

**Charleston Naval Complex Redevelopment Authority/  
Naval Base Museum Authority**

April 22, 2015  
12:30 PM  
RDA Board Room  
1096 Navy Way  
North Charleston, South Carolina

**MINUTES**

Present:     RADM William Schachte (Ret), Chairman  
              Chris Sullivan, Vice Chairman  
              Randy Burbage, Secretary/Treasurer  
              Ron Anderson  
              Ronnie Givens  
              Fred Kemmerlin  
              Alan Coker  
              Jim Tuten  
              Gene Hogan (By Phone)

Absent:     Trey Strock

Staff:       Robert Ryan            Executive Director  
              Sean McDonell       Operations Director  
              Austin Hilligas       Business Manager

Absent:     Les Lockard           Operations Director

Advisors:   Wilbur Johnson, Esquire   Young Clement Rivers, LLP

Others:     Michael A. Brown         City of North Charleston  
              Bob King           City of North Charleston  
              Lisa Reynolds       City of North Charleston  
              Deborah Summey      City of North Charleston  
              Dick Gregory       CMMC LLC  
              Kathy Crawford     Senator Tim Scott's Office  
              David Ginn         CRDA  
              Karen Kuchenbecker   CRDA

1. Call to Order/Determine Quorum. (Agenda Item 1). The meeting was called to order by the Chairman, RADM Schachte, with a Quorum present.
2. Freedom of Information Act Report. (Agenda Item 2). Mr. Hilligas stated for the record that the Authority fully complied with the requirements of the Freedom of Information Act in providing notice of the meeting.

3. Approval of Minutes. (Agenda Item 3). Mr. Givens made a motion to approve the minutes of the January 27, 2015 Board meeting which was seconded by Mr. Anderson and approved unanimously.
  
4. Approval of Agenda. (Agenda Item 4). Mr. Anderson made a motion to approve the Agenda as published and was seconded by Mr. Givens. The motion was approved unanimously.
  
5. Old Business/New Business. (Agenda Item 5).
  - (1) Financial Status Report. Mr. Ryan presented the budget update for FY14-15. The report covers the period July 1, 2014 to April 15, 2015 and was given for information only. There is an overage in Leased Property Operations which Mr. Givens stated would be reconciled in June.
  
  - (2) General Project Update. Mr. Sean McDonell, Operations Director, gave an update on all the projects the Authority is working on and was given for information only. Attached is the update.
  
  - (3) CRDA Annual Request. This request was previously brought to the Authority in 2014 as an annual request for funding. The request to fund the Chamber was approved, but the funding request of the Alliance (CRDA) was tabled as other state and local agencies were evaluating their continued investment. Those issues have apparently been resolved and the CRDA is again asking for the Authority to consider renewing their request for funding in the amount of \$100K for 2014-2015. A letter of request and a list of the agencies that have participated thus far were provided. After a brief update on the CRDA from Mr. David Ginn, Mr. Givens made a motion to renew the Authority's initial investment for the Charleston Regional Development Alliance. The motion was seconded by Mr. Anderson and approved unanimously.

RADM Schachte open the floor for any comments before the Authority went into Executive Session. Mr. King, City of North Charleston and Mrs. Summey, asked about paving Noisette Blvd. which is in bad need of fixing. After much discussion RADM Schachte said the Authority would set up a meeting with all parties involved (City of North Charleston, Public Railways, RDA) to see what can be done.

Mr. Tuten gave an update on Clemson's Wind Turbine Facility in that it won the Editor's Choice which is the top National award in Industry and Energy, which was reported in the publication Engineering News Record.

6. Executive Session. (Agenda Item 6). Mr. Givens made a motion to go into Executive Session which was seconded by Mr. Anderson and approved unanimously. RADM Schachte stated the Board would go into Executive Session in accordance with the provisions of SC Code of Laws, Section 30-4-70 Paragraphs (a)(2) and/or (5) for the purpose of discussing contractual matters and receiving legal advice. The Board went into Executive Session as 1:00 PM.

RADM Schachte called the meeting back to order at 2:55 PM with no action taken during Executive Session.

Mr. Burbage requested a realistic delivery schedule when the Hunley submarine would be delivered ready to be put on display. Mr. Sullivan seconded the request. The Board directed Mr. Ryan to send a letter asking that a delivery schedule be submitted in writing to the Authority.

7. Date, Time and Location of the Next Meeting. (Agenda Item 7).  
May 20, 2015 at the RDA Office
8. Adjournment. (Agenda Item 8)  
There being no further business to discuss, Mr. Givens made a motion to adjourn which was seconded by Mr. Anderson and approved unanimously. The meeting adjourned at 3:00 PM.

