



# **The Town of Hilton Head Island Regular Town Council Meeting**

**February 18, 2014**

**4:00 P.M.**

## **AGENDA**

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**As a Courtesy to Others Please Turn Off All Mobile Devices During  
the Town Council Meeting**

- 1) Call to Order**
- 2) Pledge to the Flag**
- 3) Invocation**
- 4) FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) Proclamations and Commendations**
- 6) Approval of Minutes**
  - a. Town Council Meeting – February 4, 2014
- 7) Report of the Town Manager**
  - a. Semi-Annual Update of the Parks and Recreation Commission – Heather Rath, Chairman
  - b. Town Manager's Items of Interest
  - c. January, 2014 Policy Agenda, Management Targets and CIP Updates
  - d. Tax Increment Financing Annual Report
- 8) Reports from Members of Council**
  - a. General Reports from Council
  - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
  - c. Report of the Personnel Committee – Lee Edwards, Chairman
  - d. Report of the Planning & Development Standards Committee – John McCann, Chairman
  - e. Report of the Public Facilities Committee – Kim Likins, Chairman
  - f. Report of the Public Safety Committee – Marc Grant, Chairman
  - g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
- 9) Appearance by Citizens**

**10) Unfinished Business**

None.

**11) New Business**

**a. Consideration of a Recommendation – Island Rec Expansion Master Plan**

Consideration that the Town Council review the revised master plan and associated costs prepared by Lee & Parker Architects and The FWA Group, regarding the proposed Island Recreation Center expansion, approve the revised master plan and direct staff to include the project in the upcoming Capital Improvements Program budget.

**12) Executive Session**

- a.** Land Acquisition
- b.** Economic Development

**13) Adjournment**

## THE TOWN OF HILTON HEAD ISLAND

### REGULAR TOWN COUNCIL MEETING

**Date:** Tuesday, February 4, 2014

**Time:** 4:00 P.M.

**Present from Town Council:** Drew A. Laughlin, *Mayor*; Bill Harkins, *Mayor Pro Tem*; George Williams, Kim Likins, Lee Edwards, Marc Grant, John McCann, *Council Members*

**Present from Town Staff:** Greg DeLoach, *Assistant Town Manager*; Charles Cousins, *Director of Community Development*; Lavarn Lucas, *Fire Chief*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Susan Simmons, *Director of Finance*; Julian Walls, *Facilities Manager*; Brian Hulbert, *Staff Attorney*; Jayme Lopko, *Senior Planner*; Anne Cyran, *Senior Planner*; Bryan McIlwhee, *Assistant Town Engineer/Stormwater Manager*; Jill Foster, *Deputy Director of Community Development*; Shawn Colin, *Deputy Director of Community Development*; Teri Lewis, *LMO Official*; Melissa Cope, *Systems Analyst*; Vicki Pfannenschmidt, *Executive Assistant*

**Present from Media:** Tom Barton, *Island Packet*

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**1) CALL TO ORDER**

Mayor Laughlin called the meeting to order at 4:00 p.m.

**2) PLEDGE TO THE FLAG**

**3) INVOCATION**

**4) FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**5) Proclamations and Commendations**

None.

**6) Approval of Minutes**

**a. Town Council Meeting – January 21, 2014**

Mr. Harkins moved to approve. Mr. McCann seconded. The minutes of the January 21, 2014 Town Council meeting were approved by a vote of 7-0.

**7) Report of the Town Manager**

**a. Semi Annual Update of the Planning Commission – Gail Quick, Chairman**

Chairman Quick presented an activity report for the final six months of 2013. She invited Terry Ennis to brief Council on the tools being utilized by the Planning Commission to streamline the process concerning the Comprehensive Plan.

- b. Semi-Annual Update of the Parks and Recreation Commission – Heather Rath, Chairman**

Mr. DeLoach informed Town Council that Ms. Rath was unable to attend the meeting and would present her report at the February 18 Town Council meeting.

- c. Town Manager's Items of Interest**

Assistant Town Manager Greg DeLoach explained that Mr. Riley was in Columbia on business. Mr. DeLoach reported on some items of interest.

## **8) Reports from Members of Council**

- a. General Reports from Council**

Mrs. Likins suggested asking the Planning Commission to take a look at Coligny and submit recommendations to Town Council. Mayor Laughlin stated he would like staff to bring forward a resolution for consideration by Council that it be sent to the Planning Commission for review and recommendations, particularly in light of the decision to focus on Office Park Road rather than Coligny for the USCB site.

- b. Report of the Intergovernmental Relations Committee – George Williams, Chairman**

Mr. Williams stated the Committee met on January 27 and a representative of the Municipal Association of South Carolina was present to update the Committee on what they were working on with the legislators. He stated the main issues were: dilapidated structures; quality transportation and infrastructure maintenance; dependable revenue sources; and public safety and crime prevention. He said it was a productive session and the Committee looks forward to future meetings with representatives from MASC.

- c. Report of the Personnel Committee – Lee Edwards, Chairman**

No report.

- d. Report of the Planning & Development Standards Committee – John McCann, Chairman**

No report.

- e. Report of the Public Facilities Committee – Kim Likins, Chairman**

Mrs. Likins stated the Committee had met earlier in the day to review the revised Island Recreations Expansion Master Plan and recommended to move them forward to Town Council for consideration.

- f. Report of the Public Safety Committee – Marc Grant, Chairman**

Mr. Grant reported the Committee met on February 3 to review the 4<sup>th</sup> Quarter Crime Statistics.

- g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member**

Mrs. Likins stated the Committee would meet on Wednesday, February 5 at 2:00 p.m.

**9) Appearance by Citizens**

None.

**10) Unfinished Business**

**a. Second Reading of Proposed Ordinance 2013-26**

Second Reading of Proposed Ordinance 2013-26 to amend Title 16, the Land Management Ordinance, of the Municipal Code of the Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map, the Hilton Head Plantation Master Plan, specifically rezoning 1.33 acres identified as Parcel 19 on Beaufort County Tax Map 7b to add Medical And Behavioral Health Services as a permitted use on the property and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. Williams seconded. Mr. Walt Nestor, Esquire, spoke on behalf of the applicant and stated he was available to answer any questions from Council. Sheriff Tanner was invited to report on crime statistics concerning the applicant's facilities in various locations. The Sheriff reviewed the statistics noting there were no real problems and stated that his office would work with the facility management on security issues and create a proactive patrol program for the area. He added that the Town has a Nuisance Ordinance that could be enacted if problems would arise.

Mr. David Bachelder, Commercial Realtor spoke in support of the applicant and presented a study he did concerning the impact on adjacent neighboring properties noting that Sunspire Health has a very good reputation, is perceived as a good neighbor and an asset to the associated communities. He noted that in one community a residential subdivision with 31 homes is being built and the developer does not have any concerns about selling them.

Ms. Chris Rush, YANA Club Board Member spoke and provided statistics of 12-Step self-help programs and services provided at YANA. She noted the need for in-patient services on Hilton Head Island and on behalf of the Board of Directors of YANA spoke of the need for such a facility.

Residents and local business representatives spoke in opposition to the zoning change for the proposed facility citing the close proximity of residences, schools, restaurants with liquor licenses and noting their concerns of an increase in crime in the area. Residents spoke in support of the zoning change citing the need for such a facility on Hilton Head Island.

After considerable discussion by Council the motion was approved by a vote of 7-0.

**b. Second Reading of Proposed Ordinance 2014-03**

Second Reading of Proposed Ordinance 2014-03 to amend Title 16, the Land Management Ordinance, of the Municipal Code of The Town of Hilton Head Island, South Carolina, by amending Section 16-4-102, the Official Zoning Map, specifically rezoning 6.9 acres identified as Parcels 147B, 438, 147 and 440 on Beaufort County Tax Map 7 from IL, Light Industrial, to RM-4, Low Density Residential, and providing for severability and an effective date.

Mr. Harkins moved to approve. Mr. McCann seconded. The motion was unanimously approved by a vote of 7-0.

**11) New Business**

**a. Consideration of a Resolution – Palmetto Dunes Stormwater Agreement Amendments**

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution of a second amendment to Drainage Agreement and a second amendment to Access, Drainage and Maintenance Easement with Palmetto Dunes Property Owners Association, Inc.

