

CITY OF BEAUFORT
HISTORIC DISTRICT TASK FORCE
WORKSESSION AGENDA

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, May 18, 2026, 10:00 A.M.

City Hall, Planning Conference Room, 1st Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81079484929?pwd=sm529NBjaxI02HoPDt1opNK4g3Ez5t.1>

Password: 914855 Meeting ID: 810 7948 4929 Call in Phone #: 1+929-205-6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

I. Review of Minutes

- a. April 20, 2026 Meeting Minutes

II. Public Comment

III. Presentation

Presentation by invited guests regarding available service to assist in funding repairs/repair programs.

- a. Center for Culture and Commerce
- b. Beaufort Jasper Housing Trust

IV. Discussion

- a. Discussion of briefed programs and how we best utilize their services. (Discussion)
- b. City funding input - \$100k to \$150 k from city to fix up a few houses or do something larger? (Discussion & Action)
- c. Request proposals for quiet title services for 10 heirs' property's (Discussion & Action)
- d. Develop a process to establish the economic impact/benefit to neighbor properties when a house is repaired or replaced (Action)

- e. Review of subject properties and any background on them which will help make them viable candidates for programs. (Discussion / Action?)
 - i. “Low-hanging fruit”
 - ii. Cooperative owners
 - iii. Least cost

V. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



Historic District Task Force

Meeting Minutes – April 20, 2026

CALL TO ORDER

1:05

A meeting of the Historic District Task Force was called to order by Chairman, Marc Sviland, and was held in-person in the Planning Conference Room on Monday, April 20, 2026 at 10:00 AM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

Members in attendance: Mike Tomy, Marc Sviland, Rita Wilson, Stacey Applegate, Scott Gibbs, Jodie Miller, Sue Sagui, Bill Bardenwerper, Ex-Officio, and Fred Washington, Jr., Ex-Officio.

Members late: Jodie Miller and Sue Sagui.

Staff in attendance: Curt Freese, Community Development Director, and Ken Meola, City of Beaufort Codes Enforcement Officer.

PRESENTATION

7:05

Christian Kada, Market Manager with South Atlantic Bank, is a member of the Home Loan Bank network and introduced himself. He said the Federal Home Loan Bank is a group of banks that commercial local banks are members of. Part of their mandate is to give away certain percentage of their net income to grants for a property and for the housing projects. There was a grant opportunity for heirs property that he was involved in and they were funded for a \$200,000 grant to support heirs property prevention services which would be Wills for families. Heirs properties are not just for the house in the Northwest Quadrant but for any ongoing potential problem for families that don't have Wills in place. We've also been working on cleaning up existing heirs property.

Ann Caywood, Executive Director, Managing Attorney, with Low Country Legal Volunteers spoke. She provides free legal services including family law, simple wills and healthcare powers of attorney. We also do eviction and housing so people can live in safe homes and tax stability. We have been providing services for 26 years. She introduced the other members of her team, Cheresse T. Handy, Heirs Property Program Attorney and Alex Graham, staff attorney.

Cheresse T. Handy, Heirs Property Program Attorney, spoke and said her primary focus is property clearing land title which includes real estate transactions, property disputes, easements, wills, trusts, and probate. She's been in the industry for 30 years.

Ms. Caywood introduced Alex Graham, staff attorney, and said he takes direct calls from people that are in need of Wills or information related to heirs properties. He gave out his cell phone number to the Committee. She said some people are not aware of the basic of estate planning and probate administration. We've made a big difference through trust, education, and doing away with the barriers of

getting legal help. Ms. Caywood stated they will be doing a Wills Clinic at the Penn Center on May 16 from 10 am – 2:00 pm.

Motion: Mr. Stewart made a motion that the Task Force will invite parties to give them proposals to clear titles on a minimum of 10 heirs properties. Ms. Miller seconded the motion. The motion passed unanimously.

REVIEW OF MINUTES

38:59

Mr. Sviland stated the minutes were great but don't need to be verbatim. He recommends moving forward we use abbreviated minutes that contain bulletized information, proposals, motions. Most of the committee preferred the detailed minutes. Mr. Freese will send out the draft minutes to the officers to review.

