



MINUTES
REAL ESTATE, FACILITIES & LAND MANAGEMENT
COMMITTEE MEETING
August 12, 2014

COMMITTEE MEMBERS

Mr. Paul Cain, Chairman, District III
Mr. Paul Corbeil, District I
Mr. Wayne McCall, District II

The Real Estate, Facilities & Land Management Committee met at 5:30 p.m. in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder & Clerk to Council Elizabeth G. Hulse present.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeese.com/council]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent.

Call to Order:

Mr. Cain called the meeting to order at 5:30 p.m.

Approval of Minutes:

Mr. McCall made a motion, seconded by Mr. Corbeil, approved 2 – 0 – 1 [Mr. Cain abstained as he was not seated on Council at the time of the meeting] to approve the March 11, 2014 minutes as presented.

Discussion Items

Consideration of Ordinance to Address County Owned and to be Abandoned Buildings

Mr. Cain addressed his concerns that through the years that the County has had buildings that are identified as no longer of use to the county that are being left vacant and / or allowed to deteriorate. He opened the floor for discussion regarding drafting a policy outlining these concerns. Discussions followed regarding various issues to include the old courthouse, coroner office, Keowee Courier building, costs of renovations, EPA requirements, etc.

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to recommend to full Council to discuss donation of the Coroner’s Building on Short Street, Walhalla, potentially to the Museum of the Cherokee and/or Patriots Hall [details to be worked out by the Administrator].

Mr. Corbeil made a motion to recommend to Council establishment of a policy to require inclusion of cost estimates for renovation and/or demolition of existing facilities when developing a budget for any new project. This motion failed for lack of a second.

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to direct the County Administrator to develop a draft policy and report to this Committee at their next meeting.

Master List of all County Owned Properties

Mr. Moulder updated the Committee regarding staff's preparation of a binder including all county owned property. He stated that this was prepared based on the public's perception that the county has a large quantity of vacant land; which he stated is not the case. Mr. Moulder stated that the binder will be updated regularly when property is either acquired or sold. Lastly, he noted that a binder will be maintained in Council Chambers for Council's reference.

Discussion followed. Mr. Corbeil questioned if market value had been established for the county owned property. Mr. Moulder stated the land was valued at \$22,331,93; the buildings were valued at \$36,224,410 with a total market value of \$58,556,340.

The Committee requested that the Administrator identify any property not being currently used and prepare a summary listing for review at the next meeting.

Update regarding termination of Oconee Courthouse Ventures LLC Agreement / County Options

Mr. Cain recognized Mr. John Powell, partner in Oconee Courthouse Ventures LLC, who addressed the Committee referencing two letters [copies filed with these minutes]. Mr. Powell requested the Committee consider giving a few day extension based on contact from a Georgia lending institution interested in potentially underwriting the project. Discussion followed.

Mr. Corbeil made a motion, seconded by Mr. McCall, approved 3 – 0 to forward this matter to Council extending Oconee Courthouse Ventures LLC's agreement to a date specific to be determined by Council at their August 19, 2014 regular meeting.

Westminster Magistrate Court Option Discussion

Mr. Moulder noted the ongoing request by the City of Westminster to identify office space for the Westminster Magistrate Court. He noted specific issues related to their existing courtroom and his ongoing search for appropriate space in or near Westminster. Mr. Moulder stated that no action was required; this was just an update on the search process.

The Committee requested that the Administrator prepare a report for the next meeting to include options for potential lease property, property to purchase, etc.

Other Business

None at this meeting.

Adjourn:

Mr. McCall made a motion approved unanimously to adjourn the meeting at 6:12 p.m.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council