

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
100 RIBAUT ROAD  
POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228

TELEPHONE: (843) 255-2000

FAX: (843) 255-9401

www.bcgov.net

D. PAUL SOMMERVILLE  
CHAIRMAN

GERALD W. STEWART  
VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH  
RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
STEVEN G. FOBES  
ALICE G. HOWARD  
WILLIAM L. MCBRIDE  
STEWART H. RODMAN  
ROBERTS "TABOR" VAUX

GARY T. KUBIC  
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

AGENDA

CAPITAL PROJECT SALES TAX COMMISSION

Tuesday, March 22, 2016

9:00 a.m.

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

Commission Members:

Mike Sutton, Chairman  
Andrea Siebold, Vice Chairman  
Joseph N. Kline  
Dean Moss  
Carolyn Smith  
Mike Tripka

Commission Liaison:

Linda Maietta

1. CALL TO ORDER – 9:00 A.M.  
Mr. Mike Sutton, Chairman
2. PLEDGE OF ALLEGIANCE
3. CITY OF BEAUFORT PROJECTS PRESENTATION ([backup](#))
4. TOWN OF PORT ROYAL PROJECTS PRESENTATION ([backup](#))
5. LUNCH
6. UNIVERSITY OF SOUTH CAROLINA BEAUFORT PROJECTS PRESENTATION ([backup](#))
7. TECHNICAL COLLEGE OF THE LOWCOUNTRY PROJECTS PRESENTATION ([backup](#))
8. BEAUFORT COUNTY SHERIFF'S OFFICE PROJECTS UPDATE
9. DISCUSSION
10. ADJOURNMENT



**Maietta, Linda**

---

**From:** Kubic, Gary  
**Sent:** Tuesday, February 02, 2016 4:20 PM  
**To:** Maietta, Linda  
**Cc:** Bill Prokop (wprokop@cityofbeaufort.org); #COUNCIL; Gruber, Joshua; Holland, Alicia; Harris, Cheryl  
**Subject:** FW: City of Beaufort Capital Sales Tax Submission  
**Attachments:** City Beaufort 2016 CIP list.pdf

Linda:

I am attaching the City of Beaufort 2016 Sales Tax CIP list approved by the City Council.

Please advise the Commission and schedule a date and time for the City of Beaufort to make its formal presentation to the members of the Commission.

Thanks, gkubic

**Gary Kubic**

Beaufort County Administrator

Office: 843.255.2026

Mobile: 843.812.7605

Fax: 843.255.9403

Email: [gkubic@bcgov.net](mailto:gkubic@bcgov.net)

100 Ribaut Road  
P.O. Drawer 1228  
Beaufort, SC 29901

# **CAPITAL SALES TAX PROJECTS**

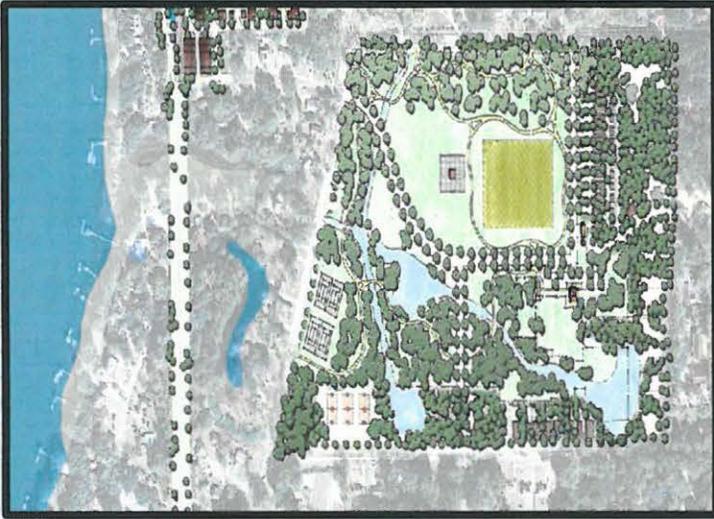


**Presented to Beaufort County Capital Sales Tax  
Commission  
January 29, 2016**

In 2009, the City of Beaufort adopted “Vision Beaufort”; a comprehensive plan that articulates a vision for growth and development of the City.

