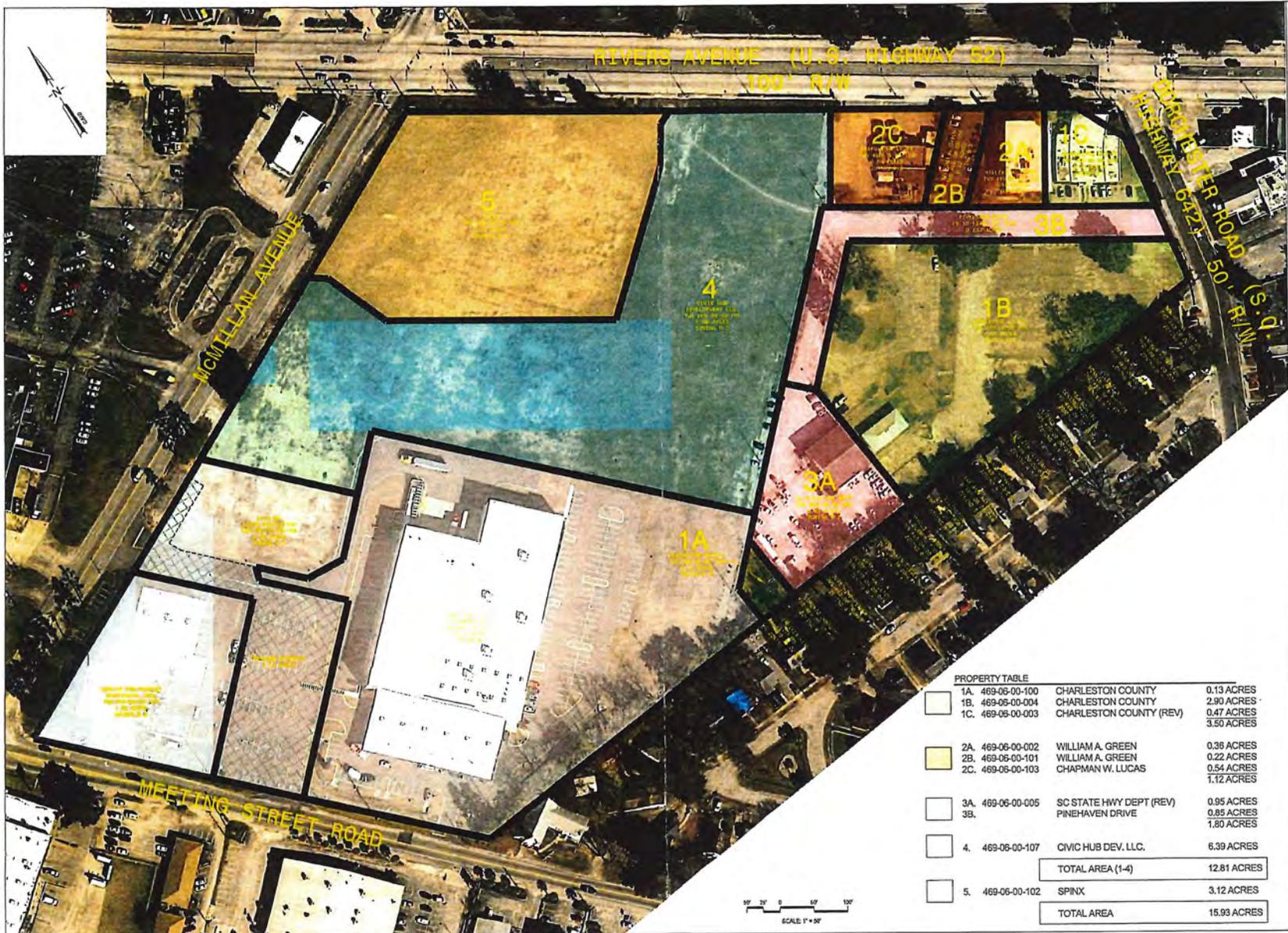
ACTION REQUESTED OF COUNCIL

Approve Department Head recommendation.