RECORDED BY:

APPROVED:

Tommy Barton

June 30, 2015

Charleston Naval Complex Redevelopment Authority

**AGENDA ITEM**

**Item No.:** 2

**Session:** Regular

**Date:** April 22, 2015

**Subject:** General Project Update

**Background:**

Authority Staff is providing the following project update:

1. **FLETC B650 Renovation**: EDA funded project. Package inspection facility for FLETC. Project completed in December 2014. Final cost: \$3,036,016.50. Final FLETC project.
2. **Turnbull Avenue Surface Parking Lot**: EDA funded project. Brick parking lot and Turnbull Avenue reconnection. State Historic Preservation Office (SHPO) and the City of North Charleston reviewed and consented. Project completed in February 2015. Final cost: \$547,721.84. Final EDA funded project. Grant closed out with final reimbursement received in late March 2015.
3. **Quarters H & I Event Amenities**: New landscaping, irrigation, utilities, brick driveway and brick/oyster shell concrete walkways for Quarters H & I. SHPO and the City of North Charleston reviewed and consented. Project completed in February 2015. Final cost: \$500,744.50.
4. **Eternal Father of the Sea Chapel Relocation/Reconstruction**: Deconstruct the facility, saving all recoverable components and reconstruct the facility on the Quarters 705 site. Project includes demolition of Quarters 705. The facility will look very similar to the original with larger ADA compliant restrooms and dressing rooms and minor changes to accommodate ADA requirements. The original doors, windows, light fixtures, roof trusses, roof sheathing and most of the flooring have been recovered and are being installed. Palmetto Railways is administering the project through an MOA with the Authority. SHPO and the City of North Charleston has reviewed and consented. Project is approximately 70% complete with electrical, plumbing and mechanical rough-in complete. Anticipate October 2015 completion. Current design and construction cost is \$2,129,301.84.
5. **Chapel & Quarters "F" Landscaping**: Landscaping, driveways and walkways for the Chapel and Quarters "F" site. These two properties are linked by walkways and a comprehensive landscaping plan is being incorporated. The design is 90% complete and should be complete by the end of April 2015. The

City of North Charleston has reviewed and commented on the design. The current estimate for construction is \$312,000 and anticipated construction duration is 120 days.

6. **Quarters "F" Rehabilitation**: Complete rehabilitation of the facility to be used as a small events venue and lodging for weddings/events. The City of North Charleston has reviewed and commented on the design. The design is 95% complete and has been sent to the Office of State Engineer (OSE) and SHPO for review and comments. Design should be complete in May 2015. The current estimate for construction is \$1,975,000 and anticipated construction duration is 365 days.
7. **Officer's Housing Area Road Routing and Parking Study**: This study reviewed the current road network and available parking in the Officer's Housing Historic District to develop the most efficient routing through the district and to provide parking to satisfy the needs of the district and adjacent property owners. The City of North Charleston provided input and reviewed the draft results of the study prior to finalization. The study results yielded a conceptual plan to realign Everglades Avenue, install a traffic circle at the Navy Way intersection, improve the multiple road intersection in front of Quarters "A" and develop surface parking lots on each side of Everglades Avenue which will provide approximately 510 parking spaces. The estimate to design and construct the improvements recommended in the study is \$1,926,000 (includes 20% construction contingency).
8. **Quarters "A" Rehabilitation**: The Authority approved Staff to proceed with design of the building envelope and structural repairs recommended in the study that was completed in September 2013 and the design development documents (60% design) was completed in May 2014. The construction estimate to complete the structural and building envelope repairs was \$965,000 at that time. The MOA between the Authority and Palmetto Railways did not include any construction. Now that the City of North Charleston owns the facility and has inherited this MOA, Staff has discussed the facility with the City and agreed in February 2015 to pursue a design amendment proposal for the complete rehabilitation of the facility and site work/landscaping into a Bed & Breakfast and small event venue. The proposed design amendment is \$126,700. The complete construction estimate for all work will most likely exceed \$3 million.
9. **Naval Complex Roads**: Staff is proceeding with the development of construction documents to mill and resurface Bainbridge Avenue from the Viaduct Road Bridge to the Federal Complex property line. The Authority currently owns this road, although a portion is being condemned by Palmetto Railways. The road has deteriorated significantly over the past few years and efforts to fill potholes are no longer adequate. Over 3,000 employees travel on this road daily. Upon completion of the construction documents, Staff will bring a construction cost estimate to the Authority Board for permission to proceed with construction advertisement & bidding. Staff anticipates a construction cost around \$750,000.

Staff has been in discussion with the City of North Charleston and Palmetto Railways on improvements to Noisette Boulevard. The Authority has no ownership in this road, but the road is the major northern arterial for the Naval Complex and would be the primary entrance for the proposed Museum. In addition to the needed milling and resurfacing, the road has significant drainage issues to be resolved and the Noisette Creek Bridge needs to be replaced. The

City has also indicated a desire to realign the road at its intersection with Virginia Avenue.

**Authority Action Requested:** None. For information only.

**Staff Recommendation:** None.