

2014 Capital Project Sales Tax Commission

On February 24, 2014, Beaufort County Council approved the creation of the Capital Project Sales Tax Commission, which was tasked with the duty of considering proposals for funding capital projects within the County and formulating a question to appear on the ballot in November 2014 to impose a one cent sales tax. The revenues generated by the tax will be used to fund capital improvements.

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Index

[Capital Project Sales Tax Act](#)

[Freedom of Information Act](#)

[Capital Project Sales Tax Commission Members](#)

[Schedule of Meetings and Criteria for Presentations](#)

Capital Project Sales Tax Commission Agendas:

[April 10, 2014](#)

[April 21, 2014](#)

[April 28, 2014](#)

[May 12, 2014](#)

[May 19, 2014](#)

[May 29, 2014](#)

[June 4, 2014](#)

Capital Project Sales Tax Commission Minutes:

[April 10, 2014](#)

[April 21, 2014](#)

[April 28, 2014](#)

[May 12, 2014](#)

[May 19, 2014](#)

[May 29, 2014](#)

[June 4, 2014](#)

Government Entities Capital Improvement Plans:

[Beaufort County](#)

[City of Beaufort](#)

[Town of Bluffton](#)

[Town of Hilton Head Island](#)

[Town of Port Royal](#)

2014 Presentations:

[Alljoy Road Bike Path](#)

[Beaufort County](#)

[Beaufort-Jasper Water & Sewer Authority](#)

[Bridges Preparatory Charter School](#)

City of Beaufort
Hilton Head Performing Arts & Entertainment Venue
International Sports, Entertainment, Shopping
Lowcountry Economic Alliance
Northern Beaufort County Sidewalks
Riverview Charter School
Sheldon Beautification
Technical College of the Lowcountry
Town of Bluffton
Town of Hilton Head Island
Town of Port Royal
University of South Carolina Beaufort

Preliminary Project List

Final Project List

Explanation of Final Projects

2014 Capital Project Sales Tax Commission Outcome

Code of Laws

TITLE 4. COUNTIES

CHAPTER 10. LOCAL SALES AND USE TAX

ARTICLE 3. CAPITAL PROJECT SALES TAX ACT ➤

2002 Act No. 334, § 22.G, provides as follows:

"A county holding a referendum and adopting an ordinance pursuant to Article 3, Chapter 10, Title 4 of the 1976 Code, before the effective date of this section in which the ordinance provides that the proceeds of the sales tax would be used to repay bonds issued to fund project costs may continue to collect the tax and apply the revenue to the repayment of the bonds while any of these bonds remain outstanding, but in no event may the tax be collected for any period longer than the maximum term of the tax provided in the referendum."

SECTION 4-10-300. Short title. [SC ST SEC 4-10-300]

This article may be cited as the "➤**Capital Project Sales Tax Act**".

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

ATTORNEY GENERAL'S OPINIONS

Discussion of the effects on projects approved in an initial referendum to impose a one cent sale tax pursuant to Section 4-10-300, et seq. S.C. Op.Atty.Gen. (April 23, 2013) 2013 WL 1803941.

SECTION 4-10-310. Imposition of tax. [SC ST SEC 4-10-310]

Subject to the requirements of this article, the county governing body may impose a one percent sales and use tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes and for a limited amount of time. The revenues collected pursuant to this article may be used to defray debt service on bonds issued to pay for projects authorized in this article. However, at no time may any portion of the county area be subject to more than one percent sales tax levied pursuant to this article, pursuant to Chapter 37, Title 4, or pursuant to any local law enacted by the General Assembly. This limitation does not apply in a county area in which, as of July 1, 2012, a local sales and use tax was imposed pursuant to a local act of the General Assembly, the revenues of which are used to offset the costs of school construction, or other school purposes, or other government expenses, or for any combination of these uses.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 2009 Act No. 49, § 1, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 267, § 4, eff June 20, 2012.

SECTION 4-10-320. Commission creation; composition. [SC ST SEC 4-10-320]

(A) The governing body of any county is authorized to create a commission subject to the provisions of this section. The commission consists of six members, all of whom must be residents of the county, appointed as follows:

(1) The governing body of the county must appoint three members of the commission.

(2) The municipalities in the county must appoint three members, who must be residents of incorporated municipalities within the county, and who are selected according to the following mechanism:

(a) The total population of all incorporated municipalities within the county, as determined by the most recent United States census, must be divided by three, the result being an apportionate average.

(b) The respective population of each municipality in the county must be divided by the apportionate average to determine an appointive index.

(c) Each municipality in the county appoints a number of members to the commission equal to the whole number indicated by their appointive index. However, no single municipality may appoint more than two members to the commission; unless there is only one municipality in the county, and in such case the municipality is entitled to three appointments to the commission.

(d) When less than three members are selected to the commission in accordance with the prescribed appointive index method, the remaining member or members must be selected in a joint meeting of the commission appointees of the municipalities in the county. The member or members must be chosen from among the residents of the municipalities in the county that before this time have not provided a representative for the commission.

(e) In the event no municipality is entitled to appoint a member to the commission pursuant to the formula in subitem (c) of this subsection, the municipality with the highest appointive index must be deemed to have an appointive index of one.

(B) When the governing body of any county creates a commission, it must be created in accordance with the procedures specified in subsection (A) and only upon the request of the governing body of the county. If within the thirty-day period following the adoption of a resolution to create the commission, one or more of the municipalities fails or refuses to appoint their proportionate number of members to the commission, the county governing body must appoint an additional number of members equal to the number that any such municipality is entitled to appoint. A vacancy on the commission must be filled in the manner of the original appointment.

(C) The commission created pursuant to this section must consider proposals for funding capital projects within the county area. The commission then formulates the referendum question that is to appear on the ballot pursuant to Section 4-10-330(D).

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

SECTION 4-10-330. Contents of ballot question; purpose for which proceeds of tax to be used.
[SC ST SEC 4-10-330]

(A) The sales and use tax authorized by this article is imposed by an enacting ordinance of the county governing body containing the ballot question formulated by the commission pursuant to Section 4-10-320(C), subject to referendum approval in the county. The ordinance must specify:

(1) the purpose for which the proceeds of the tax are to be used, which may include projects located within or without, or both within and without, the boundaries of the local governmental entities, including the county, municipalities, and special purpose districts located in the county area, and may include the following types of projects:

(a) highways, roads, streets, bridges, and public parking garages and related facilities;

(b) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

(c) cultural, recreational, or historic facilities, or any combination of these facilities;

(d) water, sewer, or water and sewer projects;

(e) flood control projects and storm water management facilities;

(f) beach access and beach renourishment;

(g) dredging, dewatering, and constructing spoil sites, disposing of spoil materials, and other matters directly related to the act of dredging;

(h) jointly operated projects of the county, a municipality, special purpose district, and school district, or any combination of those entities, for the projects delineated in subitems (a) through (g) of this item;

(i) any combination of the projects described in subitems (a) through (h) of this item;

(2) the maximum time, in two-year increments not to exceed eight years from the date of imposition, or in the case of a reimposed tax, a period ending on April thirtieth of an odd-numbered year, not to exceed seven years, for which the tax may be imposed;

(3)(a) if the county proposes to issue bonds to provide for the payment of any costs of the projects, the maximum amount of bonds to be issued, whether the sales tax proceeds are to be pledged to the payment of the bonds and, if other sources of funds are to be used for the projects, specifying the other sources;

(b) the maximum cost of the project or facilities or portion of the project or portion of the facilities, to be funded from proceeds of the tax or bonds issued as provided in this article and the maximum amount of net proceeds expected to be used to pay the cost or debt service on the bonds, as the case may be; and

(4) any other condition precedent, as determined by the commission, to the imposition of the sales and use tax authorized by this article or condition or restriction on the use of sales and use tax revenue collected pursuant to this article.