2

That vision emphasizes redevelopment and revitalization as demonstrated through the Civic Master Plan adopted by the City Council on February 11, 2014 –



Establishes a green infrastructure of parks and greenways on a local and regional scale

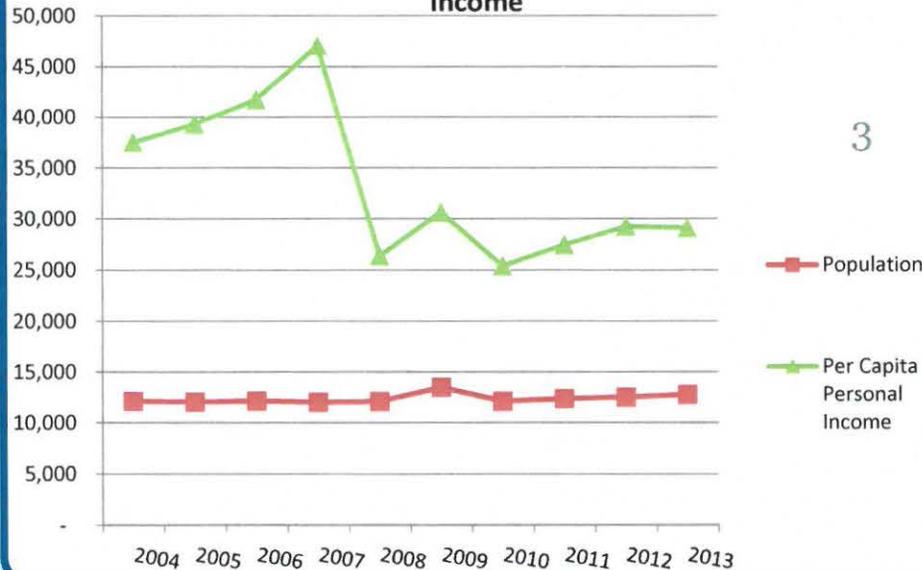


Celebrates the waterfront and the city's natural environment



Imagines mixed-use and walkable neighborhoods connected by greenways and urban corridors

**Historical Demographics of Population and Per Capita Income**



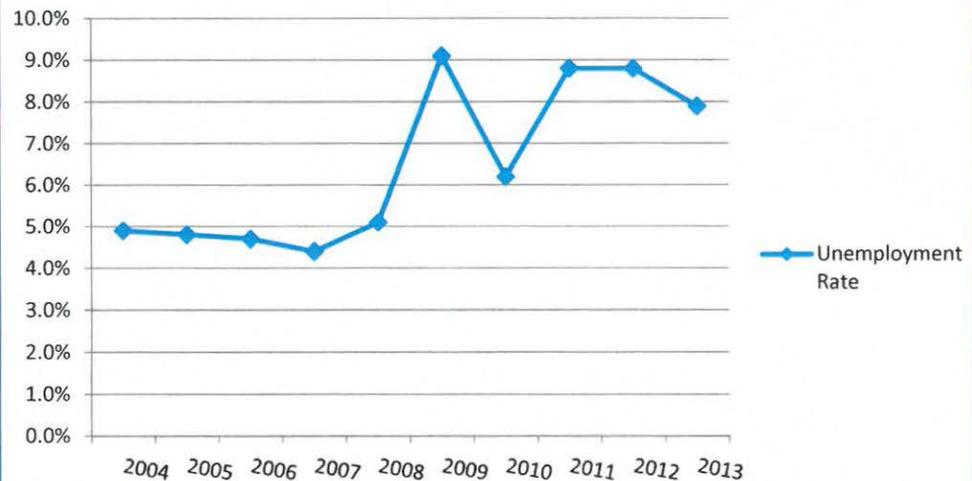
3

### Some Statistics Between 2001 and 2013

- the City's population has increased only 2%, yet the County's has grown 38%.
- the per capita income in the City has decreased 15% as compared to a 1% increase within the County.
- the estimated personal income of residents in the City has declined 14% since 2001 while the County's has grown by 40%.

- 47% of population are renters and the census characterizes us as low to moderate income though we are surrounded by wealth.
- and the unemployment has climbed from a low of 3.9% in 2001 to 7.9% for 2013.

