

MINUTES

Beaufort County Airports Board

March 21, 2024 | 1:30 pm | Meeting called to order by Chairman Howard Ackerman

ATTENDANCE

Present: Howard Ackerman, Leslie Adlam Flory, Anne Esposito, Brian Turrisi, Mark Bailey, Nick Mesenburg, Thomas Sheahan, David Nelems, Rich Sells, Chris Butler and Jim Starnes

Absent:

County Staff: Jon Rembold, Airports Director; Stephen Parry, Deputy Airports Director; Eric Townsend, Airport Manager; and Rocio Rexrode, Administrative Specialist.

Public: Judy Elder, Talbert, Bright and Ellington, Inc.

AGENDA ADOPTION

Rich Sells made a motion to adopt the March 21, 2024, BCAB meeting agenda. Brian Turrisi seconded the motion. All were in favor and the motion passed.

APPROVAL OF MINUTES

James Starnes made a motion to approve the February 22, 2024, meeting minutes. Anne Esposito seconded the motion. All were in favor and the motion passed.

PUBLIC COMMENTS

There were no Public Comments

DIRECTOR'S REPORT

Jon Rembold recognized members of the audience -- Lisa Kindwall, a local representative from Rep. Nancy Mace's office; Councilman Reitz; Derek Roth, Signature Aviation's new Area General Manager | HXD & SAV; John O'Toole and Kelly Brunson, with the Economic Development Corporation; and Hank Amundson, Beaufort County.

- a. **PROJECT LONE PALMETTO:** John O'Toole provided a detailed presentation of the proposed project.
Description: 5,000 sq. ft. of general aviation facilities and 94,000 sq. ft. in hangar space.
Metrics: \$23,700,000 investment, 51 new jobs (Average compensation \$80,250), and \$2.6 million in taxes from facilities and aircraft.
Economic Impact: \$163.6 million (8 years per Clemson University's Regional Economic Analysis Lab)
Environmental/Noise Impact: Less than 70 decibels off-site.
There was some board discussion following the presentation.

- **DEPARTMENT UPDATE:**

Staff Spotlight:

Elena Milbrandt - Elena was recognized as an Outstanding Employee at the March 11, 2024, County Council Meeting.

Matt Moore - Matt completed his FAA check ride and is now a new private pilot.

ARFF Symposium: Jon Rembold informed the board that Kevin King and Mark Haskett participated in the ARFF Symposium in Punta Gorda, FL. He said that Kevin and Mark will put together a class and share the information with the rest of the team.

Shamrock 5K Run & Walk: Rembold mentioned that HXD sponsored the Shamrock 5K Run & Walk in Hilton Head.

The Eras Gala Chamber Ball: Rembold said that Board members Leslie Flory and Anne Esposito had the opportunity to go to the Chamber Ball.

HXD Billboard: Rembold noted the billboard on Hwy 278 was purchased with grant funds and that there is an electronic billboard on Hwy 170.

Chamber Leadership 2024 Class Airport Tour: Rembold informed that students from the leadership class continue to visit the airport.

Terminal Updates: Rembold mentioned that he sent a [stakeholder update](#) to the airlines, the FAA, and the State. He commented on the temporary wall built next to the Delta station and stated that things are changing rapidly. He said the fence is getting a banner with the RBC Heritage, FedEx, and Airport logos. He informed both canopies have been removed. Rembold stated that the weather has been great, and much progress has been made.

AIRPORTS' BUSINESS UPDATE:

Taxiway F Rehabilitation:

Rembold informed that everything has been submitted to the FAA, and the final greenlight is pending. He mentioned that a pre-construction meeting was held, and a game plan has been set. He said the construction will happen at night over a period of 28 days.

Tower Upgrade:

Rembold said that some equipment is a bit slow to come. He mentioned the upgrade will provide updated electronics and communications equipment. He stated that the equipment is going to be updated to touch screens and the latest technology.

St. James Baptist Church (SJBC):

Rembold informed that after a push from the FAA, the SJBC project is moving along and is being considered in the State's budget. He said preliminary drawings are being reviewed.

RBC Heritage Volunteers:

Rembold reminded that the Airport is going to have a major sponsorship at the event. He said opportunities to volunteer at the tournament will be available.

Evaluation Score:

Rembold informed that responses to the RFQ for Airport Planning Services are back in, and the evaluation team reviewed all the packages and went through the scores. He said the [Tally Sheet](#) shows Talbert, Bright and Ellington as the winner.

UNFINISHED BUSINESS

There was no Unfinished Business.

