

**TOWN OF MOUNT PLEASANT, SOUTH CAROLINA**  
**WORKFORCE HOUSING COMMITTEE**  
**JANUARY 16, 2018**  
**MINUTES**

Present: Rich Estes, Chair, Debby Waid, Vice Chair, Thomasena Stokes Marshall, Chris Brooks, Benjy Cooke, Leo Russo, Sally Jacob, Michael Meyer.

Staff: Jeff Ulma, Jack Little, Eric Pohlman

Mr. Estes called the meeting to order at 11:45 am.

**I. Approval of the Agenda**

The agenda was approved.

**II. Approval of the Minutes**

- Ms. Jacobs requested her title and spelling of her name be corrected.

**III. Public Comment and Correspondence**

Mr. Tony Connelly, an appraiser for Charleston County who attended last month's meeting, expressed an interest in being involved with the Committee's work.

Mr. Ulma introduced Eric Pohlman from the Town's Planning Department.

**IV. Discussion of the Mount Pleasant Waterworks property on Wingo Way**

Mr. Cooke discussed possible zoning options for the property and suggested that Private Institution (PI) zoning as other public buildings are could be suitable. He also said the property would rate high on the criteria for the Low Income Housing Credit Tax (LIHCT) grant. He also made comment about development companies that would build and manage communities they build.

Ms. Waid said the property would be very palatable if it were used for senior housing. Ms. Stokes Marshall said she and Mr. Little met with Mr. Don Cameron from the City of Charleston's Housing Authority. The discussion referred to the City of Charleston's senior housing development downtown across from the aquarium. She suggested our first project could be for senior adults. Servicing seniors would send out a strong message about what affordable workforce and

senior housing is. She also said other entities and businesses could become collaborative partners in the initiative.

Mr. Cooke suggested that the Committee could approach Mount Pleasant Waterworks (MPW) about other property throughout the Town that could potentially be purchased for workforce housing.

Mr. Ulma provided feedback of what the Town's zoning requirements are for the area.

Mr. Brooks raised the question about the property's history and the possibility of contamination. Ms. Waid said there would be an environmental study performed to discover if this was an issue.

Ms. Stokes-Marshall suggested the Committee continue to look at other areas as well. She said the committee's educational component would have a huge effect in helping the general public better understand the type of housing the nonprofit will develop.

Mr. Russo suggested that the Committee focus on completing one development that could then be used as a model for the community. He asked if the Committee would like him to continue looking for other potential parcels. The Committee agreed that Mr. Russo should continue looking for other parcels.

Mr. Estes suggested that a strategic plan should be developed for the organization including number of units, types of units, what group they should be built for.

Ms. Jacob suggested the next step concerning the property on 7<sup>th</sup> Avenue and Mathis Ferry was to approach Town Council after the Secretary of State approved the nonprofit. She pointed out the importance of getting the 501(c)3 recognized before discussing any property acquisition.

*Ms. Jacob moved to wait for the Secretary of State's approval of the 501c3 before considering any property acquisition. Ms. Stokes Marshall seconded the motion. All in favor.*

#### **IV. Report on 501(c) 3 Progress**

Mr. Ulma said the funds for legal counsel were in the planning department's budget and would not have to go through the mid-year budget request process. He also pointed out Town Council is holding their retreat on January 31.

Ms. Jacobs said the retreat is open to the public and that she planned to attend. It was suggested that Mr. Estes and Ms. Waid request time to give the presentation that was presented to Town Council in January 2017.

*Mr. Estes moved to write a letter requesting time to give a presentation at the Town Council Retreat. Mr. Brooks seconded the motion. All in favor.*

Mr. Little reminded the committee that Mr. Tackett who attended last month's meeting said the organization could operate once the Articles of Incorporation have been submitted to the Secretary of state.

Ms. Stokes-Marshall said there was a need to educate the new council members. She also stated the budget amount for the Affordable Housing initiative had a budget of \$50,000. This was to pay the consultant and other expenses. Mr. Little stated that his fees were not the total amount of \$50,000 and there should be a substantial amount remaining for legal expenses.

#### **V. Discuss Next Meeting Agenda**

The agenda would include the update on the 501(c)3 and any updates on meetings concerning the property.

There being no further business, the meeting adjourned at 12:30 pm.

Submitted by,  
J. Little