Mrs. Likins moved to approve. Mr. Williams seconded. The motion was unanimously approved by a vote of 7-0

**12) Executive Session**

Mr. DeLoach informed Mayor Laughlin there was no need for an executive session.

**13) Adjournment**

Mr. Williams moved to adjourn. Mr. McCann seconded. The motion was approved by a vote of 7-0. The meeting was adjourned at 5:53 p.m.

Approved:

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Vicki Pfannenschmidt,  
Executive Assistant/Town Clerk

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Drew A. Laughlin, Mayor



# Items of Interest

## February 18, 2014

### 1. Town News

The regional Metropolitan Planning Organization, which was formed in 2013, is conducting a transportation survey for public participation. The survey results will be used to develop a transportation vision and incremental steps to develop a long range transportation plan. Please help our region by participating in this survey. Your participation is greatly appreciated! For more information, see the Town web page at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov). **To participate in the study, go to: <https://www.surveymonkey.com/s/2040LATSLRTP>.**

(Contact: Jill Foster, Deputy Director of Community Development at [jillf@hiltonheadislandsc.gov](mailto:jillf@hiltonheadislandsc.gov) or 341-4694)

The Town of Hilton Head Island Financial Statements for the period ending December 31, 2013 including the Financial Dashboard have been posted on the Town's website. You can view them at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov)

(Contact: Susan Simmons, Director of Finance at or [susans@hiltonheadislandsc.gov](mailto:susans@hiltonheadislandsc.gov) or 843-341-4645 )

Snow Day was recently held at Shelter Cove Community Park on January 21 from 11:00 a.m.-4:00 p.m. They had another great turnout with over 1200 children and 1800 adults in attendance. Proceeds benefit the Island Recreation Center's Children's Scholarship Fund.

(Contact: Frank Soule, Executive Director, Island Recreation Association at 843-681-7273 or [islandreccenter.org](http://islandreccenter.org).)

### 2. Noteworthy Events

- a) Some of the upcoming meetings at Town Hall:
- Board of Zoning Appeals – February 24, 2014, 2:30 p.m.
  - Design Review Board – February 25, 2014, 1:15 p.m.
  - Planning Commission – February 26, 2014, 3:00 p.m.
  - Public Safety Committee – March 3, 2014, 10:00 a.m.
  - Public Projects and Facilities Committee – March 4, 2014, 2:00 p.m.
  - Town Council – March 4, 2014, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov) for meeting agendas.

## 2014 Policy Agenda

January, 2014

### Top Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Tax Increment Financing Extension</li> </ul>	Steve Riley/Susan Simmons/Charles Cousins	Staff continues to refine revenue projections and project cost estimates. Discussions underway with other taxing jurisdictions.
<ul style="list-style-type: none"> <li>USCB Facility Development</li> </ul>	Jennifer Ray	Consultants working on revised building footprints, site capacity study, and preliminary traffic assessment.
<ul style="list-style-type: none"> <li>Coligny Area Development</li> </ul>	Jennifer Ray	Project on-hold. Looking at involving planning commission for public input.
<ul style="list-style-type: none"> <li>Island Recreation Center Expansion</li> </ul>	Jill Foster/Scott Liggett	The revised site plan (without aquatic center and splash pad) was presented to and endorsed by the Public Facilities Committee on February 4 <sup>th</sup> . The matter will be taken up by Town Council on February 18, 2014

### High Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Land Management Ordinance Rewrite</li> </ul>	Teri Lewis	Planning Commission workshops are being held to discuss the draft chapters. The current schedule has draft chapters 2, 3, 4, 10 (Processes/Procedures and Zoning Districts) going to the Planning Commission in April for public hearings.
<ul style="list-style-type: none"> <li>Arts Collaboration Study</li> </ul>	Jill Foster	Consultants are currently drafting the plan and will discuss preliminary draft with Town Council in March with a final presentation in April.
<ul style="list-style-type: none"> <li>Chaplin Linear Park</li> </ul>	Jennifer Ray/Scott Liggett	Contract amendment is being negotiated with design team for detailed design/construction documents for phase 1 elements.
<ul style="list-style-type: none"> <li>Heritage Plaza Road Extension</li> </ul>	Shawn Colin/Charles Cousins	Blanchard and Calhoun proposal has been reviewed and counter position has been recommended.
<ul style="list-style-type: none"> <li>Tax Increment Financing Projects Prioritization</li> </ul>	Charles Cousins/Scott Liggett	Developing project information to be used in request for TIF extension

### Moderate Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Shelter Cove Park</li> </ul>	Jennifer Ray	Blanchard & Calhoun's design team is preparing detailed design and construction documents including DRB and DPR submittals based on



**2014 Management Agenda**  
**January, 2014**

Target	Chief Contact	Comments
<ul style="list-style-type: none"> <li>Solid Waste Collection and Recycling</li> </ul>	Scott Liggett	Staff working with vendors to ensure compliance with revised Town Code. Release of list of licensed vendors pending.
<ul style="list-style-type: none"> <li>Economic Development Corporation</li> </ul>	Shawn Colin	EDC completed a strategic planning workshop in January. Results will be conveyed to council at an upcoming meeting.
<ul style="list-style-type: none"> <li>ATAX Additional Funds Criteria</li> </ul>	Susan Simmons	ATAC will hold an initial meeting on February 18 to discuss criteria for these additional funds. This meeting is not intended to result in which specific organizations or amounts will be recommended to Council.
<ul style="list-style-type: none"> <li>Vacant Underserved Property Inventory and Map: Report</li> </ul>	Shawn Colin	Inventory database is complete. Work with GIS staff in underway to develop mapping application.
<ul style="list-style-type: none"> <li>Mathews Drive Side Street Improvement Project: Funding</li> </ul>	Scott Liggett	Funding put in place via budget amendment which was given second reading approval on January 7, 2014. Solicitation is pending, Work to be under contract in spring 2014
<ul style="list-style-type: none"> <li>Regional Transportation Model: Development</li> </ul>	Shawn Colin	Complete
<ul style="list-style-type: none"> <li>Lemoyne Avenue Roadway and Pedestrian Improvements: Direction and Funding</li> </ul>	Scott Liggett	Project to extend Lemoyne Avenue to Cordillo Parkway abandoned. Town to make immediate roadway repairs and Staff will propose funding for rehabilitation “as is” in the FY 15 budget process.

**CIP Monthly Report**  
**January, 2014**

Project	Chief Contact	Comments
<ol style="list-style-type: none"> <li>1. Fire Station #6</li> <li>2. Wm. Hilton Parkway / Leamington Intersection Improvements</li> <li>3. Wm. Hilton Parkway Mast Arm Projects</li> <li>4. Rowing and Sailing Center</li> <li>5. Pembroke Drive Pathway</li> <li>6. Gardner Drive Pathways</li> <li>7. Ocean Point Interim Beach Fill Project</li> <li>8. Town Hall – Business License Office Reconfiguration</li> </ol>		<ol style="list-style-type: none"> <li>1. Under Construction. To be completed summer 2014.</li> <li>2. Under Construction. To be completed winter 2014.</li> <li>3. Under Construction.</li> <li>4. Construction of dock is under contract. Proposals have been received for upland improvements. Staff completing due diligence. Construction scheduled for completion in fall 2014.</li> <li>5. Under Construction.</li> <li>6. Under Construction.</li> <li>7. Solicitation released. Proposals due February 27, 2014.</li> <li>8. Under Construction – work targeted for completion in March 2014.</li> </ol>



## **MEMORANDUM**

**TO:** Town Council

**FROM:** Susan M. Simmons, CPA, Director of Finance

**VIA:** Stephen G. Riley, ICMA- CM, Town Manager

**DATE:** February 6, 2014

**RE:** Tax Increment Financing Annual Report

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The annual audit of the Town of Hilton Head Island's Comprehensive Annual Financial Report has been completed. Enclosed please find the following documents pertaining the Town of Hilton Head Island's tax increment financing (TIF):

1. An Executive Summary of actual and projected expenditures in total and by TIF sub-area.
2. A report of actual revenues and expenditures through June 30, 2013 in total and by fiscal year.
3. A detailed report of actual expenditures through June 30, 2013 by capital project.
4. A report of actual and projected revenues through June 30, 2015, detailed by TIF partners.

Please do not hesitate to contact me if you have any questions or require additional information.

Town of Hilton Head Island  
Tax Increment Financing  
Analysis - Through June 30, 2013

EXECUTIVE SUMMARY

Tax Increment Sub Area	1999 Estimate	Spent with Tax Increment Funds	Future TIF Expenditures	Total TIF Spent/Projected	Spent with Other Funding Sources	Future Expenditures from Other Funding Sources	ALL FUNDING SOURCES - Total Spent/Projected
Chaplin/Broad Creek Area Totals	5,520,000	1,172,124	2,605,631	3,777,755	6,452,184	1,978,176	12,208,115
Matthews/Gardner Area Totals	1,690,000	12,374,952	1,705,982	14,080,934	712,898	230,000	15,023,832
Bridge to the Beach							
Palmetto Bay Road Area Totals	5,030,000	293,163	-	293,163	2,502,592	551,116	3,346,871
Coligny Circle Area Totals	11,450,000	7,739,290	6,323,039	14,062,329	1,257,178	398,722	15,718,229
Sea Pines Circle Area Totals	1,950,000	5,697,936	-	5,697,936	1,936,299	734,680	8,368,915
Stoney Area Totals	8,200,000	6,475,413	1,373,564	7,848,977	4,343,304	2,376,717	14,568,998
			North End Projects Percentage	56.18%		North End Projects Percentage	60.38%
			South End Projects Percentage	43.82%		South End Projects Percentage	39.62%
							-
Land Acquisition	5,800,000	11,217,074	-	11,217,074	-	-	11,217,074
Studies	500,000	480,850	-	480,850	-	-	480,850
Project Management	3,500,000	1,198,689	327,550	1,526,239	-	-	1,526,239
Contingency	4,360,000	-	-	-	-	-	-
Finance Charges	17,000,000	5,225,912	357,081	5,582,993	-	-	5,582,993
	31,160,000	18,122,525	684,631	18,807,156	-	-	15,689,105
Totals	65,000,000	51,875,403	12,692,847	64,568,251	17,204,455	6,269,411	88,473,866
						Note 1	

Note 1: The Town has not yet updated the "Other Funds Spent in the TIF District". It is still reported as of June 2011.

Town of Hilton Head Island  
Tax Increment Financing  
Revenue/Debt/Expenditure Analysis  
Inception Through June 30, 2013

	Actual														
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Beginning Fund Balance	-	1,798	(2,920,794)	(3,910,375)	(3,885,330)	4,737,879	6,323,953	6,785,423	2,508,650	9,831,588	6,502,704	6,100,342	6,517,422	5,007,857	
Revenues and Other Financing Sources															
Prior Period Adjustment	-	-	-	-	-	-	-	-	(744,318)	-	-	-	-	-	(744,318)
Taxes	-	10,963	255,416	418,912	1,179,681	3,777,553	4,065,562	3,985,064	4,427,710	5,833,846	6,308,512	6,369,086	6,148,490	6,562,575	49,343,370
Interest	5,747	762	615	772	1,039	105,709	229,217	251,324	48,110	17,565	123,859	14,231	1,153	1,177	801,280
Transfer from SWU Fees	-	-	-	-	-	-	-	-	-	-	197,749	-	-	-	197,749
Bond Proceeds	-	-	-	-	8,000,000	-	-	-	22,000,000	-	-	-	-	-	30,000,000
	5,747	11,725	256,031	419,684	9,180,720	3,883,262	4,294,779	4,236,388	25,731,502	5,851,411	6,630,120	6,383,317	6,149,643	6,563,752	79,598,081
Expenditures															
2004 Debt - Interest	-	18,948	81,715	101,112	172,732	347,200	357,004	326,227	294,112	260,400	225,176	188,116	149,511	109,045	2,631,298
2008 Debt - Interest	-	-	-	-	-	-	-	-	79,903	563,763	492,362	418,136	340,936	260,386	2,155,486
Cost of Issuance	-	-	-	-	215,628	1,000	-	-	222,500	-	-	-	-	-	439,128
Capital Projects															
Pathways	-	-	-	-	-	55,952	350,837	602,815	2,517,796	716,522	707,120	417,643	423,597	340,820	6,133,102
Drainage	-	-	-	-	-	-	-	57,881	17,443	117,096	(192,420)	-	-	-	0
Roadways	-	-	-	-	-	12	1,549,180	1,411,408	9,146,543	3,674,798	234,324	1,003,944	1,029,164	332,995	18,382,369
Land Acquisition	-	2,887,920	1,163,874	-	3,000	1,809,843	747,243	4,605,194	-	-	-	-	-	-	11,217,074
Parks	-	-	-	-	-	-	5,670	152,675	1,559,650	47,917	1,671,580	1,409	33,130	196,579	3,668,610
Facilities	-	-	-	-	-	82,741	178,375	462,751	810,617	433,539	430,549	347,659	1,951,391	871,176	5,568,798
Transfer to GF	-	-	-	-	-	-	-	219,210	-	226,260	193,790	184,330	181,480	182,930	1,188,000
Administratve	1,949	5,457	23	10	2,810	440	-	-	-	-	-	-	-	-	10,689
Consulting	2,000	21,992	-	293,517	163,341	-	-	-	-	-	-	-	-	-	480,850
Expenditures that apply to spending cap	3,949	2,934,317	1,245,612	394,639	557,511	2,297,188	3,188,309	7,838,161	14,648,564	6,040,295	3,762,482	2,561,237	4,109,208	2,293,931	51,875,403
2004 Debt - Principal	-	-	-	-	-	-	645,000	675,000	710,000	740,000	775,000	810,000	850,000	890,000	6,095,000
2008 Debt - Principal	-	-	-	-	-	-	-	-	3,050,000	2,400,000	2,495,000	2,595,000	2,700,000	2,805,000	16,045,000
Total Expenditures	3,949	2,934,317	1,245,612	394,639	557,511	2,297,188	3,833,309	8,513,161	18,408,564	9,180,295	7,032,482	5,966,237	7,659,208	5,988,931	74,015,403
Ending Fund Balance	1,798	(2,920,794)	(3,910,375)	(3,885,330)	4,737,879	6,323,953	6,785,423	2,508,650	9,831,588	6,502,704	6,100,342	6,517,422	5,007,857	5,582,678	5,582,678
Fund Balance per CAFR	1,798	(2,920,794)	(3,910,375)	(3,885,330)	4,737,879	6,323,953	6,785,423	2,508,650	2,010,587	3,552,262	4,560,317	6,370,189	4,860,855	5,582,678	
Difference	-	-	-	-	-	-	-	-	7,821,001	2,950,442	1,540,025	147,233	147,002	0	
									2008 TIF Bond Fund Balance	7,821,001	2,950,442	1,540,025	147,233	147,002	-
									Difference	0	0	(0)	0	0	0

Per the authorizing legislation, the TIF is limited to \$65 million expenditures. The payment of debt principal is not included in the spending cap, rather the initial project expenditures funded from the bond proceeds apply to the cap. For these purposes, principal payments are a reduction of debt rather than an expenditure.

Town of Hilton Head Island  
Tax Increment Financing  
Revenue/Debt/Expenditure Analysis - Project Detail - TIF  
Inception Through June 30, 2013

