



**BULL STREET COMMISSION MEETING MINUTES  
MONDAY, SEPTEMBER 16, 2024**

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**CALL TO ORDER**

The Columbia Bull Street Commission conducted a meeting on Monday, September 16, 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.

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

**PRESENTATIONS**

Councilor Bailey thanked the commissioners for serving. He committed to ensuring that commission members become a part of the decision-making process and have more frequent meetings with meaningful reports and action items.

1. Bull Street Development Project Update - Ms. Chandler Cox and Ms. Janie Quinn, Hughes Development Corporation

Ms. Chandler Cox, Hughes Development Corporation explained that the last update was given to this committee in October 2022 when Iron Hill was under construction. She shared a photograph of the Bull Street Development project from February 2023. Since the last meeting, the West Lawn Building is almost fully leased. Scott Motors moved their office to the First Base Building. Iron Hill Brewery and PVOLVE have opened. Tupelo Honey Café is under construction and is projected to open at the beginning of 2025. Methodical Coffee will be on the ground floor of the First Base Building. There are a lot of things going on in the district.

2. Bull Street Development Housing Update - Ms. Chandler Cox and Ms. Janie Quinn, Hughes Development Corporation

Ms. Chandler Cox, Hughes Development Corporation provided an update on the five residential projects that are either open or underway within the Bull Street Development. Merrill Gardens, an active senior living community was one of the first residential projects. Phase one opened with 120 units in 2020 and they are



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100% leased. The Babcock Building has 208 units and they are 90% leased. TownPark at BullStreet is a for sale townhome project. The sixth and final phase will start next year. The Bennet is a mixed used project that consists of two phases. Phase one is 90% leased with 12 units remaining. The retail component will be owned and managed by Hughes Development. Midtown at BullStreet is an attainable housing project with 72 units and 18 townhomes.

There was discussion about the price points for Midtown; project announcements; the desire for a grocery store and hotel; the Tech Village; having 1,200 residents; and plans for the Williams Building and the Lawn.

3. University of South Carolina Health Sciences Campus Project Update - Ms. Melanie Brown, Development Consultant/Restoration 52, LLC

Ms. Heather Mitchell, President of The Boudreaux Group said construction of the University of South Carolina Health Sciences Campus will start in January 2025. She introduced the diverse development team for this public-private project. She explained that Hughes Development Corporation donated 16 acres of land for the School of Medicine, which is relocating from Veterans Affairs. The campus will consist of health sciences, commons, and medical education within 310,000 gross square feet. This will be a three part site with a new street serving as the main entry. There will be considerable landscaped buffering along Harden Street with right-in/right-out access. Cooper Drive will be built out. There will be over 700 parking spaces with Colonial Drive being the main vehicular access point. The Rising Roll Gourmet Café will be part of the School of Medicine café and open to the public. The overall character will blend traditional University guidelines and a forward looking, research oriented design with the contemporary urban feel of Bull Street.

There was discussion about the University's public safety presence at this campus.

Ms. Melanie Brown, Development Consultant/President and CEO for Restoration 52, LLC presented the stakeholder engagement schedule for the University of South Carolina Health Sciences Campus. There is a 30% MWBE subcontracting outreach goal with four of the eight firms on the design team representing minority and woman owned business enterprises. Restoration 52 is a minority and woman-owned business that will ensure the project's alignment with community needs and goals. For information on the project visit <https://www.schealthsciencescampus.com/>.



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**COMMITTEE DISCUSSION**

4. Areas of interest and opportunities for support from commission members -  
The Honorable Tyler D. Bailey

There was discussion about the Bull Street Commission being a resource by sharing ideas for engagement; providing feedback to Hughes Development; and sharing the progress at Bull Street with the community. There was also discussion about connectivity between the surrounding neighborhoods; a COMET route from Earlewood; the need for a left turn signal at Colonial Drive; inviting commissioners to groundbreaking ceremonies; and receiving project information in advance.

5. Future Meeting Schedule - The Honorable Tyler D. Bailey

There was consensus of the committee to meet on the third Mondays of each quarter at 2:00 p.m. The next meeting is tentatively scheduled for November 18, 2024.

**ADJOURNMENT**

The meeting was adjourned at 3:14 p.m.

Respectfully submitted:

Erika D. Moore Hammond, CMC  
City Clerk