



BULL STREET COMMISSION MEETING AGENDA MONDAY, JANUARY 27, 2025

The Bull Street Commission will conduct a meeting on Monday, January 27, 2025 at 2:00 p.m. at Segra Park / MUSC Health Conference Room, Concourse Level, 1640 Freed Street, Columbia, SC 29201. Please contact the City Clerk at (803)545-3045 or cityclerk@columbiasc.gov for additional information.

The Honorable Tyler D. Bailey, Chair

Lyle Darnall ▪ Ashley Elsey ▪ Rebecca Haynes ▪ Kristen Jerome ▪ Sabrina Edwards ▪ Matt Varner

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of the November 18, 2024 Bull Street Commission Meeting Minutes

PRESENTATIONS

2. BullStreet Development Updates - Ms. Chandler Cox, Hughes Development Corporation

OTHER MATTERS

3. Tour of the Scout Connection Center
4. Tour of the Bennet at BullStreet

COMMITTEE DISCUSSION

5. Confirm Next Meeting Date - March 17, 2025

ADJOURNMENT



MEETING DATE: January 27, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Approval of the November 18, 2024 Bull Street Commission Meeting Minutes

FUNDING SOURCE & ORIGINAL BUDGET:

ATTACHMENTS:

- BSC_MN_11182024 (DOCX)



**BULL STREET COMMISSION MEETING MINUTES
MONDAY, NOVEMBER 18, 2024**

CALL TO ORDER

The Columbia Bull Street Commission conducted a meeting on Monday, November 18, 2024 at Segra Park / MUSC Health Conference Room, 1640 Freed Street, Columbia, South Carolina 29201. The Honorable Tyler D. Bailey, Chair called the meeting to order at 2:07 p.m.

Attendee Name	Title	Status
Tyler D. Bailey	Chair	Present
Lyle Darnall	Board Member	Present
Ashley Cady Elsey	Board Member	Present
Rebecca Haynes	Board Member	Absent
Kristen Jerome	Board Member	Absent
Sabrina Odom	Board Member	Present
Matt Varner	Board Member	Present

APPROVAL OF MINUTES

1. September 16, 2024 Bull Street Commission Meeting Minutes – *Approved*

Upon a motion made by Mr. Bailey and seconded by Ms. Odom, the Commission voted unanimously to approve the September 16, 2024 Bull Street Commission Meeting Minutes.

PRESENTATIONS

2. Fireflies 2024 Season Recap and Event Highlights - Mr. Brad Shank, President, Columbia Fireflies – *Received as information*

Mr. Brad Shank, President of Columbia Fireflies provided an update on the team's activities and plans. He highlighted significant community engagement initiatives, including hosting over 800 soldiers from Fort Jackson for a special baseball game; record breaking 8,134 attendees for Bluey Night; a successful Harry Potter-themed night; and a first responders night. While the season's attendance was slightly lower than the previous year due to weather-related challenges, special events like the Taco and Margarita Festival and fireworks shows with the South Carolina Philharmonic Orchestra boosted overall numbers. The Fireflies also expanded their event offerings, including the popular Holiday Lights show, which saw a substantial increase in attendance. The team is focused on continuing to grow community engagement and improve ticket sales for the 2024 season.



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There was discussion about distinguishing between special events and other types of events; ticket pricing; additional event suggestions; and coordinating Banana Ball games.

3. Midtown at Bull Attainable Housing Project - Mr. Kevin Connelly, President, Connelly Builders Inc. – *Received as information*

Mr. Kevin Connelly, President, Connelly Builders Inc. provided an update on the Midtown at BullStreet development, the first affordable workforce housing project in the BullStreet District. The development will include 80 units, with 16 townhomes and 72 apartments, comprised of 42 one-bedroom, 6 two-bedroom, and 24 three-bedroom units. Rent will range from \$210 to \$1,550 per month, based on the area median income (AMI) scale. Amenities will include a community room, exercise room, library, computer center, playground, and gazebo. The estimated completion dates are late December 2024 for the townhomes and late April 2025 for the apartments. The total development cost is \$27.3 million, with \$23.5 million funded by federal tax credits. Other funding sources include the City of Columbia, CENTR Bank Consortium, Truist Bank, Rand James Syndicator, and the Department of Mental Health, which will reserve four units for their clients. The project has also involved collaboration with the Bull Street development for infrastructure improvements. He emphasized that the project aims to be a long-term, sustainable development, as affordable housing developments typically follow a "build and hold" strategy rather than being sold after construction. He highlighted the project's focus on energy efficiency and high-quality construction, ensuring it fits well within the community.

COMMITTEE DISCUSSION

4. Confirm Next Meeting Date

There was consensus of the Committee to schedule the next meeting on January 27, 2025 at 2:00 p.m.

ADJOURNMENT

The meeting was adjourned at 2:49 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC
City Clerk

Attachment: BSC_MN_11182024 (9880 : Approval of Minutes)



MEETING DATE: January 27, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: BullStreet Development Update - Ms. Chandler Cox,
Hughes Development Corporation

**FUNDING SOURCE &
ORIGINAL BUDGET:**



MEETING DATE: January 27, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Tour of the Scout Connection Center

**FUNDING SOURCE &
ORIGINAL BUDGET:**



MEETING DATE: January 27, 2025

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Tour of the Bennett at Bull Street

**FUNDING SOURCE &
ORIGINAL BUDGET:**



MEETING DATE: January 27, 2025

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SUBJECT: Confirm Next Meeting Date - March 17, 2025

**FUNDING SOURCE &
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