

Attachment 1

Consideration of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified as Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents – First

Presentation to Town Council

October 10, 2023

Executive Department

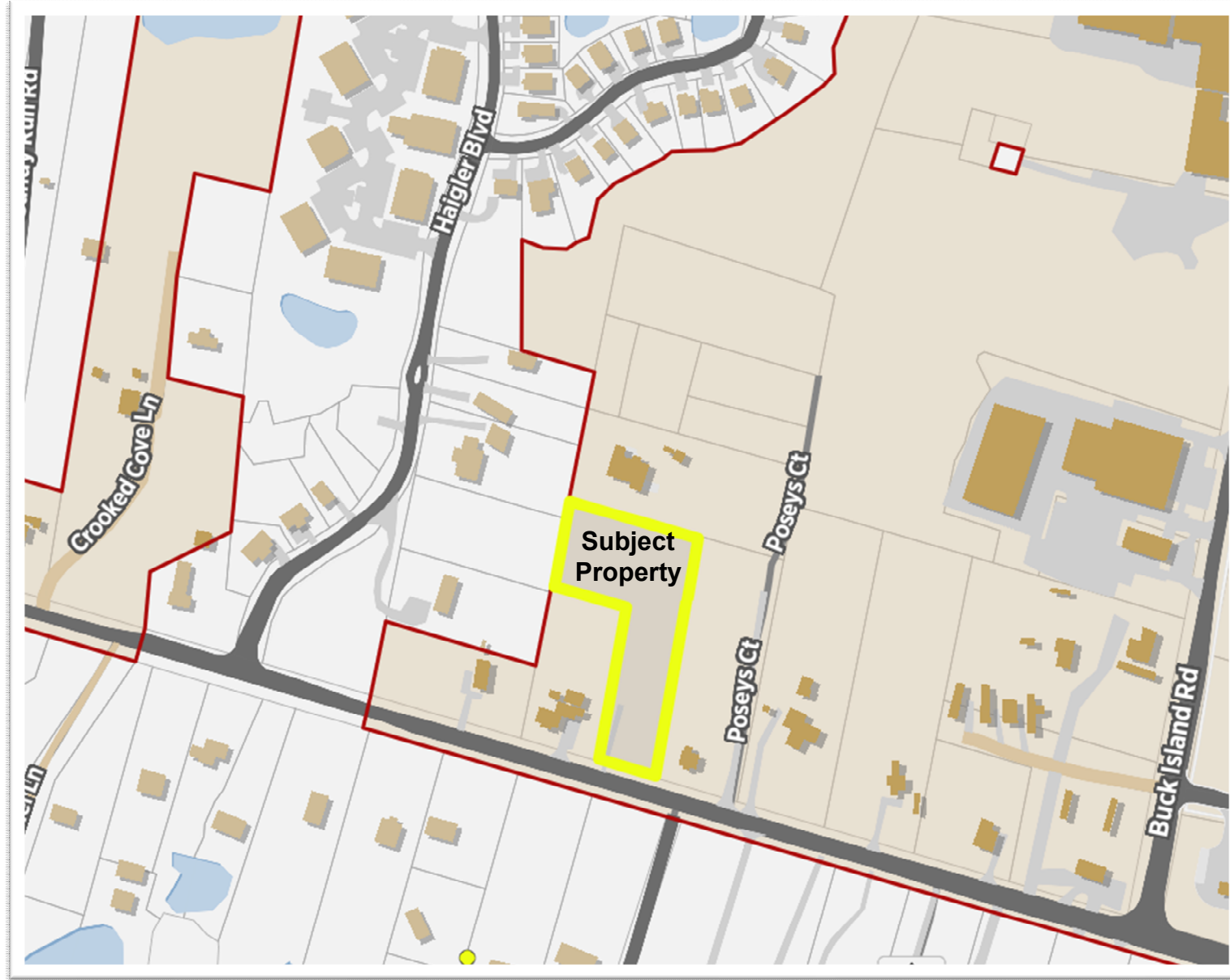
Heather Colin, AICP



Conveyance of 1095 May River Road – First Reading

Town Council

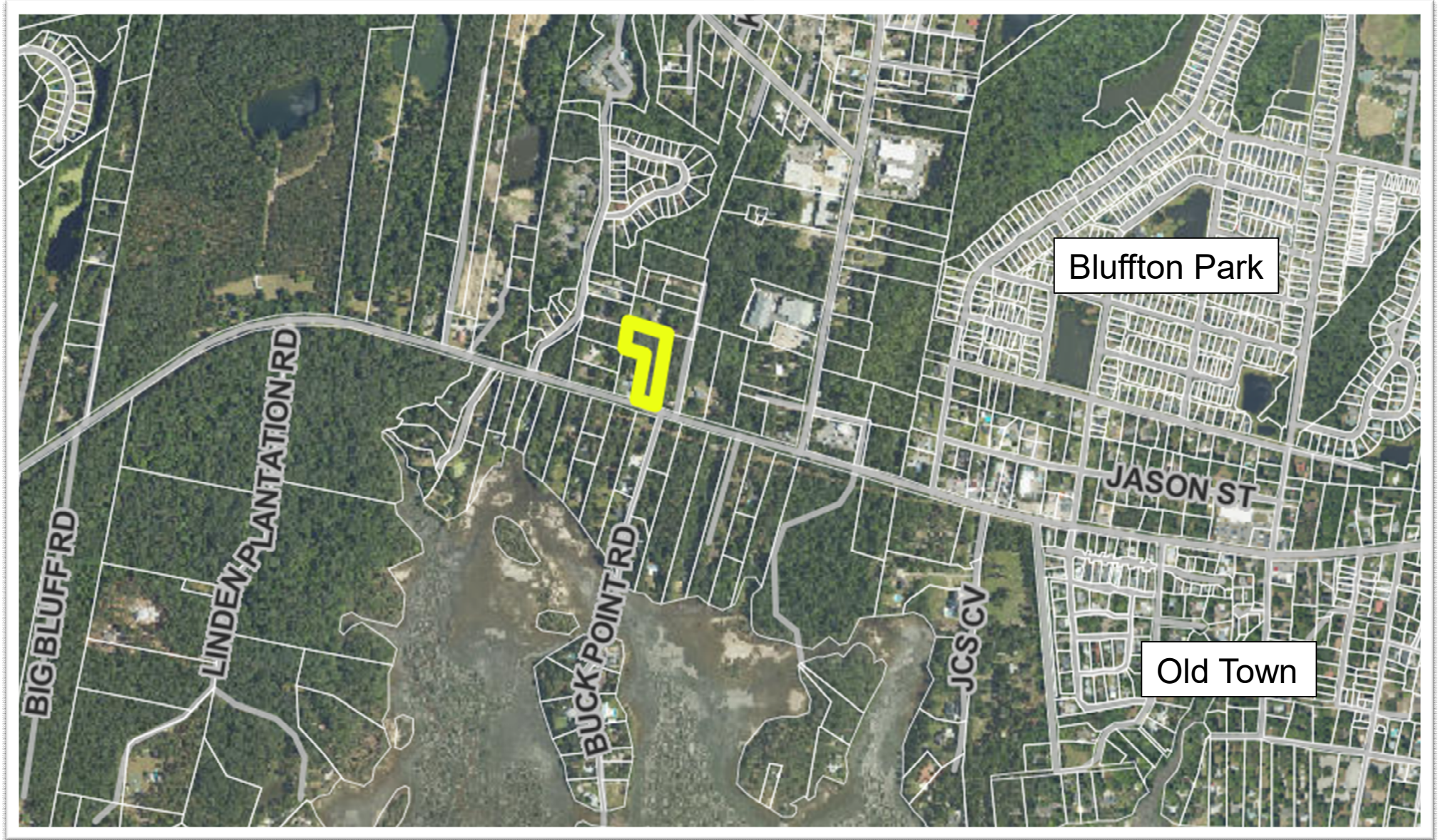
Location Map



Conveyance of 1095 May River Road – First Reading

Town Council

Aerial Location Map



Conveyance of 1095 May River Road – First Reading

Town Council

Introduction & Background

- Town Council approved a Resolution to acquire 1095 May River Road on April 10, 2018 for a purchase price of \$263,000
- In 2019 a Request for Proposals for the development of affordable housing, which included 1095 May River Road as a possible site, to further the Town's affordable housing initiatives in accordance with the Town's adopted Strategic Plan
- A Master Agreement for the Development of Affordable Housing was awarded to Workforce State of Mind, LLC to develop 1095 May River Road
- The Agreement provides for the conveyance of the 1095 May River Road to Workforce State of Mind, LLC to carry out development of the site



Introduction & Background (cont.)

- Staff proposes holding First Reading of the Ordinance to start the conveyance process while Workforce State of Mind, LLC prepares plans for the property and submits for the necessary permits and approvals
- Second and Final Reading of the proposed Ordinance will occur once the necessary permits to begin site development are issued to Workforce State of Mind, LLC
