

Approved Minutes  
Charleston County Park & Recreation Commission (CCPRC)  
Regular Commission Meeting  
861 Riverland Drive, Charleston, SC, 29412  
Monday, November 15, 2021

**Commission Members Present:** Mr. Eduardo Curry, Ms. Lisa King, Ms. Mattese Lecque, Mr. Brad Taggart, and Mr. Teddy Manos.

**Commission Members Not Present:** Mr. Collin Bruner and Ms. Michelle Brandt.

**Staff Present:** Mr. David Bennett, Mr. Kevin Bowie, Mr. Charlie McManus, Mr. Phil Macchia, Ms. Gina Ellis-Strother, Ms. Renee Dickinson, Ms. Patty Newshutz, Mr. Steve Hutton (via teleconference), Mr. Tommy Hale (via teleconference), Ms. Shanté Ellis, Ms. Marcie Chiappone, and Ms. Melissa Muse (via teleconference).

**Legal Counsel Present:** Mr. Dwayne Green and Mr. Thomas Pendarvis.

**Guests Present:** None

**I. Call to Order and Welcome**

A. Introduction of Guests and Notification to Media

The Charleston County Park & Recreation Commission met on Monday, November 15, 2021 at the CCPRC Headquarters, Charleston, SC. Mr. Curry, Commission Vice Chair, called the meeting to order and welcomed those in attendance. Mr. Curry informed those present that notification of the meeting was sent to the local news media and others requesting notification.

**II. Public Comments and Presentations**

A. None

Motion to amend the agenda to add an Executive Session to Old Business was made by Ms. Lecque, seconded by Ms. King, and approved by the Commission. (#024-2122)

**III. Approval of Minutes**

A. (ACTION) Approval of October 18, 2021 Regular Commission Meeting Minutes

Motion to approve the minutes of the October 18, 2021 Regular Commission Meeting was made by Ms. Lecque, seconded by Mr. Taggart, and approved by the Commission. (#025-2122)

**IV. Old Business**

A. Executive Session – Legal Matters

Motion to enter into Executive Session to discuss a legal matter was made by Ms. Lecque, seconded by Ms. King, and approved by the Commission. (#026-2122)

Upon coming out of Executive Session, the Vice Chair stated that legal matters were discussed, and no action was taken.

*6:30 pm – Ms. Lecque and Ms. Brandt meeting departure.*

## V. New Business

### A. Planning and Development (P&D) Update

Mr. Bowie stated that due to the length of the unanticipated Executive Session the update will be postponed.

### B. Financial Report

Mr. McManus presented and reviewed the checks over \$7500 and financial reports for the month of September. There were no further questions from the Commission.

#### a. (ACTION) Federal Historic Preservation Grant - Amendment for Additional Funding

Motion to accept the funding amendment to the FY2020 Federal Historic Preservation Grant award in the amount of \$51,388, bringing the new total to \$74,222 with CCPRC's 50% match of \$37,111 coming from Planning & Development's General Agency Budget was made by Mr. Taggart, seconded by Mr. Manos, and approved by the Commission. (#027-2122)

#### b. (ACTION) Wannamaker County Park's Whirlin Waters Walk-in Freezer Purchase

Motion to purchase a replacement walk-in freezer for Whirlin' Waters at Wannamaker County Park in the amount of \$61,223.17 with the funds coming from the approved General Agency Operating Budget Line was made by Ms. King, seconded by Mr. Manos, and approved by the Commission. (#028-2122)

