



CANCELED

Richland County Council
RENAISSANCE AD HOC COMMITTEE
December 16, 2021 – 3:00 PM
Council Chambers

Yvonne McBride	Joe Walker	Gretchen Barron	Jesica Mackey	Chakisse Newton
District 3	District 6	District 7	District 9	District 11

1. **CALL TO ORDER** The Honorable Yvonne McBride
2. **APPROVAL OF MINUTES: October 19, 2021 [PAGES 2-6]** The Honorable Yvonne McBride
3. **ADOPTION OF AGENDA** The Honorable Yvonne McBride
4. **PONTIAC MAGISTRATE PROPERTY ACQUISITION (EXECUTIVE SESSION):**
5. **MAGISTRATE CAPITAL IMPROVEMENT PROJECT PRIORITY LIST [PAGES 7-10]**
6. **OTHER UPDATES**
7. **ADJOURNMENT**



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Richland County Council
Renaissance Ad Hoc Committee
October 19, 2021 – 3:00 PM
Council Chambers
2020 Hampton Street, Columbia SC, 29204

COMMITTEE MEMBERS PRESENT: Yvonne McBride, Chair, Joe Walker, Gretchen Barron, Jesica Mackey, and Chakisse Newton

OTHERS PRESENT: Paul Livingston, Bill Malinowski, Derrek Pugh, Michelle Onley, Tamar Black, Leonardo Brown, Lori Thomas, Ashiya Myers, John Thompson, Aric Jensen, Angela Weathersby, Kyle Holsclaw, Justin Landy, Steven Gaither, Jennifer Wladischkin, Dwight Hanna, Randy Pruitt, Beverly Harris and Shane Kitchen.

1. **CALL TO ORDER** – Ms. McBride called the meeting to order at approximately 3:00 PM.
2. **APPROVAL OF MINUTES: April 29, 2021** – Ms. Barron moved, seconded by Ms. Newton, to approve the minutes as distributed.

In Favor: McBride, Barron, Mackey and Newton

Not Present: J. Walker

The vote in favor was unanimous.

3. **ADOPTION OF AGENDA** – Ms. Mackey moved, second by Ms. Barron, to approve the agenda as published.

In Favor: McBride, Barron, Mackey and Newton

Not Present: J. Walker

The vote in favor was unanimous.

4. **STATUS REPORT OF DSS RELOCATION TO COLUMBIA MALL AND STATE PARTNERSHIP** – Mr. Brown stated staff had a follow-up meeting with DSS, as well as some of the partners that are currently housed in the same facility. They learned there is some new personnel that needs to be included in the discussion. They have also spoken with people on a State level that want to help the County to move forward with the project. DSS is going to reevaluate its' request for space, based on future growth and the new work structure with some staff not working at this location. He noted they are looking at a blueprint of a facility in Charleston as a platform for the County's design.

5. **ITEMS FOR DISCUSSION**

- a. State Agency Social Services Space Provision

- i. **Department of Social Services (DSS)** – Mr. Brown stated Council already allowed the staff to address DSS. He stated Richland County was responsible for housing multiple agencies and

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the idea was to have all the State agencies in one localized area where there is low-to-moderate income. There are opportunities for improved healthcare services. This would utilize Columbia Place Mall and the transit system.

Ms. McBride inquired which agencies the County are responsible for providing space.

Mr. Brown responded it would be Social Services, DHHS, Department of mental health and other agencies across The County. He noted that they were trying to identify the agencies that The County was required to fund and do those services fit the location.

Ms. McBride inquired what department was currently house with DSS.

Mr. Brown responded DHHS is already housed with DSS. He noted some of the agencies are co-located, but there needed to be a separation of the agencies in the future.

Ms. Barron inquired if they co-locate the programs in one building if that would create an excess of inventory and properties for the County.

Mr. Brown responded the County often leased space for other agencies. He noted between leasing and having space for these agencies, there is potential inventory turnover we may want to ultimately get rid of. Previous Councilmembers and staff looked at how to utilize current County spaces, and what they needed to get rid of. They could not do it in one big swoop because it would be time consuming. Staff will be addressing Councilmembers about items in their districts to determine if they could be put back on the tax roll and be a part of the property and disposal process. Since they did not make a huge decision it tied up a lot of small decision they need to parse out.

Ms. Barron inquired about potential funding from the State and additional funding to supplement the project.

Mr. Brown responded DSS is going to happen, but it would help if they could utilize the State agencies and have the State commit a dollar amount of support.

Ms. McBride noted the intent was to include all co-located agencies that are currently housed with DSS.

Ms. Barron inquired about the State-level funding, and if it was a part of the State's Federal allotment. She noted her concern is other people are getting these funds and Richland County is missing out.

Mr. Brown responded he was not aware anyone had received funds, but the process was going to require agencies to "put up" and the County would not be focusing on that.

Ms. Newton inquired if there was an update on identifying all the County's facility needs, so we could prioritize them and understand how what we are doing fits into the comprehensive plan of the County.