NEW BUSINESS – ACTION ITEMS

1. RECOMMENDATION FOR APPROVAL OF AIRPORT’S SELECTED FIRM FOR PROFESSIONAL AIRPORT PLANNING SERVICES

Rich Sells made a motion to approve a recommendation for approval of Talbert, Bright and Ellington Airport’s selected firm for Professional Airport Planning Services. Anne Esposito seconded the motion. All were in favor and the motion passed.

CHAIRMAN UPDATE

Howard Ackerman suggested sending out a monthly report/press release about the progress of the airport. Rembold said that information is getting out on a continuous basis through social media, local TV, and postings on the Airport website.

1. Finance Committee

Members: Howard Ackerman (Chair), Chris Butler, Tom Sheahan, and Brian Turrisi.

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

2. Communications and Marketing Committee

Members: Anne Esposito (Chair), Howard Ackerman, and Leslie Adlam Flory.

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

3. Passenger Service Committee

Members: Leslie Adlam Flory (Chair), David Nelems, Jim Starnes, and Tom Sheahan

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

Lesli Flory suggested keeping the Airport Ambassadors informed about the progress of the Terminal Project.

4. ARW Facilities Use and Improvement Committee

Members: Chris Butler (Chair), Mark Bailey, David Nelems, Jim Starnes, and Nick Mesenburg

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

5. The HHI Airport Improvement Committee (HXD)

Members: Brian Turrisi (Chair), Howard Ackerman, Rich Sells, Chris Butler, and Anne Esposito

The Committee had nothing new to report this month. They will keep the board informed of any new developments.

PUBLIC COMMENTS

There were no Public Comments.

ADJOURNMENT

The motion to adjourn was made at 2:36 p.m. It passed unanimously.

NEXT MEETING

April 25, 2024 | 1:30 pm

Beaufort County Council Chambers, 100 Ribaut Road, Beaufort, SC.



Project Cloud Presentation

Beaufort County Airports Board

March 21, 2024

[Thrivebeaufort.org](https://thrivebeaufort.org)

 [/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

 [/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)

 [@JOTBC](https://twitter.com/JOTBC)



A scenic view of a harbor at sunset. A white fishing boat with a complex rigging system is docked at a wooden pier on the left. The sun is low on the horizon, casting a warm, golden glow across the sky and reflecting on the water. The sky transitions from a deep orange near the horizon to a pale blue at the top. In the background, a bridge or structure is visible over the water. The overall atmosphere is peaceful and serene.

BEAUFORT COUNTY • SC

Good for your **business.**
Good for your **soul.**



Vision:

The Beaufort County Economic Development Corporation (BCEDC) is the collaborative entity for organizing, structuring and leading economic Development efforts on behalf of Beaufort County's residents.

Mission:

The BCEDC will achieve its vision by engaging key stakeholders to diversify the county's economy, attract investments and well-paying jobs. The mission will be carried out in a way that is respectful of the environment.



Project Cloud

Description: 5,000 sq.ft. General Aviation Facilities and 94,000 sq.ft. in hangar space

Metrics: 23,700,000 Investment, 51 New Jobs Avg. - Comp \$80,250, \$2.6 million in taxes from facilities and aircraft.

Economic Impact: \$163.6 million (8-years per Clemson University's Regional Economic Analysis Lab)

Environmental/Noise Impact: Less than 70 decibels off site





- Arbor Nature Parcel - 4.10 acres
- Leander Cannick Parcel - 3.75 acres
- Additional Parcel - 13.00 acres
- Parcels

Town of Hilton Head Island

Lone Mountain Proposal
June 2018



Map data provided by Google Earth, 2018. All rights reserved. © 2018 Google. All other marks and text are the property of their respective owners.



