



*Beaufort County  
Capital Project Sales Tax  
Commission  
Agenda*

Monday, May 19, 2014  
6:30 p.m.

Town of Hilton Head Island Council Chambers  
One Town Center Court, Hilton Head Island

Members:  
Mike Covert  
Craig Forrest  
Scott Graber  
Jeffrey Robinowich  
Bill Robinson  
Scott Richardson

1. Call to Order  
Chairman Craig Forrest
2. Pledge of Allegiance
3. Approval of Capital Project Sales Tax Commission minutes  
A. May 12, 2014 meeting ([backup](#))
4. Public Presentations  
A. Each presentation not to exceed 10 minutes
  1. University of South Carolina Beaufort
  2. City of Beaufort
  3. Bridges Preparatory School
  4. Town of Hilton Head Island
  5. Sheldon Township
5. Additional Public Comment
6. Adjourn

## **Capital Project Sales Tax Commission – May 12, 2014 Meeting**

### **Call to Order:**

Chairman Forrest opened the meeting and asked everyone to stand and say the Pledge of Allegiance.

**Attendance:** All Capital Project Sales Tax Commissioners were in attendance. Vice-Chairman Richardson was minutes late to the meeting.

### **Approval of Meeting Minutes:**

Chairman Forrest asked for a motion to approve the minutes from the May 12, 2014 meeting. A motion was made, a second was given and the Commissioners approved the minutes unanimously. Vice-Chairman Richardson was absent for this vote.

### **Public Comment:**

Chairman Forest told the public, the agenda was lengthy and to please have all of the presenters give their presentations in a timely manner and try to keep to the 10 minute time limit. He also reminded the public the Commission is only to put a list of projects together for a referendum that may appear on the November ballot and to come up with the language for that ballot question. Chairman Forrest told the public this meeting is not the time to discuss if there should be or shouldn't be a referendum. It's strictly time for the public to come forward and let the Commission know what projects they would like to see on the list for the November referendum. Chairman Forrest explained the Council must pass the ballot language and list of projects in full, they can't take apart the list and only approve some projects and they can't change the language. Council must also have 3 readings to pass the language and list and the language and list must be submitted to the Beaufort County Board of Elections by August 15<sup>th</sup>.

**Kim Statler, Executive Director of the Lowcountry Economic Alliance**, is called to the podium.

Mrs. Statler explained the LEA is a public/private partnership formed in 2010 to attract primary businesses to Beaufort County, help existing businesses grow in Beaufort County and diversify tax base/business community. She explained while South Carolina had a growth of 2.5% of jobs between 2009-2012, Beaufort County had a loss of 1.2% of jobs totaling a loss of \$3.4M in wages between the same time period. Mrs. Statler introduces John Culbreath, Regional Director of Thomas & Hutton, to present 3 projects the LEA would like to see on the Capital Project Sales Tax list.

1) Rail Industrial Park – 6 million square feet of land located near Point South in Yemassee. This could be built to attract an industrial company to the area. The benefits include: upland development with minimal environmental impact, close to I-95, close to two ports (Charleston and Savannah), there's possibility for long term development, and it maximizes the 10-20 year industrial investment and job creation opportunities. The projected cost is \$22,720,000.

2) Beaufort Commerce Park – add infrastructure to the existing park, add more land to the park, signage and landscaping. The benefits include: close proximity to MCAS, water infrastructure in place, property has sufficient square footage for multiple targeted markets and workforce advantages. The projected cost is \$23,483,500

3) Graves Property – land for potential development of Healthcare/Biomedical/Back Office IT. The benefits include: amenities already exist, it allows for phased growth scenario, there are minimal infrastructure improvements necessary to get property marketable to bring in the private developer dollars. The projected cost is \$12,834,000

Total cost of all 3 projects is approximately \$59M.

