

**CITY OF CAYCE
Special Joint Meeting
Cayce City Council and
Lexington School District 2 Board of Trustees
November 2, 2005**

A Special joint meeting of Cayce City Council and members of the Lexington School District 2 Board of Trustees was held at 12:30 p.m. at the Lexington School District 2 office. Those present included Mayor Avery B. Wilkerson, Jr., Councilmen Rick Myers, James Jenkins, Kenneth Jumper, and Robert Malpass, City Manager John C. Sharpe, City Attorney Danny Crowe, Mr. Ken Simmons of Ken Simmons Associates, Tammy Barkley, Municipal Clerk and the following School Board members: Bill Bingham, Jerry Chitty, Jan Stamps, Glen Conwell, Beth Dickerson, Cindy Kessler, and Rick Shull. In addition, the following administrators for the Board were present: Barry Bolen, David Loadholt, Venus Holland, Anne Rikard, Attorney Jake Moore, Attorney Barry Thompson. Mr. Bingham, opened the meeting for the Board of Trustees and Mayor Avery Wilkerson opened the meeting for the Cayce City Council. The invocation and Pledge of Allegiance then followed. Members of the press and the public were duly notified of the meeting in accordance with the FOIA.

Mr. Bingham entertained a motion to amend the agenda to remove the Executive Session and to hold an open meeting. The motion was made and seconded by the Board of Trustees which was unanimously approved. Mayor Wilkerson and City Council members concurred. The meeting was then opened to the public.

- A. Discussion of negotiations incident to proposed contractual arrangements between the City of Cayce and Lexington School District Two concerning the District's Knox Abbott Drive property

Mayor Wilkerson thanked the School Board for hosting the meeting and stated that he wanted to keep the meeting positive and hopefully end with positive results. He stated that Council had brought a proposal for the Board to review that hopefully would create a win-win situation for both the City and the School District. He stated that Council understood that the School Board had a very significant interest in having the football stadium on the campus of Brookland Cayce High School and the potential expansion of the campus area. He advised that the job of the Mayor and Council of a city is to protect the citizens, protect the businesses, and

eliminate any erosion of the tax base. He stated that Cayce has a TIF district that runs down Knox Abbott Drive which also serves as the city's central business district. He stated that it is essentially the only zoned commercial area that the city can call Main Street. While it was not set up that way by this Council, it has occurred over the years to be that way and will always remain as the Main Street of Cayce. He advised that Cayce's natural growth is that the City of Columbia will continue to develop and that development will push across the Blossom Street Bridge into Cayce. He advised the Board that Council has never been opposed to a new stadium on the Brookland Cayce campus. The issue has always been the location of the stadium on Knox Abbott Drive in the central business district in the City of Cayce. He stated that as the Board has done, Council has met numerous times to discuss the issue. He stated that Council would like to present a proposal that actually comes from the City of Cayce's 1998 Redevelopment Plan which was developed back in 1996 and 1997 as a requirement to sell a TIF bond. He advised that the city was required to develop and adopt the plan and put it into place in order to obtain approval to set up a TIF district. In that plan, Mayor Wilkerson pointed out two goals that even though were developed in 1996 and 1997, have not changed even today. The plan states "stimulate private investment in the area, expand the tax base and increase tax revenues. The second one, he stated, which is as important, "the creation of additional job opportunities for the residents of Cayce."

Mayor Wilkerson reviewed Cayce maps with the Board members noting that a very small portion of the city located along Knox Abbott Drive is the only area that the city has to develop commercially. He stated that the area is land locked on one side by residential neighborhoods and West Columbia on the other side and that the residential neighborhoods spurred the growth of commercial services along Knox Abbott Drive. He stated that this ties back in to what the city is trying to accomplish on the Knox Abbott Drive corridor and establish it as the city's central business district. He stated that one of Council's major concerns is the continual encroachment on Knox Abbott Drive and the potential of taking more and more taxable property off the tax rolls. He stated that the city has researched the effect this would have on the city and the information shows that over a period of five years of erosion of businesses along the Abbott Drive corridor, excluding business license fees, this would have an impact of approximately \$700,000 on the city. Over a ten year period, the effect would be \$1.4 million and over a 20 year period, \$3 million.