### C. Baker Site Discussion

Mr. Bennett reminded the Commission of last month's request to bring back lessons learned from the RFP process for a public/private partnership. He stated that the site was acquired in December 2014 with +/- 98.7 acres. The land was donated by the Speedwell Foundation. He noted that the land is contaminated (brown field) primarily due to its former use of manufacturing of fertilizer (Nitrogen Phosphorus and Potassium). CCPRC has a voluntary cleanup contract with DHEC. A master plan funded by the Speedwell Foundation was developed on December 15, 2015. The plan included public input that requested a balance of passive and active recreation with deep water access. In 2017, a request for proposals (RFP) was solicited and there were two bidders: Unites States Performance Center (USPC) and Top Golf. USPC was the successful bidder based on the RFP criteria. The ground lease was executed in April 2018. The intent of the lease was the development of state of the art sports facilities, athletic campus, and public recreation amenities per the facility's master plan. The lease term was 50 years with two 20-year options with the ability to renegotiate terms with the exception of the rent. The lease was terminated on June 15, 2020. Mr. Bennett reported the following lessons learned:

- ensure the RFP has more time on the street (at least three months);
- hire a qualified consultant before, during, and after the RFP process;
- clarify that it is a ground lease and not a property sale;
- specify land use (percentage of public vs private access);
- research financial longevity/stability of the bidder;

- meet with the City of North Charleston as a stakeholder since the Commission continues to have limited opportunities in the city;
- investigate grant opportunities for the site due to its location, brown field status, and recreation opportunities.

Mr. Bennett stated that staff are not presenting a recommendation. He stated that if the Commission desired another RFP these are the aforementioned lessons that would be applied. He stated that prior to the meeting one Commissioner inquired what would be the harm of going back out for an RFP besides staff time. Mr. Bennett stated the cost of the consultant would be the other additional expense. The public dollars would fund the Long Savannah project and the private dollars could support the Baker site. He stated that the options would be to solicit an RFP or allow the property to remain in the Planning and Development queue. Mr. Bennett estimated that the current projects on deck in the queue would be tentatively \$50-60 Million without this project. Ms. King stated that while she lives east of the Cooper she serves on the Commission for all of the citizens in Charleston County. She stated that the Commission was gifted the property and inquired why the Commission should shift its focus to this project. She stated that she wanted to be the historical conscience of the Commission and gave a reminder of what had been discussed with West Ashley citizens who have been requesting a facility for years. Ms. King complimented the feedback on the lessons learned. Mr. Curry noted that he is a citizen of West Ashley, but noted the Baker site could serve the underserved in North Charleston and increase the agency's accessibility. Mr. Manos stated the uniqueness of this project gives the Commission a learning experience with public/private partnerships. Mr. Manos stated that he voted with (past Commissioner Andy Thomas) to not use tax dollars to put this project in the front of the line. Mr. Manos noted that he is willing to see what can be done with a public/private partnership. Mr. Curry stated the project would showcase how the agency could use private dollars to leverage accessibility projects. Mr. Bennett gave a few public/private examples. Mr. Bennett and Mr. Bowie confirmed that Long Savannah will be included in the proposal for the next comprehensive plan. Mr. Bowie noted that Long Savannah has been engaged in a very long battle for permitting with the State and Federal government that is slowing down the development process. Mr. Bowie stated that a Baker Site RFP would not slow down the agency's progress relating to Long Savannah. Mr. Bennett stated that he's obligated to bring forth the information that there are twelve inquiries for the Baker Site. However, he noted if the Commission isn't interested in an RFP, then staff will not pursue one and the property will remain in the queue. However, if they were interested in an RFP, staff would start pursuing it after the holidays. Mr. Bennett asked for the Commission's direction. Mr. Curry gave the direction for staff to look into it as long as it doesn't hurt the agency.

D. Commission Highlight: Marketing Annual Report

Ms. Dickinson distributed the Marketing Annual Report. Mr. Curry stated the report will be discussed in December.

**VII. Next Meeting**

Regular Commission Meeting, Monday, December 13, 2021, 5:30 pm at CCPRC Headquarters, Charleston, SC

There being no further business, the meeting adjourned at 6:52 pm.

Respectfully submitted,



---

Eduardo Curry, Finance Committee Chair



---

Shanté Ellis, Executive Administrative Manager