



BULL STREET COMMISSION MEETING MINUTES

September 8, 2014 at 2:00 p.m.
City Hall - 1737 Main Street
Mayor's Conference Room

Motion: Upon a motion made by Mayor Benjamin and seconded by Mr. Runyan, Council voted unanimously to approve the creation of the Bull Street Commission to be comprised of seven (7) members serving in an advisory role to the city in advancing the vision and the goals articulated by this Council in achieving quality development on Bull Street, including funding issues, benchmarks and development activities. The commission will be chaired by a member of City Council and comprised of six (6) other representatives from the following categories: the business community including a minority business owner, the Coalition of Downtown Neighborhoods and the historic preservation community. All appointments will be approved by City Council and appointees will be duly sworn to advise the city and the developer in the discharge of their respective responsibilities. The Bull Street Commission is asked to meet at least every other month and report to Council at least twice a year.

Commission Chair: The Honorable Brian DeQuincey Newman called the meeting to order at 2:15 p.m. and Ms. Sabrina Odom was present. A quorum was not present; however, the following reports were received as information.

Absent/Excused Commission Members: Lyle Darnell, Jason Stern, Rebecca Haynes, Robert Lewis, and Dr. John Dozier

Staff Representatives: Missy Gentry, Assistant City Manager for Operations; Joey Jaco, Director of Utilities and Engineering; and Jeanne Lisowski, Esq., Assistant City Attorney

A quorum was not present; however, the following reports were received as information.

1. Updates to the Architect Selection and Construction Management at Risk by Gregory Tucker, Special Projects Administrator

Mr. Gregory Tucker, Special Projects Administrator reported that the design contact has been fully executed with the architect for a schematic design of the project; the Request for Proposals (RFP) for the Construction Manager At-Risk is out and responses are due back on September 12, 2014; the selection committee will interview firms on September 22, 2014; and a firm will be recommended to City Council on October 7, 2014.

Ms. Sabrina Odom asked if the information is available online.

Mr. Gregory Tucker, Special Projects Administrator said firms can register online at <http://bidonline.columbia.sc.gov/ifas7/bidonline/> to respond to the RFP.

Councilor Newman reiterated his concerns regarding transparency and asked that the appropriate information related to the selection of a firm, be disseminated to the public prior to the next meeting.

Mr. Gregory Tucker, Special Projects Administrator noted that the RFP includes the Subcontracting Outreach Program with a 49% requirement along with aspirational goals for 40% participation from Disadvantaged Business Enterprises (DBE) and 35% participation from Local Business Enterprises (LBE).

2. Noise/Lighting/Fireworks as they relate to the Fort Wayne Stadium by Jason Freier

Councilor Newman acknowledged that there are concerns about how noise and lighting can affect the surrounding neighborhoods.

Mr. Jason Freier, Chairman & Chief Executive Officer of Hardball Capital recalled that in the Venue License Agreement Hardball Capital agreed to conduct noise and lighting studies at its expense. He said firms have recommended that we have firmly established plans before conducting the studies so that the information can be as accurate as possible. He talked about the development of the Fort Wayne, Indiana ballpark where there were also initial concerns about noise and lighting. He presented a letter from the West Central Neighborhood Association stating that this has worked out well from their perspective. He added that there haven't been any complaints in six years. He also presented an article from Loudoun County, Virginia entitled "*Fireworks Sound Test at Hounds Stadium Quiets Some Critics*". He noted that there were protected nature preserves in Loudoun County, but they conducted noise studies and concluded in this article that there was not an impact. He said they do not use big time fireworks in urban areas; we never shoot off more than 2" shells. He said that fireworks aren't typically displayed during the week and the show lasts for up to 8 minutes. He said a ball game lasts about 2 hours and 40 minutes and fireworks end generally around 10 p.m. He noted that the ballpark would be in the center of the Bull street site and pre-existing houses would be at least three blocks away, which creates a greater buffer. He said other development around the ballpark will limit the extent that the noise can travel. He added that noise and light studies should be completed by the end of the year.

Councilor Newman asked what the Gamecocks use.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations agreed to find out what the Gamecocks and the Bombers use.

Councilor Newman said we want to continue the ongoing dialog and the dissemination of information. He said we anticipate having the design by the end of the year. He asked how long it would take to conduct the study.

Ms. Melissa Gentry, P.E., Assistant City Manager for Operations said the turnaround time is fairly quick.

There was a consensus to bring back the results of the noise and lighting studies to the Commission as soon as possible.

Mr. Jason Freier, Chairman & Chief Executive Officer of Hardball Capital noted that Hughes Development also has a keen interest in ensuring that this is being done right and that nothing is being missed, because they have a huge and long-term investment in Bull Street.

The meeting was adjourned at 2:33 p.m.

- **Future Meeting Dates:** Nov 10