He stated that Council is aware that some discussions have taken place regarding the Jones and Jur properties on State Street. He advised Council met last Friday and decided that it would be in the best interest of the city to make sure that any and all property that is adjacent to Knox Abbott Drive and/or the State Street area be considered. He stated that Council voted to place a contract on the Jones' State Street property and Mr. Jur has agreed to move forward with the city if indeed it is the city's desire to move forward in acquiring his property. Mayor Wilkerson stated that the city could not continue to see more and more commercial property being eroded from the city's tax rolls because it would have a detrimental affect on all of the city's residents

from a tax basis. Mayor Wilkerson introduced Mr. Ken Simmons of Ken Simmons Associates, an urban planner, hired by the City, and asked that he provide the Board with additional information on the maps he prepared for Council.

Mr. Simmons reiterated that Cayce is very limited relating to growth in the existing downtown area. He stated that at the time the TIF Redevelopment Plan was adopted in 1998, the City of Cayce had 6, 770 acres of incorporated area. He stated that this area was less than one tenth of 1% of the entire area. He stated that residential services provided by the City was not covered by residential taxes that a community is allowed to charge a resident and that the only way the City can offset those taxes is two fold--they can go up on residential taxes, or encourage economic or non-residential development which then yields a higher tax base. He stated that a key element is that people want to live near services where they can go buy a pair of shoes, go to the grocery store, or to a restaurant without having to drive 10 to 15 miles to reach their destination. He stated that in order to have a viable community, a viable commercial area is of utmost importance. He advised that Cayce's problem is that it is land locked and there is no way for the downtown area to grow. He stated that if the area cannot grow, then it is imperative that a city increase or retain their retail space and must use every square foot of property and use it wisely. He stated that cities have fixed costs, and those costs have to be covered and retail space is a critically important area for that to happen. He stated that it is also equally important to have goods and services for residents. Mayor Wilkerson distributed a proposed sketch of an alternative location for the Brookland Cayce High School football stadium fronting on State Street. He stated that the June 29, 2005 letter sent to Mr. Chitty included two requirements that needed to be met in order to potentially qualify for funds being offered by the City. He stated that one of the requirements was that the stadium was to be moved from the Knox Abbott Dr. location and a building needed to be built to house a fine arts center, auditorium type building. He stated that the proposal received from the School Board did not remove the stadium from the Knox Abbott Drive area and the building did not meet the specifications as outlined. He stated that Council also was hopeful that an agreement could be reached with the School Board and that any further school expansion and encroachment on Knox Abbott Drive would not include taking property off the tax rolls from that area. He stated that the City proposes a land swap with the district to move the stadium to the State Street location and continue to preserve the Knox Abbott Drive commercial area.

Mr. Jake Moore, attorney and spokesman for the School Board, stated that the Board was now aware that the objection from the City is that they do not want the District to use any of the property fronting Knox Abbott Drive for school purposes. He stated that any school usage of that property is going to remove the property from the tax base. He stated that the Board was told that the fine arts center would be fine there, however, if it were used for a fine arts center, it would remove the property from the tax base. He advised that likewise, if a football stadium is there, it would remove the property from the tax base, so it is confusing to the Board. He stated that it also appears that Cayce in looking at this issue under a microscope and there is a huge

