

RICHLAND COUNTY COUNCIL ADMINISTRATION AND FINANCE COMMITTEE

Kit Smith, Chair
District 5

Mike Montgomery
District 8

Paul Livingston
District 4

Joseph McEachern
District 7

Valerie Hutchinson
District 9

*June 27, 2006
Immediately Following D&S*

**Richland County Council Chambers
County Administration Building
2020 Hampton Street**

Call to Order

Approval of Minutes – May 23, 2006: Regular Session Meeting [Pages 3 – 5]

Adoption of Agenda

I. Items for Action

- A. Grant Approval for SE Richland Community Festivals (No Personnel/No Match)**
[Pages 6 – 7]
- B. Amendment to Hospitality Tax Ordinance to Limit Distribution Increases to no more than 3% Annually**
[Pages 8 – 13]
- C. Transfer of Responsibility for Hospitality Tax Collections, Inspections, Audits, and Enforcement to the Business Service Center**
[Pages 14 – 17]
- D. Wesley United Methodist Property Purchase**
[Pages 18 – 22]
- E. Columbia Housing Authority Resolution**
[Pages 23 – 26, Additional Information to be Provided at Committee Meeting]

II. Items for Discussion / Information

There are no items for discussion/information.

III. Items Pending Analysis

- A. Business Service Center Ordinance**
- B. Retirement Service Requirements**
- C. Ordinance Restructuring the Public Works Department**
- D. Funding for Improvements in the Olympia Neighborhood**

Adjournment

Staffed by: Joe Cronin

MINUTES OF



**RICHLAND COUNTY COUNCIL
ADMINISTRATION AND FINANCE COMMITTEE
TUESDAY, MAY 23, 2006
6:00 P.M.**

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, persons requesting notification, and was posted on the bulletin board located in the lobby of the County Administration Building.

MEMBERS PRESENT

Member: Paul Livingston
Member: Joseph McEachern
Member: Valerie Hutchinson
Member: Mike Montgomery

Absent: Kit Smith

ALSO PRESENT: Milton Pope, Michielle Cannon-Finch, Tony McDonald, Joe Cronin, Roxanne Matthews, Larry Smith, Amelia Linder, Stephany Snowden, Monique Walters, Michael Criss, David Chambers, Daniel Driggers, Michelle Onley

CALL TO ORDER

The meeting started at approximately 6:03 p.m.

APPROVAL OF MINUTES

April 25, 2005 (Regular Session) – Ms. Hutchinson moved, seconded by Mr. Montgomery to approve the minutes as submitted. The vote in favor was unanimous.

ADOPTION OF AGENDA

Mr. Montgomery moved, seconded by Ms. Hutchinson, to approve the agenda as submitted. The vote in favor was unanimous.

ITEMS FOR ACTION

Ordinance Restructuring the Public Works Department – Mr. McEachern moved, seconded by Ms. Hutchinson, to defer this item to the June 27th meeting. The vote in favor was unanimous.

Purchase of County Crime Bond (St. Paul Travelers/Willis of Greenville) – Mr. Montgomery moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Liability Claims Administrator (Hewitt Coleman) – Mr. Montgomery moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Approval of Workers' Compensation Claims Administrator and Excess Insurer (The South Carolina Counties Workers' Compensation Trust) – Mr. Montgomery moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Purchase of Property Insurance (St. Paul Travelers) – Mr. Montgomery moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Detention Center Contracts:

1. **Food Service Management Contract (Aramark Correctional Service)** – Mr. Montgomery moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.
2. **Maintenance Contract for the Bluff Road Facility Housing and Energy Plant (W. B. Guimarin & Company, Inc.)** – Mr. McEachern moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.
3. **Bluff Road Fire & Security System Maintenance Contract (Honeywell, Inc.)** – Mr. McEachern moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.
4. **Detention Officer Uniforms Contract Renewal (Wright-Johnson)** – Ms. Hutchinson moved, seconded by Mr. Montgomery, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Resolution Designating June 2006 as Homeownership Month – Mr. McEachern moved, seconded by Ms. Hutchinson, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

Olympia Bond – Mr. McEachern moved, seconded by Ms. Hutchinson, to defer this item to the June 27th meeting. The vote in favor was unanimous.

Coroner's Request: Approval of Mass Fatalities Management Program Grant – Ms. Hutchinson moved, seconded by Mr. Montgomery, to forward this item to Council with a recommendation for approval. The vote in favor was unanimous.

ITEMS PENDING ANALYSIS

Business Service Center Ordinance – This item is still being analyzed.

Retirement Service Requirements – This item is still be analyzed.

ADJOURNMENT – The meeting adjourned at approximately 6:15.

Submitted by,

Kit Smith, Chair

The minutes were transcribed by Michelle M. Onley

Richland County Council Request of Action

Subject: Grant Approval for SE Richland Community Festivals/No Personnel/No Match

A. Purpose

County Council is requested to approve 1 grant in the amount of \$26,000 to fund several community festivals in SE Richland County. There are no personnel costs and no match requirement associated with this grant.