(B) When the tax authorized by this article is imposed for more than one purpose, the enacting ordinance must set forth the priority in which the net proceeds are to be expended for the purposes stated. The enacting ordinance may set forth a formula or system by which multiple projects are funded simultaneously.

(C) Upon receipt of the ordinance, the county election commission must conduct a referendum on the question of imposing the sales and use tax in the area of the county that is to be subject to the tax. The referendum for imposition or reimposition of the tax must be held at the time of the general election unless the vote is to reimpose a tax in effect on or before June 1, 2009, and in existence at the time of such vote, in which case the referendum may be held on a general election day or at a time the governing body of the county and the Department of Revenue determine necessary to permit the tax to be reinstated and continue without interruption. The choice of election times rests with the governing body of the county. However, a referendum to reimpose an existing tax as permitted above only may be held once whether or not the referendum is held on a general election day or at another time. Two weeks before the referendum the election commission must publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and the cost of the projects. If the proposed question includes the use of sales taxes to defray debt service on bonds issued to pay the costs of any project, the notice must include a statement indicating that principal amount of the bonds proposed to be issued for the purpose and, if the issuance of the bonds is to be approved as part of the referendum, stating that the referendum includes the authorization of the issuance of bonds in that amount. This notice is in lieu of any other notice otherwise required by law.

(D) The referendum question to be on the ballot must read substantially as follows:

"Must a special one percent sales and use tax be imposed in (county) for not more than (time) to raise the amounts specified for the following purposes?

(1) \$_____ for _____

(2) \$_____ for _____

(3) etc.

Yes []

No []

If the referendum includes the issuance of bonds, the question must be revised to include the principal amount of bonds proposed to be authorized by the referendum and the sources of payment of the bonds if the sales tax approved in the referendum is inadequate for the payment of the bonds.

(E) All qualified electors desiring to vote in favor of imposing the tax for the stated purposes shall vote "yes" and all qualified electors opposed to levying the tax shall vote "no". If a majority of the votes cast are in favor of imposing the tax, then the tax is imposed as provided in this article and the enacting ordinance. A subsequent referendum on this question must be held on the date prescribed in subsection (C). The election commission shall conduct the referendum under the election laws of this State, *mutatis mutandis*, and shall certify the result no later than November thirtieth to the county governing body and to the Department of Revenue. Expenses of the referendum must be paid by the governmental entities that would receive the proceeds of the tax in the same proportion that those entities would receive the net proceeds of the tax.

(F) Upon receipt of the returns of the referendum, the county governing body must, by resolution, declare the results thereof. In such event, the results of the referendum, as declared by resolution of the county governing body, are not open to question except by a suit or proceeding instituted within thirty days from the date such resolution is adopted.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 2, eff June 11, 1999; 2002 Act No. 334, §§ 22.A, 22.B and 22.E, eff June 24, 2002; 2004 Act No. 244, § 2, eff May 24, 2004; 2004 Act No. 292, § 2, eff August 16, 2004; 2009 Act No. 49, § 2, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 268, § 1, eff June 20, 2012.

SECTION 4-10-340. Tax imposition and termination. [SC ST SEC 4-10-340]

(A) If the sales and use tax is approved in the referendum, the tax is imposed on the first of May following the date of the referendum. If the reimposition of an existing sales and use tax imposed pursuant to this article is approved in the referendum, the new tax is imposed immediately following the termination of the earlier imposed tax and the reimposed tax terminates on the thirtieth of April in an odd-numbered year, not to exceed seven years from the date of reimposition. If the certification is not timely made to the Department of Revenue, the imposition is postponed for twelve months.

(B) The tax terminates the final day of the maximum time period specified for the imposition.

(C)(1) Amounts collected in excess of the required net proceeds must first be applied, if necessary, to complete a project for which the tax was imposed.

(2) If funds still remain after first using the funds as described in item (1) and the tax is reimposed, the remaining funds must be used to fund the projects approved by the voters in the

referendum to reimpose the tax, in priority order as the projects appeared on the enacting ordinance.

(3) If funds still remain after first using the funds as described in item (1) and the tax is not reimposed, the remaining funds must be used for the purposes set forth in Section 4-10-330(A)(1). These remaining funds only may be expended for the purposes set forth in Section 4-10-330(A)(1) following an ordinance specifying the authorized purpose or purposes for which the funds will be used.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 2002 Act No. 334, §§ 22.C and 22.F, eff June 24, 2002; 2009 Act No. 49, § 3, eff upon approval (became law without the Governor's signature on June 3, 2009).

SECTION 4-10-350. Department of Revenue to administer and collect local tax. [SC ST SEC 4-10-350]

(A) The tax levied pursuant to this article must be administered and collected by the Department of Revenue in the same manner that other sales and use taxes are collected. The department may prescribe amounts that may be added to the sales price because of the tax.

(B) The tax authorized by this article is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36, Title 12 and the enforcement provisions of Chapter 54, Title 12. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36, Title 12 are exempt from the tax imposed by this article. Unprepared food items eligible for purchase with United States Department of Agriculture food coupons are exempt from the tax imposed pursuant to this article. The tax imposed by this article also applies to tangible personal property subject to the use tax in Article 13, Chapter 36, Title 12.

(C) A taxpayer required to remit taxes under Article 13, Chapter 36 of Title 12 must identify the county in which the personal property purchased at retail is stored, used, or consumed in this State.

(D) A utility is required to report sales in the county in which the consumption of the tangible personal property occurs.

(E) A taxpayer subject to the tax imposed by Section 12-36-920, who owns or manages rental units in more than one county, must report separately in his sales tax return the total gross proceeds from business done in each county.

(F) The gross proceeds of sales of tangible personal property delivered after the imposition date of the tax levied under this article in a county, either under the terms of a construction contract executed before the imposition date, or a written bid submitted before the imposition date, culminating in a construction contract entered into before or after the imposition date, are exempt from the sales and use tax provided in this article if a verified copy of the contract is filed with the Department of Revenue within six months after the imposition date of the sales and use tax

provided for in this article.

(G) Notwithstanding the imposition date of the sales and use tax authorized pursuant to this chapter, with respect to services that are billed regularly on a monthly basis, the sales and use tax authorized pursuant to this article is imposed beginning on the first day of the billing period beginning on or after the imposition date.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 3, eff June 11, 1999; 2009 Act No. 49, § 4.A, eff upon approval (became law without the Governor's signature on June 3, 2009).

SECTION 4-10-360. Revenue remitted to State Treasurer and held in a separate fund. [SC ST SEC 4-10-360]

The revenues of the tax collected under this article must be remitted to the Department of Revenue and placed on deposit with the State Treasurer and credited to a fund separate and distinct from the general fund of the State. After deducting the amount of any refunds made and costs to the Department of Revenue of administering the tax, not to exceed one percent of the revenues, the State Treasurer shall distribute the revenues quarterly to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer may correct misallocations by adjusting subsequent distributions, but these adjustments must be made in the same fiscal year as the misallocations. However, allocations made as a result of city or county code errors must be corrected prospectively. Within thirty days of the receipt of any quarterly payment, the county treasurer or the county administrator shall certify to the Department of Revenue amounts of net proceeds applied to the costs of each project and the amount of project costs remaining to be paid and, if bonds have been issued that were approved in the referendum, a schedule of payments remaining due on the bonds that are payable from the net proceeds of the sales tax authorized in the referendum.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 4, eff June 11, 1999; 2002 Act No. 334, § 22D, eff June 24, 2002.

