



State of South Carolina Contribution Expenditure Report

This form is designed to collect the quarterly and annual expenditure reports required by South Carolina in accordance with Proviso 117.21 of the appropriations act of 2022 and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution to the designation organization at the end of year quarter and by June 30, 2023.

Contribution Information

Amount	State Agency Providing the Contribution	Purpose
\$4,000,000	X220 - Aid to Subdivisions - Treasurer	Bluff Road and Atlas Road Improvements

Organization Information

Entity Name	City of Columbia
Address	1737 Main Street
City/State/Zip	Columbia, SC 29201
Website	columbiasc.gov
Tax ID#	57-6000229
Entity Type	Municipality

Organization Contact Information

Name	Carol Propps-Wright
Position/Title	Grants Administrator
Telephone	(803) 545-4143
Email	Carol.ProppsWright@columbiasc.gov

Secondary Organization Contact Information

Name	Felicia Maloney
Position/Title	Executive Director, Columbia Empowerment Zone, Inc.
Telephone	(803) 748-0964
Email	Felicia.Maloney@columbiasc.gov

Reporting Period

Reporting Period	Quarter 3: January 1, 2024 - March 31, 2024
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Accounting of how the funds have been spent:

Description	Budget	Expenditures						Balance
		FY23 Total	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	
Acquisition Cost	\$1,300,000.00	\$1,420,017.41	-\$240,008.64	\$0.00	\$0.00		\$1,180,008.77	\$119,991.23
Master Planning for full site and pre-construction costs	\$650,000.00	\$20,903.25	\$15,000.00	\$52,609.49	\$140,504.68		\$229,017.42	\$420,982.58
Construction of initial element of Comm. Retail multi-use Market Place	\$2,050,000.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$2,050,000.00
							\$0.00	\$0.00
							\$0.00	\$0.00
Q1-Credit reflected due to sale of a portion of the property to Eau Claire Cooperative Health.							\$0.00	\$0.00
							\$0.00	\$0.00
							\$0.00	\$0.00
Grand Total	\$4,000,000.00	\$1,440,920.66	-\$225,008.64	\$52,609.49	\$140,504.68	\$0.00	\$1,409,026.19	\$2,590,973.81

Explanation of any unspent funds (to be provided only if unspent funds remain at the end of the fiscal year):

Expenditure Certification

The Organization certifies that the funds have been expended in accordance with the Plan provided to the Agency Providing the Distribution and for a public purpose.


 Signature
 Teresa Wilson
 Printed Name

 City Manager
 Title
 4/15/2024
 Date

Bluff/Atlas Road Improvements

FY 2023 - 2024 - Progress Report - 2nd Quarter

Project Description: Our plan for the 9+/- acre site on Bluff Road is to provide spaces for multipurpose use. The strip development plan is to be a facility that includes space for farmers' market, retail sales, commercial kitchens, and event space. The site is expected to include an area for a food truck zone, public space and areas for garbage disposal, grease disposal and recycle disposal. The health care facility is priority and will develop in first phase. The market place and retail space will developed in a separate phase. The proposed development is on a corridor that has a history of disinvestment and residents lack access to fresh food and health care. The City of Columbia Food Policy Committee has identified the area as a food desert. Additionally the City's Comprehensive Plan identified the area as an area lacking quality of life necessities. We have engaged Eau Claire Cooperative Health (ECCH) as a partner and they will construct a 15,000 sq ft total care medical facility with pharmacy. ECCH has the unique ability to write prescriptions for their clients to purchase fresh food that we plan to sell at the market. Additionally there is over 1,000 affordable apartment units under construction behind the site shown. **Update:** New partnership formed with Richland County to aide in the implementation of their plan to construct a new Magistrate facility.

Milestones To-date:

3rd Quarter 2022-23 (January 1, 2023 – March 31, 2023)

- Master planning development team retained.
- Land purchase completed for 8.8 acre site on Bluff Road.
- HUD Part 58 Environmental completed for 8.8 acre site.
- Contract completed for 3650 Bluff Road, and purchase closing date selection in progress.
- Contract completed for 3214 Bluff Road, and purchase closing date selection in progress.
- HUD Part 58 Environmental in-progress for 3214 and 3650 Bluff Road.
- Title work completed.
- Finalized partnership with project development team and Clemson Extension to review and update 2020 published paper on feasibility of a shared commercial kitchen in the Columbia area.
- Survey completed and purchase contract in progress for Eau Claire Cooperative Health site.
- Initial site plan completed.

4th Quarter 2022-23 (April 1, 2023 – June 30, 2023)

- HUD Part 58 Environmental completed for 3214 Bluff Road (junkyard) and 3650 Bluff Road (recycling plant).
- Master plan process initiated.
- Land purchase completed for 3650 Bluff Road.
- Land purchase completed for 3214 Bluff Road.
- Contract completed for Eau Claire Cooperative Health site, and purchase closing date established.
- Feasibility Study underway with Clemson Extension.
- 3 development team meetings completed.