DEPARTMENT HEAD’S RECOMMENDATION

Authorize the lease of a 8,496 sq. ft. suite which is a portion of Unit 1 at 1357 Remount Road to SCDOT for a ten (10) year term, with two (2) options to renew, the first option to renew being an additional ten (10) year term, the second option to renew being an additional five (5) year term, unless the lease agreement is terminated or amended by either SCDOT or the County. Rent shall be one (\$1) dollar per year.

All documents to be reviewed by the Legal Department.



PROPERTY TABLE			
<input type="checkbox"/>	1A. 469-06-00-100	CHARLESTON COUNTY	0.13 ACRES
<input type="checkbox"/>	1B. 469-06-00-004	CHARLESTON COUNTY	2.90 ACRES
<input type="checkbox"/>	1C. 469-06-00-003	CHARLESTON COUNTY (REV)	0.47 ACRES
<input type="checkbox"/>			3.50 ACRES
<input type="checkbox"/>	2A. 469-06-00-002	WILLIAM A. GREEN	0.36 ACRES
<input type="checkbox"/>	2B. 469-06-00-101	WILLIAM A. GREEN	0.22 ACRES
<input type="checkbox"/>	2C. 469-06-00-103	CHAPMAN W. LUCAS	0.54 ACRES
<input type="checkbox"/>			1.12 ACRES
<input type="checkbox"/>	3A. 469-06-00-005	SC STATE HWY DEPT (REV)	0.95 ACRES
<input type="checkbox"/>	3B.	PINEHAVEN DRIVE	0.85 ACRES
<input type="checkbox"/>			1.80 ACRES
<input type="checkbox"/>	4. 469-06-00-107	CIVIC HUB DEV. LLC.	6.39 ACRES
<input type="checkbox"/>			TOTAL AREA (1-4)
<input type="checkbox"/>			12.81 ACRES
<input type="checkbox"/>	5. 469-06-00-102	SPINX	3.12 ACRES
<input type="checkbox"/>			TOTAL AREA
<input type="checkbox"/>			15.93 ACRES

