

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

March 13, 2024

12:30 PM

Zucker Family Graduate Education Center  
Board Room-Second Floor  
1240 Supply St.  
North Charleston, South Carolina

**MINUTES**

Present: RADM William Schachte, Jr. (Ret), Chairman  
Ronnie Givens  
Ms. Deborah Crosby-Summey  
Ron Anderson  
Alan Coker  
Glenn McConnell  
Fred Kemmerlin

Absent: Gene Hogan  
Spencer Pryor  
Randy Burbage  
Chris Sullivan

Staff: Sean McDonell Executive Director

Others: Chris Kerr Veris, LLC

Advisors: Wilbur Johnson, Esquire Young Clement Rivers, LLP  
Robert Ryan

1. Call to Order/Determine Quorum. The meeting was called to order at 12:30 PM by the Chairman, RADM Schachte, with a Quorum present.
2. Invocation. RADM Schachte asked that everyone stand for the pledge of allegiance.
3. Approval of Minutes. RADM Schachte asked if there were any additions or discussions needed regarding the June 14, 2023 Board meeting minutes. There being

none, a motion was made to approve the minutes by Mr. Givens and seconded by Mrs. Summey and unanimously approved.

4. Approval of Agenda. RADM Schachte asked if there were any objections to the agenda. There being none, a motion to approve the agenda as written was made by Mr. Givens and seconded by Mr. Anderson and unanimously approved.

5. Old Business/New Business.

- (1) Budget Report. Mr. McDonell informs the Board that the budget report is just for information purposes only and that no action is required. He points out that the RDA is doing very well on bank interest this year and that the RDA is on par with the anticipated Rural Development Act Income. Mr. Givens asks if there will be additional expenditures from the Capital Improvement Projects line item. Mr. McDonell informs the Board that they approved a maintenance and repair project for Quarters H&I and that the RDA is in the process of awarding that project to the low bidder and that construction should start on April 1, 2024. He reminds the Board that they approved a not to exceed cost of \$600,000 on that project and that the low bid for the project is in the amount of \$514,000. Mrs. Summey asks what work is included in this project. Mr. McDonell informs her that the repairs include plaster and paint repair/touch up where needed on the interior and that the exterior work includes porch carpentry repairs, complete paint of all exterior wood, granite and masonry tuck pointing/repair and gutter work. The Admiral asked if further discussions were required on the topic. There being none, the report was accepted as information.
- (2) FY 2022-2023 Audit Report. Mr. McDonell informs the Board that the audit report was done by Veris LLC and introduces Chris Kerr to give a quick overview of the audit. Mr. Kerr provided a brief overview of the audit. The Admiral asks if there were any questions regarding the audit. There being none, a motion to approve was made and approved unanimously.
- (3) RDA Permission to Close Access to Cody Street. Mr. McDonell reminds the Board that the RDA owns a 0.69-acre parcel at the corner of Viaduct Road and Spruill Avenue and that it is an empty lot. He informs the Board that Cody Street is a 275-yard street that backs up to the edge of the RDA property and that the street is very poorly maintained and that it accumulates dumped garbage and lots of debris, etc. Mr. McDonell informs the Board that Clement Avenue Holdings, LLC owns the properties on both sides of this street and that they have proposed to SCDOT to assume ownership of the road with the intention of paving it and maintaining it to improve the area for their apartment tenants. Mr. McDonell continues by saying that since the RDA is an adjacent property owner, SCDOT requires that the RDA give permission to close the street as an access to the RDA property prior to moving forward with the transfer. Mr. McConnell expresses concern about the property being given to a private entity rather than a public one. He also expressed concern regarding the uncertain ownership status of the adjacent Viaduct Road dead end. Some

board members had reservations towards giving up access to Cody Street without securing an easement or other guarantee of future access if necessary. RADM Schachte asked if there was a motion to defer this action until the next meeting. A motion to defer this item was made by Mrs. Summey and seconded by Mr. McConnell and approved unanimously.

- (4) Quit Claim Deed Transfer of 0.14-Acre property on South Hobson Avenue to SCSPA. Mr. McDonell informs the Board that the RDA transferred ownership of Veterans Terminal to the Port Authority in a quit claim deed in April 2019, but this 0.14-acre parcel was excluded at that time as it was continuing to be used to manage the final environmental monitoring in the area. He states that the action requested is to approve the transfer of this property to the SCSPA and to authorize the Chairman and/or other appropriate officers to execute all necessary and satisfactory documents and amendments needed. RADM Schachte asked if there were any discussions on this item. There being none, a motion to approve was made by Mr. Givens and seconded by Mr. Anderson and approved unanimously.

6. Date, Time, Location of the next meeting. June 12, 2024 at 12:30 PM at the Zucker Family Graduate Education Center, Board Room-Second Floor.

7. Adjournment. There being no further business to discuss, a motion to adjourn was made by RADM Schachte, was seconded by Mr. Coker and approved unanimously. The meeting was adjourned.

RECORDED BY:

Ashley Marie

APPROVED:

June 12, 2024