1st Quarter 2023-24 (July 1, 2023 – September 30, 2023)

- Recycle center completed site cleaning and clearance on 3650 Bluff Road site.
- Closing for 3.0 acre land sale to Eau Claire Cooperative Health completed.
- Commercial kitchen community surveys advertised and data compiled for Feasibility Study. Initial data compiled for equipment needs and costs estimates.
- 3 development team meetings were held to discuss progress of project.
- Initial clearance and site cleaning completed on 3214 Bluff Road site.
- Contractor retained to complete demolition and asbestos/lead-based paint testing for building located on 3650 Bluff Road property.
- Meeting held with Columbia Food Policy Committee and completed site visit to August Grow Facility (August, GA).
- Task order (1) completed and Task order (2) initiated for master plan.

2nd Quarter 2023-24 (October 1, 2023 – December 31, 2023)

- Wetlands site inspection complete and report/maps updated with US Corp of Engineers regional office to confirm site is not located on wetlands.
- 7 development team meetings were held to discuss progress of project, feasibility study recommendations and funding resources.
- Asbestos/lead-based paint testing and removal completed for 3650-B Bluff Road (Bail bonding building) to prepare for demolition.
- Feasibility Study draft submitted, revised, and final report completed by Clemson Extension.
- Projected budget established to complete construction of facility at Bluff/Atlas Road Improvements by Master Planning Development team.
- Negotiations initiated for Safety complex on former Recycle Center Bluff/Atlas Road site.

4th Quarter 2023-24 (January 1, 2024 – March 31, 2024)

- Richland County approved 3650 Bluff Road as a sit for new Magistrate office.
- Projected budget finalized for construction of Market Place facility (The Station at Congaree Pointe) at Bluff/Atlas Road Improvements by Master Planning Development team.
- Architectural firm contracted to complete preliminary site plan for Bluff/Atlas Road Improvement site, draft of site plan submitted to development team.
- Project announcement press conference held to present preliminary site plan.
- Demolition and haul completed on both buildings located on the former recycle plant site, 3650 Bluff Road site.
- Site cleanup completed on junkyard sites (3326 and 3214 Bluff Road) and minor renovations completed to garage building to secure building.
- Contractor retained to complete tree study for 8.8 acres. Tree study report completed for and submitted to development team for review.
- Project progress report completed and submitted to Senate representative for Bluff/Atlas Road district.
- Senate request for funding completed/submitted for Phase III of Bluff/Atlas Road Improvement site.

- Meeting completed with EV Charging station team (1), community meeting to review site plans, development team meetings to discuss project updates (4)

Project Budget Update:

Budgeted: \$ 4,000,000.00

Expenditures To-Date:

Total \$ (1,649,034.83)

Credit: \$ 240,008.64

Remaining Balance: \$ 2,590,973.81

Atlas/Bluff Road Projects
Market Place (6.83 Acres)
Recycle Center (1.0 Acres)

