

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD

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CHAIRMAN

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VICE CHAIRMAN

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GARY T. KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
GOVERNMENTAL COMMITTEE
(Includes Public Safety Division)

WORK SESSION

Monday, December 7, 2015

2:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Governmental Committee Members:

Stu Rodman, Chairman
Rick Caporale, Vice Chairman
Cynthia Bensch
Gerald Dawson
Brian Flewelling
Alice Howard
Jerry Stewart

Staff Liaison:

Phil Foot, Assistant County Administrator
Public Safety

1. CALL TO ORDER – 2:00 P.M.
2. UPDATE / MOSQUITO CONTROL
3. DISCUSSION / ECONOMIC DEVELOPMENT STRATEGY ([backup](#))
4. ADJOURNMENT

2015 Strategic Plan Committee Assignments

County Economic Development Policy Framework, Strategy and Action Plan
Heritage / Historic Tourism Plan: Development, Action Plan



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December 2, 2015

To: Mayor David Bennett, Town of Hilton Head Island
Mayor Billy Keyserling, City of Beaufort
Mayor Samuel Murray, Town of Port Royal
Mayor Lisa Sulka, Town of Bluffton
Councilman Gerald Dawson
Councilman Steven Fobes
Councilman Jerry Stewart
Gary Kubic, County Administrator
Josh Gruber, Deputy County Administrator/Special Counsel

RE: Economic Development

I would like to finalize a strategy in December, but no later than January in advance of Council's retreat in February.

Sue will be in touch in order to schedule a mutually convenient time to meet.

Reflecting on all the discussion, I conclude that we need a two pronged approach. Attached is my "straw man" proposal, perhaps, stimulating:

1. Refinements and / or
2. Alternatives, either individually or collectively

I am grandkid sitting in Nashville this week and would welcome a call to discuss.

Cheers,
Stu

Stu's Economic Development Proposal

Conclusion: Beaufort County requires two economic development initiatives:

1. **Industrial Zone** to generally include the area west of 170, Yemessee, Gardens Corner, and the I-95 Corridor in partnership with Jasper County, as suggested by Gary.
2. **Hospitality Zone** to include the area east of 170 and the Municipalities.

Recommendations:

1. Join the Southern Alliance with its primary responsibilities being:
 - Creating Industrial Zone Economic Development opportunities, and
 - Forging alliances w/ Jasper County, Savannah, & Charleston, and
 - Interfacing with Commerce on behalf all of Beaufort County.
2. Establish a non-profit, Economic Development Corp (EDC) with its primary responsibilities being Economic Development in the Hospitality Zone. Given the similarity, an option would be to re-establish the Network.
3. With respect to lead employees:
 - Southern to hire a coordinator w/ concurrence of the County.
 - The RDC to hire a director or rotate leadership among its 4 EDUs.

Supporting Observations:

1. Industrial Zone operations and product development would:
 - Require significant public investment, primarily by the County.
 - Focus on Aerospace, Automotive, Manufacturing, and Logistics.
2. Hospitality Zone operations would:
 - Require modest funding as product would be funded privately and costs could be split (municipalities, County, and private partners).
 - Focus on Healthcare, Hi Tech, Research, Headquarters, etc.
3. Our primary economic focus remains being hospitable to the 1) military, 2) tourists, & 3) retirees (who first come as tourists).
4. The recommended approach would appear to satisfy:
 - Commerce as to product, organization and alliances.
 - Southern as to organization.
 - Municipalities as to organization suggested by the Mayors.
 - Council as to partnering with Jasper and Savannah.
5. The difficulty of trying to make one size fit all may explain why economic development has been such a challenge.