**Questions by the Commissioners for LEA:**

Commissioner Graber asked Mrs. Statler if the Town of Bluffton was in agreement with the Graves Property project. Mrs. Statler explained the Graves property is not within the Town limits so she wasn't sure. She also said this property would not be open to be an industrial park because it isn't zoned for that. This property would be more for commercial businesses. Commissioner Graber asked if she had spoken with and she said no. Commissioner Graber asked if the City of Beaufort endorsed the expansion of the Beaufort Commerce Park. Mayor Keyserling was sitting in the crowd and said yes. Vice-Chairman Richardson asked if there is a number of estimated jobs these projects could bring in and is the public properly educated to fill the jobs that these parks could attract? Mrs. Statler answered saying there is a large population in Beaufort County that is underemployed and a large educated population but that large educated population is moving elsewhere because Beaufort County doesn't have anywhere for them to work. Mrs. Statler expressed the benefit that the LEA has in placing people in jobs if businesses come to Beaufort is the fact the LEA helps those leaving/retiring from the military find jobs. Commissioner Robinson asks if there are any manufacturers or businesses that have inquired about moving to Beaufort County. Mrs. Statler says the State has asked for the LEA to present to Boeing what Beaufort has available for 2<sup>nd</sup> and 3<sup>rd</sup> tier suppliers. Mrs. Statler says she is concerned because she doesn't have much to offer to make Beaufort appealing for these jobs. She would like to be able to show Boeing the LEA does have plans in place to build an area for the company but it's not available right now. Mrs. Statler says the hook for Beaufort County is the labor pool. The marines leaving the Marine Corps have the aeronautical skills and if an industrial park is built here, Boeing would hire all of them immediately to work but right now those marines are moving elsewhere. Commissioner Robinson says Beaufort County is known as being environmentally friendly. He asks how many businesses have been scared off because Beaufort County is so environmentally friendly. Mrs. Statler says it's not that businesses have been scared off, Beaufort County doesn't fit the businesses footprint meaning we don't have any place to put a Chemical Plant or it takes massive amounts of water to run the business. Mrs. Statler says Beaufort County goes after businesses that are conducive to the environment that aren't large impact industry. She says what hurts Beaufort County now is proving to people we want economic development. Beaufort County needs to start proving that we want jobs by building for those businesses who want to move into the area. Chairman Forrest asks if the projects were put in priority. She said no but she could put them in priority and explain more on how they projects would be phased.

### **Mayor Lisa Sulka with the Town of Bluffton is asked to the podium:**

Mayor Sulka said she came back to this meeting after the Commission had several questions for the Town two weeks ago at the April 28, 2014 meeting. She explains the Town has 3 projects and they are put in priority of top to bottom the first being Bluffton Parkway Phase 5B which is co-endorsed with the County. She said she broke down the costs for the \$28M project in more detail. Final Design = \$0.35M, ROW Acquisition = \$1.7M, Construction = \$18.2M, Utility relocation = \$3.1M, Engineering and inspection = \$1.5M, Contingency (13%) = \$3.15M. She explained for other funding opportunities for this project include a revised State Infrastructure Bank application, potential impact fees for supplemental funding may be explored by Beaufort County. She explains revenue could be generated from this road through commercial development. Mayor Sulka says a question asked at the last meeting was why would voters think this project will be completed this time when it was on the list for the 2006 referendum and wasn't completed? She answered, the previous sales tax program encountered serious financial headwinds when the Great Recession hit. The funding for Phase 5B in that program included both sales tax revenue and impact fees. When development came to a halt in 2008, the collection of impact fees dried up. Therefore, there were not enough funds to construct Phase 5B. Now, in the proposed new capital sales tax program, the funding for Phase 5B won't depend in large part on impact fees like last time. With a dedicated funding stream sufficient to pay for construction, this project can move quickly from concept to reality. The next question from 2 weeks ago was, why build along the power line easement? She replied, building in the power line area allows us to construct the roadway between neighborhoods, not through them, thus minimizing impacts to residents. Why is the cost of paving this road so expensive? The Phase 5B project is more than just a 2.5 mile arterial roadway – it also includes 5.0 miles of asphalt pathways and other infrastructure. It also includes earthwork, limited clearing, erosion control, drainage pipes and related work, utility relocation, grading, fill material and sub-base preparation, curb & gutter, divided medians, aggregate base course, asphalt binder course, asphalt surface course, signage & striping, traffic signal work, and grassing. Soft costs include activities such as design work, right-of-way acquisition, and construction engineering & inspection. How much right-of-way is being donated and how much is still needed? University Investments has agreed to donate \$4.7M of right-of-way land whereas other land owners have not made a donation agreement bringing the total of ROW Acquisition to \$1.7M. For the second project – May River initiatives – the Commission had questions about hot spots. Mayor Sulka provided pictures of where those spots are to the Commission in their handouts. (Those pictures can be found at [www.bcgov.net](http://www.bcgov.net) under the Beaufort County Capital Project Sales Tax Commission slider under 2014 Presentations.) On the final project the Commission had a question about the ring road inside the Bluffton Public Development Corporation. A breakdown of the \$6M project is also available in the handout which can be found under the 2014 Presentations as well as a picture of the route of the ring road.

