

**City Council Minutes**  
**September 25, 2020**

Orangeburg City Council held a Special Meeting on Facebook Live via Zoom on Friday, September 25, 2020 at 10:00 AM with Mayor Michael C. Butler presiding.

**2945**

**PRESENT IN PERSON:**

**Michael C. Butler, Mayor**  
**Dr. Kalu Kalu**

**PRESENT BY TELEPHONE:**

**Bernard Haire**  
**Jerry Hannah**  
**L. Zimmerman Keitt**  
**Sandra P. Knotts**  
**Richard F. Stroman**

Mayor Butler called the meeting to order with a roll call of Councilmembers.

Interim Director Singh overviewed a Resolution for the application for Hometown Economic Development Grant Funds to the Municipal Association of SC. Mr. Singh stated, "DORA bought the former Serv Pro Building on St. John Street and their long-term plan is developing a Department of Health and Environment Control (DHEC) approved commercial kitchen. This will allow start up businesses to be able to prepare their consumables and allow food truck operators the use of a commercial kitchen. A food truck operator must have a licensed commercial kitchen to prepare food for their truck and this kitchen meets these criteria. This also allows the Pavilion to expand the use for weddings and other catered events. We are proposing to supply a match of \$3,750 for the Grant if it's awarded to assist DORA for their planning stage. The Grant is for planning and it is for \$25,000."

Councilmember Hannah asked, "Can anyone use the facility? Is there a fee? Is there clean up with the pandemic?"

Interim City Administrator Singh replied, "This is out a year and a half. With the pandemic, we may be out of it by then, not sure. In comparison to a brick and mortar building, the fee would be less, and the food trucks would be more mobile. The fee is reasonable and would include cleanup. A lot of people are inquiring about food trucks and the opportunities."

Councilmember Haire asked, "If the Grant is given to the City, would the DORA Board be making decisions on various regulations? Would there be an opportunity for Council to approve them and have a veto on them?"

Interim City Administrator Singh stated, "I think it would be how it worked in the past. An example of this Grant and plans that they would come and present the results. Then if Council would indicate any concerns, they would be amicable to that and in working with Council. I think the partnership would be continued."

A motion was made by Councilmember Hannah, seconded by Councilmember Haire to approve the Resolution for application for Hometown Economic Development Grant Funds to the Municipal Association of South Carolina. The motion was unanimously approved by roll call vote.

Interim City Administrator Singh stated, "As you remember a presentation from the Development Finance Initiative Group (DFI) with the UNC School of Government at Chapel Hill concerning the redevelopment feasibility of railroad corner was presented in Executive Session at the last Council meeting. There is a timeline of about ten to twelve-month process and the fee structure is \$115,200 over two installments. The City would only cover part of DFI's pre-development services where the other part of the fees would be paid for by a developer. DFI is also working with the local colleges to be involved as well as working with a local architect."

Councilmember Keitt stated, "I was very pleased with the presentation presented last week."

Councilmember Haire asked, "Was a Request for Proposal (RFP) sent out as it related to this?"

2946  
Interim City Administrator Singh stated, "An RFP was not sent out on this. This particular group is a specialized contractor where there are not many groups that do this type of project. There is only one other company that I have any knowledge of is Clemson and they draw plans and concepts. To see a group that takes you from studying the designs and concepts and taking it to developers and bringing it back to you, I have not seen that in the Southeast."

Mayor Butler stated, "The majority of their compensation comes from the developer. They are also willing to work with minorities in the area."

Councilmember Haire asked, "What did you say as it relates to the cost of the funding?"

Interim City Administrator Singh stated, "The cost is \$115,200 where we can split it up in payments. A project like this, a developer may charge us fees. They are trying to make a profit. They will charge you across the board and since this is a governmental institution of higher learning, there is a process to be able to do projects. They are able to meet the criteria of the school and work with other governmental entities to start the process. DFI will work with the developers of 1% of the project to be paid."