Mr. Brown responded they have identified the needs associated with the Magistrate's Office and the Fire Service. There are identified needs with 2020 and 2000 Hampton Street. He noted there was a change in spacing needs as some people no longer work permanently work in the facility. The comprehensive look has changed from what it was previously. Hopefully by the end of the year, they will be able to identify the total needs.

ii. Health Department

iii. Department of Mental Health

iv. DHHS

v. United Way Dental/Eye Clinic (Community Partners of the Midlands) – Ms. McBride inquired if the United Way Dental/Eye Clinic was a part of the County’s responsibility.

Mr. Brown responded it is not, but it is housed at 2000 Hampton.

Ms. Newton noted it was her understanding the United Way signed a lease agreement with the County and they are operating on a contractual basis.

vi. Others

b. Antique Mall Utilization/Potential Use – Mr. Brown stated the last conversation they had regarding the Antique Mall stemmed from a conversation as to whether or not the committee would utilize CDBG funding to provide a façade and/or whether the location would be considered for a Magistrate’s/Sheriff’s substation. Out of the discussion, Ms. Newton inquired about creating a priority list of Magistrate’s Offices, so the committee and Council could understand which facilities would be taken care of. Since the request, Council approved \$8M in Capital Improvement funding for Magistrate facilities. In order for the Magistrate’s to utilize the funding, they are to come back with a list of priorities, and if the list will include the Antique Mall.

Mr. Pugh stated the community members expressed a desire to level the building and make an open air market, and issue an RFP for someone to run it like Soda City to help give the constituents an opportunity to have fresh fruits and vegetables and to do something with the Antique Mall to fit the characteristics of the block. He noted, if they used the façade grant, they would be able to paint the building, but they would not be able to use the location for 5 years. He would like more information regarding the Magistrate’s Offices, since the Antique Mall may not be an option.

Ms. Newton inquired if the Magistrate’s Office did not want to utilize the Antique Mall, could it still be a part of the Renaissance Committee or would it be more appropriate to handle somewhere else down the road.

Ms. McBride stated the facility was always a part of Renaissance, not the Magistrate.

Ms. Newton noted, at the 2019 Retreat, when they talked about the Renaissance, they trimmed down what the main focuses were.

Mr. Brown stated he has received a number of inquiries regarding the facility and he wanted the committee’s perspective on how to address those requests. He noted some individuals have requested to buy, lease, rent, to hold church services, or for social service activities.

Ms. McBride stated, after the committee receives the information from the Magistrates, we could bring it back to committee for a recommendation to Council.

Ms. Barron noted Mr. Brown asked for direction from the committee. She stated they should address his question because they have been waiting for a priority list since she came on Council in January and she would like to see some action.

Ms. McBride noted this was an item for discussion, and not an “action item” because additional information was forthcoming. Once that information has been received this item will become an “action item.”

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Mr. Brown stated he will tell all the interested parties the County is currently not taking any action on allowing anything until a determination is made on what Council wants to do.

Ms. McBride stated she wants Councilman Pugh to be involved.

Mr. Livingston requested a deadline for the Magistrate's Office to present its priority list.

Mr. Brown responded the list is ready, but they have not met to give them an opportunity to address the list. He noted the Chief Magistrate has changed.

Ms. Newton inquired if the committee could see a list of the requests for the property.

Mr. Brown stated he will contact the Chief Magistrate to schedule a time for them to present the priority list to the committee.

- c. Blight Removal Initiative – Mr. Brown noted he discussed with Ms. McBride how it would make sense to make this a large initiative and become a part of the Strategic Planning process. The County is quick to respond to complaints about trash, overgrown areas, and furniture; however, it removes the opportunity for us to provide penalties to the individuals responsible if it has not gone through the civil process.

Ms. McBride stated there was a lot of work done on blight removal in the past, and identifying areas in each Councilmember's district. Some of code enforcement was under County Administration before it went over to the Sheriff's Department. She noted there were some concerns about code enforcement being able to help the communities.

Mr. Brown stated that he could find out what places were previously identified and how many code enforcement employees work the blighted areas under the purview of Administrator.

- d. Rebranding/Renaming Renaissances Imitative – Ms. Newton noted her motion was to evaluate, and not definitively rebrand it.

Ms. McBride noted there was a motion about rebranding forward to this committee.

Ms. Harris stated, when the Renaissance started, it was a comprehensive initiative that did not just cover buildings, but also included items such as blight removal. The presentation was an overview of the initial Renaissance Plan.

Ms. Barron inquired if we are looking to do something similar to what was previously done if we rebrand the initiative.

Ms. McBride noted the reason this item was on the agenda was because some Councilmembers believed the committee needed to be renamed.

Ms. Mackey stated she would be interested in more conversations about the branding. There may need to be more conversations about the current Renaissance and what it is moving forward. We need to have conversations about if Richland Renaissance matches what we want to do with the properties now, and moving forward.

Ms. McBride noted we might be able to keep what we have.

Ms. Barron noted in the brochures there was a list of projects included in the Renaissance Plan. We might limit ourselves if we decide to grown and add projects. If we could identify what the

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Renaissance is in the verbiage versus the locations.