### **Questions by the Commission to Mayor Sulka:**

Vice-Chairman Richardson asks if the costs listed on the ROW acquisition are based on the actual costs or on the projected costs? James Ayers, Bluffton Engineer, said the numbers came from Thomas & Hutchinson who are the Engineering Company who did the conceptual design and said these are the current values they projected for the ROW acquisitions. Vice-Chairman Richardson asked who the University Investments were. Mayor Sulka said it's a group of

investors making one group and they agreed on the ROW donation in the Developmental Agreement with the Town. Vice-Chairman Richardson asked about the other residential groups about donating their ROW's. Mayor Sulka said none have agreed to donate their ROW's. Vice-Chairman Richardson said he believes the current land isn't probably worth a lot but by putting this road through the land and asking to acquire ROW's is making the land worth much more. Mayor Sulka stresses this road is a needed road and is very important to the Town.

Commissioner Graber said he thought some of this land was owned by SCE&G. Mr. Ayers said the land isn't owned by SCE&G but rather SCE&G holds easements on the property. The property owners are whom the Town must obtain the ROW's from. Commissioner Graber also asked if the other ROW property owners who haven't agreed to donate, have been approached to see if they will be willing to donate. Mr. Ayers said to the best of his knowledge the other ROW property owners have not been approached because the other ROW property owners do not have development agreements with the Town like University Investments does. Mr. Ayers did say if the project is carried out, those property owners should be approached to see if they would donate because each of the neighborhoods would benefit from the road being built.

Commissioner Covert asks the Chairman if the Commission has the ability to change the dollar value on a project? Commissioner Covert believes the \$28M price tag is very high. Chairman Forrest did say from his background of working with Highway Departments, the estimated cost for a project comes from a consultant and typically those consultants are accurate. Beaufort County Attorney Josh Gruber stepped to the podium saying yes the Commission can apply a value they believe is accurate to a project. Mr. Gruber did say if a project is put on the list and all of the money is not used for the project, the money will then skip down to the next project on the list. He said if the Commission provides \$20M for a project and that project costs \$28M then the project could be left unfinished and unfunded if there are no other sources to fund the project.

**Edward Foster, Chairman of the Board of Directors for Riverview Charter School & Allison Thomas, Director of Riverview Charter School, is called to the podium:**

Mr. Foster first explains that Charter Schools are public schools of choice. Charter Schools are non-sectarian, non-religious, non-homebased and non-profit corporations. Charter Schools operate within and are accountable to a public school district. They are given money by the school district based on their pupil population. Charter Schools are not given any money for capital improvements. They are only given money for operating expenses. Mr. Foster explains by 2016 Riverview Charter will outgrow its current facility at the old Shell Point Elementary School which is leased from the Beaufort County School District.

Proposal #1 - \$18-22M to build a new LEED-certified building that could be used in the community for other purposes like athletic fields, performing arts center, media center.

Propoasal #2 - \$8M to renovate the school's current building and construct additional space, allowing Riverview Charter to remain there for many more years. Mr. Foster explains there are no other funding avenues for this project without taking money from the classroom and due to the state/district not providing charter schools with capital improvement funding. Mr. Foster says this new building will create revenue because research shows public schools help make states and localities more economically competitive and that public schools indisputably influence residential property values.

**Questions from the Commission to Mr. Foster and Mrs. Thomas:**

Commissioner Robinowich asks if Riverview Charter is a public school and is currently in a public school building, why do they have to pay rent? Mr. Foster says that is the agreement Riverview Charter made with the School District. Commissioner Covert asks if land has already been identified for Proposal #1. Mr. Foster says they have identified 10 acres sites in the Northern part of the County. Commissioner Covert asks in the second proposal if discussions have already been made with the Beaufort School district making sure the renovation is ok. Mr. Foster says yes, ongoing conversations are occurring with the school district. Commissioner Covert says he's asking the questions because it seems like Riverview is running out of time if they will run out of space by 2016. Mr. Foster says they are working diligently to come up a solution. He said this is not out of the ordinary for referendums to fund Charter Schools. Colorado, Idaho and Georgia fund their Charter Schools through referendums. Vice-Chairman Richardson asks if the 684 enrollment is the total enrollment allowed at their current location or if they build a new school could they have more students. Mr. Foster says their Charter only allows for 684 students for grades K-8. Chairman Forrest asks if the \$18-22M cost for a new building includes the purchase of land. Mr. Foster said yes. Chairman Forrest asks if the current building is renovated, would Riverview Charter still have to pay rent. Mr. Foster says these specifics are currently under negotiation with the School District. He said most likely, they would still have to pay rent. Chairman Forrest asks, since Riverview is a public school, why isn't the building funding in the School District's budget. Mrs. Thomas answers saying under state statute, Charter schools are only given operating money from the school district's budget. Charter schools do not receive any capital improvement money. Commissioner Robinson asks what percentage of Riverview Charter's budget is being paid for facility costs. Mrs. Thomas says about 10% = \$514,000. Commissioner Graber asks if Riverview Charter could seek bonds to pay for a new building. Mr. Foster says yes they could. Commissioner Graber asks since the state won't provide funding to Charter schools for a new building, that leaves Riverview Charter coming to Beaufort County to ask for money. Mr. Foster says yes they are looking at all options.

**Ed Saxon, General Manager of Beaufort Jasper Water Sewer Authority is called to the podium:**

Mr. Saxon asks the Commission for \$5.5M to build a critical operations center at the Chelsea Water Treatment Plant site that could house BJWSA employees during a disaster. The facility would be 25,000 square feet and could shelter, feed and support 150 BJWSA personnel. Mr. Saxon says by having this facility where personnel can be during a disaster will allow water and sewer services to be made after a disaster much quicker than if all of the personnel were evacuated outside of the County. Mr. Saxon says if an event were to occur in Beaufort County, they have agreements with other organizations throughout the state to come and help BJWSA after the event. Part of the agreement is to provide shelter for those visiting crews. This building would provide that. The plan for this building is based after a building constructed at a Water Plant in Savannah to shelter and feed 250 water and sewer city employees. That building was primarily funded from a Grant provided by the state of Georgia. Part of the funding for this new building includes upgrades to BJWSA's existing emergency operations center. (A picture of the proposed building can be found at [www.bcgov.net](http://www.bcgov.net) under the Beaufort County Capital Project Sales Tax Commission slider under 2014 Presentations.) Mr. Saxon says this project could be funded by raising its rates to BJWSA customers. He says this project will not create revenue, maintenance costs would be handled by the BJWSA budget, and jobs would be created during the construction phase. Mr. Saxon says this project will help Beaufort County as a whole because

it will ensure adequate water/sewer services available to protect the public health and safety allowing the county to 'reopen' in a timely manner after events requiring mandatory evacuations.

**Questions from the Commission to Mr. Saxon:**

Commissioner Graber says he sees a \$5M project that will sit vacant for majority of the time and why should he support this? Mr. Saxon says half of the building would be used on a regular basis by current employees. Commissioner Graber says while he completely supports BJWSA, this project isn't very compelling. Mr. Saxon says this project will be a big benefit after an event in restoring water and sewer services. Vice-Chairman Richardson asks how much debt the BJWSA has. Mr. Saxon says \$140M. Vice-Chairman Richardson asks if BJWSA were to bond this project, how much will it raise rates. Mr. Saxon replies anywhere from .25 to \$1 per customer per month. Vice-Chairman Richardson asks how much will it cost to maintain this building? Mr. Saxon says very minimal, about \$20,000 a year. Vice-Chairman Richardson asked about private alternatives for funding. Mr. Saxon said BJWSA does have private contractors they work with to bring in items during an event but that he saw this as an opportunity to have Beaufort County citizens help build a building that will ultimately help the citizens if an event were to occur.