B. Background/Discussion

Richland County has been chosen to receive the following grant:

State of South Carolina, Competitive Grants Committee – District 21 Festivals
Grantor \$26,000

This grant is a one-time award to support festival is Senate District 21 as follows:

- Gadsden Community Center Parade \$3,000
- Gadsden Congaree Swamp Festival \$4,000
- Hopkins Cross Road Community Festival \$3,000
- East Bluff Community Festival \$5,000
- Hopkins Sweet Potato Festival \$5,000
- Arthurstown Alive Festival \$6,000

Background / Discussion

This funding opportunity became available after the grant budget request was submitted. A copy of the submission paperwork may be obtained from the Grant Development Manager, Audrey Shifflett.

These festivals will foster good relations with these communities, the county and the state.

C. Financial Impact

This grant does not involve personnel or match.

D. Alternatives

1. Accept the grant awards.
2. Do not approve and refuse to accept the grants.

E. Recommendation

The Grant Development Manager recommends that Council approve the grant for \$26,000.

Recommended by: Audrey Shifflett, Grant Manager **Department:** Budget **Date:** 06/13/06

F. Reviews

Finance

Reviewed by: Daniel Driggers

✓ Recommend Council approval

Comments regarding recommendation:

Date: 6/19/06

Recommend Council denial

Legal

Reviewed by: Amelia Linder

✓ Recommend Council approval

Comments regarding recommendation:

Date: 6/19/06

Recommend Council denial

Administration

Reviewed by: Tony McDonald

✓ Recommend Council approval

Comments regarding recommendation:

Date: 6/19/06

Recommend Council denial

Richland County Council Request of Action

Subject: Hospitality Tax Ordinance Amendment

A. Purpose

Per Council motion, Council is requested to amend the Hospitality Tax Ordinance to reflect a change in the funding allocation for the following ordinance-prescribed agencies: Columbia Museum of Art, Historic Columbia, EdVenture Museum, and County Promotions.

B. Background/Discussion

The Hospitality Tax Ordinance was approved on May 6, 2003. In this ordinance, EdVenture, Historic Columbia, the Columbia Museum of Art, and County Promotions were allocated the following amounts for FY 2003 – 2004:

Columbia Museum of Art	\$650,000
Historic Columbia	250,000
EdVenture Museum	100,000
County Promotions	200,000

Per the ordinance, these agencies (including County Promotions—the process by which grant applications are received, reviewed, and recommended for funding) were to receive “the same amounts and on the same terms and conditions, together with a three percent (3%) increase in each of fiscal year 2004-2005 and 2005-2006.”

In FY 2004 – 2005, the following amounts were distributed to the agencies:

Columbia Museum of Art	\$669,500
Historic Columbia	257,500
EdVenture Museum	103,000
County Promotions	206,000

In FY 2005 – 2006, the following amounts were distributed to the agencies:

Columbia Museum of Art	\$689,585
Historic Columbia	265,225
EdVenture Museum	106,090
County Promotions	212,180

Per the current ordinance, beginning in fiscal year 2006-2007, “the amount of Local Hospitality Tax to be distributed annually to each Agency named above shall be established

as equal to the percentage of the total funds collected annually based on a trend analysis of the first three years considering any aberration due to implementation.”

Hospitality Tax revenues have experienced a higher annual growth rate increase than originally projected. In order to retain equity in the funding distributions for these agencies, as well as provide sufficient funding for current and future Hospitality Tax projects, an ordinance amendment is requested.

This ordinance amendment will allow the aforementioned ordinance-prescribed agencies a 3% increase per fiscal year, assuming the Hospitality Tax revenues growth rate is 3% or greater, determined by trend analysis of the past three years. If the growth rate in Hospitality Tax revenues is less than 3%, the agencies will receive that growth rate percentage, determined by trend analysis of the past three years.

The amended Hospitality Tax ordinance is attached.

C. Financial Impact

As the Hospitality Tax ordinance stands today, the agencies would receive the following amounts for FY 2006 - 2007, based upon the **trend analysis of the first three years**:

Columbia Museum of Art	\$761,130
Historic Columbia	294,637
EdVenture Museum	117,097
County Promotions	234,194*
TOTAL	\$1,407,058

The agencies would receive the following amounts for FY 2006-2007 if the ordinance is amended as presented (**3% increase**):

		Difference
Columbia Museum of Art	\$710,273	-\$50,857
Historic Columbia	273,182	-\$21,455
EdVenture Museum	109,273	-\$7,824
County Promotions	218,545*	-\$15,649
TOTAL	\$1,311,273	-\$95,785

*Does **not** include \$35,000 undesignated funds for items approved by Council throughout the year.

D. Alternatives

1. Approve the Hospitality Tax ordinance as presented, allowing a 3% increase per fiscal year for the ordinance-prescribed agencies, or the percentage of growth rate in Hospitality Tax revenues, determined by trend analysis of the past three years, whichever is less.

