

ORDINANCE 2023/10

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1230 N OKATIE HIGHWAY, COMMONLY KNOWN AS THE COOLER TRACT, FOR THE PURPOSE OF CONSOLIDATING COUNTY SHERIFF FACILITIES AND OPERATIONS TO THIS PROPERTY AND FOR OTHER FIRST RESPONDER FACILITIES AS DESIRED

WHEREAS, Beaufort County Council and Beaufort County (“County”) is a body politic and political subdivision of the State of South Carolina; and

WHEREAS, under SC Code Ann. Section 4-9-25 and 4-9-30, the County is empowered to act in the interests of public safety and in matters involving the health and welfare of its citizens, and may acquire real property; and

WHEREAS, law enforcement and first responder services are critical to the health and welfare of the citizens of the County; and

WHEREAS, the County has determined that it would best serve the citizens of the County to consolidate the County Sheriff facilities and operations, as well as other first responder services, to a geographically central location within the County; and

WHEREAS, the County has identified the real property owned by Cooler’s Corner, LLC (“Cooler”) which is made up of two (2) parcels with TMS No. R600 008 000 0016 0000 and TMS No. R600 008 000 0001 0000 collectively consisting of approximately ninety-three (93) acres and identified as 1230 N Okatie Highway, commonly known as the Cooler Tract, hereinafter collectively referred to as the “Property”, as a prime location for the consolidated County Sheriff facilities and operations, as well as other first responder services as desired; and

WHEREAS, the County has negotiated with Cooler the terms for the sale and purchase of the Property and the County agrees to purchase the Property below the fair market value in the amount of five million (\$5,000,000) Dollars plus closing costs with funds from the General Fund-Fund Balance; and

WHEREAS, the County has agreed to other non-monetary compensation including the following:


1. Under 26 U.S. Code Section 170(c)(1), a “charitable contribution means a contribution or gift to or for the use of a State, a possession of the United States, or any political subdivision of any of the foregoing, . . . but only if the contribution or gift is made for exclusively public purposes”. The County agrees to execute any applicable Internal Revenue Service form to acknowledge that it is a qualified organization under Section 170(c) and that it received the donated property.
2. The Cooler family has a long history of law enforcement and other public service. County Council wishes to honor the Cooler family for their service. The County Council asks Administration to proceed at the appropriate time with the required steps to obtain the necessary approvals, including but not limited to the requirements of Beaufort County Policy 10, to name the Property after the Cooler family.

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to purchase the Property and provide the other non-monetary compensation as described above.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizing the County Administrator to execute the necessary documents and provide funding in the amount of \$5,000,000 plus closing costs from the General Fund-Fund Balance and other non-monetary compensation for the purchase of real property with an address of 1230 N Okatie Highway for the purpose of consolidating the County Sheriff facilities and operations, and other first responder facilities as desired.

DONE this 27th day of March 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: 
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading: March 27, 2023 / Vote 11:0

Public Hearing: March 13, 2023

Second Reading: March 13, 2023 / Vote 11:0

First Reading: February 27, 2023 / Vote 10:0