			Actual															
			TIF Subarea	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Administrative				1,949	5,457	23	10	2,810	440	-	-	-	-	-	-	-	-	10,689
Consulting																		
	LDR International		2,000	21,992	-	269,358	155,666	-	-	-	-	-	-	-	-	-	-	449,016
	Wilbur/Smith		-	-	-	24,000	-	-	-	-	-	-	-	-	-	-	-	24,000
	Coltrane (Legal)		-	-	-	159	-	-	-	-	-	-	-	-	-	-	-	159
	Pitkin		-	-	-	-	7,675	-	-	-	-	-	-	-	-	-	-	7,675
			2,000	21,992	-	293,517	163,341	-	-	-	-	-	-	-	-	-	-	480,850
Debt - 2004			Principal	-	-	-	-	-	-	645,000	675,000	710,000	740,000	775,000	810,000	850,000	890,000	6,095,000
			Interest	-	18,948	81,715	101,112	172,732	347,200	357,004	326,227	294,112	260,400	225,176	188,116	149,511	109,045	2,631,298
Debt - 2008			Principal	-	-	-	-	-	-	-	-	3,050,000	2,400,000	2,495,000	2,595,000	2,700,000	2,805,000	16,045,000
			Interest	-	-	-	-	-	-	-	-	79,903	563,763	492,362	418,136	340,936	260,386	2,155,486
Cost of Issuance																		-
	McNair (Legal)		-	-	-	-	129,628	-	-	-	-	-	-	-	-	-	-	129,628
	Alford (Legal)		-	-	-	-	6,000	-	-	-	-	-	-	-	-	-	-	6,000
	Placement fee		-	-	-	-	80,000	-	-	-	-	-	-	-	-	-	-	80,000
	Nexson Pruet		-	-	-	-	-	1,000	-	-	-	222,500	-	-	-	-	-	223,500
			-	-	-	-	215,628	1,000	-	-	-	222,500	-	-	-	-	-	439,128
Transfer to General Fund				-	-	-	-	-	-	-	219,210	-	226,260	193,790	184,330	181,480	182,930	1,188,000
Transfer to Beach Preservation																		
Pathways																		
(52309)	Mathews Drive/Marshland South	Charlin/Broad Creek Area	-	-	-	-	-	-	-	-	-	248,555	-	-	-	-	-	248,555
(52318)	Pope Avenue	Coligny Circle Area	-	-	-	-	-	-	47,559	175,559	370,603	1,621,918	3,864	-	-	-	-	2,219,503
(52325)	Lagoon Road	Coligny Circle Area	-	-	-	-	-	-	-	-	-	6,901	14,734	100,841	15,736	-	-	138,212
(52326)	Avocet Road	Coligny Circle Area	-	-	-	-	-	-	-	-	-	7,701	4,527	132,293	38,167	-	-	182,688
(52309)	Mathews Drive/Marshland South	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	57,162	-	-	-	-	-	57,162
(52316)	Mathews Drive/Marshland Rd.	Mathews/Gardner Area	-	-	-	-	-	-	-	135,511	41,172	-	-	-	-	-	-	176,683
(52321)	Mathews Drive	Mathews/Gardner Area	-	-	-	-	-	-	-	-	15,395	-	92,115	13,929	253,544	85,023	-	460,007
(52328)	U.S. 278 Gardner to Mathews	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	9,946	330,054	-	340,000
(52323)	Mathews Drive/Islander Drive	Mathews/Gardner Area	-	-	-	-	-	-	-	-	174,278	533,623	217,284	3,660	80	-	-	928,924
(52319)	Palmetto Bay Road	Palmetto Bay Road Area	-	-	-	-	-	-	8,393	39,767	1,367	22,887	138,561	(58,156)	2,183	2,102	57,378	214,482
(52322)	Target Road	Palmetto Bay Road Area	-	-	-	-	-	-	-	-	-	3,000	75,681	-	-	-	-	78,681
(52327)	Dunnagan's Alley	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	17,048	6,417	116,261	139,726
	U.S. 278 New Orleans to Shipyard & Town Hall	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	167,181	167,181
	Dunnagan's Alley	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(52324)	New Orleans Road	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	16,049	169,756	514,553	80,940	-	-	781,298
(52307)	Wild Horse Road	Stoney Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	55,952	350,837	602,815	2,517,796	716,522	707,120	417,643	423,597	340,820	6,133,102
Drainage																		
(53168)	Squire Pope Road	Stoney Area	-	-	-	-	-	-	-	-	57,881	17,443	117,096	(192,420)	-	-	-	-
Roadways																		
(53105)	Traffic signal mast arms	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	159,392	-	-	-	-	-	59,108	-	218,500
(53123c)	Roadway Safety Improvements	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	103,680	65,550	11,580	-	-	180,810
(53103)	Pedestrian crosswalks	Coligny Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53103)	Pedestrian crosswalks	Coligny Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53117)	Coligny Circle reconfiguration	Coligny Circle Area	-	-	-	-	-	-	12	436,694	-	-	-	-	-	-	-	436,706
	SCDOT road resurfacing - US 278/Deallyon Road & Cordillo Road	Coligny Circle Area	-	-	-	-	-	-	-	-	334,608	-	-	-	-	-	-	334,608
(53119)	SCDOT Road Resurfacing	Coligny Circle Area	-	-	-	-	-	-	-	-	-	355,548	2,218	-	-	-	-	357,766
(53125)	Directional Neighborhood Signage	Coligny Circle Area	-	-	-	-	-	-	-	-	-	16,836	86,004	-	-	-	-	102,840

**Town of Hilton Head Island  
Tax Increment Financing  
Revenue/Debt/Expenditure Analysis - Project Detail - TIF  
Inception Through June 30, 2013**

		Actual															
		TIF Subarea	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
(53130)	Nassau St. Extension	Coligny Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53103)	Pedestrian crosswalks	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53103)	Pedestrian crosswalks	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53105a)	Traffic Signal Mast Arms	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	118,494	-	40,892	-	-	159,386
(53111)	Widen Mathews Drive	Mathews/Gardner Area	-	-	-	-	-	-	358,257	208,246	5,684,829	2,576,517	5,826	-	-	-	8,833,675
(53111)	Roadway Safety Improvements	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	66	-	66
(53120)	Widen Mathews Drive	Mathews/Gardner Area	-	-	-	-	-	-	-	-	189	196,814	-	-	-	-	197,003
(53126)	Mathews Drive/Chaplin Connectivity	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	21,448	-	-	46,517	47,371	115,336
(53182)	Mathews Drive/Marshland Road Connectivity	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	3,835	670	-	4,505
(53139)	Marshland Rd Roundabout	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	47,115	-	242	38,109	157,671	243,136
(53177)	Mathews Dr. N. - Roundabout at Beach City	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	63,919	607,468	162,293	-	833,680
(53107)	Widen Office Park Road	Sea Pines Circle Area	-	-	-	-	-	-	4,357	670,883	135,023	105,477	49,379	75,660	-	-	1,040,779
(53108)	Long Cove lane extension	Sea Pines Circle Area	-	-	-	-	-	-	11,788	38,212	-	-	-	-	-	-	50,000
(53112)	Intersection improvements	Sea Pines Circle Area	-	-	-	-	-	-	-	-	294,108	-	183	7,785	2,202	52,731	357,009
(53123b)	Learnington/Fresh Market/US 278	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Roadway Safety Improvements	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	50,697	-	-	-	-	50,697
	Pedestrian Crosswalks - Wexford Village	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	1,689	47,812	49,501
	Pedestrian Crosswalks - Shipyard	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	4,142	27,410	31,552
(53125)	Directional Neighborhood Signage	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	55,629	-	-	55,629
(53132)	Intersection/Crosswalk Lighting	Sea Pines Circle Area	-	-	-	-	-	-	-	-	13,537	17,924	15,827	252	285	-	47,825
(53138)	Dunnagan's Alley Roundabout	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	66,203	10,138	191,777	714,083	-	982,201
(53137a)	Median Curbing	Palmetto Bay Road Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53103)	Pedestrian crosswalks	Stoney Area	-	-	-	-	-	-	-	110,283	-	-	-	-	-	-	110,283
(53103)	Pedestrian crosswalks	Stoney Area	-	-	-	-	-	-	120,762	-	50,000	-	-	-	-	-	170,762
(53105a)	Traffic Signal Mast Arms	Stoney Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53112)	Intersection improvements	Stoney Area	-	-	-	-	-	-	295,384	-	-	-	-	-	-	-	295,384
(53115)	Horseshoe Rd. connector	Stoney Area	-	-	-	-	-	-	101,434	18,624	706,932	101,928	20,977	1,993	-	-	951,887
(53118)	Gumtree/Squire Pope Roundabout	Stoney Area	-	-	-	-	-	-	-	-	1,633,429	118,140	1,257	6,832	-	-	1,759,657
(53123)	Roadway Safety Improvements	Stoney Area	-	-	-	-	-	-	61,112	-	56,000	31,983	-	-	-	-	149,095
(53128)	US 278/ Squire Pope Road	Stoney Area	-	-	-	-	-	-	-	22,052	-	-	-	-	-	-	22,052
(53129)	Stoney Secondary Road	Stoney Area	-	-	-	-	-	-	-	8,500	112	30,156	1,269	-	-	-	40,037
(53179)	Honey Horn Entrance Improvements	Stoney Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53125)	Directional Neighborhood Signage	Stoney Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(53133)	Honey Horn Road Project	Stoney Area	-	-	-	-	-	-	-	-	200,000	-	-	-	-	-	200,000
			-	-	-	-	-	12	1,549,180	1,411,408	9,146,543	3,674,798	234,324	1,003,944	1,029,164	332,995	18,382,369
<b>Parks</b>																	
	Chaplin Tennis Courts	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	-	-	4,010	-	4,010
(52213)	Chaplin Linear Park	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	-	-	385	94,369	94,754
(52223)	Coligny Beach Park	Coligny Circle Area	-	-	-	-	-	-	-	-	46,273	38,329	1,667,769	(371)	-	-	1,752,000
(52220)	Rock's/Remy's	Sea Pines Circle Area	-	-	-	-	-	-	400	-	-	-	-	-	-	-	400
(52219)	Park Upgrades - Compass Rose Park /Art	Sea Pines Circle Area	-	-	-	-	-	-	-	150,000	312,713	-	-	-	-	-	462,713
(52221)	McKibben Property	Sea Pines Circle Area	-	-	-	-	-	-	5,270	-	-	-	-	-	-	-	5,270
(52222)	Compass Rose Park	Sea Pines Circle Area	-	-	-	-	-	-	-	2,675	1,200,664	9,588	3,811	1,780	4,370	-	1,222,888
	Rowing & Sailing Center	Stoney Area	-	-	-	-	-	-	-	-	-	-	-	-	24,365	102,210	126,575
			-	-	-	-	-	-	5,670	152,675	1,559,650	47,917	1,671,580	1,409	33,130	196,579	3,668,610
<b>Facilities</b>																	
(57207)	Demolition of Structures	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Sewer Service Projects	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	-	-	1,140	424,355	425,495
(57207)	Demolition of Structures	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57013)	Coligny/Pope Avenue Imprv.	Coligny Circle Area	-	-	-	-	-	-	-	30,505	962	-	-	-	55,397	421,432	508,296
(57207)	Demolition of Structures	Coligny Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57207)	Demolition of Structures	Coligny Circle Area	-	-	-	-	-	-	-	-	-	-	-	1,404	-	-	1,404
(57224)	Fire Station #1 Replacement	Coligny Circle Area	-	-	-	-	-	-	29,699	37,981	322,348	57,477	43,573	346,906	855,284	-	1,693,268
(57227)	Fiber to Sheriff's Building	Coligny Circle Area	-	-	-	-	-	-	12,000	-	-	-	-	-	-	-	12,000
(57207)	Demolition of Structures	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Town of Hilton Head Island  
Tax Increment Financing  
Revenue/Debt/Expenditure Analysis - Project Detail - TIF  
Inception Through June 30, 2013

