

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

October 27, 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  
              Ronnie Givens  
              Deborah Crosby-Summey  
              Alan Coker  
              Gene Hogan  
              Fred Kemmerlin  
              Thomas Myers

Absent:     Ron Anderson

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

Absent:     Les Lockard         Maintenance Director

Advisors:   Wilbur Johnson, Esquire   Young Clement Rivers, LLP

Others:     Lisa Reynolds        City of North Charleston  
              Kellen Correia     Friends of the Hunley  
              Jeff Baxter       Cityvolve  
              Mary Graham     Charleston Metro Chamber  
              Dick Gregory    CMMC  
              Ray Anderson    City of North Charleston  
              Sheri Cooper     Palmetto Railways  
              Brent Jonas     CRDA  
              Amy Riley       Thomas & Hutton

1. Call to Order/Determine Quorum. (Agenda Item 1). The meeting was called to order at 12:30 PM by the Chairman, RADM Schachte, with a Quorum present.

The Chairman introduced and welcomed two new Board Members, Ms. Deborah Crosby-Summey and Mr. Thomas Myers.

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 June 30, 2015 Board meeting which was seconded by Mr. Coker and approved unanimously.
4. Approval of Agenda. (Agenda Item 4). Mr. Givens made a motion to approve the Agenda as published and was seconded by Mr. Hogan. The motion was approved unanimously.
5. Old Business/New Business. (Agenda Item 5).

Mr. Ryan thanked Mr. Dick Gregory, CMMC for finding and installing the bulletin board located on the front porch. It was made by shipyard employees and originally located in Bldg. 13.

- (1) Financial Status Report. Mr. Ryan presented the budget update for FY14-15. The report covers the period July 1, 2015 to October 19, 2015 and was given for information only.
- (2) Charleston Metro Chamber of Commerce Annual Request. Last year the Authority provided funds to the three area chambers of commerce in the amount of \$50k per chamber with the stipulation that they would have to ask to have the funds be renewed on an annual basis. The Charleston Metro Chamber is requesting funds which are to be expended for military retention and to help stop any future military closures. Mr. Givens made a motion to renew the Authority's initial investment of \$50,000 for the Charleston Metro Chamber of Commerce. The motion was seconded by Mr. Hogan and was approved unanimously.
- (3) Noisette Creek Roadway Bridge Repairs. Authority Staff commissioned a structural inspection and load rating study for the bridge and that study has recently been completed. The study identified two repairs that are required to maintain the current load rating of the bridge. These repairs include installing reinforced concrete pile jackets around 12 of the piles as the steel casing thickness of these piles has substantially deteriorated and to replace the vehicular/pedestrian guard rail on the bridge as it does not meet current standards. Authority Staff recommends utilizing the Emergency Procurement procedures within the State of South Carolina's Procurement Code to more quickly complete the design and construction of these two repairs. The

emergency condition is justified given the impact to public safety and the negative impact reducing the load rating of the bridge will have to commerce as several Naval Complex tenants utilize the bridge to receive and deliver goods. The conceptual estimate of design and construction for these two repairs is \$300,000. Given the cost of the repairs, contractors will still be required to carry performance bonds, payment bonds and the insurance required by the State. Mr. Givens made a motion to authorize Authority Staff to enter into the design and construction contracts necessary to complete the two repairs identified above utilizing the Emergency Procurement procedures within the South Carolina Procurement Code and to authorize the chairman or other appropriate offices to execute all necessary and satisfactory documents and amendments. The motion was seconded by Mr. Hogan and was approved unanimously.

Mr. McDonell gave the following update on projects that the RDA is engaged in:

The Eternal Father of the Sea Chapel Relocation/Reconstruction should be completed by the end of November, 2015 at a cost of \$2,457,738.78.

Quarters "F" Rehabilitation is in the final review stage with an anticipated construction start date February, 2016. The current estimate is \$2,200,000.00

Noisette Boulevard Resurfacing, upon final approval of OSE, the project will be advertised for construction with an anticipated start date of December, 2015 at an estimated cost of \$560,000.00. The work will be done at night due to daytime traffic volume.

Bainbridge Avenue Resurfacing bid opening is at 2:00 PM October 27, 2015. The anticipated construction start date of November, 2015 with an estimated cost of \$605,971.00.

Ms. Summey asked the status of Quarters "A". Staff engaged ADC Engineering Specialists to proceed with design of the building envelope and structural repairs. Presently everything is on hold pending the requirements of the City of North Charleston who owns the property and is working on a Master Plan.

Mr. Hogan made a motion that the Board Meetings January through May 2016 be changed from Tuesday to Wednesday due to the Legislature being in session.

6. Date, Time and Location of the Next Meeting. (Agenda Item 6).  
November 24, 2015, RDA Board Room

7. Adjournment. (Agenda Item 7). There being no further business to discuss, Mr. Hogan made a motion to which was seconded by Mr. Givens and approved unanimously. The meeting adjourned at 1:08 PM

RECORDED BY:

APPROVED

Tommy Barton

December 15, 2015