

From: Mark Binkley <MWB86@SCDMH.ORG>

To: Soura, ChristianChristianSoura@gov.sc.gov

CC: John MagillJHM03@SCDMH.ORG

Date: 8/21/2013 4:01:21 PM

Subject: Bull Street Property

Attachments: BullStreetProperty.Agreement\_Summary.12\_10.doc

---

Christian—

We wanted to update you about the status of the Bull Street contract.

Attached is a synopsis of the contract.

With the signing of a Development Agreement between the City and Hughes Development Corporation on July 31<sup>st</sup>, all the contingencies were finally satisfied, and some additional requirements kicked in. Hughes had 10 days to deposit the remaining Escrow amount -- \$1.4 million -- which they have done. They have 30 days to propose a parcel pricing plan, which DMH must agree to, before HDC can begin selling parcels (at which point DMH will begin receiving portions of the sale price.) We have already been discussing with HDC their preliminary ideas regarding the plan. The 30 days could be extended, but it is not clear at this point that it will need to be. Once the parcel pricing plan is agreed upon, the Contract "commences." That date will be significant for the minimum payment schedule.

As parcels are sold, DMH will transfer title to that parcel only, so in effect the property will only gradually change from DMH ownership to private ownership. The agency intends to apply the proceeds from the sales of parcels, which are one-time funds, towards meeting its Capital and deferred maintenance needs.

Please let me know if you have any questions.

--Mark

Mark W. Binkley  
Deputy Director, Division of Administrative Services  
South Carolina Department of Mental Health  
P.O. Box 485  
2414 Bull Street, Ste. 316  
Columbia, SC 29202

Ph. 803-898-8392

---

From: Mark Binkley  
Sent: Monday, June 24, 2013 4:50 PM  
To: Christiansoura@gov.sc.gov  
Cc: Dougmayer@gov.sc.gov  
Subject: Bull Street

Christian—

FYI, the remaining contingency in the Bull Street contract with Hughes Development Corporation is an acceptable Development Agreement between Hughes and the City of Columbia.

It was announced in the paper today that such a Development Agreement is being made public today, and will the subject of two Public Hearings in July. <http://www.thestate.com/2013/06/24/2832941/columbia-reaches-key-agreement.html>

We are hopeful that the City Council will give final approval, and sales of parcels will begin later this year.

--Mark

Mark W. Binkley  
Deputy Director, Division of Administrative Services  
South Carolina Department of Mental Health  
P.O. Box 485  
2414 Bull Street, Ste. 316  
Columbia, SC 29202

Ph. 803-898-8392

---

From: Michael Fletcher [<mailto:mfletcher@fletcher-development.com>]  
Sent: Monday, June 24, 2013 1:13 PM  
To: Mark Binkley  
Subject: RE: FYI

Thanks for forwarding. I suspect they'll post a copy of the DA later today.

Michael Fletcher  
Fletcher Development LLC  
864.380.1881

----- Original message -----

From: Mark Binkley <[MWB86@SCDMH.ORG](mailto:MWB86@SCDMH.ORG)>  
Date: 06/24/2013 1:04 PM (GMT-05:00)  
To: [mfletcher@fletcher-development.com](mailto:mfletcher@fletcher-development.com)  
Subject: FYI

<http://www.thestate.com/2013/06/24/2832941/columbia-reaches-key-agreement.html>

PRIVACY NOTICE: THIS COMMUNICATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN SCDMH PATIENT OR OTHER INFORMATION THAT IS PRIVATE AND PROTECTED FROM DISCLOSURE BY APPLICABLE LAW INCLUDING 45 CFR PART 160 (HIPAA), 42 CFR PART 2 (ALCOHOL AND DRUG PROGRAM CONFIDENTIALITY, WHEN APPLICABLE), § 44-22-100, AND S.C. CODE (SCDMH PATIENT CONFIDENTIALITY). IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION, OR THE INFORMATION CONTAINED WITHIN IT, IS STRICTLY PROHIBITED AND MAY SUBJECT THE VIOLATOR TO CIVIL AND/OR CRIMINAL PENALTIES. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, REPLY E-MAIL OR FAX USING THE PHONE NUMBER OR ADDRESS IDENTIFIED IN THIS COMMUNICATION AND DESTROY OR DELETE ALL COPIES OF THIS COMMUNICATION AND ALL ATTACHMENTS.

PRIVACY NOTICE: THIS COMMUNICATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN SCDMH PATIENT OR OTHER INFORMATION THAT IS PRIVATE AND PROTECTED FROM DISCLOSURE BY

APPLICABLE LAW INCLUDING 45 CFR PART 160 (HIPAA), 42 CFR PART 2 (ALCOHOL AND DRUG PROGRAM CONFIDENTIALITY, WHEN APPPLICABLE), § 44-22-100, AND S.C. CODE (SCDMH PATIENT CONFIDENTIALITY). IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION, OR THE INFORMATION CONTAINED WITHIN IT, IS STRICTLY PROHIBITED AND MAY SUBJECT THE VIOLATOR TO CIVIL AND/OR CRIMINAL PENALTIES. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE, REPLY E-MAIL OR FAX USING THE PHONE NUMBER OR ADDRESS IDENTIFIED IN THIS COMMUNICATION AND DESTROY OR DELETE ALL COPIES OF THIS COMMUNICATION AND ALL ATTACHMENTS.