**Unemployment Rate**



# WATERFRONT PARK EXTENSION AND DOWNTOWN PARKING GARAGE

**BOTH PROJECTS ARE INTERDEPENDENT AND MUST WORK IN TANDEM.**

**Waterfront Park Extension**



**\$3,500,000**



**Downtown Parking  
Structure  
\$16,000,000**

**We believe they will be economic drivers that bring more residential and retail activity to the greater downtown.**

# EXTENSION OF WATERFRONT PARK

One of the City's most distinguishing features is its highly celebrated Henry C. Chambers Waterfront Park which is enjoyed by locals from the region and visitors.

The project is conceptually based on the Sasaki Master Plan Phases II and III and replaces the Marina parking lot with green scape, replaces the marina store and restroom with a harbormaster building, and opens up opportunities for non motorized watercraft storage and use.



**Can the project be funded from any other source of money?** Grants may be able to pay for a small portion of the cost, however they are very competitive and there is no certainty that the grant funding would be received. Current grants have \$200,000 limits which are significantly less than what is needed. Furthermore, available funds are dedicated to maintenance and a refurbishing fund for the Park.

**Will the project create revenue?** Yes, as more people visit, shop and eat downtown while utilizing the expanded park they will generate more vitality downtown and allow businesses to grow.

**What are the maintenance costs and personnel costs once the project is completed?** Approximately \$60,000.

**Will the project create jobs?** Yes, during construction and by growing businesses downtown.

**Will the project help Beaufort County as a whole?** Yes, the Waterfront Park is a regional park and is used by citizens from around the County and visitors from around the Country. Expansion of the park will make the historic downtown core of the City of Beaufort, the county seat, a more economically viable contributor to the County as a whole.

**Total cost - \$3,500,000**

# DOWNTOWN PARKING GARAGE



**Can the project be funded from any other source of money?** Yes with private funds. However, over the past 12+ years no one has come to the table.

**Will the project create revenue?** Yes. In addition to the construction costs, there will be revenue generated from parking fees. In addition, the liner buildings will generate property tax revenues and the tenants will contribute to increased revenues from sales tax, hospitality tax and possibly accommodations tax.

**What are the maintenance costs and personnel costs once the project is completed?** Approximately \$120,000 annually.

**Will the project create jobs?** Yes. As this will revitalize downtown, businesses and business opportunities will grow.

**Will the project help Beaufort County as a whole?** Yes, by making the historic downtown core of the City of Beaufort, the county seat, more attractive to residents and visitors and therefore more economically viable.

Anticipated redevelopment will create a greater need for parking spaces in the future and drive demand for a new parking structure.

A parking garage will satisfy the parking demand that is projected over the next 5 to 10 years as redevelopment in the downtown core continues to support local businesses, residents and visitors.

Located on the block bound by Port Republic Street, Craven Street, Charles Street and West Street

A 450 space parking garage surrounded by liner buildings will shield parking from view and create an appropriate transition to the residential neighborhoods north of the downtown area.

