



**COMMUNITY DEVELOPMENT COMMITTEE MEETING MINUTES
TUESDAY, SEPTEMBER 3, 2024**

CALL TO ORDER

The Community Development Committee conducted a meeting on Tuesday, September 3, 2024 at City Hall (Mayor's Conference Room), 1737 Main Street, 2nd Floor, Columbia, SC 29201. The Honorable Tina N. Herbert, Chair called the meeting to order at 11:02 a.m.

Attendee Name	Title	Status
Tina N. Herbert	Chair	Present
Will Brennan	Member	Present
Tyler D. Bailey	Member	Present

APPROVAL OF MINUTES

1. Approval of June 04, 2024 Community Development Committee Meeting Minutes

Upon a motion made by Mr. Brennan and seconded by Mr. Bailey, committee members voted unanimously to approve the June 4, 2024 Community Development Committee Meeting Minutes as amended.

COMMITTEE DISCUSSION

2. Overview of the Let's Build Together Program - The Honorable Tina N. Herbert

Councilor Herbert provided an update from last week's Let's Build Together event. Based on survey results from last October, the primary challenge to development is financial constraints. Many churches and non-profits expressed a need for more information about single-family homes. Mr. Tony Lawton of the CEBA Group highlighted current projects; Ms. Kilgore shared funding opportunities; and Columbia Housing explained the benefits of Section 8 vouchers. A document was distributed outlining area median income in relation to family size and sample salary statistics.

There was discussion about the best use of undeveloped lots; housing and infrastructure for larger parcels; having a planner on retainer for elevation drawings and planning layouts; and working with smaller groups within a concentrated area.



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3. Grocery Store Incentive Update - Ms. Ayesha Driggers, Director/Office of Business Opportunities

Ms. Ayesha Driggers, Director/Office of Business Opportunities reported that in November 2023, City Council approved a grocery store rebate for business license fees within designated corridors. To date, three grocery stores have received the rebate: Tom's Creek Family Farm's Mobile Market, Uncle Willy's Grocery Store, and Yo Dolla Store. Efforts are ongoing to inform additional grocery stores about the rebate. Existing grocery stores can receive a 75% rebate on business license fees and new grocery stores can receive 100% of the rebate.

There was discussion about the level of interest from traditional grocery store operators and providing *Resolution No. R-2023-090 - Adopting the Office of Business Opportunities Stimulus Program (Grocery Store Incentive)* for review. It was noted that this grocery store incentive has not resulted in a great loss of revenue for the City of Columbia.

4. Mobile Market Update - Ms. Ayesha Driggers, Director/Office of Business Opportunities

Ms. Ayesha Driggers, Director/Office of Business Opportunities reported that the Mobile Market has been successful and it has generated a lot of interest. The agreement for the Mobile Market is set to renew in January 2025.

Mr. Larry Schneeberger, Toms Creek Family Farm noted that the Mobile Market launched on March 9, 2024. It operates Monday through Thursday from 11 a.m. to 4 p.m. The Mobile Market is on North Main Street on Mondays, COMET Central on Sumter Street on Tuesday, Greenview on Wednesdays, and Harden Street next to the Charles R. Drew Wellness Center on Thursdays. The Palmetto Citizens Credit Union sponsored the trailer. The Department of Social Services promoted healthy bucks onsite. The Department of Public Health conducted free cooking classes at Greenview Park. The University of South Carolina will be conducting health checks and A1C testing. The Mobile Market is on social media and is seen by approximately 35,000 people each week. Additional promotional partners include the Department of Social Services, the COMET, and City of Columbia Public Relations, Media and Marketing Department.

There was discussion about statewide interest in the Mobile Market; staffing; the Office of Business Opportunities' role; financial reporting; and developing a summary for public awareness.



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5. 2023-2024 Consolidated Annual Performance Evaluation Report (CAPER) -
Ms. Felicia Kilgore, Director/Community Development

Ms. Felicia Kilgore, Director of Community Development presented the Consolidated Annual Performance Evaluation Report (CAPER) for Fiscal Year 2023–2024. The report included a summary of activities, disbursements, and expenditures to promote transparency in the use of federal funds. The 30-day public comment period for the CAPER began on August 23, 2024. Approximately \$3.5 million was expended from federal programs, including \$1.6 million from CDBG, \$96,000 from HOME, and \$1.7 million from HOPWA, supplemented by Congressional grants such as CDBG-CV, HOME-ARP, and HOPWA-CV, as well as state and local contributions. These funds collectively leveraged an \$8 million impact. Additional expenditures included \$875,000 in CDBG-DR and over \$800,000 in CDBG-MIT funds. Program highlights included celebrating 50 years of CDBG, receiving the John Sasso Award, awarding 11 Love Your Block Grants totaling \$15,111.27, assisting 490 customers through the Customer Assistance Program, and coordinating a tenants and landlords rights and responsibilities workshop. The report also included updates on internal projects and public services funding.

Ms. Teresa Wilson, City Manager recalled the commitment to pull in the same direction as Council’s intention to stand up homeless services. It was requested that other applicable funding sources be allocated to entities that would be able to serve clients at Rapid Shelter. They must also have the wherewithal to spend the funds and be compliant and timely.

There was discussion about the public comment period; the percentage of HOPWA funds that go towards rental assistance versus healthcare services; the Single-Family Housing Improvement for Neighborhood Enhancement (SHINE) Program application process; CDBG public services funding; grant management; park selection for CDBG public facilities funding; a meeting to discuss next steps at Hyatt Park; the Customer Assistance Program; and the annual planning and reporting process.

Ms. Melissa Gentry, P.E., Assistant City Manager for Development explained that the CAPER is a look back and the annual Action Plan is a look forward. The Consolidated Plan is done every five years. City Council approved the current year’s Action Plan.



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Future meeting topics include utilizing Columbia Council of Neighborhoods as a fiscal agent for neighborhoods; an update on the North Main corridor meeting; identifying the purpose of Mr. Bailey's proposed ad hoc committee; and language from the Legal Department to ensure that city-owned residential properties maintain the requirement of affordability.

ADJOURNMENT

The meeting was adjourned at 12:12 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk