

RESOLUTION NO.: R-2013-073

Amending Resolution R-2013-057 Approving the Busby Street Resource and Training Complex

WHEREAS, Resolution R-2013-057 approved by the Mayor and City Council on May 7, 2013 (copy with attachments attached hereto and incorporated herein by reference) authorized and directed the City Manager, upon approval by the United States Department of Housing and Urban Development of the Busby Street Resource and Training Complex Proposal (Attachment B) and the Busby Street Restrictive Covenants (Attachment C), to implement the Busby Street Resource and Training Complex Proposal (Attachment B), cause the Busby Street Restrictive Covenants (Attachment C) to be placed upon the Busby Street property; seek sources of funding to design and construct the Busby Street Resource and Training Complex and to allocate such funding to the line item allocation in the City of Columbia's Capital Improvements Plan budget which shall be carried over year to year until the City of Columbia has accumulated sufficient funding to commence the design and construction of the Busby Street Resource and Training Complex as proposed; and,

WHEREAS, Attachment "A" of Resolution R-2013-057 incorrectly reflected the Busby Street project as containing twenty-seven (27) parcels, however many of these parcels were previously combined as single lots prior to acquisition reducing the number of actual parcels to twenty-one (21) parcels consisting of approximately 6.28 acres, more or less (see Attachments A1 and A2), on or near Busby Street for the purpose of designing and constructing Busby Street Resource and Training Complex to benefit the Columbia-Sumter Empowerment Zone Service area; and,

WHEREAS, such purchase and acquisition of the Busby Street property was funded with Columbia-Sumter Empowerment Zone funds provided by the United States Housing and Urban Development ("HUD") Empowerment Zone Program; and,

WHEREAS, there was not sufficient funding remaining to construct the Busby Street Resource and Training Complex; and,

WHEREAS, SCDOT is in the process of removing the Busby Street right of way from the State Highway System and transferring ownership of same to the City of Columbia along with a small triangular portion adjacent to the Northeastern freeway shown on the attached TMS No. 11611-06-04 (Attachment A3); and,

WHEREAS, upon transfer of ownership of the small triangular portion from SCDOT, the City of Columbia will have ownership of twenty-two (22) parcels (Attachments A1, A2 and A3); and,

WHEREAS, the City of Columbia proposes to submit to HUD for HUD's consideration and approval a proposal to construct a complex on the Busby Street properties to provide a broad array of resident-focused programs to benefit the Columbia-Sumter Empowerment Zone Area (see Attachment B - "Busby Street Resource and Training Complex Proposal"); and,

WHEREAS, the Columbia Police Department will establish a planning and review process necessary to evaluate housing certain departmental units on the property; and,

WHEREAS, HUD has requested that appropriate restrictive covenants be placed upon the Busby Street property restricting the use for purposes stated in the Busby Street Resource and Training Complex Proposal; and,

WHEREAS, the City of Columbia has drafted such restrictive covenants for HUD's approval (see Attachment C - "Busby Street Restrictive Covenants") and,

WHEREAS, the City of Columbia has budgeted money in its 2012-2013 FY Capital Improvements Plan budget which can be allocated and carried over year to year until the City of Columbia has accumulated sufficient funding to commence the design and construction of the Busby Street Resource and Training Complex to be completed within five (5) years from the date of receipt of HUD's approval; NOW, THEREFORE

BE IT RESOLVED by the Mayor and City Council this 9th day of July, 2013 that Resolution R-2013-057 be amended to reflect that the City of Columbia acquired through purchase or eminent domain proceedings twenty-one (21) parcels, and upon the transfer of one (1) additional parcel from SCDOT will have ownership of a total of twenty-two (22) parcels, consisting of approximately 6.28 acres, more or less (Attachments A1, A2 and A3), on or near Busby Street for the

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purpose of designing and constructing a Busby Street Resource and Training Complex Proposal to benefit the Columbia-Sumter Empowerment Zone Service area; and, upon approval by the United States Department of Housing and Urban Development of the Busby Street Resource and Training Complex Proposal (Attachment B) and the Busby Street Restrictive Covenants (Attachment C), the City Manager is hereby authorized and directed to implement the Busby Street Resource and Training Complex Proposal (Attachment B), cause the Busby Street Restrictive Covenants (Attachment C) to be placed upon the Busby Street property; seek sources of funding to design and construct the Busby Street Resource and Training Complex and to allocate such funding to the line item allocation in the City of Columbia's Capital Improvements Plan budget which shall be carried over year to year until the City of Columbia has accumulated sufficient funding to commence the design and construction of the Busby Street Resource and Training Complex as proposed, provided that the project shall be completed within five (5) years from the date of receipt of HUD's approval.

Requested by:

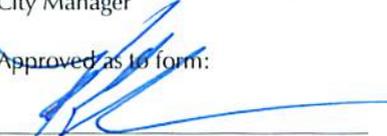
Mayor and City Council _____


MAYOR

Approved by:


City Manager

Approved as to form:

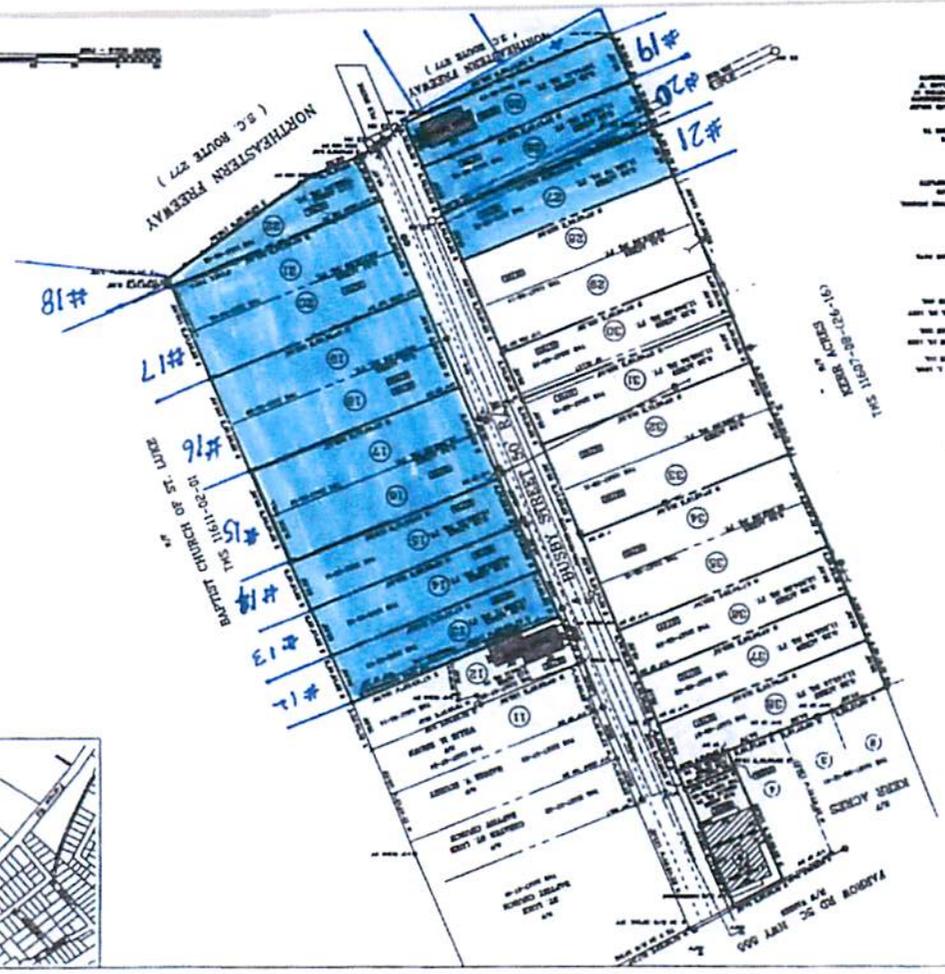
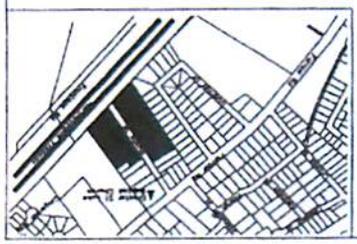

City Attorney

ATTEST:

City Clerk

Introduced: 7/9/2013
Final Reading: 7/9/2013

CITY OF COLUMBIA
 PLANNING DEPARTMENT
 1500 MARKET STREET
 COLUMBIA, SC 29201



THE CITY OF COLUMBIA
 PLANNING DEPARTMENT
 1500 MARKET STREET
 COLUMBIA, SC 29201

PLAT PREPARED FOR
 CITY OF COLUMBIA
 LICENSED IN SCULPTURE COUNTY, COLUMBIA, SC

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ATTACHMENT A2

ATTACHMENT "B"

Busby Street Resource & Training Complex

In its attempt to fulfill the needs of the Empowerment Zone Implementation Plan, the City of Columbia has used its own funds and HUD Empowerment Zone (EZ) Funds to accomplish the following to improve the EZ service area:

- Secured more than 14 acres of land within the EZ service area (21 parcels on 6.4 acres, more or less, near Busby Street and 26 parcels on 8.38 acres near Guernsey Drive and Burton Heights Circle).
- Demolished numerous abandoned properties on this land, which removed horrific blight from the area.
- Developed a single-family residential subdivision, Burton Heights II, on the 8.38 acres acquired and built 23 new homes. In addition, a private developer has added another 20 new homes just five blocks away in another subdivision (yet still within the EZ service area).
 - This influx of private homeownership has, in turn, further improved the area, increased the area's average household income, and increased the area's per capita income.
- Developed architectural renderings of a proposed Life Resource Center building and sought buy-in from residents of nearby neighborhoods on the proposed building and programs, all of which was necessary prior to beginning construction.
 - This course of action (i.e., resident relocation, housing and blight condemnation and demolition, and land acquisition) exhausted much of the EZ Funds, consequently reducing the size of the facility footprint to 10,000 square feet—far less than what was needed to meet the programmatic needs of the EZ residents.
- Secured two partners to provide programs and services to fulfill the proposed project outcomes.
 - The City of Columbia had worked in partnership with the SC Vocational Rehabilitation Department (SCVRD) for several years on its Work Initiative Program training men and women in carpentry and masonry (many of whom found jobs in the construction industry and in local government). It then partnered with SCVRD to build a training facility on Busby Street. SCVRD had funding from the US Department of Education for this building but needed matching dollars from the SC Department of Education. However, the funding from the SC Department of Education was cut from the SC State Budget during the economic downturn.
 - The City of Columbia then partnered with the Eau Claire Cooperative Health Center, Inc. (ECCH) to build a wellness center to serve the Empowerment Zone residents. The ECCH was expecting to receive a \$5 million grant; however, it did not receive the funding.

Now, the City of Columbia proposes to build (using City/non-federal funds) a complex along Busby Street containing a broad array of resident-focused programs to benefit the EZ service area.

The service area population consists of undereducated, vulnerable minorities living in and around a concentrated cluster of 11 low-income apartment complexes housing more than 7,700

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low-income residents within a 2-mile radius of the proposed complex. The residents live in highly segregated communities and experience high levels of health, economic, education, and crime disparities, such as:

- 75% of all births were to Medicaid mothers in 2009
- 24.4% of residents are below the poverty level vs. 15.4% for Richland County
- 17.3% of households have no car vs. 7.9% for Richland County
- Unemployment is 3 times higher in 29203 than in Richland County
- 88% of the residents belong to a racial minority vs. 55% for Richland County
- 35% of young adults 18-25 have less than a high school degree vs. 17% for Richland County
- The total crime risk in 29203 is almost twice the national average total crime risk, with rape, robbery, and assault indexes ranking more twice the national average risk

While designs have not been secured, the City envisions a site that would house numerous resident/community-focused programs and services that address the many needs of the target population. The multi-purpose set of buildings would consist of a Resident Resource Center, a Training/Education Classroom Space, and a Community-Oriented Policing Facility.

The aim is that this complex is the hub of the community that provides programs geared toward educating, training, and helping residents of all ages. It will offer meeting space for the neighborhood association meetings and activities as well as classroom space for job training courses, for in-service and new-hire training for the Columbia Police Department (CPD), and for other community-focused classes and community-oriented policing programs. It hopes to provide a facility for its partners and community agencies that already provide services to residents in the area.

The City, the Eau Claire Development Corporation, and the TN Development Corporation currently partner with Midlands Technical College to promote its Quick Jobs Program within the 29203 and 29204 zip codes. This jobs initiative project entitled "Work it UP" encourages unemployed and underemployed individuals to seek additional training to obtain jobs that have immediate openings. In fact, the programs for this project have been developed for fields where job growth is sustained or expected. Also, many of the programs can be completed in less than three months, and some programs have the annual earning potential of more than \$60,000. The City plans to replicate this project for the EZ residents at this complex. The city is also looking into partnering with community agencies offering reentry education services and job programs for adult ex-offenders, especially to those who are residents of the EZ and surrounding zip codes. It hopes to provide programs that give ex-offenders marketable skills for the job market and ultimately reduce recidivism.

The CPD actively pursues community partnerships and outreach opportunities that support its community policing operations. It realizes that active participation by both the community and the Department is necessary to accomplish this mission. The Proactive Community Enforcement (PACE) Program, the Citizens Police Academy, and the many programs within the Youth Services Unit are all examples of these outreach programs and community partnerships that will be housed in the Busby Street complex.

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- The PACE Team is a specialized unit, the primary purpose of which is to establish and maintain engagement with the neighborhood and business communities and associations. While the primary duty of an officer on call is to respond to incidents and then get back on duty, the focus of the PACE officers are to remain engaged with the residents on a more personal and long-term basis. They are assigned to specific communities, attend community meetings, offer crime prevention education, and get the community residents themselves involved in solution-based and intelligence-based policing with the CPD.
- The Citizens Police Academy is a 10-week course offered to citizens that exposes them to what the CPD really does on a day-to-day and in-depth basis. It provides classroom instruction and hands-on experience and, consequently, a great appreciation and understanding of the CPD. Graduates get to ride along with an officer during an actual shift and see events happen as they unfold, as well as opportunities to take part in CPD-sponsored charity events.
- The Youth Services Unit offers several programs—all taught by CPD officers—for young people aimed at changing behaviors, providing role models and mentoring, offering leadership opportunities, and preventing juvenile delinquency. For example, the Youth Explorers Program offers insight into the law enforcement field and teaches young people ages 14 to 20 leadership skills and discipline. Project CLINCH (Combat Sports and Law enforcement Initiative against Narcotics, Crime, and Handguns) teaches kids ages 10 to 16 martial arts and boxing and gives them an outlet while learning discipline, restraint, and self-confidence. The OMG (Officers Mentoring Guys) Program pairs up officers with young males who need a constant role model in their lives. The officers also volunteer with community partners (e.g., Richland School District One Community Coalition) to help with job skills training.

The City chose the Busby Street property to house its community-oriented policing programs as a tangible way to mesh police presence with community engagement. The CPD began community policing more than 20 years ago, and it remains steadfast in this approach. As is commonly known, the key to community policing is establishing officer familiarity within a community. Residents learn that the police force is a positive element that should be used on a pro-active (and not just reactive) basis. Police officers learn about the community on a more personal level (as opposed to forming opinions of the residents based solely on the time spent answering complaints or responding to calls in the area).