amount of property along Knox Abbott Drive that includes vacant lot, dilapidated buildings or buildings falling down. He stated that the rationale of moving the football stadium to another location because of the tax base is not clear and regardless of what happens, it seems that the City does not want the school district to use the property for school purposes. He stated that he did not think there is any intent on the part of the District to sell the property even if it is turned into a parking lot. He stated that if the District wanted to keep the property, which it intends to do, it has to be used for school purposes and that for all practical purposes, the property is going to be removed from the tax base. He stated that it did not appear to him that the city was looking at the broad spectrum of things. He stated that if the City is talking about expanding the tax base in the City of Cayce, there is volumes of evidence that indicates that the most important thing in any city is good, high quality, visible, and safe schools. He stated that if the school is allowed to expand as proposed, the school would be even better than it has been in the past. He stated, however, that Brookland Cayce High School is an older school and is limited to what it can do within its parameters. He stated the District's options are to either close the school and go somewhere else or expand it or operate where it does not function well. He stated that if the District can build a first class athletic facility and expand the school into a first class facility that is visible, that is accessible, and is even better than it has been, he expects to see property values all around the area increase exponentially. He stated that certainly everyone understands that the taxes from residents does not cover costs for services, but if there is an overall increase in property values in the area, which should result from improvements to a facility like this, the city would be made whole for any small loss of tax revenue hundreds of times over. He stated that the proposal that the District submitted several weeks ago answered what they thought were the concerns of Council. He stated that this is the first time the District has heard that the City does not want the District to use the property for school purposes. He stated that what he has heard is that the city wants the property put back into the commercial market and used for commercial businesses. He stated the District's proposal was submitted with the intent that it understood what Council wanted which included a façade and facility which serves the needs of the children, serves the needs of Cayce, and provides something that would make Brookland-Cayce High School special in this state which would be a draw for commercial activity. He stated that if the District created a high school stadium that is equivalent to "The Zone" at South Carolina's stadium, there is not a school in South Carolina that would have a facility anything like it. He asked Council to imagine going to a band competition with this beautiful glass background looking out over the football stadium. He stated that he was unsure how to respond to Council's objection of it not wanting the District to use the property for school usage or the football stadium.

Mr. Crowe stated that what Council felt it was doing was offering a win-win situation for the school district and the city that would give the school a stadium on its campus, would allow the school to expand the campus towards State Street rather than Knox Abbott, would restore the property on Knox Abbott to the tax rolls and assist in the development of the commercial corridor along Knox Abbott Drive. He stated that Council proposed a land swap of the Jones' property at the corner of Indigo and State

on which the City has a contract to purchase and the adjoining Jur parcel for the District's Knox Abbott parcel. He inquired as to the reason the stadium needed to front on Knox Abbott Drive if it could front on State Street. He stated that if the only reason is that the District owns the property on Knox Abbott already, then the City is offering to give the District the property that it needs on State Street and the City would hope that the Board would be willing to consider this type of alternative and continue to eliminate the overall dispute and litigation between the city and the district.

Superintendent Bolen stated that what the District really would like is to have the present plan approved, and that the long-range plans of the District include the acquisition of the Jones and Lackley properties. He stated that the current plan not only includes Knox Abbott Drive but also property on State Street for expansion. Mr. Crowe inquired if the District's long-range plans include acquisition of any additional property on Knox Abbott Drive between 7th Street and State Street. Mr. Bolen stated that it did include acquiring property in this area because the school needs to expand its facilities and parking areas. Mr. Crowe asked if the District would acquire the property even if it took the property off the tax rolls. Mr. Bolen stated that was correct and that expanding towards Knox Abbott would be better because the school is land locked by residences. Mr. Crowe stated that this is a problem for the City because the property is in the city's TIF District, its primary commercial corridor, and the city's primary commercial tax base. He stated that if that tax base is taken away from the city, the only alternative would be to raise the taxes and increase the millage for the residents of the city and he was sure that this School District would not want to be held responsible for an increase in the city's property tax for the residents. Mr. Moore stated that the city could not think that taking one lot from the commercial area would increase the taxes for the residents of Cayce. Mr. Crowe stated that the understanding and based on Mr. Bolen's answer, is that the District intends to, unless an agreement is reached, expand onto Knox Abbott, so the issue was not about just one piece of property. Mr. Moore stated that if what the city is asking the District to do is to consider the possibility of not doing that in the future, he felt this would be something the Board could discuss. He stated that the School District does have a real problem in that as the population of the school grows, the need for this plan grows and the need to find some answer to it is imperative. He stated that if Cayce had a major objection to taking this property off the tax rolls, it would have been advantageous to have been told that before the District spent all this money to buy the property and tear down the building. He advised that the first time the District heard of this concern is when it submitted the drawings for approval. He stated that if the City is asking that the School Board listen to their concerns and be very cognizant of those concerns, he thought this was certainly something the School Board should review.