**Scott Liggett, Chief Engineer for the Town of Hilton Head called to the podium:**

Mr. Liggett says the projects he will be presented are in priority but listed in Tier 1 and Tier 2. The first tier dealing with health, safety, and welfare of people living or visiting Hilton Head Island.

1) Ward One Sewer projects – expansion of sewer line network within the Hilton Head Public Service District which will enhance protection of public and environmental health, marketability of affected properties. The estimated cost is \$3.4M.

2) US 278 Entry Corridor Improvements - US 278 Ingress/Egress improvements at Pinckney Island NWR and Jenkins Island and concept development, analysis, design, permitting and land acquisition for causeway improvements, Bowers and Graves Bridge replacement and potential roadway expansion and realignment. The benefits of this include: In the short term – enhanced safety, access and efficiency for more than 50,000 vehicles/day. In the long term – necessary replacement of public infrastructure which is approaching the end of its useful design life. The estimated cost of this project is \$23.5M. Mr. Liggett describes this as a co-endorsed project between the Town of HHI and Beaufort County.

3) William Hilton Parkway/Squire Pope Road intersection improvements - Construction of a third westbound through lane at signalized intersection. Intended to be made part of the project endorsed by voters in 2006. Only signalized intersection between Cross Island Parkway and Highway 170 with less than 3 through lanes. Estimated Cost - \$500,000. The benefits include: enhanced safety and efficiency for approximately 50,000 vehicles/day that move through the intersection.

4) Roadway Resurfacing and Paving - Resurfacing of State and Town owned paved roads, paving of Lawton Beach Subdivision Roads, (South Forest Beach). The benefits include: it maintains expected level of service, enhanced safety and efficiency of movement for motoring public. The estimated cost is \$5.5M. (Pictures in the presentation can be seen at [www.bcgov.net](http://www.bcgov.net) under the Beaufort County Capital Project Sales Tax Commission slider under 2014 Presentations.)



5) William Hilton Parkway/Shelter Cove Town Center improvements - Intersection improvements at Wm. Hilton Parkway / Shelter Cove Lane (3 locations). Involves potential signalization, turning lanes median improvements and pedestrian /bicycle connectivity. The estimated Cost is \$1,250,000. The benefits include: enhanced safety, access and efficiency for motoring public and patrons of the redevelopment. Will serve marquis public event space – Shelter Cove Park.

6) Sea Pines Fire Station #2 - Replacement of 30+ year old Fire Station which serves Sea Pines Resort. The estimated Cost is \$3,000,000. The benefit includes ensuring long term adequacy of public safety and emergency response to Sea Pines Resort.

### **Questions from the Commission to Mr. Liggett:**

Commissioner Covert asks if the Town has its own plan for the Windmill Harbour entrance that is part of their US 278 Entry Corridor Improvements project. Mr. Liggett says yes the Town's improvement plans are the same as Beaufort County's plans for the entrance. Commissioner Covert says he has heard a few times the bridges are at the end of their lifespan. He asks what exactly is the life span of a bridge. Mr. Liggett says a structural analysis was done which didn't say the bridges were unsafe but did put them on the radar to be replaced due to them originally being built to have a 50 year lifespan. The Graves bridge was built in 1982 and the Bowers bridge was built before that. Mr. Liggett believes the bridges could be looking at the very most lasting 20 years more but that it is in the future the bridges will have to be replaced.

Commissioner Covert states "so there isn't an exact date that the bridges must be upgraded". Mr. Liggett there isn't a date but that a 50 year estimate of life is an accurate one. Commissioner Robinson asks for Mr. Liggett to get with the County by the next meeting so the Commissioner's don't have an overlap of projects from two different Government entities. Commissioner Graber says he believes SCDOT has rated the roads on HHI. He asks if the Commission could get a copy of those ratings. Chairman Forrest asks if there will be any cost to purchasing ROW for the Shelter Cover improvements. Mr. Liggett says no there won't be any charge. Chairman Forrest asks about spending \$3M in a gated community. Mr. Liggett explains this was an asset that came to the town when the Town blended the old Sea Pines Forest Beach Fire District with the Hilton Head Fire District. This firehouse is one the town inherited as a result of the merger. Chairman Forrest says as a taxpayer that would be hard to take funding a firehouse inside a gated community. Mr. Liggett says that firehouse does service many taxpayers. Vice-Chairman asks for more information on the need for the recreational projects listed in the handout for the Commission which is located at [www.bcgov.net](http://www.bcgov.net). Commissioner Robinson asks if the Town has gotten any pressure about updating the firehouse. Mr. Liggett says he doesn't believe but will clarify that at the next meeting.