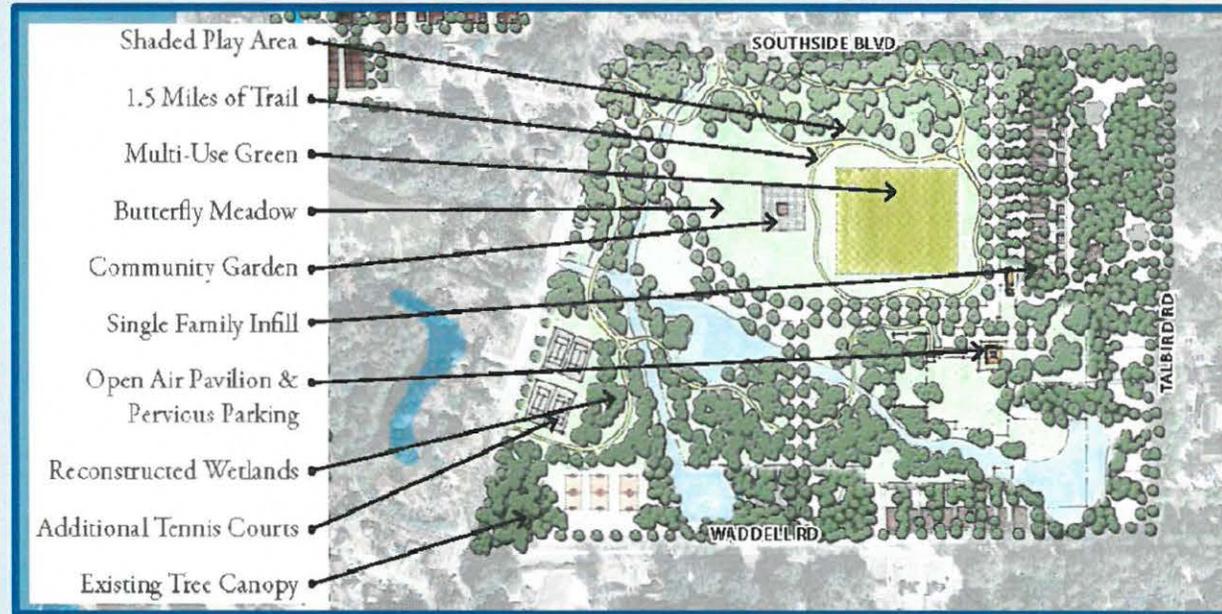
**Total cost - \$16,000,000**



# SOUTHSIDE PARK

Nearly 40 acres and the largest recreational space in the City that can provide opportunities for urban agriculture and accommodate a wide variety of activities and programs including:

- 1.5 miles of trails
- Multi-use green that can be divided into multiple playing fields, tennis courts, basketball courts, playgrounds and dog park.
- Community Garden
- Butterfly meadow
- Open air pavillion
- Additional outdoor areas for two neighborhood schools.



**Can the project be funded from any other source of money?** Grants may be available to pay for a portion of the costs, however the current maximum available is \$200,000. In addition, these grants are very competitive and the likelihood of receiving substantial grant assistance would be remote.

**Will the project create revenue?** No, but it will go along way toward revitalizing the City's largest neighborhood that is beginning to fall into disrepair.

**What are the maintenance and personnel costs once the project is completed?** Approximately \$40,000 annually

**Will the project create jobs?** Yes, the City's Parks Department will relocate to this location and a City arboretum will be established to grow new replacement trees for City properties adding potentially 1-2 positions.

**Will the project help Beaufort County as a whole?** Yes, Southside Park will be a community level park that will serve citizens of northern Beaufort County.

**Total Cost - \$2,150,000**

Maietta, Linda

---

**From:** Kubic, Gary  
**Sent:** Monday, February 01, 2016 10:39 AM  
**To:** Maietta, Linda; Gruber, Joshua  
**Cc:** Harris, Cheryl; Holland, Alicia; Van Willis  
**Subject:** Port royal Sales Tax CIP list

Linda:

I am attaching the Town of Port Royal Sales Tax CIP list which has been vetted and approved by the Port Royal Council.

Please advise the Commission and schedule a date and time for the Town to make its formal presentation to the members of the Commission.

Thanks, gkubic



2016 CIP project  
list.pdf

Gary Kubic  
Beaufort County Administrator  
Office: 843.255.2026  
Mobile: 843.812.7605  
Fax: 843.255.9403  
Email: [gkubic@bcgov.net](mailto:gkubic@bcgov.net)

100 Ribaut Road  
P.O. Drawer 1228  
Beaufort, SC 29901



**Council**

Samuel E. Murray  
*Mayor*

Tom Klein  
*Mayor Pro Tempore*

Jerry Ashmore  
Vernon DeLoach  
Mary Beth Heyward

Van Willis  
*Town Manager*

T. Alan Beach  
*Chief of Police*

Jeffrey S. Coppinger  
*Operations*

Linda Bridges  
*Planning*

January 26, 2016

Mr. Gary Kubic, Administrator  
Beaufort County  
PO Drawer 128  
Beaufort, SC 29901

Re: Recommended Project List and Estimated Cost for the Beaufort County Capital Projects Sales Tax Commission.