FACILITIES DEPARTMENT



COMMUNITY SERVICES HUB
SITE PLAN
REVISED 06/20/20

DATE	06/20/20
BY	SPINX
CHECKED BY	SPINX
APPROVED BY	SPINX
DATE	
BY	
CHECKED BY	
APPROVED BY	

SITE PLAN

EX1

EXHIBIT A

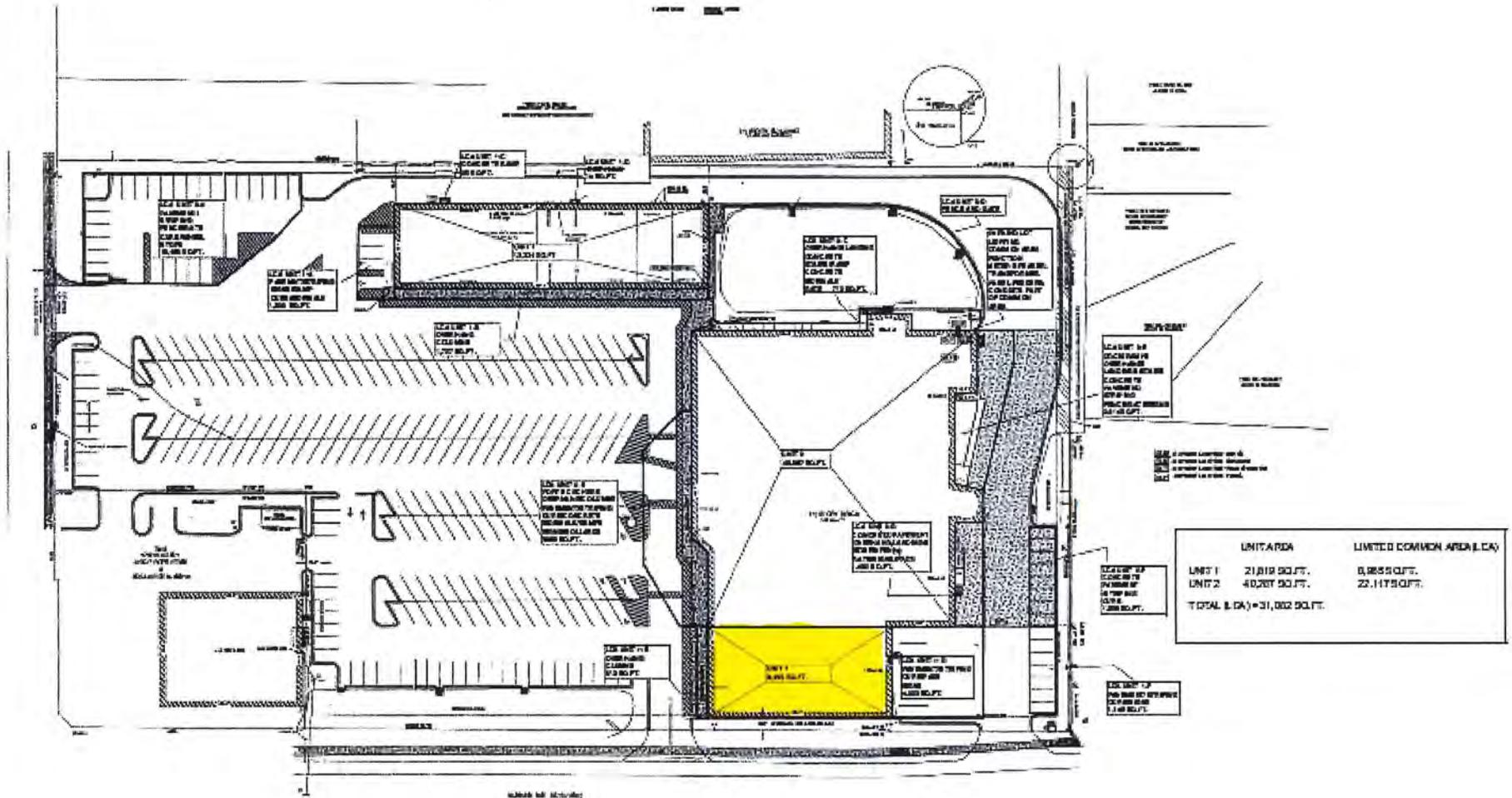


EXHIBIT B

SCDOT

Improvements Provided at Delivery	
Systems & components:	
New Single Ply Membrane Roof	
New Interior Partitioning (Fixed - non-load bearing)	
New HVAC System (equipment and ductwork)	
New Fire Alarm and Detection System (addressable)	If required by code
New Fire Suppression System (wet sprinkler)	If required by code
Upgraded Branch Circuits and Panelboards	
Upgraded Lighting Circuits and Fixtures	
Upgraded Plumbing System (Water/Sewer/Vent/Pumps/Heater)	
New Doors and Hardware	
New Fire extinguishers	
New LV Empty Conduit network and Empty Cable tray (IT, AV, Security, Telecom)	
New Finishes (Ceilings, Flooring, Walls)	
Exterior signage on front glass and/or center monument sign	Signage permitted with prior County Approval
Work Station (Furniture and Partitions)	Electrical work permitted with prior County Approval
Office Furniture, Equipment and Appliances	Electrical work permitted with prior County Approval
LV cabling and devices (IT, AV, Security, Telecom)	Permitted with Prior County Approval
Interior Signage, Artwork, Wall Hangings	Wall attachment permitted with prior County Approval
Window Treatments	Window attachment permitted with prior County Approval
Personal Property	
Future Alterations or Improvements	
Change in Use/Occupancy	Not Permitted
Level 3 Alterations	Not Permitted
Level 2 Alterations	Permitted with Prior County and AHJ Approval
Level 1 Alterations	Permitted with Prior County Approval
Fixed (Built-in or Attached) FFE	Permitted with Prior County Approval
Non-Fixed (Movable - Not Attached) FFE	
Access Control	Permitted with Prior County Approval
LV Network/Device Upgrades (IT, AV, Security, Telecom)	Permitted with Prior County Approval
Interior Signage, Artwork, Wall Hangings	Wall attachment permitted with prior County Approval
Work Station (Furniture and Partitions)	Electrical work permitted with prior County Approval
Window Treatments	Window attachment permitted with prior County Approval
Office Furniture, Equipment and Appliances	Electrical work permitted with prior County Approval
Personal Property	
Maintenance and Repair Expenses	
Building Structure (interior and exterior load bearing elements)	
Roofing System (inspections and warranty maintenance)	
Site Pavements, Pads and Walks	
Site Lighting	Unless under Utility Agreement
HVAC - equipment and controls (inspection and warranty maintenance)	Required
Fire Protection and Suppression (inspection and warranty maintenance)	Required
Plumbing System Equipment - Heater, pumps, etc (inspection and warranty maintenance)	Required
Electrical Power Systems (Normal and Emergency) (inspection and warranty maintenance)	
Useful Life Replacement (Roofing, HVAC, Plumbing, FP, Electrical Systems)	
Light Bulb Replacement and Lens cleaning	
Ceiling tile replacement	
Floors (Spill clean-up, repair or replacement)	
FFE (fixed and non-fixed)	
Office Furniture, Equipment and Appliances	
Interior Signage, Artwork, Wall Hangings	