- Town Council is required to act by Ordinance to convey, lease, or authorize the conveyance or lease of any Town owned lands as well as easements and public rights-of-way per:
 - Sections 5-7-40 and 5-7-260 of the South Carolina Code of Laws; and
 - Sections 2-13(a)(8) and 2-13(a)(4) of the Code of Ordinances for the Town of Bluffton



Town Council Action

Town Council has the authority to take the following action:

1. Approve the First Reading of the Ordinance as presented;
2. Approve the First Reading of the Ordinance with amendments; or
3. Deny First Reading of the Ordinance.



Next Steps

1. Workforce State of Mind, LLC prepares plans and applies for necessary permits.
2. Workforce State of Mind, LLC issued permits necessary to begin site development.
3. Preparation of Deed incorporating any terms and/or restrictions from the adopted Town Council Ordinance and any other related documents as necessary.
4. Town Council holds Second and Final Reading of the Ordinance authorizing the conveyance of certain real property owned by the Town of Bluffton to Workforce State of Mind, LLC, located at 1095 May River Road and consisting of 1.78 Acres, more or less, and identified as Beaufort County Tax Map No. R610 039 000 0498 0000; and, authorizing the execution and recording of associated documents.
5. Closing.



QUESTIONS



Proposed Motion

Consideration of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified as Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents

*“I move to **[Approve, Approve as Amended, Deny]** First Reading of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified as Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents”*