2. Do not approve the Hospitality Tax ordinance as presented. Make amendments to the ordinance as presented.
3. Do not approve the Hospitality Tax ordinance as presented, and leave the ordinance as it stands today.

E. Recommendation

Per Council Motion, this item is being presented for your consideration. This is a policy decision to be made by Council.

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 6/19/06

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Amelia Linder

Date: 6/19/06

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: All of the alternatives are legally sufficient; therefore, this request is at the discretion of County Council.

Administration

Reviewed by: Tony McDonald

Date:

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: While this is a policy decision to be made by Council, Administration recommends approving the Hospitality Tax ordinance as presented, allowing a 3% increase per fiscal year for the ordinance-prescribed agencies, or the percentage of growth rate in Hospitality Tax revenues, determined by trend analysis of the past three years, whichever is less. This amendment will provide equity in the funding distribution for the ordinance-prescribed agencies versus current and future Hospitality Tax projects.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-06HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 23, TAXATION; ARTICLE VI, LOCAL HOSPITALITY TAX; SECTION 23-69, DISTRIBUTION OF FUNDS; SO AS TO LIMIT DISTRIBUTION INCREASES TO NO MORE THAN 3% ANNUALLY.

Pursuant to the authority granted by the Constitution and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE COUNTY COUNCIL FOR RICHLAND COUNTY:

SECTION I. The Richland County Code of Ordinances, Chapter 23, Taxation; Article VI, Local Hospitality Tax; Section 23-69, Distribution of Funds; hereby amended to read as follows:

Sec. 23-69. Distribution of Funds.

- (a) (1) The County shall distribute the Local Hospitality Tax collected and placed in the "Richland County Local Hospitality Tax Revenue Fund" to each of the following agencies and purposes ("Agency") in the following amounts during fiscal year 2003-2004:

Columbia Museum of Art	\$650,000
Historic Columbia	250,000
EdVenture Museum	100,000
County Promotions	200,000

- (2) The amounts specified above shall be paid quarterly beginning October 1, 2003.
- (3) As a condition of receiving its allocation, each Agency must annually present to the County an affirmative marketing plan for the inclusion of all citizens of Richland County and must also annually offer some "free" or discounted services to Richland County citizens. If an Agency fails to comply with these requirements, its portion of the Local Hospitality Tax shall be retained in the Richland County Local Hospitality Tax Revenue Fund and distributed as provided in subsection (d) below.
- (4) In the event Local Hospitality Tax revenues are not adequate to fund the Agencies listed above in the prescribed amounts, each Agency will receive a proportionate share of the actual revenues received, with each Agency's share to be determined by the percentage of the total revenue it would have received had the revenues allowed for full funding as provided in subsection (a)(1) above.

(b) In each of fiscal years 2004-2005 and 2005-2006, the Local Hospitality Tax shall be distributed to each Agency named above in the same amounts and on the same terms and conditions, together with a three percent (3%) increase in each of fiscal year 2004-2005 and 2005-2006.

~~(c) Beginning in fiscal year 2006-2007, the amount of Local Hospitality Tax to be distributed annually to each Agency named above shall be established as equal to the percentage of the total funds collected annually based on a trend analysis of the first three years considering any aberration due to implementation.~~

(c) Beginning in fiscal year 2006-2007 and continuing thereafter, the amount of Local Hospitality Tax to be distributed annually to each Agency named above shall be increased based on the revenue growth rate as determined by trend analysis of the past three years, but in any event not more than 3%.

(d) All Local Hospitality Tax revenue not distributed pursuant to subsections (a) through (c) above shall be retained in the Richland County Local Hospitality Tax Revenue Fund and distributed as directed by County Council for projects related to tourism development, including, but not limited to, the planning, development, construction, promotion, marketing, operations, and financing (including debt service) of the State Farmer's Market (in lower Richland County), Township Auditorium, a new recreation complex (in northern Richland County), recreation capital improvements, Riverbanks Zoo, and other expenditures as provided in Article 7, Chapter 1, Title 6, Code of Laws of South Carolina 1976 as amended.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____, 2006.

RICHLAND COUNTY COUNCIL

By: _____
Anthony G. Mizzell, Chair

Attest this _____ day of _____, 2006.

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only.
No Opinion Rendered As To Content.

First Reading:
Public Hearing:
Second Reading:
Third reading:

Richland County Council Request of Action

Subject: Transfer of Hospitality Tax Collections, Inspections, Audits, and Enforcement to the Business Service Center

A. Purpose

Council is requested to confirm the transfer of Hospitality Tax collections, inspections, audits, and enforcement to the Business Service Center, as was originally presented at the 2005 Council Retreat and later recommended for approval by Committee members at the October 2005 A&F Committee, and unanimously approved by Council via ordinance on December 6, 2005.