SECTION 4-10-370. Calculating distributions to counties; confidentiality. [SC ST SEC 4-10-370]

The Department of Revenue shall furnish data to the State Treasurer and to the county treasurers receiving revenues for the purpose of calculating distributions and estimating revenues. The information that must be supplied to counties and municipalities upon request includes, but is not limited to, gross receipts, net taxable sales, and tax liability by taxpayers. Information about a specific taxpayer is considered confidential and is governed by the provisions of Section 12-54-240. A person violating this section is subject to the penalties provided in Section 12-54-240.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

SECTION 4-10-380. Unidentified funds; transfer and supplemental distributions. [SC ST SEC

4-10-380]

Annually, and only in the month of June, funds collected by the department from the local option capital project sales tax, which are not identified as to the governmental unit due the tax, must be transferred, after reasonable effort by the department to determine the appropriate governmental unit, to the State Treasurer's Office. The State Treasurer shall distribute these funds to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer shall calculate this supplemental distribution on a proportional basis, based on the current fiscal year's county area revenue collections.

HISTORY: 1999 Act No. 93, § 5, eff June 11, 1999.

CHAPTER 4.

FREEDOM OF INFORMATION ACT

SECTION 30-4-10. Short title.

This chapter shall be known and cited as the "Freedom of Information Act".

HISTORY: 1978 Act No. 593, Section 1.

SECTION 30-4-15. Findings and purpose.

The General Assembly finds that it is vital in a democratic society that public business be performed in an open and public manner so that citizens shall be advised of the performance of public officials and of the decisions that are reached in public activity and in the formulation of public policy. Toward this end, provisions of this chapter must be construed so as to make it possible for citizens, or their representatives, to learn and report fully the activities of their public officials at a minimum cost or delay to the persons seeking access to public documents or meetings.

HISTORY: 1987 Act No. 118, Section 1.

SECTION 30-4-20. Definitions.

(a) "Public body" means any department of the State, a majority of directors or their representatives of departments within the executive branch of state government as outlined in Section 1-30-10, any state board, commission, agency, and authority, any public or governmental body or political subdivision of the State, including counties, municipalities, townships, school districts, and special purpose districts, or any organization, corporation, or agency supported in whole or in part by public funds or expending public funds, including committees, subcommittees, advisory committees, and the like of any such body by whatever name known, and includes any quasi-governmental body of the State and its political subdivisions, including, without limitation, bodies such as the South Carolina Public Service Authority and the South Carolina State Ports Authority. Committees of health care facilities, which are subject to this chapter, for medical staff disciplinary proceedings, quality assurance, peer review, including the medical staff credentialing process, specific medical case review, and self-evaluation, are not public bodies for the purpose of this chapter.

(b) "Person" includes any individual, corporation, partnership, firm, organization or association.

(c) "Public record" includes all books, papers, maps, photographs, cards, tapes, recordings, or other documentary materials regardless of physical form or characteristics prepared, owned, used, in the possession of, or retained by a public body. Records such as income tax returns, medical records, hospital medical staff reports, scholastic records, adoption records, records related to registration, and circulation of library materials which contain names or other personally identifying details regarding the users of public, private, school, college, technical college, university, and state institutional libraries and library systems, supported in whole or in part by public funds or expending public funds, or records which reveal the identity of the library patron checking out or requesting an item from the library or using other library services, except nonidentifying administrative and statistical reports of registration and circulation, and other records which by law are required to be closed to the public are not considered to be made open to the public under the provisions of this act; nothing herein authorizes or requires the disclosure of those records where the public body, prior to January 20, 1987, by a favorable vote of three-fourths of the membership, taken after receipt of a written request, concluded that the public interest was best served by not disclosing them. Nothing herein authorizes or requires the disclosure of records of the Board of Financial Institutions pertaining to applications and surveys for charters and branches of banks and

savings and loan associations or surveys and examinations of the institutions required to be made by law. Information relating to security plans and devices proposed, adopted, installed, or utilized by a public body, other than amounts expended for adoption, implementation, or installation of these plans and devices, is required to be closed to the public and is not considered to be made open to the public under the provisions of this act.

(d) "Meeting" means the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.

(e) "Quorum" unless otherwise defined by applicable law means a simple majority of the constituent membership of a public body.

HISTORY: 1978 Act No. 593, Section 3; 1985 Act No. 108, Section 3; 1987 Act No. 118, Section 2; 2002 Act No. 339, Section 17; 2003 Act No. 86, Section 7.

SECTION 30-4-30. Right to inspect or copy public records; fees; notification as to public availability of records; presumption upon failure to give notice; records to be available when requestor appears in person.

(a) Any person has a right to inspect or copy any public record of a public body, except as otherwise provided by Section 30-4-40, in accordance with reasonable rules concerning time and place of access.

(b) The public body may establish and collect fees not to exceed the actual cost of searching for or making copies of records. Fees charged by a public body must be uniform for copies of the same record or document. However, members of the General Assembly may receive copies of records or documents at no charge from public bodies when their request relates to their legislative duties. The records must be furnished at the lowest possible cost to the person requesting the records. Records must be provided in a form that is both convenient and practical for use by the person requesting copies of the records concerned, if it is equally convenient for the public body to provide the records in this form. Documents may be furnished when appropriate without charge or at a reduced charge where the agency determines that waiver or reduction of the fee is in the public interest because furnishing the information can be considered as primarily benefiting the general public. Fees may not be charged for examination and review to determine if the documents are subject to disclosure. Nothing in this chapter prevents the custodian of the public records from charging a reasonable hourly rate for making records available to the public nor requiring a reasonable deposit of these costs before searching for or making copies of the records.

(c) Each public body, upon written request for records made under this chapter, shall within fifteen days (excepting Saturdays, Sundays, and legal public holidays) of the receipt of any such request notify the person making such request of its determination and the reasons therefor. Such a determination shall constitute the final opinion of the public body as to the public availability of the requested public record and, if the request is granted, the record must be furnished or made available for inspection or copying. If written notification of the determination of the public body as to the availability of the requested public record is neither mailed nor personally delivered to the person requesting the document within the fifteen days allowed herein, the request must be considered approved.

(d) The following records of a public body must be made available for public inspection and copying during the hours of operations of the public body without the requestor being required to make a written request to inspect or copy the records when the requestor appears in person:

- (1) minutes of the meetings of the public body for the preceding six months;
- (2) all reports identified in Section 30-4-50(A)(8) for at least the fourteen-day period before the current day; and
- (3) documents identifying persons confined in any jail, detention center, or prison for the preceding three months.

HISTORY: 1978 Act No. 593, Section 4; 1987 Act No. 118, Section 4; 1990 Act No. 555, Section 1; 1998 Act No. 423, Section 1.

SECTION 30-4-40. Matters exempt from disclosure.

(a) A public body may but is not required to exempt from disclosure the following information:

(1) Trade secrets, which are defined as unpatented, secret, commercially valuable plans, appliances, formulas, or processes, which are used for the making, preparing, compounding, treating, or processing of articles or materials which are trade commodities obtained from a person and which are generally recognized as confidential and work products, in whole or in part collected or produced for sale or resale, and paid subscriber information. Trade secrets also include, for those public bodies who market services or products in competition with others, feasibility, planning, and marketing studies, marine terminal service and nontariff agreements, and evaluations and other materials which contain references to potential customers, competitive information, or evaluation.