### **Richard Gough, President of the Technical College of the Lowcountry is called to the podium:**

Mr. Gough started by saying TCL has about 4500 students with two campuses. Beaufort campus and New River in Bluffton.

1) New 30,000 square foot building on the Beaufort Campus – demolish two existing buildings and replace with new building. This building will house enhanced and expanded industrial and trades programs essential to workforce and economic development. The benefits of one large building include improving efficiency and function for programs. The estimated cost is \$6M.



2) Addition of second building to New River Campus – 40,000 square foot building to become TCL's hub for culinary, hospitality and entrepreneurship programs. The benefits include: increased capacity to accommodate more students, hospitality focus would directly support Beaufort County's number one industry, building could also accommodate the Town of HHI's emergency operations center. The estimated cost of this project is \$12.5M.

**Questions from the Commission to Mr. Gough:**

Vice-Chairman Richardson asks if these buildings will be constructed to be versatile due to TCL being a technical school. Mr. Gough says the buildings will be very versatile to transform classrooms to fit with whatever technical class is using the space at a specific time. Mr. Gough says right now they are looking for classrooms to train "dirty trades" like welding, electrical, and plumbing but the classrooms would be designed to be transformed. Vice-Chairman Richardson asks if TCL has a commitment from the local hotels and restaurants when it comes to training students in these fields. Mr. Gough believes if they can get a building built then the local hotels and restaurants will probably donate equipment for the classrooms. Vice-Chairman Richardson would like to see some matches from the hospitality industry. Commissioner Graber asks if it is safe to say the State Legislature is not making any funds available for capital improvements for Technical schools. Mr. Gough says TCL receives 16% of its revenue from Beaufort County, 18% from the State, and the rest comes from student tuition, fees and receipts, which limits TCL's options for capital improvements. Mr. Gough says TCL has asked the state for some money to help renovate the 2 buildings that TCL would like to demolish and rebuild but that state money would only equal \$750,000. Commissioner Cover asks if there is any empty space in the current building at New River that could house trades in one of the older buildings on the Beaufort Campus. The question is answered saying there is little space left for any trades learning at New River. Vice-Chairman Richardson asks instead of building a new building in Beaufort, why not just build 2 buildings on the New River campus since Bluffton is more centrally located in the County. Mr. Gough says there are specific classes offered in Beaufort for the already enrolled students. Chairman Forrest asks how TCL's hospitality program would be different from USCB's. Mr. Gough says USCB's program is a bachelors and it is primarily for managers in hospitality. TCL would be a feeder program for the USCB program. It would also provide a lower management curriculum and provide a culinary program.

**Van Willis, Town Manager for the Town of Port Royal is called to the podium:**

1) Port of Port Royal – Mr. Willis gave background on the Port and why it has been vacant for 10 years. (presentation can be found at [www.bcgov.net](http://www.bcgov.net) under the Beaufort County Capital Project Sales Tax Commission slider under 2014 Presentations.) Three separate contracts for purchase have occurred from the Port Royal Harbour, Gramling Brothers, Port Royal Development Group. Contract offers varied from \$16.8M to \$26M. The Port property has a total acreage of 317.51 acres of upland and marsh area. 51.60 acres of upland, 265.91 acres of marsh land. Current asking price for the property is \$22.5M. Town says they will pay 80% of appraised value.. The benefits of purchasing the port include: expected job creation is approximately 500 jobs, this purchase and development will increase the tax base for Port Royal, Beaufort County and the School District. The Town can't afford to purchase this land on its own due to the Town having the lowest mil value in the County which only gives the Town the ability to bond for \$2.1M. The Town is asking Beaufort County to purchase the property and then work with the Town to sell off the pieces.