Motion: Ms. Sundrla made motion to keep the detailed version of the minutes. Ms. Sagui seconded the motion.

Mr. Gibbs would like the draft minutes sent to the Committee before the meeting so the Committee can review them.

Mr. Tomy suggested doing a synopsis of the key issues as a cover page to the minutes. Mr. Sviland said he already has a synopsis he does and will include it in the minutes moving forward.

The motion passed unanimously.

After review of the minutes, the following corrections were noted:

- Mr. Blackman's last name was misspelled.
- Ms. Appelgate's first name was misspelled.
- Mr. Washington resides on West Street and grew up on North Street.
- Ms. Sagui will email staff her changes in the Mission Statement.
- Ms. Sundrla was the Main Street Director in 1988, *not the Historic Beaufort Foundation Director.*

Mr. Gibbs abstained because he did not get a chance to review them.

Motion: Ms. Wilson made a motion to adopt the minutes with the proposed changes and that the Committee will provide their changes/corrections to Mr. Freese. Ms. Sagui seconded the motion. The motion passed unanimously.

Mr. Stewart referred to the representatives that gave the presentation on heir's property and talked about the dilemma with properties adjacent to that particular property being diminished in value because of vacant or dilapidated or a title and made the following motion.

Motion: Mr. Stewart made a motion to invite experts to tell the Task Force how we might best establish a measure of economic impact on neighboring properties resulting from the renovation or replacement of a vacant and dilapidated structure.

Further Discussion:

Mr. Washington is concerned about how do we make the improvements that we want to make but also make it sustainable for those who don't have the cash because their on a fix income.

Mr. Tomy feels Mr. Washington's concern is valid but they're separate from the proposal that Mr. Stewart is making. Mr. Stewart clarified that his motion is for vacant and dilapidated structures only.

Ms. Miller asked for clarification that the purpose of that number is so that we can quantify as a group the success rate that we've had in improving made from a dollar perspective. Mr. Stewart stated there are a number of issues to be utilized in the 2009 Northwest Quadrant study group that included development of the Redevelopment District and included a creation of a tiff District based on tax finance.

Ms. Sundrla seconded the motion. The motion passed unanimously.

Mr. Sviland stated a committee needs to be formed for getting these numbers and how we are going to figures. Mr. Sviland asked for volunteers for this Committee. Ms. Appelgate, Ms. Miller, and Ms. Sundrla volunteered.

DISCUSSION

59:42

1. Reading, discussion and adoption of the HDTF Vision Statement.

Ms. Sundrla passed out a copy of the draft Vision Statement since it was only emailed to the Chairman and the Committee for the vision statement. Ms. Sundrla said we had a good discussion and the Committee worked on the Vision Statement and also identified key and core values that helped shape the Vision Statement. Ms. Sundrla read the proposed draft Vision Statement: *To be a diverse historic community that fosters opportunity, respects its past, embraces its present, and prepares for its future to the benefit of its stakeholders.*

Mr. Tomy asked is the Committee describing something by using the words, "to be a". Ms. Sundrla said, "Yes, how we want the Northwest Quadrant and Old Commons to be". Mr. Tomy asked to have this added to the motion.

Ms. Sundrla amended the proposed Vision Statement to say, *For the Northwest Quadrant and Old Commons to be a diverse historic community that fosters opportunity, respects its past, embraces its present, and prepares for its future to the benefit of its stakeholders.*

Motion: Mr. Stewart made a motion to adopt the Vision Statement. Mr. Tomy seconded the motion.

Further Discussion:

Ms. Miller asked if there is a different action verb that could be used instead of "to be".

Ms. Sagui suggested using the word *maintain* and have it read as: *that the Northwest Quadrant and Old Commons maintain a diverse historic community that fosters opportunity, respects its past, embraces its present, and prepares for its future to the benefit of its stakeholders.*

Motion: Mr. Stewart made a motion to accepted the proposed change. Mr. Tomy seconded the motion. The motion passed unanimously.
Mr. Tomy left the meeting at this time.