Mr. Moore stated that if it is the City's intention to give its approval for the one lot on Knox Abbott, and asking that the District agree not to take any more property off the tax rolls in the commercial corridor, he thought that this would be a very rational request especially when the city explained the TIF District and revitalization of the commercial corridor. He stated that he felt the School District was locked into the location of the stadium, but did not think they were locked into buying additional property on Knox

Abbott. Mr. Crowe inquired as to why the School District was locked into the location on Knox Abbott Drive. He stated that Council is here now advising the District that it is the city's perceived interest that the property be used for commercial purposes and is asking the District to swap the State Street property with the Knox Abbott property to give the District the room it needs so that the school can have an on campus stadium. Mr. Crowe stated that the city is trying to accomplish the District's needs and interests and at the same time serve the city's own interest.

Mr. Chitty stated that everyone in the room is concerned with the security, growth and positives of this community. He stated that each person is no better than what he or she does for the children in the community and that when communities change, so do the schools. When a school goes down or a school goes up, the community will fall in line. He stated that everyone had nuances of what they wanted. He stated, without animosity and only the truth, that maybe he has been misled from 1961, but he thought school people placed school buildings. He stated that if Barry Bolen and his administration along with a recommendation from the School Board doesn't know where a school building should go, what's the best curriculum, what's the best for the safety of the students, then everyone of us should be re-elected or fired. He stated that it does not mean there shouldn't be any compromise. He stated that he didn't want to look out of my school and see a tail end of a stadium and did not think it would be conducive to what we're trying to do. He stated that the School Board and the city in a fight because people are moving to the suburbs and going further out. He stated that he did not want this to happen any more. He stated that he felt Brookland Cayce High School was the state's best kept secret. He restated the question of why the District wants it there and stated he thought it is only normal for school people to place school buildings and that he wanted the students to have something first class. Mr. Crowe stated that the city is asking the District to take the city's interest and needs into account and the fact that it is offering to help the District get the land it needs to put the stadium on campus, and asking that the Board give consideration to that as a good way to resolve this dispute. He stated that there is no reason why these two entities need to be fighting each other. Ms. Kessler stated that she felt if the City reviewed the master plan, it would noted that the District has done a lot to enhance the City of Cayce and Knox Abbott Drive. She stated that she has lived here for over 30 years and has driven up Knox Abbott Drive all those years and did not think there was anything on Knox Abbott that would compare with what the District is proposing for Knox Abbott Drive. She stated that she felt it was absolutely an enhancement and the District is willing to work with the City of Cayce.

Mr. Myers stated that he appreciated the perspective from the Board but he disagreed with what Ms. Kessler stated. He stated that in the 700 block of Knox Abbott Drive, there is a new First Citizens' Bank building, the Electric Coop's two- story building, and a 7-story Farm Bureau building. He stated that those buildings are what the city envisions for Knox Abbott Drive and that is the direction the city wants to go and why the TIF district was put into place. He advised that it is not happening now, but it will and that although it has not happened in the last 35 years, the plan has only been in place for two years. He stated that it is, however, slowly developing and the stadium is

not what needs to be on Knox Abbott Drive, but the type of building that are currently in the 700 block—banks, office buildings, etc. He advised that this type of development is where the tax base is going to come from in Cayce. Mr. Bolen asked if the vision included the elimination of Brookland Cayce High School. Mr. Myers stated that Brookland Cayce High School is one of the most important parts of the City of Cayce. He stated that it is a vital part of the city and no one here on either side of this table wants to do anything to hurt Brookland Cayce High School. He advised that it was the reason the city was offering an alternative on State Street.