- 2) Construct New Port Property Spine Road from end of Paris Ave. to Ribaut Road - This roadway will go the full length of the current SCSA property and will interconnect Sands Beach, redevelopment areas of the SCSA property and Ribaut Road. This will be a 22 foot wide residential area and 36 feet wide in commercial area with paved roads with sidewalks, curbs and stormwater drainage. The estimated cost is \$6M.
- 3) Construct Water and Stormwater System in Redevelopment Area (New) - Construct improvements and new stormwater management systems and extend water mains as needed to accommodate development of Redevelopment Areas. The estimated cost is \$250,000.
- 4) Paris Ave. Park (New) - Construct a new 1 acre park at the end of Paris Ave. along the existing waterfront. Park shall include landscaping, pavilions, gazebos, shelters, boardwalk /promenades and open lawn for community events. The estimated cost is \$500,000.
- 5) Waterfront Promenade (New) - Construct waterfront promenade pathway along entire length of existing SCSA property to provide public waterfront access. Construct approximately 3,000 linear feet of promenade. The estimated cost: \$400,000.
- 6) Tree Improvements/Pocket Parks/Landscaping (New) - Move and replant or add new trees and create pocket parks in various areas of the SCSA Redevelopment Site. Construct pocket parks within various areas of the Redevelopment Site. The estimated cost: \$300,000.
- 7) Resurfacing of Town Owned Roads (Renovation/Repair) - The Town owns and maintains all roadways south of Ribaut Road. Over the last three years the Town has resurfaced five street segments. The Town needs to resurface many roadways as a large number have exceeded their useful life given the type of material used to construct each particular road. The current cost to resurface one block of roadway is approximately \$20,000. Currently the Town owns approximately 7.5 miles of roadway that need resurfacing. The estimated cost: \$4M
- 8) Add Sidewalks (Various Areas of Town) (New) - Install new sidewalks in various areas in Port Royal to provide pedestrian interconnectivity. The estimated cost: \$250,000.

### **Questions from the Commission to Mr. Willis:**

Commissioner Graber asks who would be the purchaser of the property – the Town or the County? Mr. Willis says that is being discussed but he believes it doesn't really matter who buys it because it would be a positive for both. Mr. Willis also says he believes if the Port is purchased, a Redevelopment Authority would be created to work through pricing issues and selling of parcels of the Port. Commissioner Graber asks if Mr. Willis believes it would be easier to sell off parcels rather than the whole property. Mr. Willis says there are most likely 5 or 6 opportunities to parcel the property and says he has taken calls of interest from those who may buy parcels. Vice-Chairman Richardson says he is very excited about purchasing this property. He hopes the Commission supports his idea of buying the Port because it is such an important piece of property on the East Coast. Vice-Chairman Richardson says the Town and County should start working on language for a Redevelopment Authority and proposes the Commission give \$15M for the purchase. He then would like to see the money made from selling the parcels come back and be used for other projects in the County. He says this entire process of the Port Property being in limbo needs to be taken care of and the County or the Town should own the property. Vice-Chairman Richardson says this land could be the crown jewel because of the endless possibilities for the property. He asks by the next meeting he would like to have some language or business proposal of the steps taken if this property is bought. Commissioner Robinowich says he agrees with everything Vice-Chairman Richardson said but he is weary due to the fact the property has been vacant for 10 years. He asks if this property is so great, why

hasn't anyone bought it yet? Mr. Willis responded with each offer in the 2000's, the sale was held up for anywhere for a year to 18 months before the sale falling through. Commissioner Robinowich then says he supports the idea of buying the Port. Chairman Forrest says he has the same concern of the property being on the market for 10 years and no one has bought it. He asks, what is going to change if the Town or the County buy this property. Mr. Willis says the difference will be the people working on the Redevelopment Plan. He says the Ports Authority hired a Real Estate company out of Columbia, SC to sell the property. Mr. Willis says he has shown the property more than the company has. He believes the Town and the County offer knowledge of the site and availability to show the site more than the Ports Authority. Chairman Forrest says he believes all 6 members of the Commission would like to see something happen to this property. Commissioner Robinson asks if the Ports Authority will come down on their asking price. Mr. Willis says he's not sure.