			Actual														
TIF Subarea			2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
(57207)	Sewer Service Projects	Mathews/Gardner Area	-	-	-	-	-	-	-	-	-	-	-	-	-	25,389	25,389
(57207)	Demolition of Structures	Palmetto Bay Road Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57207)	Demolition of Structures	Palmetto Bay Road Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57207)	Demolition of Structures	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57207)	Demolition of Structures	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(57014)	Dunnagan's Alley	Sea Pines Circle Area	-	-	-	-	-	-	-	-	-	31,736	39,673	-	85,245	-	156,654
(57216)	Sea Pines Circle	Sea Pines Circle Area	-	-	-	-	-	82,741	-	-	-	-	-	-	-	-	82,741
(57217)	McKibben Property	Sea Pines Circle Area	-	-	-	-	-	-	-	13,872	-	-	-	-	-	-	13,872
(57015)	Sewer Service Projects	Stoney Area	-	-	-	-	-	-	-	163,464	181,057	-	-	3,699	954,325	-	1,302,546
(57015)	Sewer Service Projects	Stoney Area	-	-	-	-	-	-	-	-	-	-	324,185	-	-	-	324,185
(57019)	Stoney Area CDBG Project	Stoney Area	-	-	-	-	-	-	-	-	-	342,401	23,118	(4,350)	-	-	361,169
(57207)	Demolition of Structures	Stoney Area	-	-	-	-	-	-	136,676	-	-	-	-	-	-	-	136,676
(57207)	Demolition of Structures	Stoney Area	-	-	-	-	-	-	-	216,929	306,250	1,925	-	-	-	-	525,104
			-	-	-	-	-	82,741	178,375	462,751	810,617	433,539	430,549	347,659	1,951,391	871,176	5,568,798
Land Acquisition																	
	Hack - Fire Station #3	Chaplin/Broad Creek Area	-	-	-	-	-	-	-	293,167	-	-	-	-	-	-	293,167
15	Legendary Golf	Coligny Circle Area	-	1,750,000	-	-	-	-	-	-	-	-	-	-	-	-	1,750,000
	Town Center (Shipyard fire station)	Coligny Circle Area	-	-	-	-	-	-	-	4,500	-	-	-	-	-	-	4,500
3	Howell/Arrow Road	Sea Pines Circle Area	-	800,000	-	-	-	-	-	-	-	-	-	-	-	-	800,000
101	Rock's/Remy's	Sea Pines Circle Area	-	-	-	-	-	1,809,843	-	193	-	-	-	-	-	-	1,810,036
	Art Center	Sea Pines Circle Area	-	-	-	-	-	-	-	636,934	-	-	-	-	-	-	636,934
	Office Park Rd. condemnation	Sea Pines Circle Area	-	-	-	-	-	-	-	(50,828)	-	-	-	-	-	-	(50,828)
	Office Park LLC	Sea Pines Circle Area	-	-	-	-	-	-	727,800	-	-	-	-	-	-	-	727,800
29	Land Acquisition Group, LLC	Stoney Area	-	275,000	-	-	-	-	-	-	-	-	-	-	-	-	275,000
84	Williams	Stoney Area	-	-	551,616	-	-	-	-	-	-	-	-	-	-	-	551,616
88	R.G. Holdings	Stoney Area	-	-	603,550	-	-	-	-	-	-	-	-	-	-	-	603,550
	Ackridge	Stoney Area	-	-	-	-	-	-	-	2,510,284	-	-	-	-	-	-	2,510,284
	Low Country Investments	Stoney Area	-	-	-	-	-	-	-	1,210,944	-	-	-	-	-	-	1,210,944
	Miscellaneous		-	62,920	8,708	-	3,000	-	19,443	-	-	-	-	-	-	-	94,071
			-	2,887,920	1,163,874	-	3,000	1,809,843	747,243	4,605,194	-	-	-	-	-	-	11,217,074
			3,949	2,934,317	1,245,612	394,639	557,511	2,297,188	3,833,309	8,513,161	18,408,564	9,180,295	7,032,482	5,966,237	7,659,208	5,988,931	74,015,400



**Town of Hilton Head Island Tax Increment Financing Districts**  
**TIF Revenue by Source**  
**Fiscal Years 2001-June 30, 2013**

TIF Taxes by Partner	Actual													Total Actual	Projected		Grand Total	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		2013	2014		2015
Beaufort County	-	4,026	94,424	155,015	432,321	1,436,515	1,584,937	1,402,765	1,317,025	1,770,879	1,982,445	2,030,096	1,942,403	2,079,903	16,232,755	2,372,944	2,408,537	21,014,236
Beaufort County School District	-	4,152	100,005	166,900	504,933	1,664,539	1,850,091	1,844,991	1,862,761	3,062,795	3,463,826	3,487,145	3,351,288	3,579,588	24,943,015	4,082,896	4,144,140	33,170,051
Hilton Head #1 PSD	-	-	8,827	15,914	2,277	18,370	21,525	193,913	32,484	52,225	64,382	69,626	72,690	74,099	626,332	94,387	95,803	816,522
Forest Beach Special	-	-	348	(17)	(10)	-	-	-	-	-	-	-	-	-	320	-	-	320
Town of Hilton Head Island	-	2,785	51,813	81,099	240,160	658,129	609,009	543,395	471,121	947,947	797,859	782,219	782,108	828,985	6,796,630	877,947	891,116	8,565,693
	-	10,963	255,417	418,911	1,179,681	3,777,553	4,065,562	3,985,064	3,683,392	5,833,846	6,308,512	6,369,086	6,148,489	6,562,575	48,599,052	7,428,174	7,539,596	63,566,822
Other Revenues and Financing Sources																		
Interest	5,747	762	615	772	1,039	105,709	229,217	251,324	48,110	17,565	123,859	14,231	1,153	1,177	801,280	1200	1200	803,680
Transfer from SWU Fees	-	-	-	-	-	-	-	-	-	-	197,749	-	-	-	197,749	-	-	197,749
Bond Proceeds	-	-	-	-	8,000,000	-	-	-	22,000,000	-	-	-	-	-	30,000,000	-	-	30,000,000
Total Revenues and Financing Sources	5,747	11,725	256,032	419,683	9,180,720	3,883,262	4,294,779	4,236,388	25,731,502	5,851,411	6,630,120	6,383,318	6,149,642	6,563,752	79,598,080	7,429,374	7,540,796	94,568,251
													Less Bond Proceeds (not included as revenue or principal as expenditure)					(30,000,000)
													Estimated Net Revenues and Transfers Available for Projects					64,568,251



