

**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**

Presentation to Town Council

May 14, 2024

Executive Department

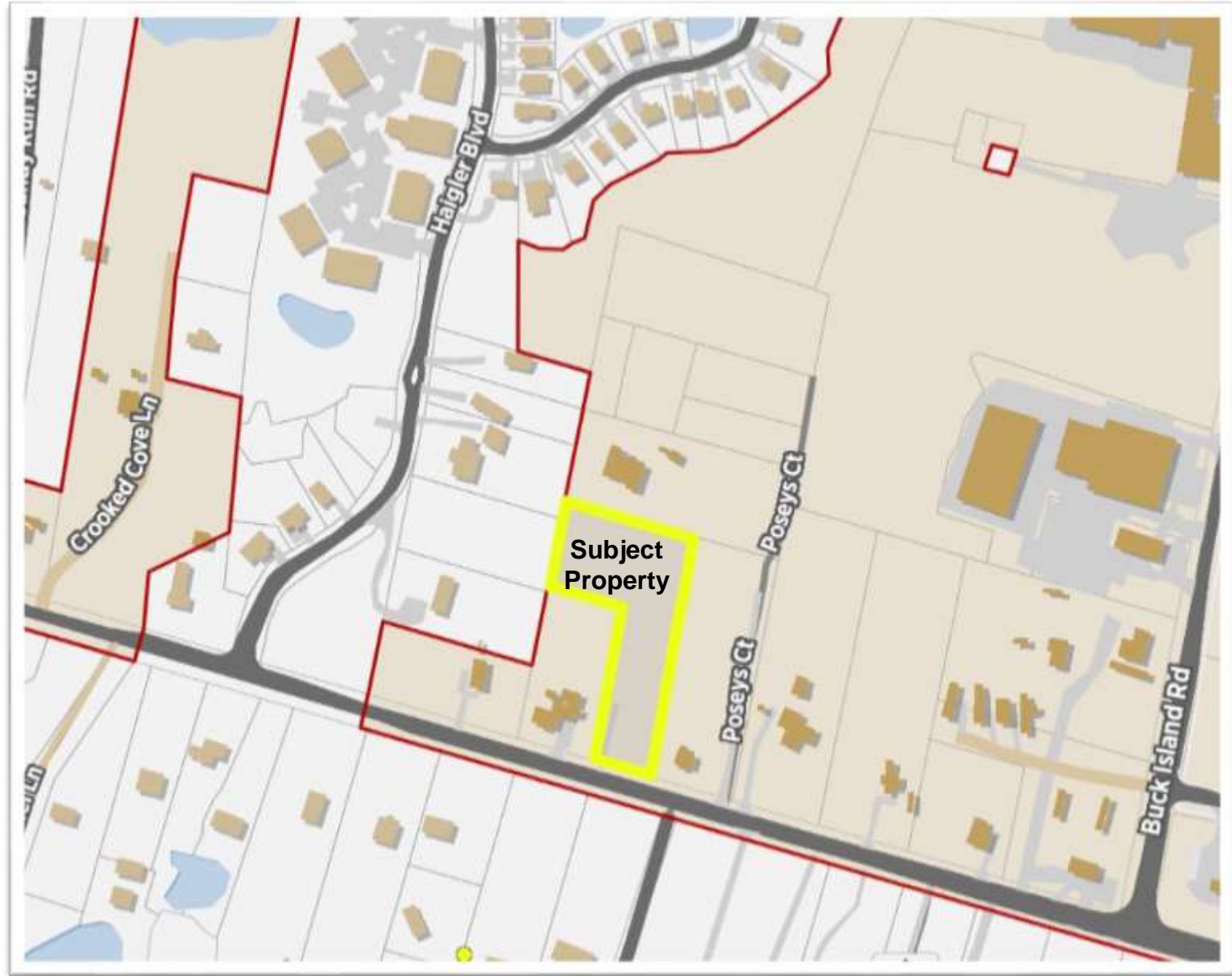
Heather Colin, AICP



**Conveyance of 1095 May River Road –  
Second and Final Reading**

**Town Council**

# *Location Map*



**Conveyance of 1095 May River Road –  
Second and Final Reading**