In addition, the CPD would establish on the property a secure, state-of-the-art forensic laboratory, an evidence storage facility, and a specially designed area for the Department's canine unit. The North Region police sub-station would also be relocated to the complex as well.

Conclusion

The building of the Busby Street Resource & Training Complex speaks directly to three of the original goals articulated at the creation of the Sumter-Columbia Empowerment Zone—Community Safety, Education/Youth, and Jobs/Economic Development.

Creating the Busby Street Resource & Training Complex is a conscious choice by the City of Columbia. The City recognizes the benefits the complex would bring to these EZ residents and feels that its construction would show how committed it is to improving the target service area, providing needed services, and attracting private investment. The complex, with its emphasis on

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workforce development and job training, youth services, educational programming, and EZ neighborhood activities, will provide a cornerstone for the community. As an attractive hub for an engaged community, this center will facilitate an environment where private companies are willing to invest and believe in the future of the adults and young people within the EZ.

The City currently has plans in place to alleviate the existing capacity issues of the CPD; however, it believes this site would be ideal to accommodate the future expansion needs of the CPD. While the increased police presence of the relocated North Region Substation and other departmental units will more than likely deter crime in the target area, the community aspect of the complex cannot be underestimated either. Police officers involved in the community-oriented policing efforts held at the complex will help "bridge the gap" between the community and the police. These newly created relationships strengthen communication, decrease crime, and improve neighborhoods—all of which are goals all communities aspire to achieve. Additionally, reduced crime rates and reduced blight will increase opportunities for private development along this corridor, which has historically struggled to attract private investment.

Senior Management endorses this plan and believes that building the Busby Street Resource & Training Complex will improve the residents' quality of life, spur economic development in the area, and eliminate the blight that has plagued this area for decades.

ATTACHMENT "C"

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STATE OF SOUTH CAROLINA)	
)	DECLARATION OF COVENANTS AND
)	RESTRICTIONS OF BUSBY STREET
)	RESOURCE & TRAINING COMPLEX (BSRTC)
<u>COUNTY OF RICHLAND</u>)	

This DECLARATION is made and executed on the date hereinafter set forth by the City of Columbia, hereinafter referred to as "Declarant".

Witnesseth:

WHEREAS, Declarant is the owner of certain real property in the City of Columbia, County of Richland, State of South Carolina, which is more particularly described in Exhibit "A" attached hereto, and

WHEREAS, Declarant received an Empowerment Zone grant from the United States Department of Housing and Urban Development ("HUD") for the purpose of purchasing the real property in Exhibit "A" and developing certain programs as described below, and

WHEREAS, Declarant now desires to amend the original purpose of said grant as outlined below.

NOW, THEREFORE, Declarant hereby declares that the use of the subject property would be limited to the original activity denoted in implementation plan #G3.C1.P11, which is to develop a multi-service center that would emphasize workforce development in the areas of job training, computer training, child care, youth, elderly neighborhood and family activities; OR to any other eligible Empowerment Zone activity, including but not limited to programs geared toward educating, training and providing police engagement services to the Empowerment Zone neighborhood and business communities for a minimum of 20 years after the date of this recorded Covenants and Restrictions AND

In the event the Declarant, for any reason, is required to reimburse HUD, in full or any portion of the Empowerment Zone grant used to purchase the BSRTC, then this Declaration of Covenants and Restrictions shall immediately become null and void. AND

The Declarant, HUD and any owner of real property located in the area designated as the Empowerment Zone shall have the right, but shall not be obligated, to proceed at law or in equity to compel compliance to the terms hereof or to prevent the violation or breach in any event. Violators shall be obligated to reimburse the person or entity enforcing this DECLARATION in full for direct and indirect costs, including but not limited to legal fees incurred by the person or entity enforcing this DECLARATION in the event such person or entity prevails in such

