



Richland County Council

BLUE RIBBON AD HOC COMMITTEE

September 12, 2018 – 2:00 PM

4th Floor Conference Room

CALL TO ORDER – Mr. Pearce called the meeting to order at approximately 2:00 p.m.

HMGP 4241-DR (2015 Flood Update)

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- Council approved the buyout of 20 properties for a not to exceed amount of \$1.9 million grouped in the following projects:
 - 5 properties from Application S30 (scattered)
 - 1 property from Application S32 (Elmon/Peeples)
 - 4 properties from Application S33 (Glenhaven/Timberlane)
 - 10 properties from Application S34 (Tall Pines)
- Council approved by resolution remaining 58 buyout properties as the property owners completed all due diligence
- Council approved using a 10% threshold and the average of two acceptable appraisals for the appeal process.

Residential Property Acquisitions:

- Seventeen (17) residential properties in the hands of closing attorneys being scheduled for closing. Two (2) are in final settlement phase
- Second appraisal process on 36 residential properties at no cost to the property owner will begin September 23rd
- Four (4) property owners voluntarily waived their 2nd appraisal and are proceeding with closing
- Offer document meetings continue
- Working through
 - Six (6) title issues
 - One (1) probate issue
 - One (1) property survey issue
 - Four (4) yet undecided property owners

#26 Project Recommendation:

- Spring Valley Little Jackson Creek Stream Mitigation, Stream Restoration Regenerative Stormwater Conveyance

- Only project left to approve by FEMA
- FEMA is requesting more data
- Cost to County to provide additional data = \$6,000 (may or may not be reimbursed)

Non-Residential Property Acquisitions:

- All 2nd appraisals have been completed for all nine (9) properties
- Working with SCEMD and HUD, identified two (2) properties in potential risk of not meeting HUD's cost reasonableness standard
- If we use HUD's CDBG-DR money for the local 25% match, the County runs the risk of HUD de-obligating those funds upon audit
- No risk of de-obligation for the 75% funding from FEMA since FEMA has already approved the purchase
- Potential FEMA funding shortfall based on appraisals on initial estimates

Purpose of the Non-Residential Appraisal Review Process (single ownership only)

- FEMA requires that an appeal process be put in place for property owners so that they can appeal the value provided to them by the County
- Appeal appraisals will be reviewed and held to the same standards as the County purchased appraisals
- FEMA regulations do not specify what the appraisal process must be, just that there is an appraisal process in place
- Selected an appraisal process used in another jurisdiction as our model
- Model Appraisal Review process looks to be fair, repeatable
- Reviewed by SCEMD and County Legal
- County recommends a 10% threshold

Uniform Relocation Act - Buyout Program

- Per the BRC's recommendation, Council approved moving \$755,000 from the CDBG-DR Small Rental Rehab Program to the HMGP Buyout Program to cover URA assistance for HMGP buyouts
- Included in the \$755,000 was an amount not to exceed \$112,000 to implement the URA assistance program

LAND USE PLAN UPDATE

- S30 - Various, scattered; Recommendation: Lease to adjacent property owner; Naturalize/Manicure
- S31 & S32 - Peeples/Elmon; Recommendation: Naturalize

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- S33 – Timberlane/Glenhaven; Recommendation: Naturalize/Trail
- S34 – Tallpines; Recommendation: Lease to adjacent land owners
- S35 – Firelane/Monticello; Recommendation: Lease to adjacent land owners

HMGP 4286-DR (Hurricane Matthew Update)

- Two applications have been submitted to SCEMD
 - Project #22 (1 residential property buyout)
 - Project #23 (11 residential buyouts)
- Both Project #22 and #23 have been approved by FEMA

CDBG-DR Update

- County Council approved the following change order approval parameters on September 11, 2018:
 - County staff may approve Change Orders, especially those caused by unforeseen site conditions or emergency situations, for up to 10% of the cost of the contract
 - Change Orders between 10.1% - 24.9% of the cost of the contract require approval from County Administration
 - Change Orders at or exceeding 25% of the cost of the contract require approval of County Council

CDBG-DR Rehab Status:

- 33 MHUs have begun or completed construction
- 32 stick built homes have begun repairs
- 11 additional stick built homes and 5 MHUs should enter the construction phase this month
- 46 additional stick build home repairs should go out to bid this month

Small Rental Rehab Program Update:

- To date, two applications have been received
- One application is for four small rental units and one is for repair of a residential home that houses two tenants
- Applications are in the verification process
- On February 22, 2018 the BRC recommended Council sunset the Single Rental Rehab Program. On March 6, 2018 Council approved sunsetting the program in six months
- \$2 million was originally allocated for the Small Rental Rehab Program
- \$755,000 has been moved from this program to the URA program, leaving \$1,245,000 for the Small Rental Rehab Program

Additional Funding Update:

- County has been notified we will receive an additional \$21.9 million in CDBG-DR HUD funding for mitigation activities
- The Federal Register has not been released to instruct the County on what it can and cannot do with the money. Once the Federal Register is released, the County only has 90 days to submit an Action Plan to HUD

ADJOURNMENT – The meeting adjourned at approximately 3:10 p.m.