Port Royal Plantation



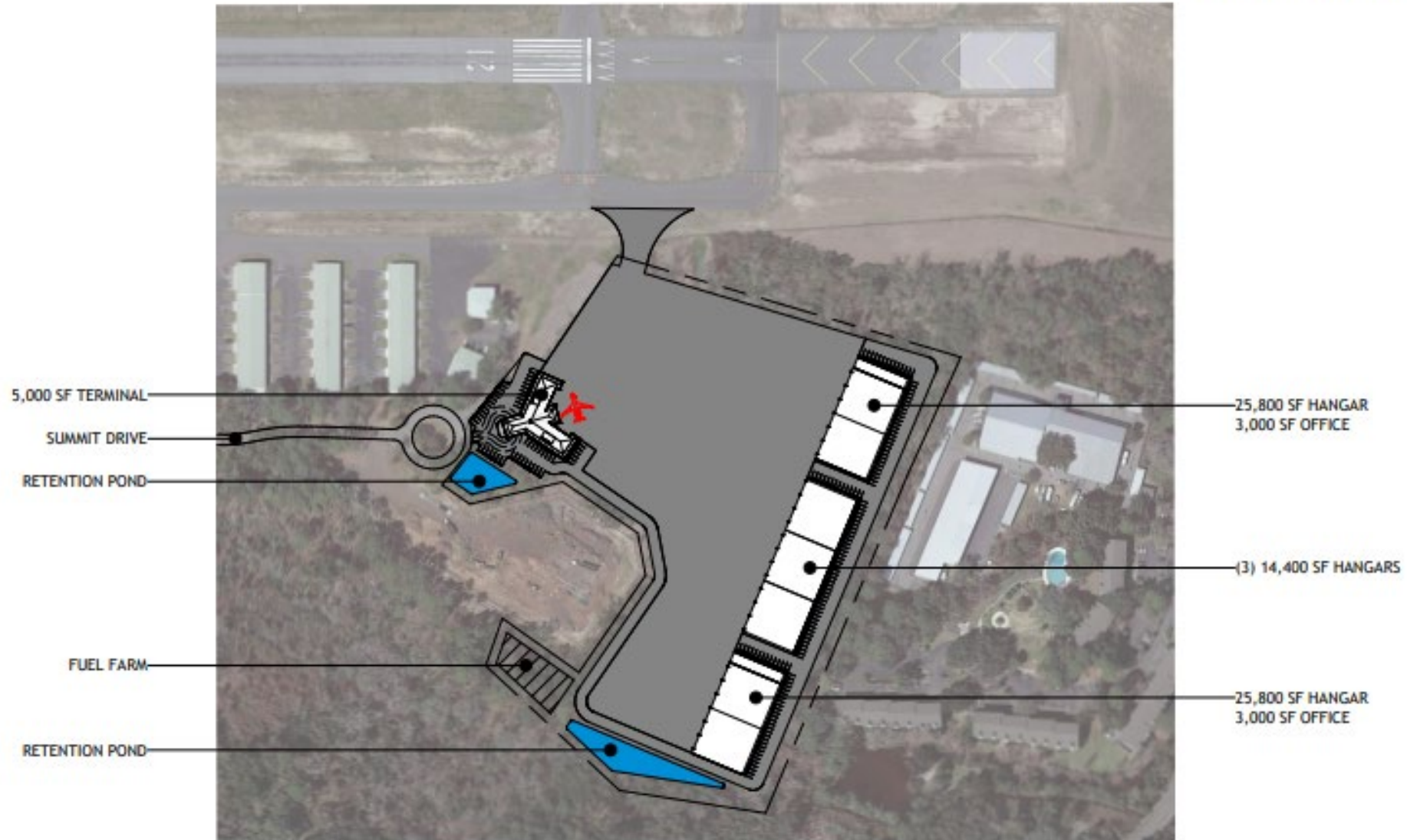
BEAUFORT COUNTY OFFICE



Palmetto Hall



CONCEPTUAL SITE PLAN





TERMINAL VIEW





AERIAL VIEW









Sound Reading: 57db
Beach City Road



dB Level	Examples	Permitted Exposure (Hours per Day)
10	Breathing	
20	Whisper	
30	Library	
50	Quiet Office	
60	Conversational Speech, Electric shaver	
65	Piano Practice	
70	Noisy Restaurant	
75	Alarm Clock	
80	Vacuum Cleaner	
85	Garbage Disposal / Busy Hotel Lobby	
90	Tractor / Subway	8
100	Blender, Factory Noise	2
105	Motorcycle, Orchestra	1
110	Power Saw, Heavy Truck, Power Mower	0.5
115	Uncomfortable Feeling Starts	0.25
120	Disco / Loud Bar Music / Shotgun	0
130	Cymbal Crash, Air Raid Siren	0
140	Rock Concert Front Row / Jet	0
150	Chest begins to vibrate	0
160	Eardrum bursts	0
190	Loudest Possible Sound	0



Thank you!

John O'Toole, Executive Director
jotoole@beaufortscedc.org

Kelli Brunson, Marketing & Investor Relations Manager
kbrunson@beaufortscedc.org

Thrivebeaufort.org

 /company/BeaufortSCEDC

 /BeaufortSCEDC

 @JOTBC





HILTON HEAD ISLAND AIRPORT Phase 1 Terminal Improvements

March 2024
Stakeholder Update



HILTON HEAD ISLAND

AIRPORT

hiltonheadairport.com

KEY WORK ITEMS ACCOMPLISHED (Feb 1 – Mar 14)