2. Review of subject properties and background on how to find viable candidates for programs.

1:07:54

Ken Meola, City of Beaufort Codes Enforcement Officer, joined the discussion.

Mr. Sviland stated there a list of properties that was done by the City and we need to first verify who owns the properties.

Ms. Applegate asked if the City created the Vacant and Abandoned list. Ken Meola, City of Beaufort Codes Enforcement Officer, stated it was based on if the property fit the city's ordinance for unfit for habitation. The city looked at the conditions of the building, was there electric and/or water, was it clearly not habitable, sanitary issues, etc. It's somewhat comprehensive and they are generally the properties that the city is having problems with.

Ms. Appelgate talked about the list she has done over the past few years. She said some of her properties may or may not be added to the new list based on the criteria. Mr. Meola feels there may be some confusion because the Planning Staff and Historic Beaufort Foundation (HBF) created a list called "Vacant and Abandoned: which is not appropriate in this context because properties are not abandoned. Mr. Meola said the city has vacant and dilapidated properties as they pertain to our city ordinance. The list has been revised to reflect those things. Mr. Meola said he is willing to go out and look at those properties that Ms. Applegate is not sure should be added to the current list.

Ms. Sundrla went over the properties that were looked at and surveyed by the City and HBF that makes up the current list.

Mr. Gibbs asked about the City's zoning and what each districts means. Mr. Meola will provide him with a copy of this information.

Chairman Sviland suggested starting with the list and see if homeowners are willing to accept help.

Ms. Sundrla referred to 810 and 812 Congress Street which are the most significant vacant and dilapidated structures in the district. Mr. Washington referred to a property located on 908 Duke Street. Mr. Meola said he is in contact with the owners on a regular basis. In most cases, you need an engineer or a really good historic contractor to assess the interior of the property to determine what is needed to start stabilizing it for renovation.

Chairman Sviland referred to the funding resources that are helping to rehab these homes and asked if people are fixing them to sell them and is the end requirement that they must occupy the house.

Mr. Stewart feels there are a few issues that need to be addressed before we reach out to any funding resources: (1) is the dirt worth more when the house is gone and (2) is the cost to restore the structure much greater than to build something else.

Ms. Miller referred to the new owner of 1202 Greene Street. They are going to privately fund all of these studies on that one structure. She feels they would be willing to share the information with us. The new owner is an investor and Beaufortonian. This can help us determine what a true investment looks like.

Chairman Sviland recommends using the City's list, that the Committee divide it up among each other to call the owners to see if they are interested in receiving help.

Mr. Meola said the Committee needs to figure out some way to help assess these properties for these people by helping them determine a path forward, potentially giving them some money towards the engineering and the drawings we know they need to have.

Chairman stated at our next meeting we will have financing individuals available who will talk about what they can offer for these homeowners.

Motion: Ms. Miller made a motion to form a subcommittee to include Ms. Appelgate, Mr. Washington and Mr. Meola to work on the City’s list.

Further Discussion

Mr. Stewart referred to the 2009 Northwest Quadrant Study Group that sat in the same spot saying the same thing. He stated the issues at hand are not which houses are first because that has to do with the ownership, but that is has to do with the area and availability. Ms. Sundrla stated we need to look at the buildings individually and see what they need and if they are restorable.

Mr. Freese stated Mr. Stewart’s is trying to envision a different model which has different sources of funding which is not just based on the city putting up very limited amounts. This year’s budget doesn’t seem to have a lot of money available. A big question for the group is, “do we want to go for creating this kind of vision or do we want to just do a few houses a year”.

Mr. Gibbs asked if this Committee is independent to the city or is this Committee reporting our findings to the City to make the decision. Mr. Freese stated the Committee was appointed by the City and your recommendations will go to City Council.

Ms. Stacy said we need to make a list of programs. Chairman Sviland said this can be discussed next month. Right now, we need to refine the list of houses.

Mr. Stewart left the meeting at this point.

3. Assign properties – Results (if needed) to be presented at next meeting.

2:01:00

This will be discussed at the next meeting.

ADJOURNMENT

2:01:13

Ms. Wilson made a motion to adjourn seconded by Applegate. The meeting ended at 12:01 pm.