(2) Information of a personal nature where the public disclosure thereof would constitute unreasonable invasion of personal privacy. Information of a personal nature shall include, but not be limited to, information as to gross receipts contained in applications for business licenses and information relating to public records which include the name, address, and telephone number or other such information of an individual or individuals who are handicapped or disabled when the information is requested for person-to-person commercial solicitation of handicapped persons solely by virtue of their handicap. This provision must not be interpreted to restrict access by the public and press to information contained in public records.

(3) Records of law enforcement and public safety agencies not otherwise available by state and federal law that were compiled in the process of detecting and investigating crime if the disclosure of the information would harm the agency by:

- (A) disclosing identity of informants not otherwise known;
- (B) the premature release of information to be used in a prospective law enforcement action;
- (C) disclosing investigatory techniques not otherwise known outside the government;
- (D) by endangering the life, health, or property of any person; or
- (E) disclosing any contents of intercepted wire, oral, or electronic communications not otherwise disclosed during a trial.

(4) Matters specifically exempted from disclosure by statute or law.

(5) Documents of and documents incidental to proposed contractual arrangements and documents of and documents incidental to proposed sales or purchases of property; however:

(a) these documents are not exempt from disclosure once a contract is entered into or the property is sold or purchased except as otherwise provided in this section;

(b) a contract for the sale or purchase of real estate shall remain exempt from disclosure until the deed is executed, but this exemption applies only to those contracts of sale or purchase where the execution of the deed occurs within twelve months from the date of sale or purchase;

(c) confidential proprietary information provided to a public body for economic development or contract negotiations purposes is not required to be disclosed.

(6) All compensation paid by public bodies except as follows:

(A) For those persons receiving compensation of fifty thousand dollars or more annually, for all part-time employees, for any other persons who are paid honoraria or other compensation for special appearances, performances, or the like, and for employees at the level of agency or department head, the exact compensation of each person or employee;

(B) For classified and unclassified employees, including contract instructional employees, not subject to item (A) above who receive compensation between, but not including, thirty thousand dollars and fifty thousand dollars annually, the compensation level within a range of four thousand dollars, such ranges to commence at thirty thousand dollars and increase in increments of four thousand dollars;

(C) For classified employees not subject to item (A) above who receive compensation of thirty thousand dollars or less annually, the salary schedule showing the compensation range for that classification including longevity steps, where applicable;

(D) For unclassified employees, including contract instructional employees, not subject to item (A) above who receive compensation of thirty thousand dollars or less annually, the compensation level within a range of four thousand dollars, such ranges to commence at two thousand dollars and increase in increments of four thousand dollars.

(E) For purposes of this subsection (6), "agency head" or "department head" means any person who has authority and responsibility for any department of any institution, board, commission, council, division, bureau, center, school, hospital, or other facility that is a unit of a public body.

(7) Correspondence or work products of legal counsel for a public body and any other material that would violate attorney-client relationships.

(8) Memoranda, correspondence, and working papers in the possession of individual members of the General Assembly or their immediate staffs; however, nothing herein may be construed as limiting or restricting public access to source documents or records, factual data or summaries of factual data, papers, minutes, or reports otherwise considered to be public information under the provisions of this chapter and not specifically exempted by any other provisions of this chapter.

(9) Memoranda, correspondence, documents, and working papers relative to efforts or activities of a public body and of a person or entity employed by or authorized to act for or on behalf of a public body to attract business or industry to invest within South Carolina; however, an incentive agreement made with an industry or business: (1) requiring the expenditure of public funds or the transfer of anything of value, (2) reducing the rate or altering the method of taxation of the business or industry, or (3) otherwise impacting the offeror fiscally, is not exempt from disclosure after:

(a) the offer to attract an industry or business to invest or locate in the offeror's jurisdiction is accepted by the industry or business to whom the offer was made; and

(b) the public announcement of the project or finalization of any incentive agreement, whichever occurs later.

(10) Any standards used or to be used by the South Carolina Department of Revenue for the selection of returns for examination, or data used or to be used for determining such standards, if the commission determines that such disclosure would seriously impair assessment, collection, or enforcement under the tax laws of this State.

(11) Information relative to the identity of the maker of a gift to a public body if the maker specifies that his making of the gift must be anonymous and that his identity must not be revealed as a condition of making the gift. For the purposes of this item, "gift to a public body" includes, but is not limited to, gifts to any of the state-supported colleges or universities and museums. With respect to the gifts, only information which identifies the maker may be exempt from disclosure. If the maker of any gift or any member of his immediate family has any business transaction with the recipient of the gift within three years before or after the gift is made, the identity of the maker is not exempt from disclosure.

(12) Records exempt pursuant to Section 9-16-80(B) and 9-16-320(D).

(13) All materials, regardless of form, gathered by a public body during a search to fill an employment position, except that materials relating to not fewer than the final three applicants under consideration for a position must be made available for public inspection and copying. In addition to making available for public inspection and copying the materials described in this item, the public body must disclose, upon request, the number of applicants considered for a position. For the purpose of this item "materials relating to not fewer than the final three applicants" do not include an applicant's income tax returns, medical records, social security number, or information otherwise exempt from disclosure by this section.

(14)(A) Data, records, or information of a proprietary nature, produced or collected by or for faculty or staff of state institutions of higher education in the conduct of or as a result of study or research on commercial, scientific, technical, or scholarly issues, whether sponsored by the institution alone or in

conjunction with a governmental body or private concern, where the data, records, or information has not been publicly released, published, copyrighted, or patented.

(B) Any data, records, or information developed, collected, or received by or on behalf of faculty, staff, employees, or students of a state institution of higher education or any public or private entity supporting or participating in the activities of a state institution of higher education in the conduct of or as a result of study or research on medical, scientific, technical, scholarly, or artistic issues, whether sponsored by the institution alone or in conjunction with a governmental body or private entity until the information is published, patented, otherwise publicly disseminated, or released to an agency whereupon the request must be made to the agency. This item applies to, but is not limited to, information provided by participants in research, research notes and data, discoveries, research projects, proposals, methodologies, protocols, and creative works.

(C) The exemptions in this item do not extend to the institution's financial or administrative records.

(15) The identity, or information tending to reveal the identity, of any individual who in good faith makes a complaint or otherwise discloses information, which alleges a violation or potential violation of law or regulation, to a state regulatory agency.

(16) Records exempt pursuant to Sections 59-153-80(B) and 59-153-320(D).

(17) Structural bridge plans or designs unless: (a) the release is necessary for procurement purposes; or (b) the plans or designs are the subject of a negligence action, an action set forth in Section 15-3-530, or an action brought pursuant to Chapter 78 of Title 15, and the request is made pursuant to a judicial order.

(18) Photographs, videos, and other visual images, and audio recordings of and related to the performance of an autopsy, except that the photographs, videos, images, or recordings may be viewed and used by the persons identified in Section 17-5-535 for the purposes contemplated or provided for in that section.

(19) Private investment and other proprietary financial data provided to the Venture Capital Authority by a designated investor group or an investor as those terms are defined by Section 11-45-30.

(b) If any public record contains material which is not exempt under subsection (a) of this section, the public body shall separate the exempt and nonexempt material and make the nonexempt material available in accordance with the requirements of this chapter.

(c) Information identified in accordance with the provisions of Section 30-4-45 is exempt from disclosure except as provided therein and pursuant to regulations promulgated in accordance with this chapter. Sections 30-4-30, 30-4-50, and 30-4-100 notwithstanding, no custodian of information subject to the provisions of Section 30-4-45 shall release the information except as provided therein and pursuant to regulations promulgated in accordance with this chapter.