Ms. Stamp asked that if the proposal submitted to Cayce with the two- story building fronting Knox Abbott was not an acceptable solution to the problem. Mayor Wilkerson stated that it did not address the requirements in the June 29th letter. He stated that the letter was specific reading the two requirements included in the letter: “The City of Cayce City Council will approve an appropriation of TIF funds for Lexington School District Two for projects and improvements at the Brookland Cayce High School campus if the following charges are included in the Master Plan: 1. The Master Plan must include a Fine Arts Center/Auditorium or other such building fronting on Knox Abbott Dr. that will enhance economic development in the Knox Abbott Dr. business TIF District. The new Arts facility should include the wording “Civic” or “Municipal” in the naming of the facility; for example “Brookland Cayce Civic Arts Center” or “Brookland Cayce Municipal Auditorium”. 2. The Master Plan must be redesigned to relocate the proposed stadium from Knox Abbott Drive to another campus site.” Mayor Wilkerson stated that the proposal did not meet the criteria. Ms. Stamps stated that the Board felt that they presented something that would be a compromise to what Council was looking for and would give an advantage to the City of Cayce and the School District. Mayor Wilkerson reiterated that the proposal did not meet the criteria as specified in the June 29, 2005 letter to the School Board. Ms. Stamps stated that the issue was one small piece of property and that she can appreciate that Cayce has a vision. She stated that for the seven years she has been on the Board, that they too have had a vision. She stated that the school is as land locked as any school can be and that the District has to take advantage of every inch of property that it has in order to meet their growing needs. She stated that the Board has gone over these plans, have looked at every security situation and the District wants to provide safe schools. She stated that the Board wanted to see improvements on Knox Abbott Drive and felt that by making improvements to the school, which our voters have given us approval to do, it is looking out for the best interest of the schools, the students, the parents and the teachers. She stated that at this point, the District has offered a proposal to the city that they feel meets all of these goals and have met some of the goals, maybe not all of them, and extended an olive branch to reach out to offer something that could be considered by Council. Mayor Wilkerson stated that he felt Council had also extended an olive branch too and to a certain extent, he hoped that everyone was pulling for the children which is important. He stated that Brookland Cayce High School in his opinion, is a very strong school with a lot of support which is exactly what you want to have in a community to thrive in and around. He stated that the city wants the school to an on campus stadium because that is what the District feels is in the best interest of the school and the

students it serves. However, he stated that in the overall scope of things and looking at an entire city, from the river to the airport to I-77 what Council feels it needs to do with the central commercial corridor is a much broader approach and that the City was not concentrating on just a two or four block area. He stated that Council is aware from what it has been told by the city's urban planner and the COG, that once a city loses its identity of a downtown corridor, there are additional problems that take place from inner city schools to small communities and Council just feels very strongly that it is imperative that the city maintains the identify of a commercial corridor on Knox Abbott Drive. He reiterated that an even greater concern is the continued erosion and additional purchases of commercial property that is on Knox Abbott Drive by the District. He stated that the city is in 100% hope that the property on the corner of 7th St. and Knox Abbott will renew itself with a new bank or new commercial opportunity. A Board member stated that the city is proposing to create the identify of a commercial corridor and how much better could it be to have as a flagship a top notch school athletic facility for the state of South Carolina properly maintained, properly manicured with a gorgeous meeting facility attached to it right in the middle of the commercial district. He stated that he did not think that the city wanted Farm Bureau buildings just one after another down Knox Abbott Drive and that perhaps somewhere a break would be needed to identify it as a community. He stated that he felt the city would not want to create a Madison Avenue or Wall Street along Knox Abbott Drive. He stated that with the District's proposal, the city would wind up with a school that would spur economic development, and a beautiful facility. Mayor Wilkerson reiterated that the tax base is not the only reason for objection. He advised that the commercial tax value of the property on State Street is not even comparable to the value on Knox Abbott when it comes to whoever operates the building, the amount of rent they can collect, the amount of business license that can be collected. In addition he stated that the growth is a part of what is coming, like it or not, across the Blossom Street bridge as it continues to develop from USC building a baseball stadium, to the Brick Works development. He stated that it would become a natural commercial corridor. Mr. Moore stated then what better to be placed in that corridor than a top-notch facility such as the state-of-the-art football stadium proposed. Mayor Wilkerson stated that he did not think the proposed plan met the criteria of a civic center or auditorium. He stated that people come downtown for the civic center or auditoriums which generates economic development in the area. He stated that economic development would not necessarily generate that type of development with the type of building proposed. Mr. Moore stated the building that has been designed has met all criteria that was asked of the Board and that the city's Planning Commission approved it unanimously basically as to the compatibility, and as to the city's land use plan and parking requirements. He stated that although he felt it met every single piece of the parking requirements, no matter where you put the stadium parking would remain an issue even if the stadium were moved to State Street. He stated that by placing the stadium on Knox Abbott it would show that the City of Cayce is very much high on education and will say "look at us, we have a state of the art facility and the best that there is." Mayor Wilkerson stated that is why Council has proposed a compromise opportunity because it gives the school the