Councilmember Kalu asked, "I am sure Council will have the opportunity to look at this in some sort of town hall meeting. I was impressed with the presentation as well and working with the students and minority businesses."

Councilmember Knotts stated, "I was impressed as well with the presentation and their willingness to answer questions from the start to finish. If you would call them and ask any questions as they arise."

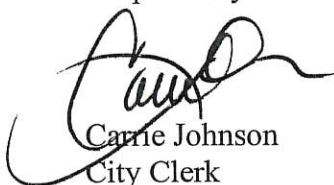
A motion was made by Councilmember Keitt, seconded by Mayor Pro Tem Kalu to authorize the Interim City Administrator to enter contract for Pre-Development Services for Railroad Corner with UNC Development Finance Initiative. The motion was unanimously approved by roll call vote.

A motion was made by Mayor Pro Tem Kalu, seconded by Councilmember Stroman to enter into Executive Session for Personnel Matter A.) Discussion of development of security personnel – Department of Public Safety – S. C. Code Sec. 30-4-70(a)(3) and Personnel Matter A.) Administration Department-Compensation Interim City Administrator-S. C. Code Sec.30-4-470(a)(1). The motion was unanimously approved.

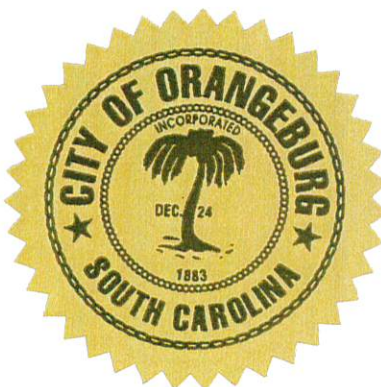
Council did not return to open session.

There being no further business, the meeting was adjourned.

Respectfully submitted,

  
Carrie Johnson  
City Clerk

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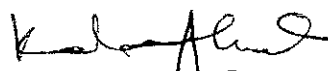
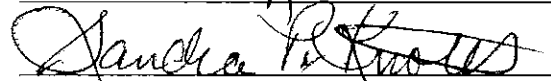

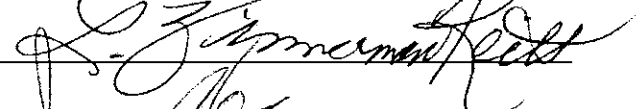
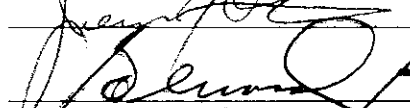
## RESOLUTION

- WHEREAS,** this Resolution is made in regard to the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina on or before September 25, 2020; and,
- WHEREAS,** the City of Orangeburg hereby commits to provide a local match of at least \$3,750; and,
- WHEREAS,** which is the minimum 15-percent local match required by the Municipal Association of South Carolina; and,
- WHEREAS,** to support the City of Orangeburg application for a \$25,000 Hometown Economic Development Grant; and
- WHEREAS,** these grant and local matching funds will be used for a partnership with the Downtown Orangeburg Revitalization Association (DORA) to develop a community commercial kitchen in the Downtown Market Pavilion.

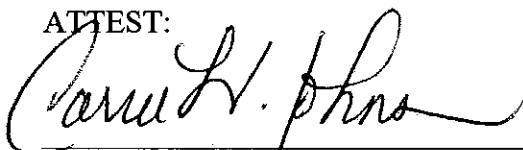
**NOW, THEREFORE, BE IT RESOLVED,** that the Mayor and City Council of the City of Orangeburg, South Carolina, in Council assembled on this 25<sup>th</sup> day of September 2020 committing the City of Orangeburg to providing a local match for a Municipal Association of South Carolina Hometown Economic Development Grant.

**Passed by the City Council of the City of Orangeburg, State of South Carolina, this 25th day of September 2020.**

  
MAYOR

  
  
  
  
  
MEMBERS OF COUNCIL

ATTEST:

  
City Clerk