(d) A public body may not disclose a "privileged communication", "protected information", or a "protected identity", as defined in Section 23-50-15 pursuant to a request under the South Carolina Freedom of Information Act. These matters may only be disclosed pursuant to the procedures set forth in Section 23-50-45.

HISTORY: 1978 Act No. 593, Section 5; 1980 Act No. 495, Section 1; 1987 Act No. 118, Section 5; 1993 Act No. 181, Section 489; 1994 Act No. 404, Section 1; 1995 Act No. 1, Section 11; 1996 Act No. 458, Part II, Section 31D; 1998 Act No. 371, Section 7A; 1998 Act No. 423, Sections 2, 3, 4, 5, 6; 1999 Act No. 122, Section 4; 2002 Act No. 339, Sections 18, 19, 29; 2002 Act No. 350, Section 1; 2003 Act No. 34, Section 2; 2003 Act No. 86, Sections 4, 5; 2005 Act No. 125, Section 2; 2006 Act No. 380, Section 2, eff upon approval (became law without the Governor's signature on June 14, 2006).

SECTION 30-4-45. Information concerning safeguards and off-site consequence analyses; regulation of access; vulnerable zone defined.

(A) The director of each agency that is the custodian of information subject to the provisions of 42 U.S.C. 7412(r)(7)(H), 40 CFR 1400 "Distribution of Off-site Consequence Analysis Information", or 10 CFR 73.21 "Requirements for the protection of safeguards information", must establish procedures to ensure that the information is released only in accordance with the applicable federal provisions.

(B) The director of each agency that is the custodian of information, the unrestricted release of which could increase the risk of acts of terrorism, may identify the information or compilations of information by notifying the Attorney General in writing, and shall promulgate regulations in accordance with the Administrative Procedures Act, Sections 1-23-110 through 1-23-120(a) and Section 1-23-130, to regulate access to the information in accordance with the provisions of this section.

(C) Regulations to govern access to information subject to subsections (A) and (B) must at a minimum provide for:

(1) disclosure of information to state, federal, and local authorities as required to carry out governmental functions; and

(2) disclosure of information to persons who live or work within a vulnerable zone.

For purposes of this section, "vulnerable zone" is defined as a circle, the center of which is within the boundaries of a facility possessing hazardous, toxic, flammable, radioactive, or infectious materials subject to this section, and the radius of which is that distance a hazardous, toxic, flammable, radioactive, or infectious cloud, overpressure, radiation, or radiant heat would travel before dissipating to the point it no longer threatens serious short-term harm to people or the environment.

Disclosure of information pursuant to this subsection must be by means that will prevent its removal or mechanical reproduction. Disclosure of information pursuant to this subsection must be made only after the custodian has ascertained the person's identity by viewing photo identification issued by a federal, state, or local government agency to the person and after the person has signed a register kept for the purpose.

HISTORY: 2002 Act No. 339, Section 30.

SECTION 30-4-50. Certain matters declared public information; use of information for commercial solicitation prohibited.

(A) Without limiting the meaning of other sections of this chapter, the following categories of information are specifically made public information subject to the restrictions and limitations of Sections 30-4-20, 30-4-40, and 30-4-70 of this chapter:

(1) the names, sex, race, title, and dates of employment of all employees and officers of public bodies;

(2) administrative staff manuals and instructions to staff that affect a member of the public;

(3) final opinions, including concurring and dissenting opinions, as well as orders, made in the adjudication of cases;

(4) those statements of policy and interpretations of policy, statute, and the Constitution which have been adopted by the public body;

(5) written planning policies and goals and final planning decisions;

(6) information in or taken from any account, voucher, or contract dealing with the receipt or expenditure of public or other funds by public bodies;

(7) the minutes of all proceedings of all public bodies and all votes at such proceedings, with the exception of all such minutes and votes taken at meetings closed to the public pursuant to Section 30-4-70;

(8) reports which disclose the nature, substance, and location of any crime or alleged crime reported as having been committed. Where a report contains information exempt as otherwise provided by law, the law enforcement agency may delete that information from the report.

(9) statistical and other empirical findings considered by the Legislative Audit Council in the development of an audit report.

(B) No information contained in a police incident report or in an employee salary schedule revealed in response to a request pursuant to this chapter may be utilized for commercial solicitation. Also, the home addresses and home telephone numbers of employees and officers of public bodies revealed in response to a request pursuant to this chapter may not be utilized for commercial solicitation. However, this provision must not be interpreted to restrict access by the public and press to information contained in public records.

HISTORY: 1978 Act No. 593, Section 6; 1982 Act No. 370, Section 1; 1992 Act No. 269, Section 1; 1993 Act No. 44, Section 1; 1998 Act No. 423, Section 7.

SECTION 30-4-55. Disclosure of fiscal impact on public bodies offering economic incentives to business; cost-benefit analysis required.

A public body as defined by Section 30-4-20(a), or a person or entity employed by or authorized to act for or on behalf of a public body, that undertakes to attract business or industry to invest or locate in South Carolina by offering incentives that require the expenditure of public funds or the transfer of anything of value or that reduce the rate or alter the method of taxation of the business or industry or that otherwise impact the offeror fiscally, must disclose, upon request, the fiscal impact of the offer on the public body and a governmental entity affected by the offer after:

(a) the offered incentive or expenditure is accepted, and

(b) the project has been publicly announced or any incentive agreement has been finalized, whichever occurs later.

The fiscal impact disclosure must include a cost-benefit analysis that compares the anticipated public cost of the commitments with the anticipated public benefits. Notwithstanding the requirements of this section, information that is otherwise exempt from disclosure under Section 30-4-40(a)(1), (a)(5)(c), and (a)(9) remains exempt from disclosure.

HISTORY: 2003 Act No. 86, Section 3.

SECTION 30-4-60. Meetings of public bodies shall be open.

Every meeting of all public bodies shall be open to the public unless closed pursuant to Section 30-4-70 of this chapter.

HISTORY: 1978 Act No. 593, Section 7.

SECTION 30-4-65. Cabinet meetings subject to chapter provisions; cabinet defined.

(A) The Governor's cabinet meetings are subject to the provisions of this chapter only when the Governor's cabinet is convened to discuss or act upon a matter over which the Governor has granted to the cabinet, by executive order, supervision, control, jurisdiction, or advisory power.

(B) For purposes of this chapter, "cabinet" means the directors of the departments of the executive branch of state government appointed by the Governor pursuant to the provisions of Section 1-30-10(B)(1)(i) when they meet as a group and a quorum is present.

HISTORY: 2003 Act No. 86, Section 6.

SECTION 30-4-70. Meetings which may be closed; procedure; circumvention of chapter; disruption of meeting; executive sessions of General Assembly.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.

(2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

(3) Discussion regarding the development of security personnel or devices.

(4) Investigative proceedings regarding allegations of criminal misconduct.

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

(6) The Retirement System Investment Commission, if the meeting is in executive session specifically pursuant to Section 9-16-80(A) or 9-16-320(C).

(b) Before going into executive session the public agency shall vote in public on the question and when the vote is favorable, the presiding officer shall announce the specific purpose of the executive session. As used in this subsection, "specific purpose" means a description of the matter to be discussed as identified in items (1) through (5) of subsection (a) of this section. However, when the executive session is held pursuant to Sections 30-4-70(a)(1) or 30-4-70(a)(5), the identity of the individual or entity being discussed is not required to be disclosed to satisfy the requirement that the specific purpose of the executive session be stated. No action may be taken in executive session except to (a) adjourn or (b) return to public session. The members of a public body may not commit the public body to a course of action by a polling of members in executive session.

