



## **COLUMBIA COMMUNITY DEVELOPMENT COMMITTEE MEETING AGENDA TUESDAY, OCTOBER 3, 2023**

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The Columbia Community Development Committee will conduct a meeting on Tuesday, October 3, 2023 at 11:00 a.m. at City Hall (Mayor's Conference Room), 1737 Main Street, 2nd Floor, Columbia, SC 29201. Members of the public may view the meeting online at [www.columbiasc.gov](http://www.columbiasc.gov). Please contact the City Clerk's Office at (803)545-3045 or [cityclerk@columbiasc.gov](mailto:cityclerk@columbiasc.gov) if you have questions regarding the meeting.

The Honorable Tina N. Herbert, Chair  
The Honorable Howard E. Duvall, Jr., At-Large ■ The Honorable William Brennan, District III

*Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.*

### **CALL TO ORDER**

### **COMMITTEE DISCUSSION**

1. Let's Build Together Workshop - The Honorable Tina N. Herbert
2. Update on Neighborhoods USA (NUSA) 2024 Conference - Mr. Tige Watts, President of the Richland County Neighborhood Council
3. Affordable Housing Campaign - The Honorable Tina N. Herbert
4. Business License Incentive for Grocery Stores - Ms. Ayesha Driggers, Director of the Office of Business Opportunities
5. Community Development Block Grant - Disaster Recovery (CDBG-DR) Program Two-Year Extension - Ms. Felicia Kilgore, Director of Community Development

### **ADJOURNMENT**



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**MEETING DATE:** October 3, 2023

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Let's Build Together Workshop - The Honorable Tina N. Herbert**

**FUNDING SOURCE & ORIGINAL BUDGET:**



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**MEETING DATE:** October 3, 2023

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Update on Neighborhoods USA (NUSA) 2024 Conference - Mr. Tige Watts, President of the Richland County Neighborhood Council

**FUNDING SOURCE & ORIGINAL BUDGET:**



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**MEETING DATE:** October 3, 2023

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** Affordable Housing Campaign - The Honorable Tina N. Herbert

**FUNDING SOURCE & ORIGINAL BUDGET:**



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**MEETING DATE:** October 3, 2023

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Business License Incentive for Grocery Stores - Ms. Ayesha Driggers, Director of the Office of Business Opportunities**

**FUNDING SOURCE & ORIGINAL BUDGET:**

**ATTACHMENTS:**

- **#a:** ARTICLE\_II.\_OBO\_GROCERY\_INCENTIVE (KH Edit)9\_25\_23 (PDF)

—CODE OF ORDINANCES  
Chapter XX – GROCERY BUSINESS INCENTIVE  
ARTICLE II. Office of Business Opportunities

## **ARTICLE II. OFFICE OF BUSINESS OPPORTUNITIES INCENTIVES**

### **Sec. XX. Creation of the Office of Business Opportunities stimulus program.**

The Office of Business Opportunities stimulus program (the "program") is hereby established by the City of Columbia. The Office of Business Opportunities (OBO) shall administer the program.

### **Sec. XX. Purpose.**

The purpose of the program is to provide an Office of Business rebate in an amount equivalent to a portion of business license taxes paid by a qualifying business that maintains or establishes a qualifying business within the corporate limits of the city.