stadium on the campus and it still preserves the commercial corridor for the City of Cayce.

Mr. Shull stated the Board has been working through this process for several years and that when the process began there were objections that were consistently communicated by the city regarding parking, safety issues to cross Knox Abbott Drive, detrimental to the surrounding businesses regarding parking, which have all been addressed. And, he continued, the Board comes here today and there is another objection. He stated that it is not that he doesn't understand or appreciate the city's predicament, but asked why it has taken this long for this to be an issue. He asked what were all the previous issues that were on the table and that the TIF district and the tax issues were never brought forward, the property being used for school use an issue, a swap of the property was an issue, now suddenly these issues are being brought forward. Mayor Wilkerson stated that if the Board went back and reviewed all the drawings of the Master Plan for Brookland Cayce High School that dates back to 2000, Council's objection since 2000 has been the issue of placing the stadium of Knox Abbott Drive and that position has not changed. Mr. Shull advised that he knew that was the central focus point of the objection but the rationale that supports the objection changes consistently. He stated that it goes from parking being an issue, to safety being an issue, local businesses objecting to parking and all of these issues were worthwhile to address. He stated the District did address these issues, but now there is a new objection. He stated that it is not that the objection is not legitimate; it is how it got here. He stated that he did not feel that the proposal submitted by the city was a compromise, but more of an alternative that addresses what now comes to light as being the primary issue which is the removal of the property from the tax rolls. He stated the he did not think that it is a compromise for the District as it basically places subservient the District's desires to use its property in which it has invested \$1 million of taxpayers dollars for the purchase of the property and demolition of the building for the interest of the city. Ms. Dickerson stated that when you look around the room, most of the people in attendance are graduates of District 2. She stated that it is not just a stadium to the District, but a whole master plan which includes what the District is going to do for the future of BC High School and the future of Airport High School. She stated that the issue at hand is not holding up just one set of students as the District cannot begin using the bond money until the master plans for both schools are decided. She stated that part of the reason that West Columbia's values have increased is what the District did in building Northside Middle School. She stated that when the District made the decision to build a new Busbee School, the District worked with the city and this was such a beneficial project for both of entities. Mayor Wilkerson again stated that Knox Abbott Drive is not zoned for school use and that is where we keep getting tied down in the process. Ms. Dickerson stated that the property was zoned for school use when the city let the District buy the property. Mayor Wilkerson stated that the city did not let the District buy the property as the city did not own the property. Ms. Dickerson stated that the city wanted the school district to buy the property as everyone wanted to get rid of the old hotel. She stated that the District put a lot of money into the property and not only is it a good piece of property and commercially worthwhile, but it is also worthwhile