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Stephen G. Riley, *Town Manager*  
**VIA:** Scott Liggett, *Director of Public Projects & Facilities*  
**FROM:** Nicole Dixon, CFM, *Senior Planner*  
**CC:** Charles Cousins, AICP, *Director of Community Development*  
**DATE:** February 4, 2014  
**SUBJECT:** Island Recreation Center Expansion Master Plan

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**Recommendation:** Staff recommends that the Town Council review the revised master plan and associated costs prepared by Lee & Parker Architects and The FWA Group, regarding the proposed Island Recreation Center expansion, approve the revised master plan and direct staff to include the project in the upcoming Capital Improvements Program budget. The project was reviewed by the Public Facilities Committee at their meeting on February 4, 2014. The Committee voted unanimously to recommend approval to Town Council.

**Summary:** In spring of 2013, staff was directed to work with our consultants for the Island Recreation Center expansion project, Lee and Parker Architects and the FWA Group, to eliminate the additional pool and splash pad from the original master plan and revise the conceptual master plan layout accordingly. This was a result of Town Council's determination in November 2012 to locate the aquatic center and splash pad elsewhere.

As a result of the removal of the additional pool and splash pad, the following revisions were made to the conceptual master plan layout:

- The main entrance to the gym building is now on the left of the building so that it is in between the existing and new gym. It will be an entry way that extends through the two buildings and back to the pool area.
- The open field, basketball courts, parking and playground were reconfigured.
- Lighting will be added to the existing play field across Wilborn Road to provide additional opportunities for extended field use hours and to help offset the loss of the field time for the reduced sized field being relocated at the Recreation Center.

As a result of the proposed changes to the conceptual master plan layout, the lease agreement with the school district will need to be amended to change the lease boundary as shown on the plan and an existing wetland will need to be filled and mitigated for the parking lot #3 expansion.

The project was discussed at Town Council's workshop on November 7, 2013.

The project was reviewed by the Public Facilities Committee at their meeting on February 4, 2014. The Committee voted unanimously to recommend approval to Town Council.

**Background:** Town Council's Policy Agenda for 2013 has Recreation Center Expansion: Direction on Future Phases listed as a high priority. The topic has been on several of the past Town Council Policy Agenda's: 2012 had Aquatics Center: Direction, Location and Funding listed as a high priority, 2011 had Evaluating the Feasibility Study for the Recreation Center Expansion listed as a top priority, 2010 had Recreational Center & Aquatics Facilities Direction listed as a high priority and 2009 had Recreational Center & Aquatics Facilities Direction listed as a moderate priority.

The need for additional swimming pools and enhancing the existing recreation center has been a topic of discussion for years. A recreational needs survey was conducted in 2008 and a site plan was developed to address needs identified in the survey. At several meetings in 2008 and 2009, the Parks and Recreation Commission, the Public Facilities Committee and Town Council accepted the findings of the survey results and identified the following elements to be included as part of the enhancements to the recreation center:

- A second gym the same size as the current space
- Senior meeting/social and general multi-purpose space (total 4,500 sq. ft.)
- 10 lanes 25 yards swimming lap pool with warm water tank
- Splash pad for children
- Support elements such as locker rooms and storage

At the November 17, 2009 Town Council meeting, the Council voted to approve funding for a feasibility study. Staff hired a consultant team, Lee & Parker Architects, The FWA Group and The Mission Resources Group, to conduct the feasibility study and business plan detailing the financial implications involved with the identified elements listed above.

At the February 1, 2011 Town Council meeting, Council voted to approve the elements identified in the Feasibility Study. Town Council directed staff to proceed with Phase 2 of the proposed project, which was to work with our consultants to prepare the Master Plan.

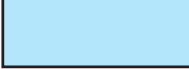





At the November 11, 2011 Town Council meeting, Council voted to endorse in concept the Master Plan and findings prepared by Lee & Parker Architects regarding the Island Recreation Center proposed expansion project. There was discussion on whether or not the new Aquatics Facility should be a standalone facility elsewhere on the Island and not as a component of the existing Recreation Center site and that the plan would be discussed further at their workshop.

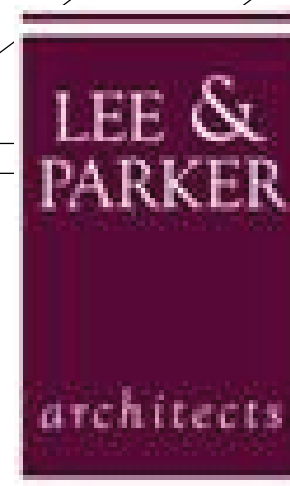
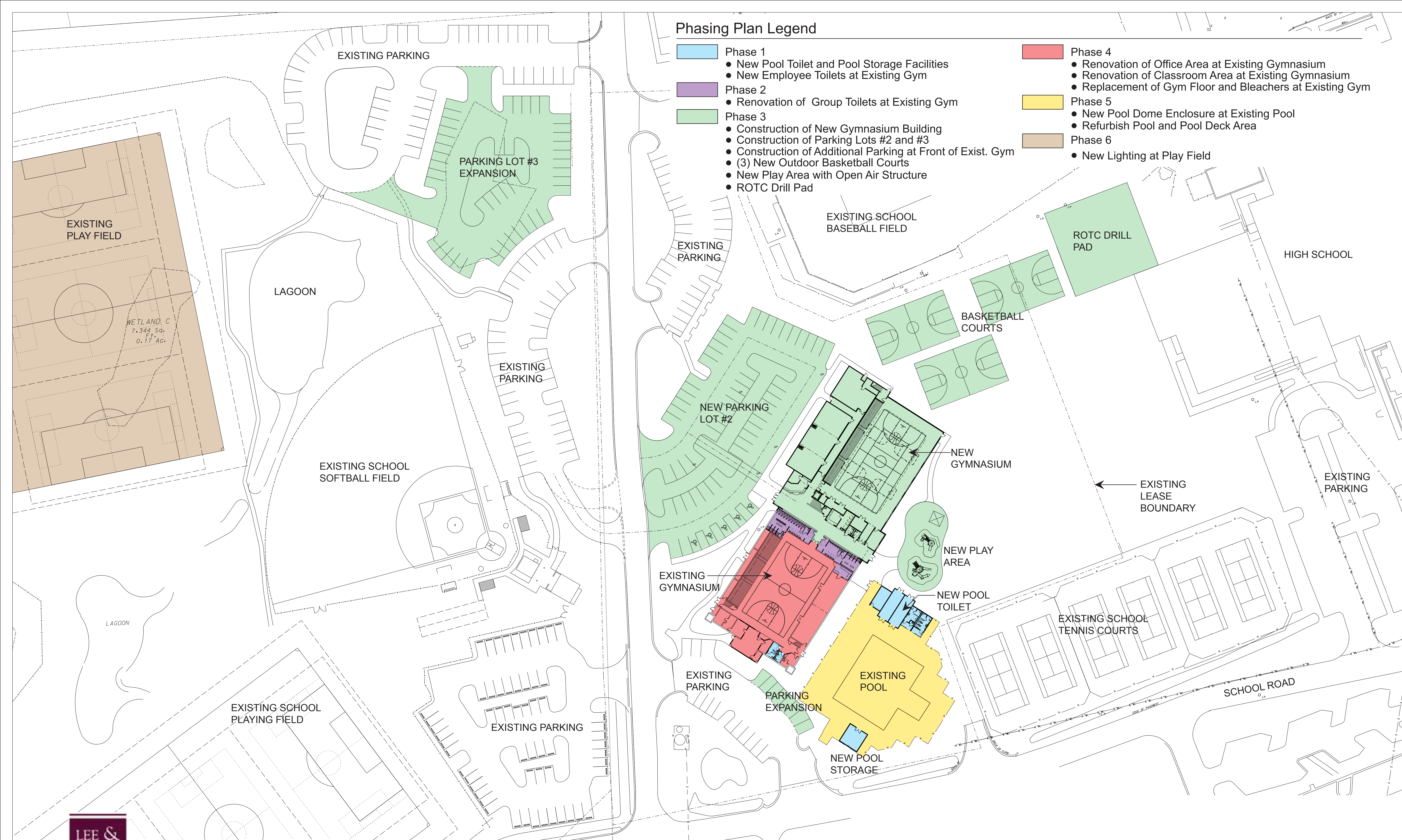
After the project was discussed at Town Council's workshop in December 2011, staff was directed to proceed with the additional study for this proposed project: to gather further information on the potential costs and benefits of creating a more civic investment by constructing a standalone Aquatics Facility.