(c) No chance meeting, social meeting, or electronic communication may be used in circumvention of the spirit of requirements of this chapter to act upon a matter over which the public body has supervision, control, jurisdiction, or advisory power.

(d) This chapter does not prohibit the removal of any person who wilfully disrupts a meeting to the extent that orderly conduct of the meeting is seriously compromised.

(e) Sessions of the General Assembly may enter into executive sessions authorized by the Constitution of this State and rules adopted pursuant thereto.

(f) The Board of Trustees of the respective institution of higher learning, while meeting as the trustee of its endowment funds, if the meeting is in executive session specifically pursuant to Sections 59-153-80(A) or 59-153-320(C).

HISTORY: 1978 Act No. 593, Section 8; 1987 Act No. 118, Section 6; 1998 Act No. 371, Section 7B; 1998 Act No. 423, Section 8; 1999 Act No. 122, Section 4; 2005 Act No. 153, Pt IV, Section 5.

SECTION 30-4-80. Notice of meetings of public bodies.

(a) All public bodies, except as provided in subsections (b) and (c) of this section, must give written public notice of their regular meetings at the beginning of each calendar year. The notice must include the dates, times, and places of such meetings. Agenda, if any, for regularly scheduled meetings must be posted on a bulletin board at the office or meeting place of the public body at least twenty-four hours prior to such meetings. All public bodies must post on such bulletin board public notice for any called, special, or rescheduled meetings. Such notice must be posted as early as is practicable but not later than twenty-four hours before the meeting. The notice must include the agenda, date, time, and place of the meeting. This requirement does not apply to emergency meetings of public bodies.

(b) Legislative committees must post their meeting times during weeks of the regular session of the General Assembly and must comply with the provisions for notice of special meetings during those weeks when the General Assembly is not in session. Subcommittees of standing legislative committees must give notice during weeks of the legislative session only if it is practicable to do so.

(c) Subcommittees, other than legislative subcommittees, of committees required to give notice under subsection (a), must make reasonable and timely efforts to give notice of their meetings.

(d) Written public notice must include but need not be limited to posting a copy of the notice at the principal office of the public body holding the meeting or, if no such office exists, at the building in which the meeting is to be held.

(e) All public bodies shall notify persons or organizations, local news media, or such other news media as may request notification of the times, dates, places, and agenda of all public meetings, whether scheduled, rescheduled, or called, and the efforts made to comply with this requirement must be noted in the minutes of the meetings.

HISTORY: 1978 Act No. 593, Section 9; 1987 Act No. 118, Section 7.

SECTION 30-4-90. Minutes of meetings of public bodies.

(a) All public bodies shall keep written minutes of all of their public meetings. Such minutes shall include but need not be limited to:

(1) The date, time and place of the meeting.

(2) The members of the public body recorded as either present or absent.

(3) The substance of all matters proposed, discussed or decided and, at the request of any member, a record, by an individual member, of any votes taken.

(4) Any other information that any member of the public body requests be included or reflected in the minutes.

(b) The minutes shall be public records and shall be available within a reasonable time after the meeting except where such disclosures would be inconsistent with Section 30-4-70 of this chapter.

(c) All or any part of a meeting of a public body may be recorded by any person in attendance by means of a tape recorder or any other means of sonic or video reproduction, except when a meeting is closed pursuant to Section 30-4-70 of this chapter, provided that in so recording there is no active interference with the conduct of the meeting. Provided, further, that the public body is not required to furnish recording facilities or equipment.

HISTORY: 1978 Act No. 593, Section 10; 2001 Act No. 13, Section 1.

SECTION 30-4-100. Injunctive relief; costs and attorney's fees.

(a) Any citizen of the State may apply to the circuit court for either or both a declaratory judgment and injunctive relief to enforce the provisions of this chapter in appropriate cases as long as such application is made no later than one year following the date on which the alleged violation occurs or one year after a public vote in public session, whichever comes later. The court may order equitable relief as it considers appropriate, and a violation of this chapter must be considered to be an irreparable injury for which no adequate remedy at law exists.

(b) If a person or entity seeking such relief prevails, he or it may be awarded reasonable attorney fees and other costs of litigation. If such person or entity prevails in part, the court may in its discretion award him or it reasonable attorney fees or an appropriate portion thereof.

HISTORY: 1978 Act No. 593, Section 11; 1987 Act No. 118, Section 8.

SECTION 30-4-110. Penalties.

Any person or group of persons who willfully violates the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction shall be fined not more than one hundred dollars or imprisoned for not more than thirty days for the first offense, shall be fined not more than two hundred dollars or imprisoned for not more than sixty days for the second offense and shall be fined three hundred dollars or imprisoned for not more than ninety days for the third or subsequent offense.

HISTORY: 1978 Act No. 593, Section 12.

SECTION 30-4-160. Sale of Social Security number or driver's license photograph or signature.

(A) This chapter does not allow the Department of Motor Vehicles to sell, provide, or otherwise furnish to a private party Social Security numbers in its records, copies of photographs, or signatures, whether digitized or not, taken for the purpose of a driver's license or personal identification card.

(B) Photographs, signatures, and digitized images from a driver's license or personal identification card are not public records.

HISTORY: 1999 Act No. 100, Part II, Section 53.

SECTION 30-4-165. Privacy of driver's license information.

(A) The Department of Motor Vehicles may not sell, provide, or furnish to a private party a person's height, weight, race, social security number, photograph, or signature in any form that has been compiled for the purpose of issuing the person a driver's license or special identification card. The department shall not release to a private party any part of the record of a person under fifteen years of age who has applied for or has been issued a special identification card.

(B) A person's height, weight, race, photograph, signature, and digitized image contained in his driver's license or special identification card record are not public records.

(C) Notwithstanding another provision of law, a private person or private entity shall not use an electronically-stored version of a person's photograph, social security number, height, weight, race, or signature for any purpose, when the electronically-stored information was obtained from a driver's license record.

HISTORY: 1999 Act No. 33, Section 1.

2014 Capital Project Sales Tax Commission Members

Chairman Craig Forrest – Beaufort County

SC Transportation Commissioner, 2010-2014
Board member, Vice-Chairman and Chairman of the Lowcountry Regional
Transportation Authority, 2007-2010
Baltimore County, Maryland, 1989-2005
Maryland Department of Transportation, 1962-1989
Has lived in Sun City since 2006

Vice-Chairman Scott Richardson – Hilton Head Island

Consultant, Insurance and Real Estate industry
Director of the Department of Insurance, 2007-2011
South Carolina State Senator, 2000-2007
Representative, South Carolina State House of Representatives, 1992-1996
Former President, Hilton Head Exchange Club
Order of the Palmetto, 1996
Has lived on Hilton Head Island since 1978

Commissioner Mike Covert – Bluffton

Owner of Covert Aire, LLC.
Board of Directors of the Bluffton Rotary Club, Chairman of 2014 Bluffton Village
Festival, President Elect 2015
Board of Directors, Greater Bluffton Chamber of Commerce and Convention Bureau
President of Cedar Lake HOA
Former NASCAR Announcer for the Busch Series and Craftsman Truck Series
Has lived in Beaufort County since 1996

Commissioner Scott Graber – Port Royal

Lawyer, 1971-present
Author, *Malachi, Ten Days in Brazzaville*
Has lived in Beaufort County since 1971

Commissioner Jeffrey Robinowich – Bluffton

Owner of Morris Garage and Towing
Former children's photographer
Has lived in Bluffton since 1962