Date	Vendor	State Funding	Credit	Encumbered	Debit	Balance	Description of Cost
10/19/2022	S & M E (Market Place)				\$ (15,500.00)	\$ (15,500.00)	HUD Part 58 - Phase II Environmental
8/2/2022	Carter Commercial Group (Market Place)				\$ (1,000.00)	\$ (1,000.00)	Appraisal - 10.15 acres
11/9/2022	Carter Commercial Group (Recycle Center)				\$ (2,000.00)	\$ (2,000.00)	Appraisal - Atlas/Bluff Road Property
11/9/2022	Carter Commercial Group (Junk Yard)				\$ (2,000.00)	\$ (2,000.00)	Appraisal -Atlas/Bluff Road Property
1/23/2023	New Millennium Properties (Haynsworth, Sinkler, Boyd, PA)				\$ (690,708.88)	\$ (690,708.88)	Land Purchase & Acquisition Cost (8.8 Acres)
1/19/2023	City of Columbia	\$ 4,000,000.00				\$ 4,000,000.00	Funding Allocation from State of SC to City of Columbia
3/1/2023	Wilson Kibler - Earnest Money (Recycle)				\$ (10,000.00)	\$ (10,000.00)	Earnest Money for Land Purchase of Recycling Center 3650 Bluff Road. Chk 5280
3/1/2023	Recycle Center - 3650 Bluff Road Purchase Contract						Land Purchase - Recycling Center (1.0 Acre) 3650 Bluff Road
3/15/2023	Campbells Junk Yard - 3214 Bluff Road Purchase						Land Purchase-Campbells Junk Yard (1.5 Acres) 3214 Bluff Road
3/31/2023	Wilson Kibler - Earnest Money (Campbells)				\$ (10,000.00)	\$ (10,000.00)	Earnest Money for Land Purchase of Campbells Junk Yard 3214 Bluff Road. Chk 5282
4/27/2023	Integral Group - Master Plan Consultant				\$ (16,215.06)	\$ (16,215.06)	Master Plan Consultant - Payment #1
6/5/2023	Integral Group - Master Plan Consultant				\$ (4,688.19)	\$ (4,688.19)	Master Plan Consultant - Payment #2 Inv 002
6/7/2023	S & M E (Recycle Center)				\$ (3,200.00)	\$ (3,200.00)	Environmental
6/7/2023	S&ME (Campbells Junk Yard)			-	\$ (18,000.00)	\$ (18,000.00)	Environmental
6/27/2023	Cobb Land Surveyor				\$ (1,800.00)	\$ (1,800.00)	Survey & Plat costs for 3650 Bluff Road and 3214 Bluff Road
6/29/2023	Recycle Center - 3650 Bluff Road Purchase Contract				\$ (412,675.85)	\$ (412,675.85)	
6/29/2023	Campbells Junk Yard - 3214 Bluff Road Purchase				\$ (253,132.68)	\$ (253,132.68)	
7/10/2023	Eau Claire Cooperative Health - closing (3.0 acres)		\$ 239,934.00		\$ -	\$ 239,934.00	Sale of 3.0 acres to Eau Claire Cooperative Health for Health Care Center Development.
7/19/2023	Matson Consulting - Clemson Ext - Feasibility Study				\$ (15,000.00)	\$ (15,000.00)	Feasibility Study - Payment #1
7/26/2023	3214 Bluff Road Purchase		\$ 74.64		\$ -	\$ 74.64	Returned funding from closing on 3214 Bluff Road (Junk Yard). HSB check #133040
8/17/2023	Carter Commercial Group (Market Place)				\$ (1,500.00)	\$ (1,500.00)	Apraisal - Market Place
9/25/2023	Matson Consulting - Clemson Ext - Feasibility Study				\$ (20,225.00)	\$ (20,225.00)	
9/30/2023	Summit/Taylor Brothers Construction (Recycle Center)				\$ (910.00)	\$ (910.00)	Abestos Inspection and removal
10/20/2023	Blocker Construction (Recycle Center)				\$ (1,750.00)	\$ (1,750.00)	Removal services - bail bond building.
10/31/2023	Integral Group - Master Plan Consultant				\$ (3,824.49)	\$ (3,824.49)	
11/15/2023	S&ME (Market Place)				\$ (4,900.00)	\$ (4,900.00)	HUD Part 58 - Phase II Environmental
12/13/2023	Matson Consulting - Clemson Ext - Feasibility Study				\$ (19,500.00)	\$ (19,500.00)	Feasibility Study
12/13/2023	Integral Group - Master Plan Consultant				\$ (9,707.50)	\$ (9,707.50)	Inv. 05
1/8/2024	Integral Group - Master Plan Consultant				\$ (5,241.42)	\$ (5,241.42)	Inv. 06
1/29/2024	Integral Group - Master Plan Consultant				\$ (4,791.42)	\$ (4,791.42)	Inv.03
2/4/2024	Integral Group - Master Plan Consultant				\$ (1,572.50)	\$ (1,572.50)	Inv.07
2/14/2024	Integral Group - Master Plan Consultant				\$ (12,356.65)	\$ (12,356.65)	Inv.08
3/8/2024	Integral Group - Pearson Builders				\$ (4,200.00)	\$ (4,200.00)	Site Cleanup

Atlas/Bluff Road Projects
Market Place (6.83 Acres)
Recycle Center (1.0 Acres)

Date	Vendor	State Funding	Credit	Encumbered	Debit	Balance	Description of Cost
3/8/2024	Integral Group - LS39 Contract				\$ (27,000.00)	\$ (27,000.00)	Inv. 009- Site Plan - Notice to Proceed Fee
3/15/2024	Integral Group -Taylor Brothers				\$ (38,000.00)	\$ (38,000.00)	Demolition Contract - 3650 Bluff Road Buildings
3/29/2024	Integral Group - General Door Services				\$ (18,500.00)	\$ (18,500.00)	Renovation Garage Building doors.
3/29/2024	Integral Group - Dendro Diagnostic				\$ (19,135.19)	\$ (19,135.19)	Tree Study
	IS39 Contract-Site Plan-Architect			\$ (399,000.00)			
	Easement Legal Cost			\$ (25,000.00)			Legal fees to complete easement
	Master Plan Consultant Contract			\$ (79,790.51)			Task Order 2
Totals		\$ 4,000,000.00	\$ 240,008.64	\$ (503,790.51)	\$ (1,649,034.83)	\$ 2,590,973.81	

Note	
State Funding Expended To Date	\$ (2,152,825.34)
Project Credit To-Date	\$ 240,008.64
Balance Available To-Date	\$ 2,590,973.81

(Encumbered and Expended)