B. Background / Discussion

The Business Service Center idea was initiated in order to address some fundamental concerns by County staff regarding the provision of services to businesses. Businesses previously had to visit many different locations to obtain many different licenses and permits, and pay different taxes and fees, in order to operate lawfully within Richland County. The BSC, once fully implemented, will offer one-stop convenience for business related functions, and provide greater efficiency and accuracy on collections, inspections, audits, and enforcement functions.

The Business Service Center, as was originally proposed at the 2005 Council Retreat, and later presented at the October 2005 A&F Committee meeting (where it was unanimously recommended for approval), included Hospitality Tax collections, inspections, and audits. The Business Service Center ordinance, approved unanimously by Council on December 6, 2005 states:

“Section 2-255.

The director of the Business Service Center shall be responsible to the county administrator for the performance of the duties and responsibilities of the department, which shall be to:

...(2) Collect the payments...for the aforementioned licenses and permits in subsection (1) above, as well as for other business fees and taxes (not otherwise preempted and/or prohibited by federal or state law), including, but not limited to:
a. Hospitality Taxes...

...(3) Make business forms and information available...to assist businesses...

...(4)Inspect and audit businesses for compliance with applicable County ordinances regarding these licenses, permits, fees, and taxes.”

According to the BSC Business Plan, Hospitality Tax collections and related functions are to be administered in the BSC beginning July 2006.

Since the inception of the Hospitality Tax (July 1, 2003), Hospitality Tax revenues have been received, posted, and deposited by the Treasurer's Office. These duties were housed in the Treasurer's Office because, at the time of inception, an entity such as the BSC did not exist.

It should be noted that Administration has handled, since inception, in-house "audits" and enforcement (resulting in 555+ balance due letters), the creation of a Hospitality Tax website, which has most recently allowed businesses to print their personalized payment vouchers online, as well as the creation and dissemination of all Hospitality Tax forms to Hospitality Tax applicable businesses. Original Hospitality Tax revenue projections indicated that Richland County should bring in between \$2.8 - \$4.1 million dollars per year. In the fiscal years since inception, revenues have been at the top, or exceeded that of the projection scale. This can largely be attributed to in-house "audits" and enforcement mechanisms handled in Administration.

Because the duties currently handled in the Treasurer's Office consist primarily of data entry, this function can easily be transitioned to the BSC, as was originally proposed, and approved via ordinance, by Council. The consolidation of business license and hospitality tax will greatly benefit both functions. Much of the information is shared between the two functions – to the point where the hospitality tax is basically a subset of the business license data. By providing the Hospitality Tax enrollment form in conjunction with business license issuance, the BSC will be in a much better position to ensure compliance. An auditor, scheduled to be hired during FY 06 – 07, will be housed in the BSC, allowing the audits of business licenses in conjunction with hospitality taxes. Neither the Treasurer's Office nor Administration have dedicated staff or resources to allow for such on-site audits, as will the BSC.

As previously stated, Council approved the BSC in concept at its 2005 Retreat, recommended unanimous approval at the October 2005 A&F Committee Meeting, and unanimously approved the Business Service Center proposal and ordinance on December 6, 2005. All associated Hospitality Tax functions, including collections, inspections, audits, and enforcement, were originally proposed and approved to be housed in the Business Service Center.

C. Financial Impact

No direct costs will be associated with transferring Hospitality Tax collections, inspections, audits, and enforcement functions to the Business Service Center. Two Revenue Analysts and a Director currently staff the BSC, with one auditor scheduled to be hired this fiscal year (06-07).

The financial benefits include improved operations, better compliance, enforcement, coordination, and cooperation.

D. Alternatives

1. Confirm the transfer of Hospitality Tax collections, inspections, audits, and enforcement to the Business Service Center, as was originally presented at the 2005 Council Retreat

and later recommended for approval by Committee members at the October 2005 A&F Committee, and unanimously approved by Council via ordinance on December 6, 2005.

2. Revisit the BSC business proposal and amend the current BSC ordinance to allow Hospitality Tax collections to remain in the Treasurer's Office. The issues of inspections, audits, and enforcement will need to be addressed since these functions, currently housed in Administration, will soon be transitioned to the BSC, per the business proposal and ordinance.

E. Recommendation

Council is requested to confirm the transfer of Hospitality Tax collections, inspections, audits, and enforcement to the Business Service Center, as was originally presented and approved via ordinance by Council.

Recommended by: Administration **Date:** June 12, 2006

F. Reviews

Finance

Reviewed by: Daniel Driggers

Date: 6/19/06

Recommend Council approval

Recommend Council denial

Comments regarding recommendation:

Legal

Reviewed by: Amelia R. Linder

Date: 6/19/06

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: Section 6-1-770 of the SC Code of Laws does not identify a specific person and/or department to collect hospitality taxes. This section reads as follows: "The tax provided for in this article **must be remitted to the local governing body on a monthly basis when the estimated amount of average tax is more than fifty dollars a month, on a quarterly basis when the estimated amount of average tax is twenty-five dollars to fifty dollars a month, and on an annual basis when the estimated amount of average tax is less than twenty-five dollars a month.**" (emphasis added). Therefore, this request is at the discretion of County Council.