Dear Gary:

In response to the Deputy County Administrator Josh Gruber's earlier request, for Town of Port Royal capital projects and their related costs associated with the Beaufort County Capital Project Sales Tax Commission project list; the Town requests the following projects be included for funding from proceeds of the Capital Project Sales Tax: Projects the Town is requesting are:

1. **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 more 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. **Estimated Cost: \$2,500,000.00**
2. **Add Sidewalks (Various Areas of Town)** - Install new sidewalks in various areas in Port Royal to provide pedestrian interconnectivity. Particularly around schools and other public parks. **Estimated Cost: \$300,000.00**
3. **Paris Ave. Park** - 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. **Estimated Cost: \$480,000.00**
4. **Construct New Port Property Spine Road from End of Paris Ave. to Ribaut Road** - This roadway will traverse the full length of the current SCSPA property and will interconnect Sands Beach, redevelopment areas of the SCSPA property and Ribaut Road. This roadway will be a 22-foot-

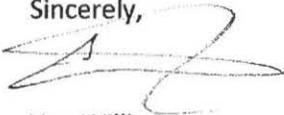
wide in residential areas and 36 feet wide in commercial areas. Estimated costs include paved roads with sidewalks, curbs and stormwater drainage. **Estimated cost: \$5,000,000.00**

5. **Construct Water and Stormwater System in Redevelopment Area** - Construct improvements and new stormwater management systems and extend water mains as needed to accommodate development of Redevelopment Areas. **Estimated Cost: \$210,000.00**
6. **Waterfront Promenade** - Construct waterfront promenade pathway along entire length of existing SCSPA property to provide public waterfront access. Construct approximately 3,000 linear feet of promenade. **Estimated Cost: \$220,000.00**
7. **Tree Improvements/Pocket Parks/Landscaping** - Move and replant or add new trees and create pocket parks in various areas of the SCSPA Redevelopment Site. Construct pocket parks within various areas of the Redevelopment Site. **Estimated Cost: \$220,000.**
8. **Pickleball Court Complex** – estimated cost of construction is \$300,000: includes eight court construction, lighting, and fencing.

The above project costs are based upon preliminary scopes and generalized opinions of probable cost and may vary as projects are developed in the future.

We look forward to the County assisting the Town with funding construction of these projects using proceeds from the Capital Project Sales Tax. Feel free to contact me should you need any additional information related to any of these projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Van Willis', written over a light blue dotted line.

Van Willis

Town Manager

# Beaufort County Capital Sales Tax Funding

Dr. Al Panu

Chancellor, University of South Carolina  
Beaufort

Beaufort County Council Public Facilities  
Committee

---

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Project: Capital Investment in the Osher Lifelong Learning Institute at USCB

- The Osher Lifelong Learning Institute at USCB is a national program of the Bernard Osher Foundation
- Mission: To provide lifelong learning opportunities for seasoned adults, typically 50 or older.

USCB

---

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Osher Lifelong Learning Institute Enrichment Courses

## Membership

– 1,466 members

## Enrollment

– FY 2014-2015: 20,297

## Typical classes per semester

Beaufort = 66

Hilton Head = 56

Bluffton = 79



**In the top 10% in the country**

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Benefits to Beaufort County Citizens

- Attracts exceptional retiring residents who enhance our nonprofits, community leadership and philanthropic base
- Facilitates integration and engagement of new residents into Beaufort County
- Enhances property values

USCB

---

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Beaufort County Capital Projects Sales Tax Act

TOTAL PROJECT FUNDING REQUEST	\$12,000,000
PRIVATE FUNDING MATCH CONTRIBUTION	\$1,500,000
TOTAL PROJECT COST	\$13,500,000