**Ann Ubelis, resident from Lady's Island, is called to the podium:**

Ms. Ubelis commends the Commission on asking questions she has thought of with each presented project. She also says that many of the projects that appear on the Commission's website at [www.bcgov.net](http://www.bcgov.net) are very vague by just listing road projects rather than listing specifics. Mrs. Ubelis says according to code of laws Title 4 Chapter 10 that projects must be specific. She says she is very leery of handing municipalities a blank check to fix a variety of roads or lights. Mrs. Ubelis would like to know how much road maintenance fees collected on registered vehicles and businesses could go to some the projects presented. She said in many of the projects, the group says there is no other source of funding but when she spent 5 minutes on Google, she found private groups that are willing to support funding for projects like the ones being presented. Mrs. Ubelis asks if some of these projects can be privatized. She says there is a town, Sandy Springs, in Georgia that has privatized many government workings so they have little debt. She asks, can something like this happen in Beaufort County? Mrs. Ubelis raises strong concerns of two projects that have been proposed. 1) WK Alston Road extension connecting the road to the Wal-Mart parking lot. She disagrees with this project because it will increase traffic in front of Robert Smalls Middle School and it will open the Wal-Mart parking lot, which she says is a high crime area, to Robert Smalls Middle School. 2) Paving the road from Coosa Elem down Middle Road over to Springfield Road. She says she passes this area every day and sidewalks are not warranted in this area. She says the first problem is there is a drainage ditch on both sides of the road so the ditch will have to be moved onto residents' property. Mrs. Ubelis says Mayor Keyserling wants to impose a park fee to offset park costs County-wide. She believes many projects involve putting the cart before the horse. Mrs. Ubelis says Beaufort County just raised the millage rate this past September, now she says in the proposed budget there's another millage rate increase. She raised concern over the Lowcountry Economic Alliance's proposed Commerce Park project. She said this caused quite a fight a few years back when this was purchased and she said the project is back again. Mrs. Ubelis says it's the same pig with a different color lipstick. She says if this project goes on the referendum, there are going to be a lot of very angry taxpayers.

**Vernon Deloach is called to the podium to speak:**

Mr. Deloach says he just wanted to say Amen to everything Mr. Willis from the Town of Port Royal said during his presentation and he would appreciate anything the Commission can do for

Port Royal. He also says he would like to thank the Commission for listening to the Town of Port Royal's presentation.

**Rufus Williams, from the Sheldon Township, is called to the podium to speak:**

Mr. Williams asks the following projects be added to the list for the referendum: sidewalks in along Highway 17, Paige Point, Big Estate, Seabrook, Stuart Point, and Bruce K Smalls, repaving of Big Estate Road and Kings Neck Road. Mr. Williams says these 2 roads have been patched numerous times but believes the roads haven't been repaved in 30 years. Mr. Williams asks if this referendum is passed, would it be indefinite or 5 years? Chairman Forrest tells Mr. Williams the referendum would last 2, 4, 6 or 8 years.

**Pastor James Moore is called to the podium to speak:**

Pastor Moore says he agrees with the projects Mr. Williams has proposed and would like to also add an Olympic size pool and aqua center at Whale Branch Early College HS. Pastor Moore says the original plans included a pool on the campus of Whale Branch HS but the project went over budget so the pool was never built. He also asks for an aqua center at the pool. Pastor Moore says there are young people who have lived in Beaufort County all of their lives but are drowning each year because they don't know how to swim. Pastor Moore says there is a community center in Dale but he would like to see an additional 3-5 acres purchased to expand the community center with more soccer fields and parking.

**Questions from the Commission to Pastor Moore:**

Vice-Chairman Richardson asks Pastor Moore to get with the County to get an amount of what these projects would cost as well as the projects Mr. Williams proposed.

**Jim Bequette is called to the podium to speak:**

Mr. Bequette says originally Bluffton Parkway Phases 5A and 5B were going to cost \$50M. Now he says 5A will cost \$80M and 5B will cost \$28M. He recommends to the Commission for the projects they are interested in to allocate money only for planning before launching into the project. He believes some of the projects should only be money for planning. Chairman Forrest tells Mr. Bequette that 5B is past the planning stage but that the Commission will take into account Mr. Bequette's suggestion.

With no other speakers Chairman Forrest reminds the public the Commission's last public meeting will be held Monday, May 19, 2014 at Hilton Head Island Council Chambers at 6:30pm. He then calls for adjournment.