

#### 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	THE RESERVE AND ADDRESS OF THE PARTY OF THE
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				

Reporting Period							
Reporting Period	Quarter 1: July 1, 2023 - September 30, 2023						

	Organization Contact Information			
Name	Missy Gentry, PE			
Position/Title	Assistant City Manager			
Telephone	(803) 545-3037			
Email	missy.gentry@columbiasc.gov			
	Secondary Organization Contact Information			
Name	Felicia Maloney			
Position/Title	Executive Director, Columbia Empowerment Zone, Inc.			
Telephone	(803) 748-0964			
Email	mail Felicia.Maloney@columbiasc.gov			

	Accounting of h	ow the funds h	ave been spen	t:			THE REAL PROPERTY.		
		Expenditures							
Description	Budget	FY23 Total	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total	Balance	
Acquisition Cost	\$1,300,000.00	\$1,420,017.41	-\$240,008.64				\$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				\$35,903.25		
Construction of initial element of Comm. Retail multi-use Market Place	\$2,050,000.00	\$0.00					\$0.00	\$2,050,000.00	
							\$0.00	\$0.00	
							\$0.00	\$0.00	
							\$0.00	\$0.00	
							\$0.00	\$0.00	
							\$0.00	\$0.00	
							\$0.00	\$0.00	
Grand Tota	\$4,000,000.00	\$1,440,920.66	-\$225,008.64	\$0.00	\$0.00	\$0.00	\$1,215,912.02	\$2,784,087.98	

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

FY2023 Total revised to reflect a correction to line item total for Acquisition Cost total for the 4th Quarter (FY2023). Correct line item total is \$1,420,017.41. The correct Aquisition Cost line amount was \$698,808.53 for the 4th Quarter/FY2023 (previous report included Acquisition Cost of \$668,808.53). Please note: Acquisition Cost line item for Quarter 1 is a credit of \$240,008.26 for sale of 3.0 acres (\$239,934.00) and land purchase closing credit (\$74.64).

#### **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

Title 10/13/202

Dat

# Market Place at Congaree Point FY 2023- 2024 - Progress Report-1<sup>st</sup> 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.

#### **Milestones To-date:**

### 3rd Quarter 2022-23

- 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

- 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

- Recycle center completed site cleaning and clearance on 3650-A Bluff Road site.
- Closing for 3.0 acre land sale to Eau Claire Cooperative Health completed (\$239,934.00)
- Commercial kitchen community surveys advertised and data compiled for Feasibility Study. Initial data compiled for equipment needs and costs estimates.
- 3 Partner Development Team meetings were held to discuss progress of project.

- Initial clearance and site cleaning complete on 3214 Bluff Road (Junkyard) site. (\$74.64 closing credit)
- Contractor retained to complete asbestos/lead-based paint testing for building bail bonding building located on 3650-B Bluff Road property.
- Community meeting with Columbia Food Policy Committee and completed peer group site visit to August Grow Facility (August, GA).
- Task order (1) completed and Task order (2) initiated for site master plan.

## Project Budget Update:

Budgeted: \$4,000,000.00

Expenditures To-Date: \$ (1,215,912.02)

Remaining Balance: \$ 2,784,087.98

# Atlas/Bluff Road Projects Market Place at Congaree (6.83 Acres) Recycle Center (1.0 Acres) Campbell's Junk Yard (1.5 Acres) Eau Claire Cooperative Health (3.0)

te Vendor	State Funding	Cre	dit	Encumbered	Debit		Bala	ince	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
11/9/2022 Carter Commercial Group (Recyle Center)				1	\$	(2,000.00)	\$	(2,000.00)	Appraisal
11/9/2022 Carter Commercial Group (Junk Yard)					\$	(2,000.00)	\$	(2,000.00)	Appraisal
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	\$ 4,000,000.0	00					\$ 4	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 Consulant					\$	(16,215.06)	\$	(16,215.06)	Master Plan Consultant - Payment #1
6/5/2023 Integral Group - Master Plan Consulant					\$	(4,688.19)	\$	(4,688.19)	Master Plan Consultant - Payment #2 Inv 002
6/7/2023 S & M E (Recycle Center)				1.	\$	(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	THE PERSON NAMED IN	H			\$	(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 Developmen
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
							\$		
Easement Legal Cost							\$	4	Legal fees to complete easement
Matson Consulting - Clemson Ext - Feasibility Study							\$		Feasibility Study
Architect Cost (TBD)							\$		
Master Plan Consultant Contract	A A STATE OF			1			\$		Task Order 2
Taylor Brothers (demolition)									
							\$		
							\$	-	
							\$		
						3	\$		
		1			lan.		\$		
							\$		

	Note	
State Funding Expended To Date	s	(1,455,920.66)
Project Credit To-Date	\$	240,008.64
Balance Available To-Date	s	2.784.087.98