At the November 7, 2012 Town Council meeting, Council voted to accept the findings and recommendations provided in the Alternative Analysis prepared by Lee & Parker Architects and The FWA Group, regarding the location of the proposed standalone Aquatics Facility, and would use the recommendations when discussing the project for potential inclusion in the Capital Improvements Program budget.



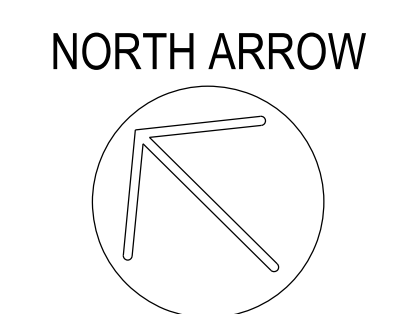
# Phasing Plan Legend

- |   |   |   |   |
|---|---|---|---|
|   | Phase 1   |   | Phase 4   |
|   | <ul style="list-style-type: none"> <li>• New Pool Toilet and Pool Storage Facilities</li> <li>• New Employee Toilets at Existing Gym</li> </ul>   |   | <ul style="list-style-type: none"> <li>• Renovation of Office Area at Existing Gymnasium</li> <li>• Renovation of Classroom Area at Existing Gymnasium</li> <li>• Replacement of Gym Floor and Bleachers at Existing Gym</li> </ul> |
|  | Phase 2   |  | Phase 5   |
|   | <ul style="list-style-type: none"> <li>• Renovation of Group Toilets at Existing Gym</li> </ul>   |   | <ul style="list-style-type: none"> <li>• New Pool Dome Enclosure at Existing Pool</li> <li>• Refurbish Pool and Pool Deck Area</li> </ul>   |
|  | Phase 3   |  | Phase 6   |
|   | <ul style="list-style-type: none"> <li>• Construction of New Gymnasium Building</li> <li>• Construction of Parking Lots #2 and #3</li> <li>• Construction of Additional Parking at Front of Exist. Gym</li> <li>• (3) New Outdoor Basketball Courts</li> <li>• New Play Area with Open Air Structure</li> <li>• ROTC Drill Pad</li> </ul> |   | <ul style="list-style-type: none"> <li>• New Lighting at Play Field</li> </ul>  |



## Island Recreation Center

Proposed Expansion - Site / Phasing Plan — October 18, 2013





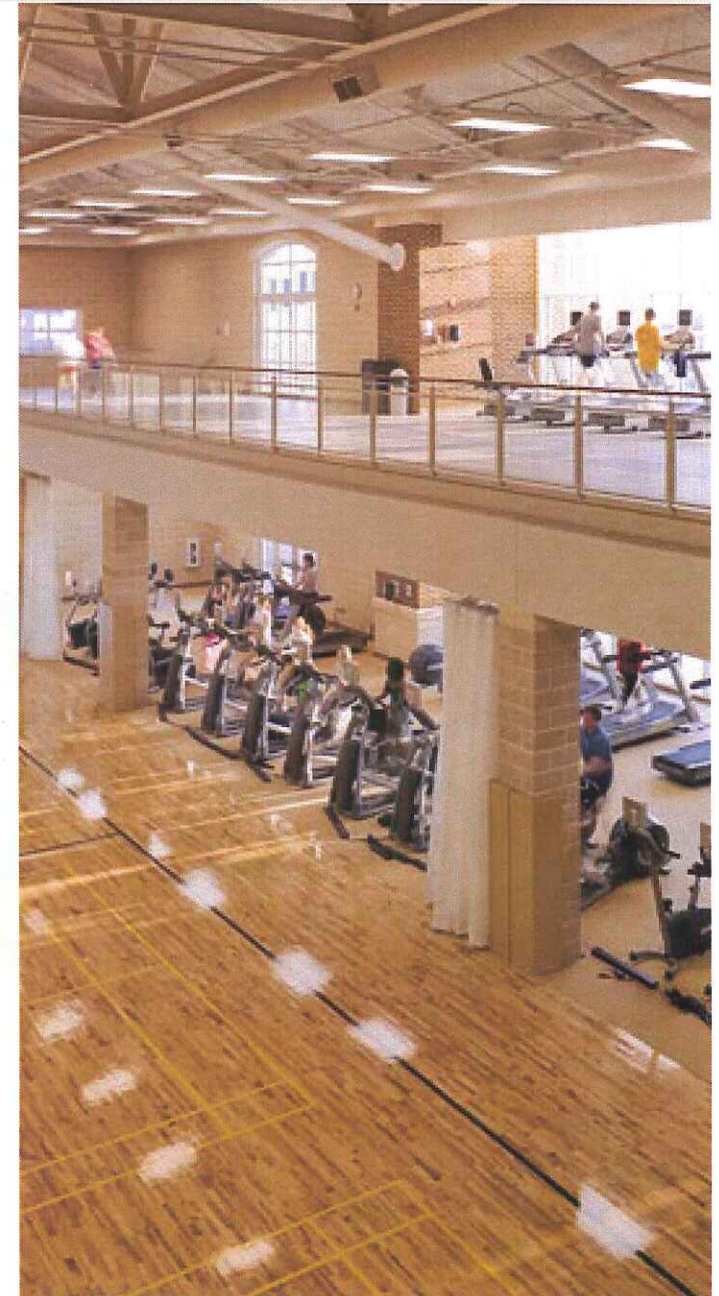
# Island Recreation Center Study

## Hilton Head Island

### Capital and Operating Cost

New Gymnasium & Walking Track	Projected Revenue
Programs	\$184,487.00
Government Income	\$ 50,000.00
Other Income	\$ 5,500.00
Beaufort County Support	\$ 30,000.00
<b>Sub-Total Revenue</b>	<b>\$269,987.00</b>

New Gymnasium & Walking Track	Projected Expenses
Programs	\$ 62,450.00
Payroll, Taxes & Insurance	\$124,537.00
General Administration	\$ 83,000.00
<b>Sub-Total Expenses</b>	<b>\$ 269,987.00</b>