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

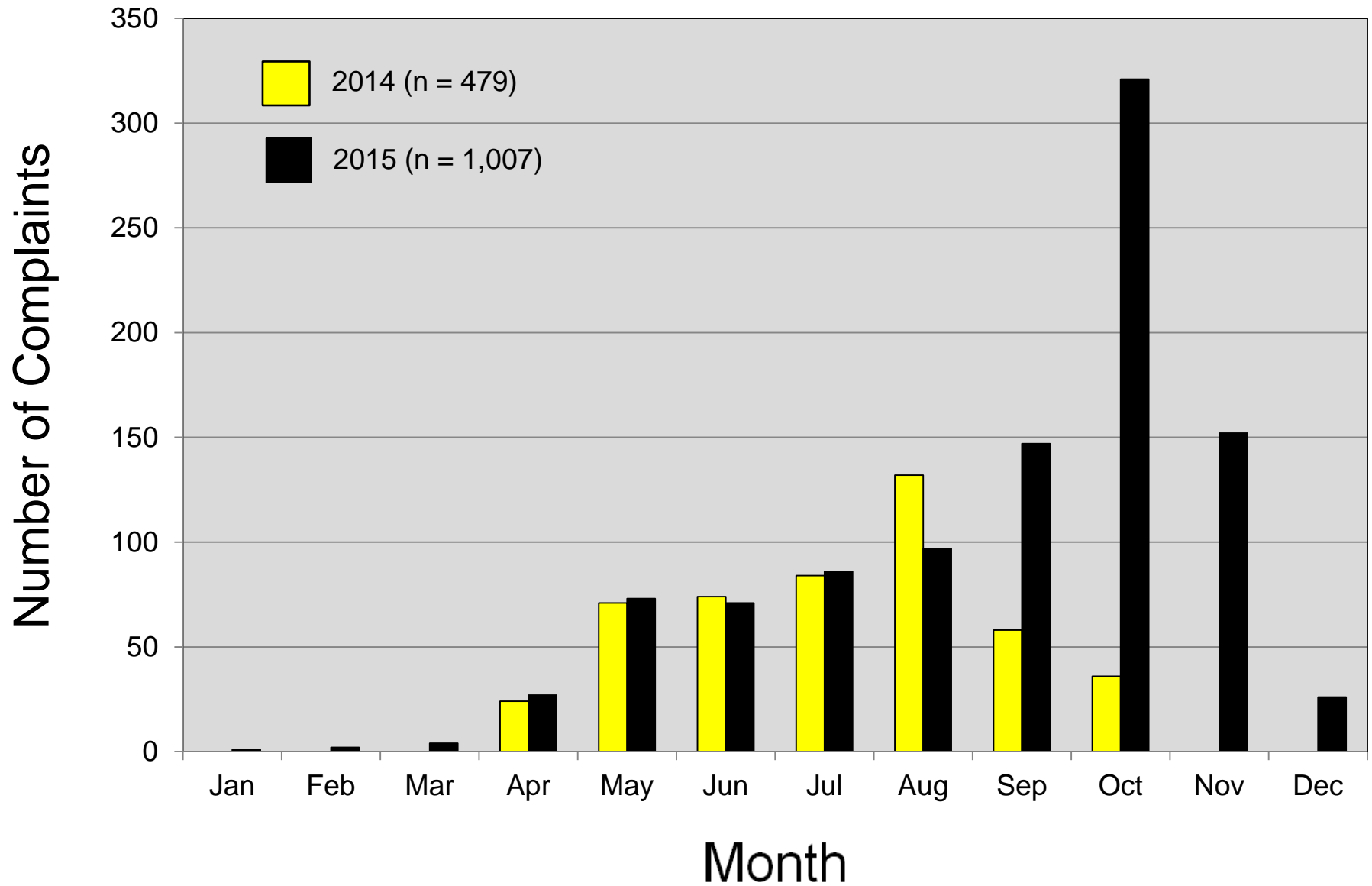
Topic:	Update / Mosquito Control
Date Submitted:	December 7, 2015
Submitted By:	Greg Hunt
Venue:	Governmental Committee