Commissioner Bill Robinson – Beaufort

Robinson Grant & Co., P.A., 1982-present
McKnight, Frampton, Buskirk and Co., Certified Public Accountants, 1972-1982
Officer in the Army Artillery, 1964-1969
Beaufort County United Way, 1979-present

Catholic Diocese of Charleston, Finance Committee, 2006-present
Has lived in Beaufort County since 1973

Scheduled Public Meetings:

Monday, April 21, 2014 @ 6:30 p.m. – Beaufort County Council Chambers
100 Ribaut Road, Beaufort

Monday, April 28, 2014 @ 6:30 p.m. – Bluffton Library Branch
120 Palmetto Way, Bluffton

Monday, May 12, 2014 @ 6:30 p.m. – Whale Branch Early College High School
169 Detour Road, Seabrook

Monday, May 19, 2014 @ 6:30 p.m. – Hilton Head Island Town Council Chambers
One Town Center Court, Hilton Head Island

***All presenters will be limited to 10 minutes. For those wanting to present a power point, please submit the presentation in advance to Joy Nelson at jnelson@bcgov.net**

The Commission members would like to recommend that each presentation include:

1. Can the project be funded from any other sources of money?
2. Will the project create revenue?
3. What are the maintenance and personnel costs once the project is completed?
4. Will the project create jobs?
5. Will the project help Beaufort County as a whole?
6. Has a cost benefit study been done on the project?



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Thursday, April 10, 2014

5 p.m.

Beaufort County Council Chambers
100 Ribaut Road

Members:

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

1. Call to Order: Beaufort County Council Chambers, Beaufort County Administration Building
Gary T. Kubic, County Administrator
2. Welcome, Introductory Remarks:
Gary T. Kubic, County Administrator
3. Overview of Commission Information Materials
Joshua A. Gruber, County Attorney
 - A. Capital Project Sales Tax Act ([backup](#))
 - B. Freedom Of Information Act ([backup](#))
4. Organizational Meeting:
Proposed Action Items:
Election of Chair, Vice Chair, Secretary (Nomination and Public Vote)
Adoption of Rules of Procedure (Robert Rules of Order)
Adoption of Meeting Schedule
Create Pathway to Project Presentation
Schedule Town Hall Meetings
Schedule Meeting Dates for Receipt of Project Proposals
Schedule Production of Preliminary Report
Schedule Final Report Date
5. Public Comment
6. Adjourn

Code of Laws

TITLE 4. COUNTIES

CHAPTER 10. LOCAL SALES AND USE TAX

ARTICLE 3. CAPITAL PROJECT SALES TAX ACT ➤

2002 Act No. 334, § 22.G, provides as follows:

"A county holding a referendum and adopting an ordinance pursuant to Article 3, Chapter 10, Title 4 of the 1976 Code, before the effective date of this section in which the ordinance provides that the proceeds of the sales tax would be used to repay bonds issued to fund project costs may continue to collect the tax and apply the revenue to the repayment of the bonds while any of these bonds remain outstanding, but in no event may the tax be collected for any period longer than the maximum term of the tax provided in the referendum."

SECTION 4-10-300. Short title. [SC ST SEC 4-10-300]

This article may be cited as the "➤**Capital Project Sales Tax Act**".

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

ATTORNEY GENERAL'S OPINIONS

Discussion of the effects on projects approved in an initial referendum to impose a one cent sale tax pursuant to Section 4-10-300, et seq. S.C. Op.Atty.Gen. (April 23, 2013) 2013 WL 1803941.

SECTION 4-10-310. Imposition of tax. [SC ST SEC 4-10-310]

Subject to the requirements of this article, the county governing body may impose a one percent sales and use tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes and for a limited amount of time. The revenues collected pursuant to this article may be used to defray debt service on bonds issued to pay for projects authorized in this article. However, at no time may any portion of the county area be subject to more than one percent sales tax levied pursuant to this article, pursuant to Chapter 37, Title 4, or pursuant to any local law enacted by the General Assembly. This limitation does not apply in a county area in which, as of July 1, 2012, a local sales and use tax was imposed pursuant to a local act of the General Assembly, the revenues of which are used to offset the costs of school construction, or other school purposes, or other government expenses, or for any combination of these uses.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 2009 Act No. 49, § 1, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 267, § 4, eff June 20, 2012.

SECTION 4-10-320. Commission creation; composition. [SC ST SEC 4-10-320]

(A) The governing body of any county is authorized to create a commission subject to the provisions of this section. The commission consists of six members, all of whom must be residents of the county, appointed as follows:

(1) The governing body of the county must appoint three members of the commission.

(2) The municipalities in the county must appoint three members, who must be residents of incorporated municipalities within the county, and who are selected according to the following mechanism:

(a) The total population of all incorporated municipalities within the county, as determined by the most recent United States census, must be divided by three, the result being an apportionate average.

(b) The respective population of each municipality in the county must be divided by the apportionate average to determine an appointive index.

(c) Each municipality in the county appoints a number of members to the commission equal to the whole number indicated by their appointive index. However, no single municipality may appoint more than two members to the commission; unless there is only one municipality in the county, and in such case the municipality is entitled to three appointments to the commission.

(d) When less than three members are selected to the commission in accordance with the prescribed appointive index method, the remaining member or members must be selected in a joint meeting of the commission appointees of the municipalities in the county. The member or members must be chosen from among the residents of the municipalities in the county that before this time have not provided a representative for the commission.

(e) In the event no municipality is entitled to appoint a member to the commission pursuant to the formula in subitem (c) of this subsection, the municipality with the highest appointive index must be deemed to have an appointive index of one.

(B) When the governing body of any county creates a commission, it must be created in accordance with the procedures specified in subsection (A) and only upon the request of the governing body of the county. If within the thirty-day period following the adoption of a resolution to create the commission, one or more of the municipalities fails or refuses to appoint their proportionate number of members to the commission, the county governing body must appoint an additional number of members equal to the number that any such municipality is entitled to appoint. A vacancy on the commission must be filled in the manner of the original appointment.

(C) The commission created pursuant to this section must consider proposals for funding capital projects within the county area. The commission then formulates the referendum question that is to appear on the ballot pursuant to Section 4-10-330(D).

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

SECTION 4-10-330. Contents of ballot question; purpose for which proceeds of tax to be used.
[SC ST SEC 4-10-330]

(A) The sales and use tax authorized by this article is imposed by an enacting ordinance of the county governing body containing the ballot question formulated by the commission pursuant to Section 4-10-320(C), subject to referendum approval in the county. The ordinance must specify:

(1) the purpose for which the proceeds of the tax are to be used, which may include projects located within or without, or both within and without, the boundaries of the local governmental entities, including the county, municipalities, and special purpose districts located in the county area, and may include the following types of projects:

(a) highways, roads, streets, bridges, and public parking garages and related facilities;

(b) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects;

(c) cultural, recreational, or historic facilities, or any combination of these facilities;

(d) water, sewer, or water and sewer projects;

(e) flood control projects and storm water management facilities;

(f) beach access and beach renourishment;

(g) dredging, dewatering, and constructing spoil sites, disposing of spoil materials, and other matters directly related to the act of dredging;

(h) jointly operated projects of the county, a municipality, special purpose district, and school district, or any combination of those entities, for the projects delineated in subitems (a) through (g) of this item;

(i) any combination of the projects described in subitems (a) through (h) of this item;

(2) the maximum time, in two-year increments not to exceed eight years from the date of imposition, or in the case of a reimposed tax, a period ending on April thirtieth of an odd-numbered year, not to exceed seven years, for which the tax may be imposed;

(3)(a) if the county proposes to issue bonds to provide for the payment of any costs of the projects, the maximum amount of bonds to be issued, whether the sales tax proceeds are to be pledged to the payment of the bonds and, if other sources of funds are to be used for the projects, specifying the other sources;

(b) the maximum cost of the project or facilities or portion of the project or portion of the facilities, to be funded from proceeds of the tax or bonds issued as provided in this article and the maximum amount of net proceeds expected to be used to pay the cost or debt service on the bonds, as the case may be; and

(4) any other condition precedent, as determined by the commission, to the imposition of the sales and use tax authorized by this article or condition or restriction on the use of sales and use tax revenue collected pursuant to this article.