Administration

Reviewed by: Tony McDonald

Date: 6/21/06

Recommend Council approval

Recommend Council denial

Comments regarding recommendation: It is recommended that the collection of Hospitality Tax revenues be transferred to the Business Service Center (BSC), as was originally planned at the inception of the BSC, for the following reasons:

1. The BSC was established to consolidate the County's collections, to the extent allowed by law, into a centralized location, with the Business License and Hospitality Tax collections to be the largest of the revenue streams. To not

transfer Hospitality Tax collections to the BSC would reduce the anticipated collection activity by close to 50 percent.

2. The current process of collecting the Hospitality Tax is fragmented due to the fact that the Treasurer's Office receives the checks and keys the numbers into the financial system, but the Administrator's Office actually provides limited enforcement by following up with restaurants that have paid incorrectly or that have failed to pay at all. Moving collections to the BSC would consolidate collections and enforcement into one department.
3. The BSC will have inspectors and auditors on staff, per the proposed FY 07 budget, who will be better equipped to aggressively collect from businesses that are currently not paying.
4. By having Business License and Hospitality Tax collections in one department, accountability will improve for those businesses that owe both. For example, if a restaurant attempts to pay its Business License fee but has failed to pay its Hospitality Tax, this discrepancy can be more easily detected and the Business License can be withheld until Hospitality Taxes are paid.

Richland County Council Request of Action

Subject: Property Acquisition Request from Wesley United Methodist Church

A. Purpose

Wesley United Methodist Church is requesting a swap or sale of County owned property (located between Barnwell and Gregg Streets) adjacent to Church property that was previously sold to them by Richland County.

B. Background / Discussion

In January of 1999, Richland County completed a sale of property transaction to Wesley United Methodist Church for the sum of \$53,400. The property was recorded in February of 1999.

Wesley's purpose for purchasing the property was to construct a parking facility for a new worship facility. Based on numerous meetings and correspondence with representatives from the Church, various members believe that an error occurred in the property transaction. Specifically, members believe that more acreage should have been included in the sale. Based upon an offer letter from the Church dated July 6, 1998 TMS numbers R11406-16-23 and R11406-16-24 were requested for purchase.

Based upon a positive dialogue during the past several months between Richland County Administration and Church Officials, Wesley is requesting that Richland County Council consider 2 options (**see attached letter**) to bring this matter to conclusion.

C. Financial Impact

Option #1 Exchange a portion of county-owned lot TMS#R11406-16-17 with lot TMS#R11406-16-26, which is owned by the church, equal to the size of lot 26. WUMC also requests that the county convey Marshall Alleyway, as well as compact, grade, and otherwise prepare the property provided by the county and the adjoining lots 22, 23 and 24 (owned by the church), in a manner that is suitable for vehicle parking within 90 days of closing.

Exchanging the property between Richland County and the church will not require any expense; however, if this option is acceptable to Council, it is recommended that the County contribute the survey work and grading assurances (per the contractor that is presently using the property). Specifically, the survey would be a minimal cost and the grading could be performed by a contractor that is presently using the property in question as a staging area.

Option #2 Exchange a portion of county-owned lot TMS#R11406-16-17 with lot TMS#R11406-16-26, which is owned by the church, and deed an additional 31.1 feet along Barnwell Street with a depth of 183.7 feet in exchange for the sum of \$20,000. WUMC also requests that the county convey Marshall Alleyway, as well as compact, grade, and otherwise

prepare the property provided by the county and the adjoining lots 22, 23 and 24 (owned by the church), in a manner that is suitable for vehicle parking within 90 days of closing.

Option #2 is essentially the same as option #1, except it also includes a deed for an additional 31.1' x 183.7' being exchanged between the county to the church for the sum of \$20,000.

In 2004, the portion of the county property (.88 acres, portion of TMS#R11406-16-17) fronting Barnwell Street was appraised at \$135,000. The 31.1' x 183.7' (.131 acre) parcel of property that would be deeded to the church makes up approximately 14.9% of the .88 acre portion. It is therefore estimated that the value of the property (2004) would be approximately \$20,115 ($\$135,000 \times .149$).

D. Alternatives

1. Approve Option #1 (Property exchange). Council must also consider the request to convey the alleyway, and whether to pay for compacting, grading, and other site preparation.
2. Approve Option #2 (Property exchange, plus deed an additional 31.1' x 183.7' (.131 acre) adjacent to the exchanged property to the church for the sum of \$20,000. Council must also consider the request to convey the alleyway, and whether to pay for compacting, grading, and other site preparation.
3. Reject both options and entertain offers on the appraised/market value of the property.

E. Recommendation

Recommendation is to accept Option #1 at a minimum (inclusive of the survey work and grading assurances).