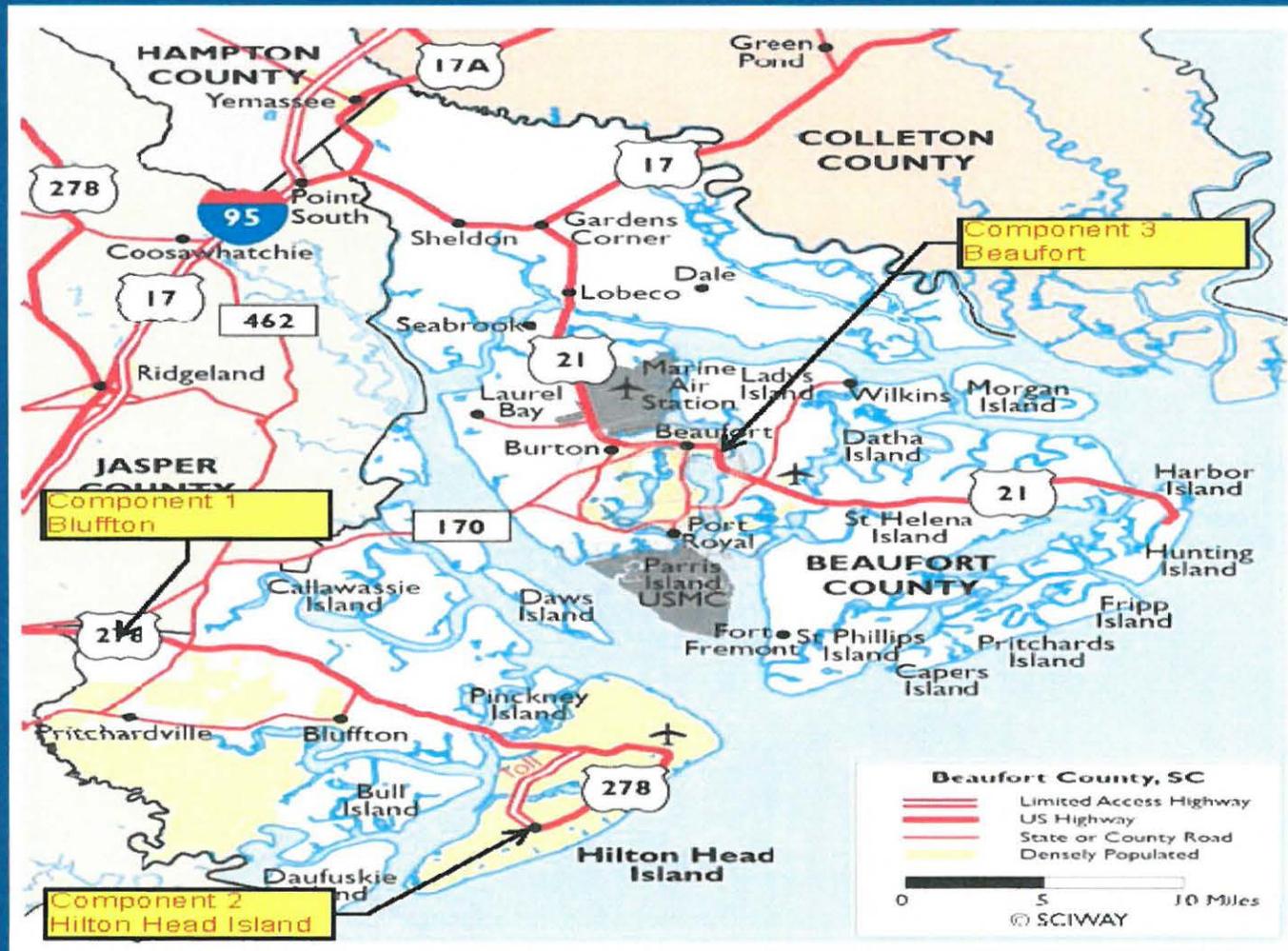
USCB will contribute land, water, sewer, roadways, power, internet connectivity, and other infrastructure investment.

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Project Component Locations



USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Osher Life Long Learning Project Components

1. OLLI Building - Bluffton Campus
2. OLLI Building - Hilton Head Island  
Campus
3. OLLI Building - Beaufort Campus

USCB

---

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

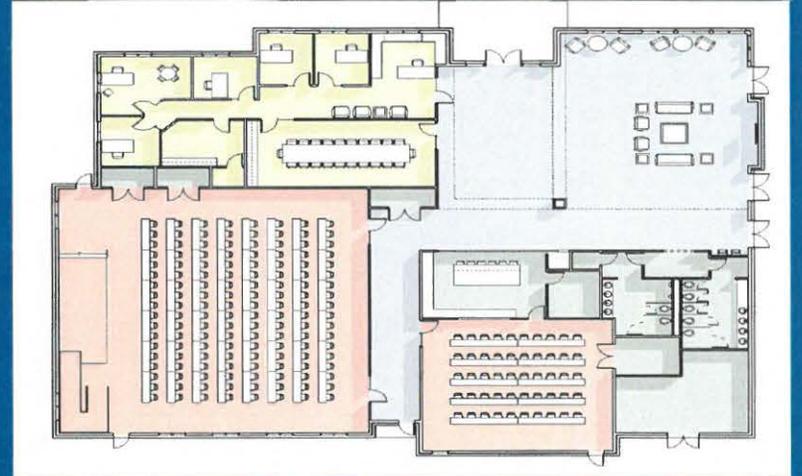


# Component 1: OLLI Building Bluffton Campus

Construction of OLLI facility; 12,800 square feet including

- 300 seat auditorium
- 3 OLLI classrooms
- Small demonstration kitchen for lifelong learning
- Offices
- Multipurpose room
- Parking spaces