**Town Council**



# *Aerial Location Map*



**Conveyance of 1095 May River Road –  
Second and Final Reading**

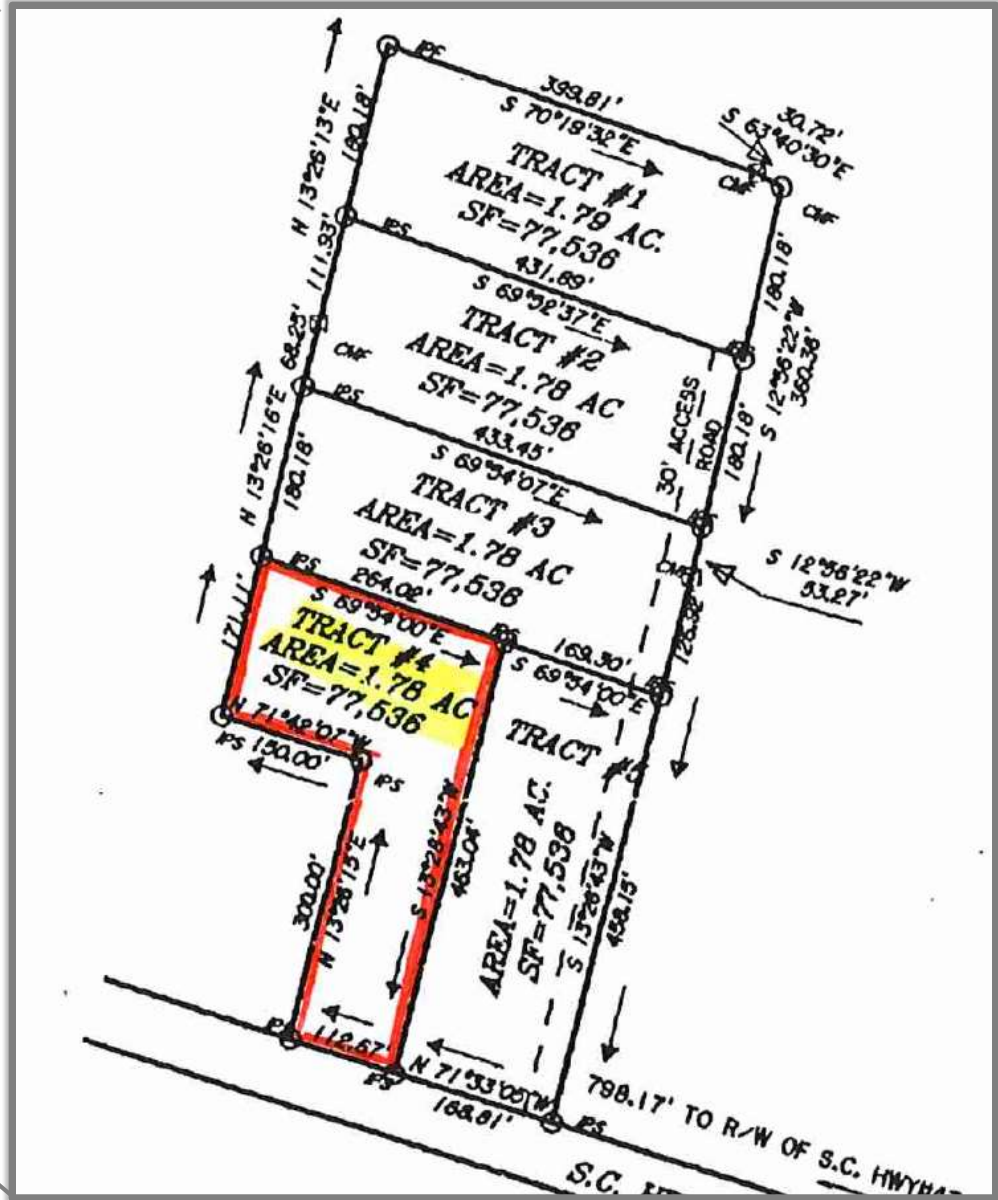
**Town Council**





# Recorded Plat Book

## 73 Page 26



Conveyance of 1095 May River Road –  
Second and Final 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