Recommended by: J. Milton Pope

Department: Administration

Date: 6-22-06



Wesley United Methodist Church

1725 Gervais Street

Columbia, South Carolina 29201

Harold G. Gordon
Pastor
Charles P. Austin, Sr.
Associate Pastor

Office (803) 799-1426
Residence (803) 419-9955
Fax: (803) 748-0940

May 31, 2006

Mr. Milton C. Pope
Interim County Administrator
Richland County
P. O. Box 192
Columbia, SC 29202

REC'D
06 JUN -5 2006
RICHLAND COUNTY
ADMINISTRATIVE SERVICES

Dear Mr. Pope:

As you are aware, in 1999, Wesley United Methodist Church (WUMC) purchased property on Barnwell Street from Richland County. Some time later, WUMC discovered a discrepancy between the Barnwell Street parcels that had, in fact, been purchased and those that were believed to have been negotiated with the County and purchased. The original intent was for WUMC to purchase all of the available property owned by the County fronting Barnwell Street, as shown on Block 16 of the attached tax map copy. Many WUMC members and some County Staff and Council Members believe this large parcel was mistakenly omitted from the contract of sale.

Various attempts over the past several years to resolve this matter to the satisfaction of WUMC and the County have been unsuccessful. Currently, parcels owned by WUMC along Barnwell Street are separated by a large parcel still owned by Richland County. In order to obtain contiguous property along Barnwell Street closest to the Church and resolve this outstanding dispute, WUMC proposes the following two options for the County's consideration.

- 1) WUMC proposes that Richland County exchange a portion of Lot TMS#R11406-16-17 with Lot TMS#R11406-16-26, owned by WUMC, equal in area to Lot 26. Specifically, WUMC seeks to acquire property adjacent to TMS#R11406-16-24 that extends 100 feet along Barnwell Street with a depth of 183.7 feet in exchange for TMS#R11406-16-26, owned by WUMC. Additionally, WUMC requests that Richland County convey Marshall Alleyway, which extends 15 feet along Barnwell Street with a depth of 183.7 feet, bounded by WUMC owned Lots 22, 23 and 24.

Given the storage of various concrete and other fill material on the County's and WUMC's property over the years, WUMC further requests that Richland County compact, grade and otherwise prepare the property to be provided by the County and the adjoining Lots 22, 23 and 24 (currently owned by WUMC), in a manner that is suitable for vehicle parking within 90 days of closing on a contract reflecting this proposal.

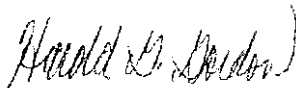
-- OR --

- 2) Alternatively, WUMC requests that Richland County exchange a portion of Lot TMS#R11406-16-17 with Lot TMS#R11406-16-26, owned by WUMC, and deed an additional 31.1 feet along Barnwell Street with a depth of 183.7 feet for the sum of twenty thousand dollars (\$20,000). Specifically, WUMC seeks to acquire property adjacent to TMS#R11406-16-24 that extends a total of 131.1 feet along Barnwell Street with a depth of 183.7 feet in exchange for Lot TMS#R11406-16-26, owned by WUMC, and a sum of twenty thousand dollars (\$20,000). Additionally, WUMC requests that Richland County convey Marshall Alleyway, which extends 15 feet along Barnwell Street with a depth of 183.7 feet, bounded by WUMC owned Lots 22, 23 and 24. As stated above, WUMC further requests that Richland County compact, grade and otherwise prepare all property to be provided by the County and the adjoining property, Lots 22, 23 and 24 (currently owned by WUMC) in a manner that is suitable for vehicle parking within 90 days of closing on a contract reflecting this proposal.


Of these two proposals, WUMC favors the second since it will allow the Church to make use of grant monies that it expects to receive and will increase the amount of property that it owns along Barnwell Street, providing greater flexibility for the Church's future growth. We believe the above proposals will be mutually beneficial for WUMC and the County not only in making the best use of the Church's investment in property along Barnwell Street, but also in fostering an improved relationship between the Church and the County by addressing a situation for which an effective resolution is long over due.

Thank you for your consideration and attention to this matter. We look forward to hearing from you soon. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