**Component Request:** \$4,500,000  
**Private Funding Match:** \$1,500,000  
**Component Budget:** \$6,000,000



USCB



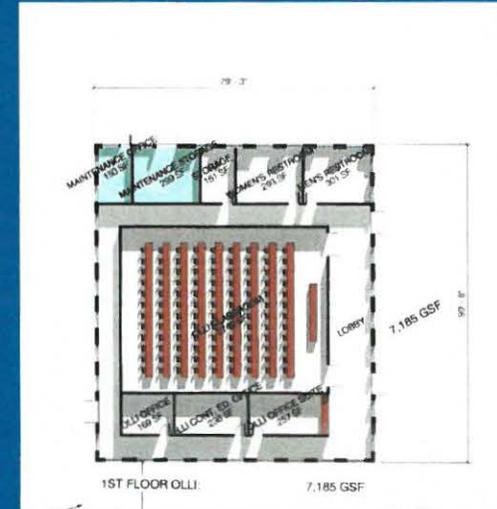
UNIVERSITY OF SOUTH CAROLINA BEAUFORT

# Component 2: OLLI Building Hilton Head Island

Construction of OLLI facility;  
7,185 square feet including

- OLLI classrooms
- Offices
- Parking spaces

Component Budget: \$4,000,000



USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



## Component 3: OLLI Building Beaufort Campus

- Renovate existing space or construct new facility to provide additional space for OLLI growth.
- Current space in Beaufort is at capacity, limiting growth.

**Component Budget: \$3,500,000**

USCB

---

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Capital Sales Tax Request Guidelines

- Realistic and achievable capital infrastructure need
- Funding covers all soft costs for infrastructure project
- Project can be completed in reasonable time period
- Maintenance and operations costs funded
- No competition with private sector
- Brick and mortar request only

USCB

---

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



# Beaufort County Capital Projects Sales Tax Act

TOTAL PROJECT FUNDING REQUEST	\$12,000,000
PRIVATE FUNDING MATCH CONTRIBUTION	\$1,500,000
TOTAL PROJECT COST	\$13,500,000

USCB will contribute land, water, sewer, roadways, power, internet connectivity, and other infrastructure investment.

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT





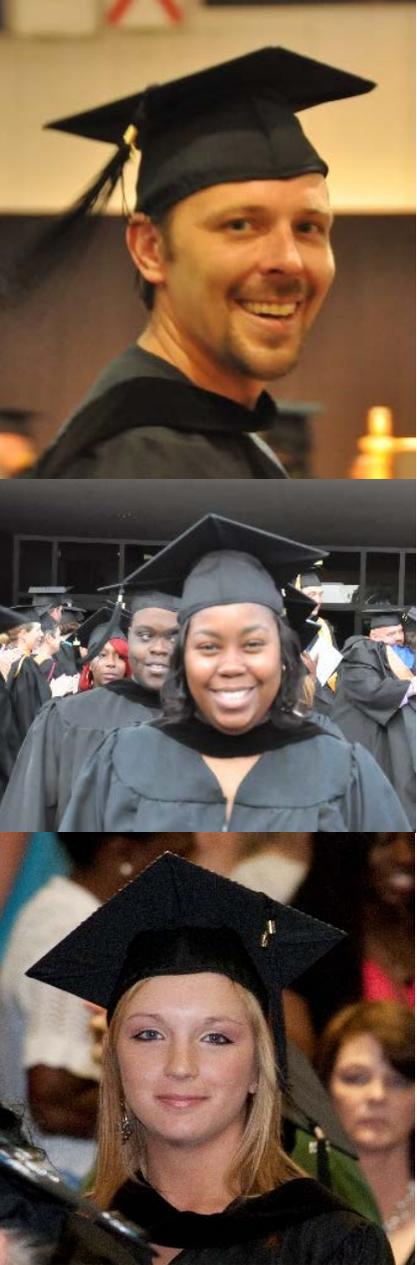
Community Partnerships. Discovered.