due to the improvements in tearing down the building. She stated that she felt the District was trying to be a good neighbor to the city. Mr. Myers stated that in the School Board minutes it reflect that when the property was purchased, the front portion of the property was going to be sold for commercial use. Mr. Bolen stated that he had not heard that before and asked if this was stated in an informal conversation. Mayor Wilkerson advised that the comment made by the former School Board Chairman, Mr. Marchant, was that the property was going to be used in the front section as commercial and the District would possibly not sell it, but lease it on a long term basis. He stated that the comments included information whereby the commercial base would help buffer the school and by doing so, the District could determine the type of commercial business would be put on the front piece of the property. He stated that these comments were made in 1998 and that is why this property was included in the TIF District. He stated that the city would not have included it in the TIF District if it was proposed that the property be used otherwise. He stated that if it wasn't zoned from that perspective, it was zoned with the hotel in place throughout the process and if not, the city would have never put it in the 1998 Plan. Mayor Wilkerson stated that he felt that both entities may be at a point that hopefully some middle ground can be found. He stated that it is Council's job to help improve Knox Abbott Drive if at all possible in the overall process. He stated that he has continued to hear from the Board how dilapidated Knox Abbott Drive has become however looking back 15 years ago when the signs were sky high and absolutely a debacle out there, the city approached the businesses and advised them that the signs needed to come down to eye level and to tell us how long they needed to accomplish the project. The businesses asked for seven years for amortization, and now you ride down Knox Abbott and see the results. He advised that the next phase in this overall process is to landscape the area and that the city would love to get the power lines under ground, but at \$2 million a block, the trees are the next best alternative.

Mr. Malpass stated that the meeting today was to hopefully find out and understand better where each entity stands on this issue. He stated that he understood that the Board felt their proposal was sent in a good faith effort and the proposal the city has submitted to the Board may be an alternative and asked the Board to consider this as an alternative.

Ms. Stamps stated that she felt the District had also taken into account the city as a whole. As an example, she pointed out the renovations of Davis Elementary School. She stated that the District does make an effort to be good stewards of the taxpayer's money and good stewards to the City of Cayce. She stated that the District appreciates all that the city does for the District and that when the District succeeds, the city succeeds and vice versa.

Mr. Moore stated that Mayor Wilkerson had stated that Council does not want to see the continued practice of the District taking commercial property along Knox Abbott Drive off the tax rolls. He stated that assuming that is the message, the city would like for the District to agree not to do so without first approaching the City and getting its

permission. He stated that one of the issues raised by Mayor Wilkerson is that the modifications made and submitted by the District did not meet the stipulation of the letter. He stated that assuming that is correct, the stadium could be placed on Knox Abbott Drive if the District meets the criteria as stated previously and that if Council rejects the proposal that does not necessarily kill continued discussions. Mayor Wilkerson stated that the proposal did not meeting the criteria in that the building needs to be an auditorium and the stadium has not been moved. He reiterated that as stated in the letter, that criteria needs to be met before the city would entertain providing funding from the TIF in that area. Mr. Bolen inquired as to how far off of Knox Abbott would the stadium need to be to be considered not on Knox Abbott Drive. Mayor Wilkerson stated that he thought it had to do with the lot lines. Mr. Simmons stated that what Council is trying to create a visual corridor going down the street. He stated that the building the District proposed is not even as wide as the end zone of the football field and does not screen the football field or bleachers from being seen on Knox Abbott Drive. Mr. Bolen asked how wide the building would have to be to meet the criteria. Mr. Simmons stated that it has to be at least as wide as the entire football complex. Mr. Bolen stated he didn't know why the city sold this property to start with. Mayor Wilkerson again stated that the city did not sell the property and it has never owned the property. He stated that he received a call one afternoon from someone saying that they were looking to redevelop the property and he advised that from a pure zoning perspective, he didn't think that redevelopment would fit there properly. However, he advised that the caller had the option as the owner of the property. He stated that the property owner then asked if he knew anyone who would be interested in purchasing the property. Mayor Wilkerson stated that the first thing that popped in his head was the School District would probably be interested in the property to help buffer the school and to make sure it would not be encroached upon by whatever was developed. He stated that is when he picked up the telephone and called the Chairman of the School Board at that time and talked briefly. He stated that during the conversation, the commercial aspects were discussed and again when it was solidified, he was told that the front portion of the property would be used for commercial and it was placed into the TIF District. He stated that the city did not sell the District the property and that it came from an outside third party. Mr. Shull asked what constituted the back portion of the property. The City Manager, John Sharpe, stated that at that time Indigo Avenue was still a public road and that the District was going to sell off the front portion of the property to pay for the property. He stated that the Chairman at the time had advised that the District wanted to reserve the front piece to be contiguous to the existing property lines on Knox Abbott Drive with the back portion used for the school and there was no speculation at that time as to what would be developed on the back portion of the property. Ms. Dickerson stated that the Board actually had some sight line drawings done and the bleachers would not be highly visible from the road. She reiterated that it is the District's intent to beautify the school and the city. Ms. Kessler stated that in reviewing the city's proposal for the stadium to front State Street, you would see just as much of the stadium through the buildings as with the school district's proposal and did not understand the concern of seeing the stadium from Knox Abbott Dr. Mr. Simmons stated there were several issues and that the other element