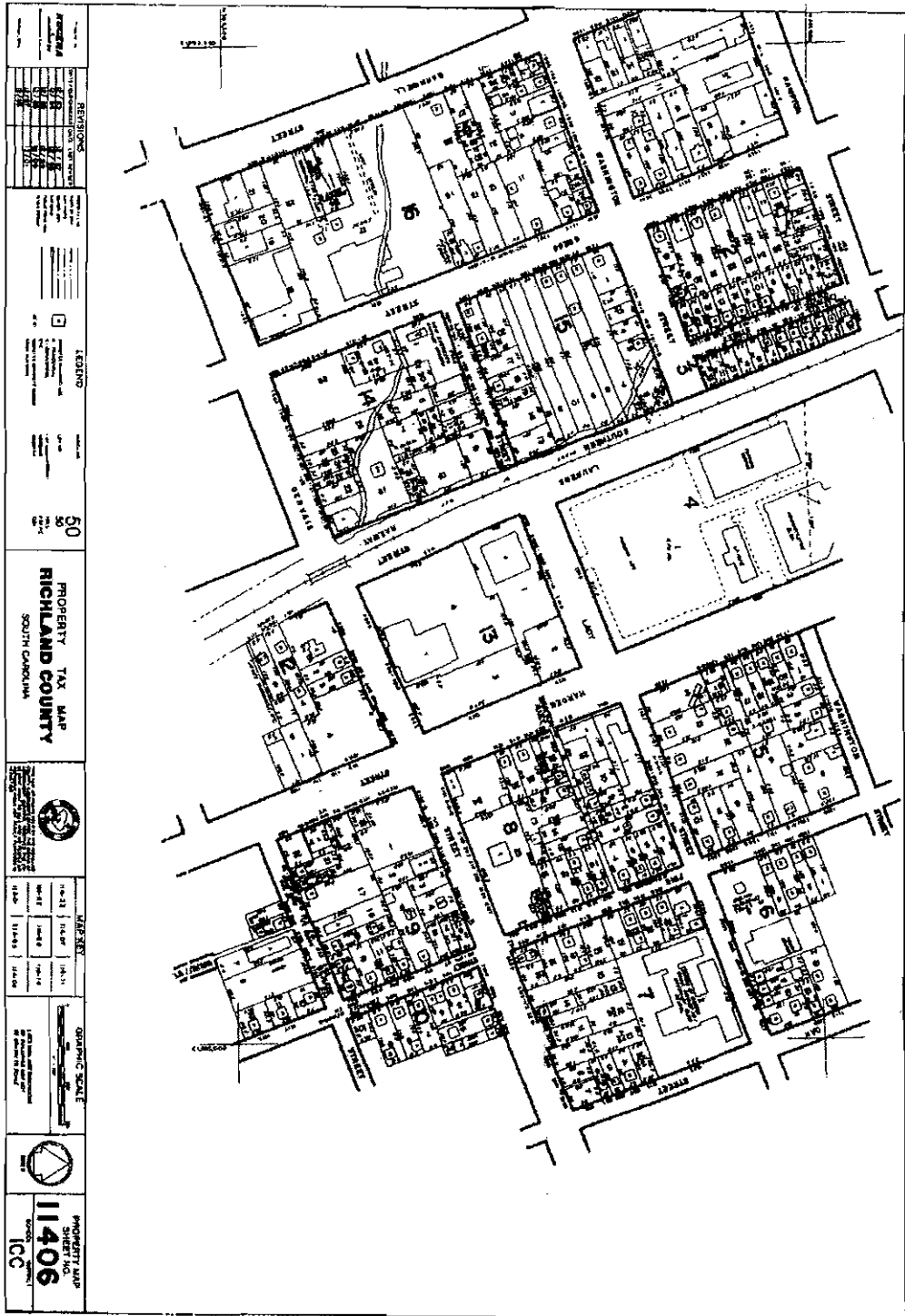


Rev. Harold Gordon
Pastor



Charles Williamson
Trustee Chair

attachment





THE HOUSING AUTHORITY

of the City of Columbia, South Carolina
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Mr. Anthony Mizzeli
Chairperson, Richland County Council
106 Wemberly Street
Columbia, South Carolina 29209

Dear Mr. Mizzell:

I am writing this letter to ask that Richland County support the Columbia Housing Authority in its efforts to secure a twenty million dollar Hope VI Grant to redevelop Allen-Benedict Court. Our grant application is due July 11, 2006. We particularly need your financial support for the proposed Center for Community Life and Education. This facility is the center piece around which our Grant will be based for this year's Hope VI Application from the US Department of Housing and Urban Development. Our application has brought together historic and traditional partnerships including, the city of Columbia, Allen University, Benedict College, Clemson University, Midlands Technical College, and the University of South Carolina. The proposed Center's programs will be open to all residents of Richland County.

Experts who have reviewed our Application say the proposed Center for Community Life and Education is key to our success in this Grant Application process and will make Richland County a leader nationally in the development of a green and smart community.

The proposed Center for Community Life and Education will be a 12,000 square foot technology center which will support community education, workforce development, media/technology, and serve as a cultural center that will serve as the hub for the redevelopment of Allen-Benedict Court and surrounding neighborhoods. This Center will become the "epicenter," bringing under one roof social, cultural, and educational/workforce services that address the needs of our residents, many of whom live in scatter site housing throughout the county as well as the Allen-Benedict Court area. The cost of construction for this facility is \$165 per square foot or approximately \$2.8 million. We are respectfully requesting that Richland County assist us in the funding of this facility which will provide access for residents county-wide in a non-traditional setting. We feel that residents of the County will be able to enhance their skills at this Center and become more employable and hopefully, homeowners.

An important link is the area educational institutions. The Center will be linked to the networks of Benedict College (including its Business Development Center), Allen University, University of South Carolina, Clemson University, Midlands Technical College, the Richland County School System, the Columbia Richland County Public Library, and South Carolina Educational Television. These links will enable our residents county-wide to receive real time educational, cultural, job training and other programming in the convenience of a one-stop Community Life and Educational Center.