Technical College of the Lowcountry  
Dr. Richard J. Gough, President

# CPST and TCL

Two Projects for Inclusion in the Capital Projects Sales Tax



# TCL Value

- College serves approximately 5,000 student citizens annually
- Employs more than 300 faculty and staff
- Offers more than 90 academic programs most with placements rates over 90%, many almost 100%.
- Produces the most annual # of graduates than any other local institution of higher education
- More than 93% of TCL graduates either go on to 4-year institutions or move directly into jobs in Beaufort County and the Lowcountry

# CPST Projects

1. Health Sciences Expansion Moor Hall Renovation
  - \$2.5 million dollar CPST funding request
2. TCL Culinary Institute of the Lowcountry
  - \$11.62 million dollar CPST funding request

# Health Sciences Expansion Moor Hall Renovation: Economic Development and Public Benefit

- County's healthcare industry is growing to meet the demands of the growing population.
- To sustain industry growth a local, skilled workforce is needed.
- TCL health sciences programs are best-in-class with almost 100% placement rates with graduates at Beaufort Memorial Hospital, Hilton Head Hospital and Coastal Carolina.
- TCL must expand programs and offer new programs like Medical Assisting to meet industry demand and sustain economic growth.
- Medical Assisting is the second fastest-growing occupation in the Lowcountry.

# Moor Hall Renovation

- Constructed in 1939, Moor Hall is currently uninhabitable.
- Interior renovation will make available 9,000 sq. ft. of administrative space and allow TCL to move administrative offices out of Building 6. The move makes available up to 10,000 sq. ft. of academic space.
- Moor Hall has historical significance to the community. It is one of the last remaining buildings from the Mather Junior College.
- Renovation plans include space suitable for small community receptions.



Moor Hall first floor renovation



Moor Hall second floor renovation

# TCL 2015 Health Science Graduates



# TCL Culinary Institute of the Lowcountry: Economic Development and Public Good

- In 2014 Beaufort County posted \$1.2 billion dollars in domestic traveler expenditures, about a 5.0% increase over 2013. Travel and tourism expenditures supported \$220.7 million in payroll and 13,000 County jobs.
- The County's food services industry accounted for almost 30% of those dollars or \$360 million dollars and more than 50% of the jobs - 6,700 County jobs.
- It is expected that the County's travel and tourism industry will continue to grow with growth bolstered by local initiatives that aim to drive visitors to the area.

# Beaufort County Ranks Third

- The County's travel and tourism industry ranks third in the State behind Horry County and Charleston County.
- These counties have culinary institutes serving this economically vital industry:
  - The International Culinary Institute of Myrtle Beach at Horry Georgetown Technical College
  - The Culinary Institute of Charleston at Trident Technical College



Seafood class at the International Culinary Institute of Myrtle Beach

*“...we all agree that there is an ever growing (CRITICAL) need for trained entry and middle level culinarians in the Bluffton-HHI area...Sea Pines Resort will be bringing in approximately 50 [international] cooks for the 2016 season. All these positions could be filled by locally trained culinary staff, but they are just not here to hire.”*

Jeff Kruse, Vice President for Food and Beverage  
The Sea Pines Resort

# TCL Culinary Institute of the Lowcountry

- 25,000 sq. ft. state-of-the-art culinary institute
- Completion by 2019, plans include teaching kitchens, academic classrooms, demonstration kitchen and community kitchen
- The Institute will offer associate degrees and certification programs such as
  - Culinary Arts Technology
  - Baking and Pastry
  - Seafood
  - Health and Nutrition
  - Culinary Management
  - Farm to Table



# TCL Culinary Institute of the Lowcountry at Hilton Head

CPST Funding Request: Brick and mortar cost -	\$ 11,616,062
Private/other funding	
Soft Costs & Contingency -	\$ 2,780,115
Land -	\$ 828,483
Equipment and Furniture -	\$ 425,000
 Total Project Costs -	 \$ 15,649,660