Ms. McBride noted there are two issues; renaming or rebranding.

Ms. Mackey stated DSS needs to move forward regardless of what we are going to do with the branding and Antique Mall. She stated the rest of the Renaissance Plan need to be key initiatives in the Strategic Plan.

6. **OTHER UPDATES** – None.

7. **ADJOURNMENT** – The meeting adjourned at approximately 3:59 PM.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	M David Scott	Title:	Chief Magistrate
Department:	Magistrates' Court	Division:	
Date Prepared:	November 29, 2021	Meeting Date:	December 16, 2021
Legal Review	Patrick Wright via email	Date:	December 01, 2021
Budget/Finance Review	Stacey Hamm via email	Date:	December 02, 2021
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Committee	Renaissance Ad Hoc		
Subject:	CIP Priority List		

STAFF'S RECOMMENDED ACTION:

Attached is my recommendation on how we prioritize use of Capital Improvement Project funds for the Richland County Magistrate Court System.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If no, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

Please see the attached and comments. There is \$8 million currently allocated within the Capital Improvement Project (CIP) budget for magistrate office use.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

Whether County owned or rented [property], we need to ensure facilities are compliant with local, state and federal regulations and laws.

REGULATORY COMPLIANCE:

None applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

Council Member	
Meeting	
Date	

STRATEGIC & GENERATIVE DISCUSSION:

I propose purchasing suitable buildings that can be modified at a reasonable cost to suit our collective needs or purchasing new properties and developing those properties to be used to house those Magistrates' Offices that are presently in leased facilities or in outdated buildings that are no longer suitable for use as public buildings or as Court buildings.

The citizens of the affected regions and from the whole County would benefit greatly from new or updated buildings and the County will save money in the long run because the County will own and maintain the properties as opposed to continuing to pay taxpayer money to landlords, some of whom are completely unresponsive to their tenant's needs.

The alternative to not attempting to purchase properties is to continue to pay money to landlords or alternatively to continue to occupy spaces that are not ADA compliant and are not safe to the public or the employees who work in these locations.

ADDITIONAL COMMENTS FOR CONSIDERATION:

Some council members have expressed interest in buying properties to house Magistrate's Offices as opposed to leasing facilities. In my opinion, investing in County-owned properties would be an excellent investment for the county and would immediately mitigate, and eventually eliminate, the need to rent office space for Magistrates' Offices.

ATTACHMENTS:

1. Fiscal Year 2021/22 Priority List for CIP fund usage.

Priority #1: Lykesland Magistrate

Facility purchase	\$ 735,000
Land purchase	\$ 75,000
Renovation	\$ 560,000
Furniture, fixtures, equipment	\$ 30,000
Project Total	\$1,400,000

Priority #2: Dentsville Magistrate

I propose using space in the old Columbia Mall on Two Notch to relocate the Dentsville Magistrate. I understand the County currently owns a substantial portion of that property. Technically, the location is outside the Dentsville Magisterial District but it is no more than half a mile from the district line.

Costs would depend on availability of space and suitability of that space for the needs of a Magistrate’s Office. Dentsville has been located at Central court for a number of years now.

If we cannot relocate Dentsville to the mall, then we will need to identify another property and develop or renovate that property.

Priority #3: Decker Center

Employee walk-in gate repair	\$100,000
Project Total	\$100,000

Priority #4: Eastover Magistrate/RCSD Substation

New law complex; RCSD Substation – Region 8	\$3,130,267
Land purchase	\$ 45,000
Furniture, fixtures, equipment	\$ 20,000
Project Total	\$ 3,195,267

Priority #5: Dutch Fork/RCSD Substation

Parking lot, rear and sides	\$300,000
Bathrooms ADA compliant & usable	\$156,000
Roof repairs	\$245,000
Fence repairs	\$100,000
Project Total	\$801,000

There have been discussions about the condition of the Dutch Fork facility since I have been Magistrate. The proposal set forth above is the last one of which I am aware. In my opinion and based on my personal knowledge of the facility, investing money in the present facility is wasteful. Ideally, we would locate a new property and develop or

remodel the property. Two possibilities are the old Wal-Mart building at the corner of

Broad River Road and Beatty Road and the Old Antique Mall on Broad River Road. I understand the County currently owns the Old Antique Mall property.

Priority 6: Upper Township/RCSD Substation

Completion of RCSD Substation	\$360,000
Project Total	\$360,000

Priority #7: Hopkins Magistrate/RCSD Substation

RCSD Substation – Region 1	\$1,100,000
Project Total	\$1,100,000

Note: I have not included Pontiac Magistrate in this list. The Pontiac Magistrate’s office at 10509 Two Notch Road is likely the most dilapidated Courthouse in the County. I have previously submitted a Briefing Document proposing a new location for Pontiac. After I submitted that document, the office became overran with mice and I am temporarily relocating the Pontiac Magistrate to the Decker Center in the space recently vacated by Judge Stroman, the Hopkins Magistrate.