The Center will also be the hub for community interaction and engagement in the newly developed Celia Saxon neighborhood and the planned redeveloped Allen-Benedict Court

neighborhood but it will also be a technological hub that makes it possible for broadband to be delivered to each housing unit. This community broadband network will be operated out of the Center's network operation center and provide computer control of utilities, voice over IP, video surveillance, and educational and social services to each unit. Community residents will be trained by college and industry volunteers to operate the network operations center. The network operation center will provide much needed skills for jobs and it will be revenue generating.

For your review I have attached a summary of the exciting program that will be offered by a consortium of higher educational institutions in Columbia and Richland County. We sincerely hope that you will support this Center which will not only transform our community, but will also transform the lives of our citizens here in Richland County. We are specifically requesting a letter of commitment from Richland County which we can attach to our Grant Application.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Walker", with a long horizontal flourish extending to the right.

Gilbert Walker
Executive Director

Cc: Richland County Council

Programs Offered by a Columbia/Richland County Consortium Of Higher Education Institutions

Benedict College

Benedict College's Division of Community Development will be the lead division for Benedict College responsible for the successful implementation of the overall program. The other divisions, programs, and schools from Benedict College to be involved are the School of Science, Technology, Engineering, and Mathematics; the School of Education (Social Work, Community Health, Teacher Education); the Adult & Continuing Education Program; the School of History, Arts, and Social Sciences (Mass Media, Theatre, Fine Arts); and the School of Business. In addition, the Division's programs at the Benedict College Business Development Center (Incubator, Minority Loan & Business Technical Assistance) and the nationally accredited Benedict College Child Development Center will be offered to the residents of Allen Benedict Court through articulation agreements between the college and CHA that will be developed.

Clemson University

Clemson University will provide at no cost to The Center its accessE.info curriculum. This curriculum is user-friendly, written for those with literacy reading levels at about the eight grade level and higher. The curriculum provides information and training in eCommerce for small businesses, eGovernment, eNonprofit, eInternet, and eBroadband. This curriculum can be delivered in both instructor-led and self-paced computer-based software formats.

The University of South Carolina

The University of South Carolina is an important resource in the area of community health and it has developed relationships with some of the HBCUs in the state to focus on minority health issues. The USC through its School of Social Work and through the Office of the Vice President of Research and Health will help develop and maintain the community health section of the community web portal. Its professors and students will also conduct periodic seminars at the Center on health and wellness issues.

Midlands Technical College

Midlands Technical College will provide job training and technical education through its distant education division. At The Center students from Allen Benedict Court, Celia Saxon, and Gonzales will take a combination of courses that might be Internet based, computer based (on CDs), or hybrid. Hybrid courses require some classroom time in addition to online interface. Because Midlands Tech is so spread out, offering courses online that residents can access via The Center will allow more students to access education and workforce training than ever before. If the enrollment is high enough, Midlands Tech might offer some instructor-led courses on location at The Center. Many students at The Center will be eligible for federal and state assistance to pay for the training. Because of the proximity of The Center to three hospitals, among others, emphasis will be in the area of health sciences such as medical laboratory technology, nuclear medicine, pharmacy technician, and radiologic technology. All these programs lead to degrees or diplomas and above average wage paying jobs.

Richland Public Schools and Richland Library

The Center will be linked to Richland One Interactive and parents will be encouraged to make use of Richland One schools system's Parent Resource Center and Student Resource Center. Students will be given instruction in post secondary planning and scholarship opportunities. The Center will also explore with Richland One an interactive online pilot project that allows parents

to see their children assignments, communicate with teachers and school administrators, and to view and respond to student report cards.

The Center will contain a link to the Richland County Public Library, where students and parents can access a variety of educational and leisure information and activities. Among others, residents will find sites for small businesses, books, kids, and teens. To access many of these services residents will need a valid library card. This card will open up a vast reservoir of rich resources and information on the Arts and Antiques, Biography, Books and Literature, Business and Investments, Careers, Education and Jobs, Cars and Trucks, Columbia - Local Links, Databases for Kids, E-Books and Downloadable Audio books, and Genealogy.

Design Feature

The Center will feature a non-institutional, indoor/outdoor design that blends in with the community. The Center will be 12,000-15,000 square feet in overall dimension. The Center will also feature exhibit space and a foyer/lobby, large enough to accommodate receptions, events, as well as art exhibitions of different types. The building will feature space for community events as well as a 300 seat state-of-the-art performance space. The Center will have a fiber optics broadband network and might become a beta test site for new broadband applications of relevance to residents. All units in the redeveloped Allen Benedict Court will be connected to the Center's broadband network and therefore able to receive all new applications as well as the educational and cultural programming described below within their homes. Eventually all CHA residents will be able to link to the Center and be able to receive a host of applications and web-based educational, business, and cultural oriented services.