Conveyance of 1095 May River Road –  
Second and Final Reading

Town Council

## *Introduction & Background (cont.)*

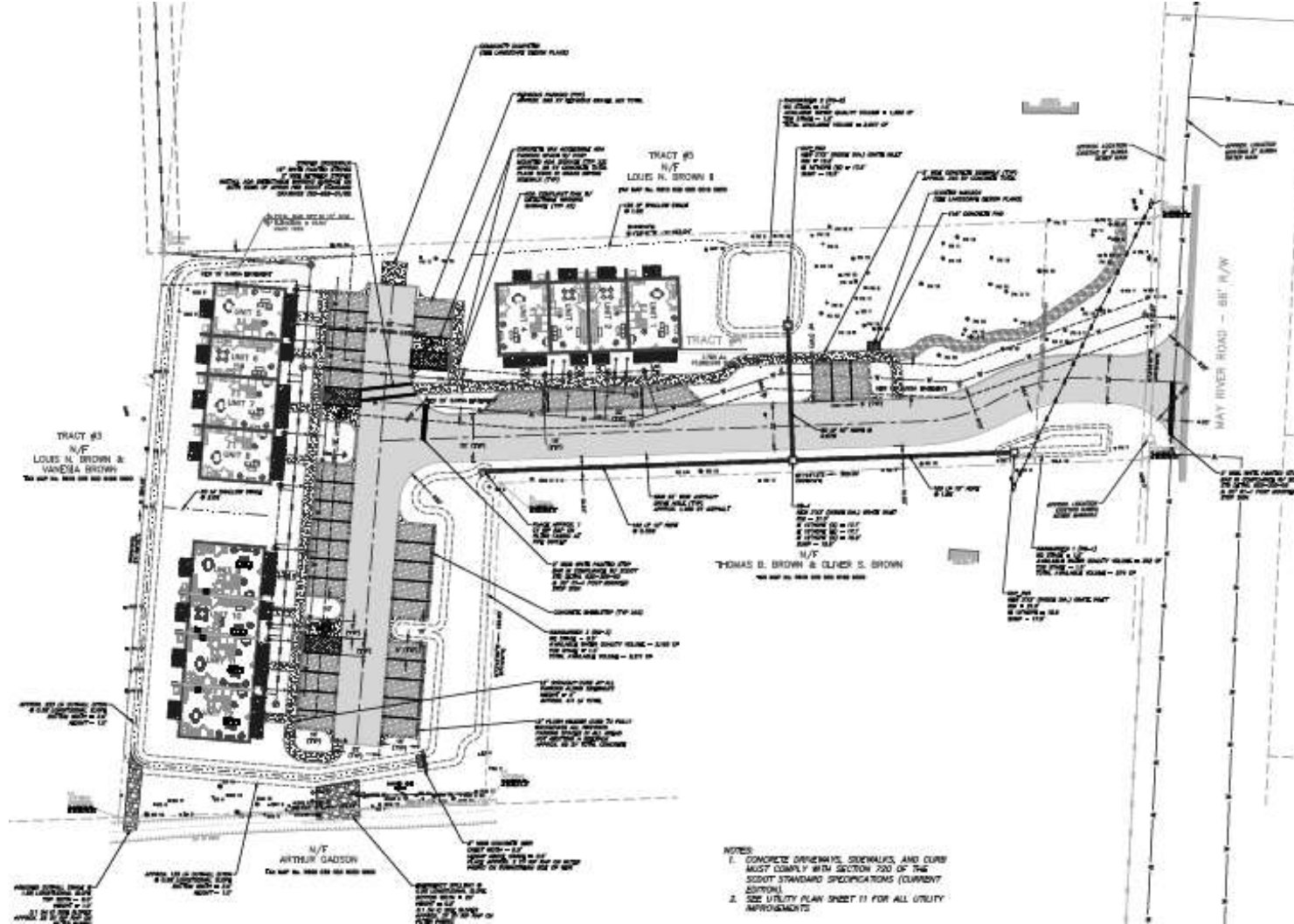
- First Reading to transfer the property was approved on October 10, 2023.
- The necessary permits to begin site development (Final Development Plan) are pending final approval from BJWSA and SCDOT;
- Town Council is required to act by Ordinance to convey, lease, or authorize the conveyance or lease 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



**Conveyance of 1095 May River Road –  
Second and Final Reading**

**Town Council**

# Development Plan



Conveyance of 1095 May River Road –  
Second and Final Reading

Town Council

## *Next Steps*

- Approval of Development Plan;
- Closing;
- Construction of Infrastructure; and
- Building Permits Applied for and Issued.



**Conveyance of 1095 May River Road –  
Second and Final Reading**

**Town Council**



## *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]** Second and Final 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”*



Conveyance of 1095 May River Road –  
Second and Final Reading

Town Council

# QUESTIONS



**Conveyance of 1095 May River Road –  
Second and Final Reading**

**Town Council**