

**ORDINANCE NO. 2024-\_\_**

**TOWN OF BLUFFTON, SOUTH CAROLINA**

**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.**

**WHEREAS**, the Town of Bluffton, South Carolina, (the "Town") presently owns the property located at 1095 May River Road consisting of 1.78 acres identified as Beaufort County Tax Map No. R610 039 000 0498 0000 ("Town Owned Property"); and,

**WHEREAS**, the Town Council has identified affordable housing as a priority in the adopted Strategic Plan; and

**WHEREAS**, in 2019 the Town issued a Request for Proposals for the construction of affordable housing on one or more properties, including the Town Owned Property and subsequently awarded Contract No. 2023-21 Master Agreement for the Development of Workforce Housing, as amended (the "Agreement") to Workforce State of Mind, LLC ("WSM"); and,

**WHEREAS**, in accordance with the Agreement, the Town agreed to convey the Town Owned Property to WSM for the development of affordable housing; and,

**WHEREAS**, Town Council approved First Reading to convey the property on October 10, 2023; and,

**WHEREAS**, 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.

**NOW, THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA:**

**SECTION 1. Conveyance of Town Owned Property.** Approval of the conveyance of approximately 1.78 acres identified as Beaufort County Tax Map No. R610

039 000 0498 0000 to Workforce State of Mind, LLC, as detailed in the Property Description provided as Exhibit "A", which is attached and incorporated herein, and shown on the Plat provided as Exhibit "B", which is attached and incorporated herein, and pursuant to the terms of the Master Agreement for the Development of Affordable Housing, as amended, provided as Exhibit "C", which is attached and incorporated herein.

**SECTION 2. AUTHORIZATION FOR ADDITIONAL ACTIONS.** The Mayor, Town Manager, and Town Clerk are each hereby authorized to execute any and all documents necessary to consummate the exchange, acceptance, transfer and conveyance of the property, easements and obligations including, without limitation, the delivery and recordation of a Deed, to be attached and incorporated as Exhibit "D", which is to be a with the Office of the Register of Deeds for Beaufort County, South Carolina. The Town Manager is hereby authorized to pay such reasonable costs of the transaction as may be necessary.

**SECTION 3.** This ordinance shall become effective upon its final adoption.

**DONE, RATIFIED AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This Ordinance was read and passed at First Reading on October 10, 2023.

This Ordinance was passed at Second and Final Reading held on \_\_\_\_\_, 2024.

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Larry C. Toomer, Mayor  
Town of Bluffton, South Carolina

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Marcia Hunter  
Clerk, Town of Bluffton, South Carolina

**Exhibit "A"**  
**PROPERTY DESCRIPTION**

All that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, County of Beaufort, State of South Carolina, containing 1.78 acres, more or less, and identified as Tract 4 on a plat entitled, "Survey for: Lewis Brown," prepared by Harold R. Johnson, RLS #2077, Johnson Land Surveying Co., dated December 9, 1995, last revised November 22, 1996, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 73 at Page 26. For a more detailed description as to location, metes, bounds, distances, direction, etc., reference may be had to said plat of record.

This being the same property conveyed to the Town of Bluffton by deed of KGB 1934 LTD Co., dated July 13, 2018, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on July 25, 2018, in Record Book 3686 at Page 2292.

Tax Map No. R610-039-000-0498-0000

**Exhibit "B"**  
**PLAT**

**Exhibit "C"**  
**MASTER AGREEMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING**

**Exhibit "D"**  
**DEED**