7.

**PROJECT
ROSEBUD
FINANCIAL
INCENTIVES**

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee
FROM: Kristen Salisbury, Clerk of Council
DATE: October 8, 2020
SUBJECT: Financial Incentives for Project Rosebud

At the Finance Committee of October 15, 2020, the Economic Development Director will present financial incentives extended to Project Rosebud.

8.

**MULTI-COUNTY
INDUSTRIAL
PARK
ORDINANCE
AMENDMENTS**

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee

FROM: Kristen Salisbury, Clerk of Council

DATE: October 8, 2020

SUBJECT: Multi-County Industrial Park Ordinance Amendments

At the Finance Committee of October 15, 2020, Economic Development Director Steve Dykes will present amendments to the Multi-County Industrial Park Ordinance.

9.

**TIDAL WETLAND
MITIGATION
CREDITS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: JIM ARMSTRONG, DEPUTY ADMINISTRATOR *JDA*

FROM: STEVE THIGPEN *ST* DEPT. PUBLIC WORKS

SUBJECT: TIDAL WETLAND MITIGATION CREDIT FOR TRANSPORTATION PROJECTS
APPROVAL TO EXECUTE AN AGREEMENT TO PURCHASE WETLAND
MITIGATION CREDITS

REQUEST: _____

COMMITTEE OF COUNCIL: FINANCE DATE: 10/15/2020

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>[Signature]</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hill*

Fiscal impact: Funds are available from the Roads Portion of the Transportation Sales Tax.

COUNTY ADMINISTRATOR'S SIGNATURE: *William Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

As part of the 2016 Transportation Sales Tax Program there are multiple featured projects that provide both local and regional benefits to our transportation system. As staff works with our consultants to design the projects, efforts are made to avoid and/or minimize the impacts to the environment. However it has become apparent that several of the projects will impact saltwater wetlands and therefore the County will be required to purchase credits to mitigate those impacts.

Staff and our consultants have worked together to estimate the impacts of our projects and develop a mitigation strategy that satisfies the permitting requirements, fits well within our program and benefits our community. Through that process, the team identified Point Farm Mitigation Bank as the most desirable opportunity to satisfy our needs while restoring 60 acres of wetlands and forever protecting over 1,300 acres of salt marsh lands. Point Farm is proposed to be the largest salt marsh restoration project of this type in South Carolina and is located on Wadmalaw Island. The bank will improve water quality, lessen the effects of flooding and sea level rise, and provide environmental improvements that offset the impacts of several critical road construction projects. Point Farm will be available for local public education opportunities and be a resource for universities as a research site for a wide array of ecological and climate change studies.

ACTION REQUESTED OF COUNCIL

Authorize staff to enter into an agreement with Point Farm Salt Marsh Mitigation Bank.

DEPARTMENT HEAD RECOMMENDATION

Authorize staff to enter into an agreement with Point Farm Salt Marsh Mitigation Bank to purchase and reserve mitigation credits to offset impacts associated with transportation improvement projects.

10.

**EXECUTIVE
SESSION**

CHARLESTON COUNTY COUNCIL

MEMORANDUM

TO: Members of Finance Committee
FROM: Kristen Salisbury, Clerk of Council
DATE: October 8, 2020
SUBJECT: Executive Session

At the Finance Committee of October 15, 2020, there will be a need for an Executive Session regarding the following items:

- A) 3600 Rivers Avenue
- B) Social Services Campus
- C) Sale of Charleston Center
- D) IT Services Contract
- E) Real Estate RFQ

Action may be taken following Executive Session.