### **Sec. XX. Definitions.**

- (a) *Grocery store* means any retail grocery store NAICS Code 445110 and defined as a store that is primarily engaged in selling food at retail for home preparation and consumption, such as grocery stores, fruit and vegetable markets, and retail bakeries and other specialty food products stores. A grocery store or food market may sell non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; may sell beer, wine, and/or liquor sales for consumption off the premises with the appropriate beverage license
- (b) *Designated business area* means a grocery store established on or within 200' of ~~in~~ these specific corridors and/or districts: Main Street, North Main Street, Two Notch Road, Farrow Road, Elmwood Avenue, Fairfield Road, W. Beltline Boulevard, Colonial Drive, Bull Street, River Drive, Sunset Drive, Monticello Road, Covenant Road, Atlas Road, Bluff Road, Bull Street District (bounded by Harden, Colonial, Bull, and Calhoun Streets). And must be located within a zoning designation that permits a Grocery Store Use as approved by Planning and Development's Zoning division.~~department~~
- (c) *Qualifying business* means ~~would meet the following: located in a designated business area that has approved use from Zoning, matches the grocery store or retail description herein,~~
- (d) *Retail business* means a business that is primarily engaged in selling food at retail for home preparation and consumption, such as grocery stores, fruit and vegetable markets, and retail bakeries and other specialty food products stores. A grocery store or food market may sell non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; may sell beer, wine, and/or liquor sales for consumption off the premises with the appropriate beverage license. **Sales of tobacco & vape shall be limited and classified as ancillary as defined by Zoning.**
- (e) *Special emphasis neighborhoods* means areas identified as corridors ~~in (f) as established~~ by the Office of Business Opportunities, ~~and~~ Planning & Development, and recommendations from the Food Policy Committee.

~~(f) Impact Fees~~

~~(g)~~

## Sec. XX. Office of Business Opportunities stimulus for qualifying businesses.

- (a) As a form of the Office of Business Opportunities stimulus, the qualifying business shall be eligible, upon application and approval, for a rebate in an amount based upon the calculations and schedule set forth. Upon approval of the application, the city will make this rebate via reimbursement to the business within 45 business days of the city's receipt of payment of the city's yearly business license taxes due from the business. Rebate via reimbursement and the calculation of the amount of rebate via reimbursement shall not include any late payment of taxes or any amount paid as penalties.
- (b) For any newly established qualifying business, the rebate amount set out in this section shall consist of: ~~One-time Available for up to 5 years of rebates, per location, 100 percent of the annual business licenses taxes levied on said business and actually received by the city. taxes levied on said business and actually received by the city between the effective date of this article and May 1<sup>st</sup>. 2028.~~
- (c) ~~For any existing qualified business, the economic development grant amount set out in this section shall consist of: Available for up to 5 years of rebates, per location, 10075 percent [DAG1] of the annual business license taxes levied on said business and actually received by the city between the effective date of this article and May 1<sup>st</sup>. 2028.~~

## Sec. XX. Compliance with program requirements.

- (a) Any business which receives a rebate from the program and subsequently relocates outside of the corporate limits or established corridors of the city shall repay the rebate as follows:
- (1) If the business relocates within the first three years after receiving the rebate, it shall reimburse the city the entire amount of rebate funds received within 90 days;
  - (2) If the business relocates three or more years but less than five years after receipt of the rebate payment, it shall reimburse the city any rebate funds received for two prior years; or
  - (3) If the business relocates five or more years after receipt of the rebate payment, then no rebate via reimbursement is due.
  - (4) Relocation within designated business areas is ~~permissible,permissible~~; business is responsible for completing change of address paperwork with Business Licensing.
- (b) Newly-established businesses have up to six months from the date of filing of its initial business license application to apply for the program. The application date shall not serve to expand the amount or the term of the rebate in any event.

~~(c) Must remain current on Business License renewals and (if applicable) hospitality accounts~~

## Sec. XX. Exclusive use and termination of rebate via reimbursement.

Eligibility under the program is specific and personal solely to the business or licensee, is not assignable to any other entity or person, and terminates immediately upon the cessation of business within the city or the relocation outside of the corporate limits of the city, provided however, termination is not triggered in the event of reorganizations, mergers, the creation of new companies, or acquisitions by a company so long as the successor or new company otherwise meets the rebate requirements. The city reserves the right to modify, amend or discontinue the program, in whole or in part, at any time. Receipt of rebate funds from the program is in addition to, and not in lieu of, any Office of Business Opportunities efforts that may be supported in whole or in part by the city. One rebate per location.





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**MEETING DATE:** October 3, 2023

**DEPARTMENT:** City Clerk

**FROM:** *Erika Hammond, City Clerk*

**SUBJECT:** **Community Development Block Grant - Disaster Recovery (CDBG-DR) Program Two-Year Extension - Ms. Felicia Kilgore, Director of Community Development**

**FUNDING SOURCE & ORIGINAL BUDGET:**