goes back to the economics of a downtown area and this portion and the need for the city to have as much space as possible for commercial growth. He stated that the concern is the aesthetics and the function of the land. He stated that State Street property is not nearly as valuable as commercial space, but that did not mean it was less valuable as school space. He stated that Brookland Cayce High School has a presence on State Street now and it does not have a presence on Knox Abbott Drive. He stated that it seemed to him that the stadium would equate more on State Street than it would be backing up to Knox Abbott Drive. He also pointed out that there is no access from Knox Abbott Drive and if this were a community building, people would need that access. He stated that in his opinion any way he looks at this building, it is at the back of the campus and is cut off from the urban spaces. Ms. Kessler advised that the city asked that entrance from Knox Abbott be blocked and that the proposal included parking on Indigo Avenue. She stated that the property values would increase from the school presence on Knox Abbott Drive and that because of that, the city would be making up for loss tax revenue through the added value of the properties in that area.

Ms. Dickerson inquired if the District was to consider doing a land swap, does the city propose to somehow refund the school district for the difference in what has already been put into the Knox Abbott property and the State Street property. Mayor Wilkerson advised the city could purchase the property for the amount of money put into the property or the city would be glad to work with the District with regard to the value of the lots, upon approval of Council, and if there is any difference, Council could absolutely entertain that option as well.

Mr. Simmons stated that he would like to hear a reason why this option that the city has proposed would not work. He stated that the city has shown that the stadium in its exact format will fit on the State Street property. Mr. Moore advised that one of the reasons is that visibility on Knox Abbott Drive is very much what the District wants for the school. Mr. Simmons noted that the proposed District's location is at best absolute, but not the only location and that it is basically in the same area and in the same relationship to the gym and office and has not been moved from one side of the campus to another. Ms. Stamps stated that when the stadium is turned sideways and you are in the main academic area of the campus and students are traveling around in this area, you do not have a clear view, and the back of the stadium where you don't have visibility creates a safety problem in that area. Mr. Simmons noted that turning the stadium sideways is in the same relationship as the W.C. Hawkins stadium to Irmo High School. Mr. Bingham questioned the location of the stadium in the city's proposal stating that the city has proposed a land swap but wanted clarification on the parcels. Mayor Wilkerson advised it would be a land swap of the Jones parcel and one of the parcels owned by Mr. Jur. Mr. Bingham stated that the proposal appears to have the bleachers on one side over an existing building which is not included in the land swap. Mr. Simmons stated that the drawing is a concept drawing not to scale and has been done from topo maps. He stated that if the District is favorable to the city's proposal, the appropriate planners and architects would get together to review the plan to make it

work. Mr. Shull inquired if the city had presented a plan that it was unsure if it would work. Mr. Myers stated that according to the school's architects the Board is very familiar with, it would work. Mr. Bingham stated that the District has been imposed with quite a bit of parking restrictions in relation to seating in the stadium. He stated that the District's engineers and architects have reviewed this issue when the stadium is turned, and it would not provide the amount of parking that was required. Mr. Myers stated that he thought there would be additional parking that would become available. Mr. Bingham stated that he felt it was time for both entities to meet individually to discuss today's information.

Mr. Malpass made a motion to adjourn the City Council meeting. Mr. Jenkins seconded the motion which was unanimously approved. There being no further business, the meeting adjourned at 2:30 p.m.

Avery B. Wilkerson, Jr., Mayor

ATTEST:

Tammy P. Barkley, CMC, Municipal Clerk