- FENCING – PROJECT AREA, SECURITY, TREE PROTECTION
- CLEARING
- MASS GRADING
- IMPORT FILL FOR PAD PREP
- PAD PREP
- BAGGAGE CLAIM CANOPY REMOVED
- TICKETING CANOPY REMOVAL UNDERWAY
- PARKING LOT DRAINAGE UNDERWAY
- INTERIOR WALL INSTALLED – DIVIDER BETWEEN EXISTING AND NEW

PROGRESS PHOTOS



Tree Protection,
Erosion Control,
and Clearing



PROGRESS PHOTOS



Mass Grading, Pad Prep



PROGRESS PHOTOS




Canopy
Removal



MILESTONE SCHEDULE

HHIA-002 - Hilton Head Island Airport Terminal Improvements 2024 March Update								2024												2025												
Activity ID	Area	Activity Name	Original Duration	Remaining Duration	Start	Finish	Free Float	Total Float	S	O	N	D	Jan	F	Mar	Apr	M	Jun	Jul	Aug	S	O	N	D	Jan	F	Mar	Apr	M	Jun	Jul	A
Milestones			627	501	14-Sep-23 A	27-Feb-26	0	0																								
Contract Milestones			898	28	14-Sep-23 A	27-Feb-26	0	0																								
No Area			898	28	14-Sep-23 A	27-Feb-26	0	0																								
CM1000		Owner Contract Execution	0	0	14-Sep-23 A																											
CM1010		Notice to Proceed	0	0	01-Feb-24 A																											
CM1020		Substantial Completion	0	0		30-Jan-26	0	0																								
CM1030		Final Completion	0	0		27-Feb-26	0	0																								
Project Milestones			414	377	22-Jan-24 A	02-Sep-25	0	104																								
No Area			414	377	22-Jan-24 A	02-Sep-25	0	104																								
PM1000		New Temporary Airside Access Gate #1A Open	0	0		22-Jan-24 A																										
PM1010		Existing Airside Gate #1 Closure	0	0	23-Jan-24 A																											
PM1020		Employee & Cell Phone Lot Closed	0	0	05-Feb-24 A																											
PM1030		Existing Baggage Canopy/Entrance Closure	0	0	26-Feb-24 A																											
PM1040		Existing Baggage Canopy/Entrance Re-Open	0	0		08-Mar-24	0	25																								
PM1050		Existing Main Ent. Canopy/Entrance Closure	0	0	11-Mar-24																											
PM1070		Existing Main Ent. Canopy/Entrance Re-Open	0	0		14-Mar-24	0	25																								
PM1080		Existing Ticketing Canopy/Entrance Closure	0	0	15-Mar-24																											
PM1080		Public Parking Partial Closure	0	0	28-Mar-24			10																								
PM1090		Existing Ticketing Canopy/Entrance Re-Open	0	0		28-Mar-24	25	25																								
PM1100		Employee Lot Re-Open	0	0		02-May-24	0	0																								
PM1110		Traffic Shift to Outside West/South Entrance Road Realignment	0	0		02-May-24	0	0																								
PM1120		East Airside Gate #32 Closure	0	0		15-Aug-24	0	0																								
PM1130		Traffic Shift to North Lanes Entrance Road Realignment	0	0		15-Aug-24	0	0																								
PM1140		Public Parking Re-Open	0	0		20-Aug-24	67	366																								



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- An aerial photograph of an airport runway and taxiway. The runway is paved and has white markings, including a central arrow pointing towards the viewer and a series of white rectangular markings. The taxiway is also paved and has yellow markings. There are several areas of bare earth and construction activity. In the background, there are hangars, parking lots, and other airport buildings. The surrounding area is green with trees and grass.
- FOOTINGS STARTING WEEK OF 18 MARCH
 - COMPLETE THE REMOVAL OF CANOPY NEAR TICKETING ENTRANCE
 - REMOVAL OF STRUCTURE ABOVE MAIN ENTRANCE
 - ENTRANCE ROAD STORM DRAINAGE

NEAR-TERM LOOK-AHEAD

IMPORTANT COORDINATION ITEMS

- Canopy removal – there will always be 2 of 3 entrances/exits available for use
- Traffic control during road/storm drain construction



Coming soon...



TALLY SHEET

Professional Airport Planning Services			
RFQ 030724			
Summary Score Sheet			
Evaluators	Name of Company	Name of Company	Name of Company
	<u>Goodwyn Mills Cawood</u>	<u>Parrish & Partners</u>	<u>Talbert Bright & Ellington</u>
Antonacci - Ogden	80	79	91
Fralix	80	79	93
Parry	96	94	99
Rembold	90	87	98
TOTALS:	346	339	381
1. Talbert Bright & Ellington	381		
2. Goodwyn Mills Cawood	346		
3. Parrish & Partners	339		