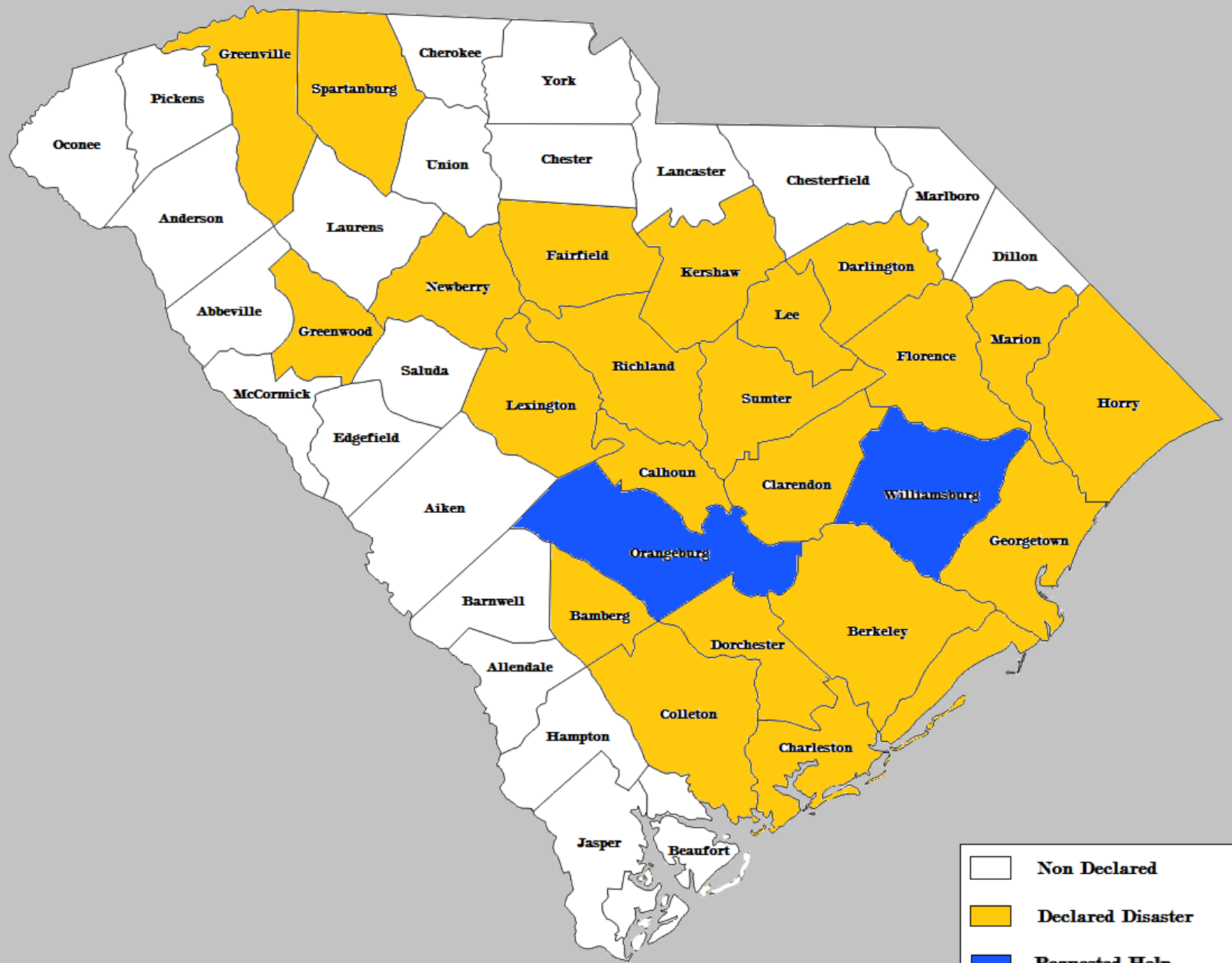
Mosquito Control



Greg Hunt
December 7, 2015
Natural Resources Committee

2014 - 2015 Mosquito Seasons





Topic: Economic Development Industrial Initiative Proposal
Date Submitted: December 7, 2015
Submitted By: Stu Rodman
Venue: Governmental Committee

Economic Development
Industrial Initiative Proposal

12/7/15

Recommendation: Join the Southern Alliance in order to best:

1. Create Industrial Economic Development opportunities.
2. Forge partnerships w/ Jasper County, Savannah, & Charleston.
3. Develop product.
4. Interface with Commerce.

Focus Area: Generally (as suggested by Gary) to be west of 170 to include:

1. North Beaufort County, Gardens Corner, Air Station, Commerce Park, etc.
2. The I-95 Corridor in partnership with Jasper County.
3. Yemessee in partnership with Hampton County

Supporting Observations:

1. As to strategy, objectives, etc. it is very:
 - Similar the Southern Alliance
 - Dissimilar to the rest of Beaufort County.
2. As to product:
 - Provides the required Inexpensive land.
 - Will require significant public investment, primarily by the County.
 - Best opportunity to salvage Commerce Park.
3. The interfacing employee would be hired by Southern (with Beaufort County's concurrence) and might be shared with Jasper County.
4. Satisfies objectives and terms of:
 - Commerce as to product, organization and alliances.
 - Southern as to organization.
 - Municipalities as to their focus as suggested by the Mayors.
 - Council as to partnering with Jasper and Savannah.
5. Target Industries:
 - Capitalize on being located:
 - Between the 3 Ports
 - On the I-95 highway / rail corridor
 - Tier II & III Automotive Supporting SC assembly plans.
 - Aerospace connecting w/ Boeing, Gulfstream and the Air Station.
 - Lighter, flexible, intelligent, mid-chain manufacturing, logistics, etc.

Topic: Economic Development Non-Industrial Initiative Proposal
Date Submitted: December 7, 2015
Submitted By: Stu Rodman
Venue: Governmental Commiittee

Economic Development
Non-industrial Initiative Proposal

12/7/15

Recommendation:

- If the County leads in establishing the Industrial Initiative that includes:
 1. Establishing an alliance that provides the interface with Commerce.
 2. Forging partnerships with Jasper County, Savannah, and Charleston.
 3. Develop large scale industrial product.
- Then, the Municipalities and the County can jointly focus on economic development in the rest of the County.

Focus Area: Municipalities, residential, and retail areas generally east of 170.

Supporting Observations:

1. Mayors are well positioned to develop the strategy.
2. The primary economic development in this area remains:
 - Retirees (who first come as tourists).
 - Tourism
 - Military
3. Funding requirements would be modest:
 - Product would be limited and privately funded.
 - Operations to be split (Municipalities, County, & private partners).
4. Leadership options include:
 - Hiring a director or
 - Rotate leadership among the 4 Municipal EDUs.
5. The non-profit organization options include:
 - Finalizing the proposed Economic Development Corp (EDC).
 - Building on the Network's By-laws & features
6. Satisfies the objectives and terms of:
 - Commerce as to product, organization and alliances.
 - Municipalities as to organization suggested by the Mayors.
 - Council as to partnering with Jasper and Savannah.
7. Target opportunities include:
 - Healthcare, Hi Tech,
 - Research, Headquarters, etc.