

TOWN COUNCIL

STAFF REPORT

Executive Department



MEETING DATE:	May 14, 2024
PROJECT:	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 – Second and Final Reading
PROJECT MANAGER:	Heather Colin, Assistant Town Manager

REQUEST: Town Council approve Second and Final Reading of an Ordinance to convey the 1.78 acre Town owned property located at 1095 May River Road and identified as Beaufort County Tax Map No. R610 039 000 0498 0000 (the “1095 May River Road”) to Workforce State of Mind, LLC (Attachment 2).

No changes from First Reading on October 10, 2023.

BACKGROUND: The Town Council approved a Resolution to acquire 1095 May River Road on April 10, 2018 for a purchase price of \$263,000 (Attachment 3). A copy of the Boundary, Tree, and Topographic Survey dated May 25, 2018, which was prepared for the Town, is provided as Attachment 4.

In 2019 a Request for Proposals for the development of affordable housing on certain Town owned property, 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. The resulting Master Agreement for the Development of Affordable Housing, as amended, was awarded to Workforce State of Mind, LLC and executed on August 4, 2022 with a subsequent Addendum executed on August 8, 2023 (the “Agreement”) for the development of 1095 May River Road. The Agreement provides for the conveyance of 1095 May River Road to Workforce State of Mind, LLC to carry out development of the site.

The development permit for the project is pending approval from both Beaufort Jasper Water & Sewer Authority and South Carolina Department of Transportation. Per the Master Agreement for project, after the final response and approval period on the development permit, the next step is the closing date.

In accordance with 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 requires that Town

Council 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.

NEXT STEPS:

1. Approval of Final Development Plan,
2. Closing,
3. Construction of Infrastructure begins and
4. Building Permits Applied for and Issued.

ATTACHMENTS:

1. Presentation
2. 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
 - a. Exhibit A - Property Description
 - b. Exhibit B - Plat
 - c. Exhibit C - Master Agreement for the Development of Workforce Housing, as Amended
 - d. Exhibit D – Deed (to be attached and prepared by Town Attorney)
3. A Resolution Authorizing the Purchase and Conveyance of Approximately 1.78 Acres of Real Property in Bluffton, South Carolina, Commonly Known As 1095 May River Road, TMS No. R610-039-000-0498-0000 From KGB1935, Ltd., Co., to the Town of Bluffton, South Carolina, For the Purchase Price of \$263,000.00; and, Authorizing the Execution and Recordation of Certain Documents in Connection Therewith
4. Boundary, Tree And Topographic Survey of 1095 May River Road dated May 25, 2018 prepared for the Town of Bluffton
5. Development Plan
6. Proposed Motion