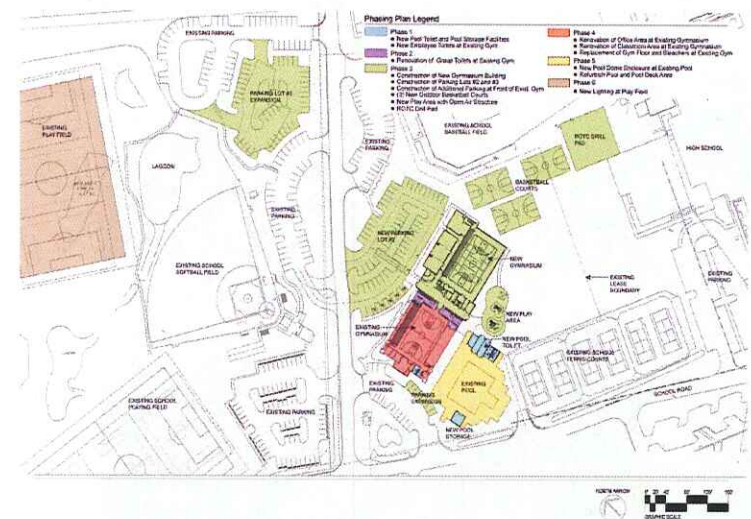
# Island Recreation Center Study

## Hilton Head Island

## Capital and Operating Cost

### Probable Capital Cost Summary

• <b>Phase 1</b>	\$ 386,980.00
New pool storage building and toilet facilities New employee toilet facilities in existing Gymnasium	
• <b>Phase 2</b>	\$ 218,260.00
Renovation of existing Group Toilets	
• <b>Phase 3</b>	\$4,627,200.00
Construction of new Gymnasium Building Construction of Parking Areas #2, #3 and front Employee Parking Demolition, relocation and construction of (3) new basketball courts Construction of new play area with new playground equipment Demolition and construction of new ROTC Drill Pad	
• <b>Phase 4</b>	\$ 388,110.00
Renovation of Office Area in Existing Gymnasium Renovation of Classroom Area in Existing Gymnasium Replacement of wood flooring and bleachers in Existing Gymnasium	
• <b>Phase 5</b>	\$ 376,200.00
New pool dome enclosure at existing pool Refurbish pool and pool deck area	
• <b>Phase 6</b>	\$ 168,400.00
Installation of new sports lighting for existing play field	



Island Recreation Association  
New Gym and Walking Track;  
Revenue and Expense Summary

REVENUES	PROJECTED
Program Revenue	\$ 184,487
Government Income	\$ 50,000
Other Income	\$ 5,500
Beaufort County Support	\$ 30,000
<b>SUB TOTAL INCOME</b>	<b>\$ 269,987</b>

EXPENSES	PROJECTED
Program Expenses	\$ 62,450
Payroll & Taxes/Insurance	\$ 124,537
General Administration	\$ 83,000
<b>SUB TOTAL EXPENSES</b>	<b>\$ 269,987</b>



# Island Recreation Association

## New Gym and Walking Track; Revenue Increases

REVENUES	PROJECTED
<b>REC CENTER ATHLETIC PROGRAMS</b>	
64501 ALL-SPORTS CAMP	\$ 1,000
64504 BASKETBALL CAMPS	\$ 1,000
64506 YOUTH BASKETBALL	\$ 5,000
64508 ADULT BASKETBALL LEAGUES	\$ 2,500
NEW ADULT PROGRAMS	\$ 5,225
64513 OPEN GYM	\$ 1,000
64520 VOLLEYBALL-GIRLS CAMP	\$ 3,500
NEW VOLLEYBALL-TOURNAMENTS	\$ 8,250
64532 CHEERLEADING CAMP	\$ 1,500
(NEW) WALKING & FITNESS CLASS	\$ 63,312
(NEW) YOUTH SPORTS TOURNAMENTS	\$ 22,000
(NEW) ADULTS SPORTS TOURNAMENTS	\$ 13,200
<b>TOTAL REC CENTER ATHLETIC PROGRAMS</b>	<b>\$ 127,487</b>

<b>REC CENTER YOUTH/TEEN PROGRAM</b>	
64901 AFTER-SCHOOL CLUB	\$ 15,000
64910 SUMMER DAY CAMP	\$ 20,000
64921 CHALLENGE PROGRAM-SUMMER	\$ 2,000
64935 CHILDREN & TEEN ACTIVITIES	\$ 20,000
<b>TOTAL REC CENTER YOUTH/TEEN PROGRAM</b>	<b>\$ 57,000</b>

<b>REC CENTER GOVERNMENT INCOME</b>	
64015 TOWN OF HILTON HEAD-MONTHLY	\$ 50,000
<b>TOTAL REC CENTER GOVERNMENT INCOME</b>	<b>\$ 50,000</b>

<b>REC CENTER OTHER INCOME</b>	
64108 VENDING/RENTALS/CONCESSIONS	\$ 3,000
64111 BEAUFORT COUNTY PROGRAMS	\$ 30,000
64313 RENTAL INCOME	\$ 2,500
<b>TOTAL REC CENTER OTHER INCOME</b>	<b>\$ 35,500</b>

<b>BUDGET- REVENUE TOTAL</b>	<b>\$ 269,987</b>
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# Island Recreation Association

## New Gym and Walking Track; Expense Increases

EXPENSES	PROJECTED		
<b>TOTAL REC CENTER ATHLETIC PROGRAMS</b>		<b>REC CENTER GEN ADM EXPENSE</b>	
75501 ALL-SPORTS CAMP	\$ 500	77010 AUDIT/BANK FEES	\$ 3,000
75503 BASKETBALL-YOUTH	\$ 2,000	77012 ADVERTISING	\$ 2,500
75505 BASKETBALL YOUTH CAMP	\$ 2,500	77015 COMPUTER SERVICES	\$ 2,000
75508 ADULT BASKETBALL LEAGUES	\$ 2,000	77023 ELECTRICITY-REC CTR	\$ 27,000
NEW ADULT PROGRAMS	\$ 2,500	77026 GENERAL LIABILITY	\$ 10,000
75513 OPEN GYM PROGRAMS	\$ 250	77034 TRASH REMOVAL	\$ 1,500
NEW VOLLEYBALL-TOURNAMENT	\$ 2,200	77055 PRINTING-GENERAL	\$ 1,000
NEW YOUTH VOLLEYBALL CAMPS/CLINIC	\$ 4,500	77065 REPAIRS-BUILDING	\$ 7,500
75532 CHEERLEADING CAMP	\$ 1,000	77075 LEASES-OFFICE EQUIPMENT	\$ 2,500
75610 KARATE-SHOTOKAN	\$ 1,500	77085 SUPPLIES-OFFICE	\$ 3,000
(NEW) WALKING & FITNESS CLASSES	\$ 7,500	77087 SUPPLIES-GENERAL PURPOSE	\$ 1,500
(NEW) YOUTH SPORTS TOURNAMENTS	\$ 14,000	77088 SUPPLIES-JANITORIAL	\$ 8,000
(NEW) ADULTS SPORTS TOURNAMENTS	\$ 6,000	77090 TELEPHONE	\$ 3,000
<b>TOTAL REC CENTER ATHLETIC PROGRAMS</b>	<b>\$ 46,450</b>	77095 WATER & SEWER	\$ 1,500
		78010 HEATING & AC	\$ 5,000
		78012 GYM FLOOR	\$ 4,000
<b>REC CENTER YOUTH/TEEN PROGRAMS</b>		<b>TOTAL REC CENTER GEN ADM EXPENSE</b>	<b>\$ 83,000</b>
75901 AFTER-SCHOOL CLUB	\$ 5,000		
75910 SUMMER DAY CAMP	\$ 7,500		
75921 CHALLENGE PROGRAM-SUMMER	\$ 1,000		
75935 CHILDREN & TEEN ACTIVITIES	\$ 2,500		
<b>TOTAL REC CENTER YOUTH/TEEN PROGRAM</b>	<b>\$ 16,000</b>	<b>BUDGET- EXPENSE TOTAL</b>	<b>\$ 269,987</b>
<b>REC CENTER PAYROLL EXPENSE</b>			
76031 AFTER SCHOOL PROGRAM	\$ 3,000		
76033 SUMMER CAMP	\$ 3,500		
76034 CHALLENGE PROGRAM-SUMMER	\$ 3,500		
NEW OFFICE MANAGER (1 full time)	\$ 28,000		
76047 PROGRAM SUPERVISORS (2- part time)	\$ 25,000		
76048 BUILDING SUPERVISOR (1 part time)	\$ 20,000		
76073 MAINTENANCE WORKERS (1 part time)	\$ 25,000		
<b>TOTAL REC CENTER PAYROLL EXPENSE</b>	<b>\$ 108,000</b>		
<b>REC CENTER PAYROLL TAXES &amp; INS</b>			
76075 PAYROLL TAXES	\$ 8,262		
76078 WORKMANS COMPENSATION	\$ 875		
76079 UNEMPLOYMENT TAXES	\$ 850		
76080 HEALTH INSURANCE	\$ 6,500		
76086 LONG TERM DISABILITY INSURANCE	\$ 50		
<b>TOTAL REC CENTER PAYROLL TAXES &amp; INS</b>	<b>\$ 16,537</b>		