(B) When the tax authorized by this article is imposed for more than one purpose, the enacting ordinance must set forth the priority in which the net proceeds are to be expended for the purposes stated. The enacting ordinance may set forth a formula or system by which multiple projects are funded simultaneously.

(C) Upon receipt of the ordinance, the county election commission must conduct a referendum on the question of imposing the sales and use tax in the area of the county that is to be subject to the tax. The referendum for imposition or reimposition of the tax must be held at the time of the general election unless the vote is to reimpose a tax in effect on or before June 1, 2009, and in existence at the time of such vote, in which case the referendum may be held on a general election day or at a time the governing body of the county and the Department of Revenue determine necessary to permit the tax to be reinstated and continue without interruption. The choice of election times rests with the governing body of the county. However, a referendum to reimpose an existing tax as permitted above only may be held once whether or not the referendum is held on a general election day or at another time. Two weeks before the referendum the election commission must publish in a newspaper of general circulation the question that is to appear on the ballot, with the list of projects and the cost of the projects. If the proposed question includes the use of sales taxes to defray debt service on bonds issued to pay the costs of any project, the notice must include a statement indicating that principal amount of the bonds proposed to be issued for the purpose and, if the issuance of the bonds is to be approved as part of the referendum, stating that the referendum includes the authorization of the issuance of bonds in that amount. This notice is in lieu of any other notice otherwise required by law.

(D) The referendum question to be on the ballot must read substantially as follows:

"Must a special one percent sales and use tax be imposed in (county) for not more than (time) to raise the amounts specified for the following purposes?

(1) \$_____ for _____

(2) \$_____ for _____

(3) etc.

Yes []

No []

If the referendum includes the issuance of bonds, the question must be revised to include the principal amount of bonds proposed to be authorized by the referendum and the sources of payment of the bonds if the sales tax approved in the referendum is inadequate for the payment of the bonds.

(E) All qualified electors desiring to vote in favor of imposing the tax for the stated purposes shall vote "yes" and all qualified electors opposed to levying the tax shall vote "no". If a majority of the votes cast are in favor of imposing the tax, then the tax is imposed as provided in this article and the enacting ordinance. A subsequent referendum on this question must be held on the date prescribed in subsection (C). The election commission shall conduct the referendum under the election laws of this State, *mutatis mutandis*, and shall certify the result no later than November thirtieth to the county governing body and to the Department of Revenue. Expenses of the referendum must be paid by the governmental entities that would receive the proceeds of the tax in the same proportion that those entities would receive the net proceeds of the tax.

(F) Upon receipt of the returns of the referendum, the county governing body must, by resolution, declare the results thereof. In such event, the results of the referendum, as declared by resolution of the county governing body, are not open to question except by a suit or proceeding instituted within thirty days from the date such resolution is adopted.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 2, eff June 11, 1999; 2002 Act No. 334, §§ 22.A, 22.B and 22.E, eff June 24, 2002; 2004 Act No. 244, § 2, eff May 24, 2004; 2004 Act No. 292, § 2, eff August 16, 2004; 2009 Act No. 49, § 2, eff upon approval (became law without the Governor's signature on June 3, 2009); 2012 Act No. 268, § 1, eff June 20, 2012.

SECTION 4-10-340. Tax imposition and termination. [SC ST SEC 4-10-340]

(A) If the sales and use tax is approved in the referendum, the tax is imposed on the first of May following the date of the referendum. If the reimposition of an existing sales and use tax imposed pursuant to this article is approved in the referendum, the new tax is imposed immediately following the termination of the earlier imposed tax and the reimposed tax terminates on the thirtieth of April in an odd-numbered year, not to exceed seven years from the date of reimposition. If the certification is not timely made to the Department of Revenue, the imposition is postponed for twelve months.

(B) The tax terminates the final day of the maximum time period specified for the imposition.

(C)(1) Amounts collected in excess of the required net proceeds must first be applied, if necessary, to complete a project for which the tax was imposed.

(2) If funds still remain after first using the funds as described in item (1) and the tax is reimposed, the remaining funds must be used to fund the projects approved by the voters in the

referendum to reimpose the tax, in priority order as the projects appeared on the enacting ordinance.

(3) If funds still remain after first using the funds as described in item (1) and the tax is not reimposed, the remaining funds must be used for the purposes set forth in Section 4-10-330(A)(1). These remaining funds only may be expended for the purposes set forth in Section 4-10-330(A)(1) following an ordinance specifying the authorized purpose or purposes for which the funds will be used.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 2002 Act No. 334, §§ 22.C and 22.F, eff June 24, 2002; 2009 Act No. 49, § 3, eff upon approval (became law without the Governor's signature on June 3, 2009).

SECTION 4-10-350. Department of Revenue to administer and collect local tax. [SC ST SEC 4-10-350]

(A) The tax levied pursuant to this article must be administered and collected by the Department of Revenue in the same manner that other sales and use taxes are collected. The department may prescribe amounts that may be added to the sales price because of the tax.

(B) The tax authorized by this article is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36, Title 12 and the enforcement provisions of Chapter 54, Title 12. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36, Title 12 are exempt from the tax imposed by this article. Unprepared food items eligible for purchase with United States Department of Agriculture food coupons are exempt from the tax imposed pursuant to this article. The tax imposed by this article also applies to tangible personal property subject to the use tax in Article 13, Chapter 36, Title 12.

(C) A taxpayer required to remit taxes under Article 13, Chapter 36 of Title 12 must identify the county in which the personal property purchased at retail is stored, used, or consumed in this State.

(D) A utility is required to report sales in the county in which the consumption of the tangible personal property occurs.

(E) A taxpayer subject to the tax imposed by Section 12-36-920, who owns or manages rental units in more than one county, must report separately in his sales tax return the total gross proceeds from business done in each county.

(F) The gross proceeds of sales of tangible personal property delivered after the imposition date of the tax levied under this article in a county, either under the terms of a construction contract executed before the imposition date, or a written bid submitted before the imposition date, culminating in a construction contract entered into before or after the imposition date, are exempt from the sales and use tax provided in this article if a verified copy of the contract is filed with the Department of Revenue within six months after the imposition date of the sales and use tax

provided for in this article.

(G) Notwithstanding the imposition date of the sales and use tax authorized pursuant to this chapter, with respect to services that are billed regularly on a monthly basis, the sales and use tax authorized pursuant to this article is imposed beginning on the first day of the billing period beginning on or after the imposition date.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 3, eff June 11, 1999; 2009 Act No. 49, § 4.A, eff upon approval (became law without the Governor's signature on June 3, 2009).

SECTION 4-10-360. Revenue remitted to State Treasurer and held in a separate fund. [SC ST SEC 4-10-360]

The revenues of the tax collected under this article must be remitted to the Department of Revenue and placed on deposit with the State Treasurer and credited to a fund separate and distinct from the general fund of the State. After deducting the amount of any refunds made and costs to the Department of Revenue of administering the tax, not to exceed one percent of the revenues, the State Treasurer shall distribute the revenues quarterly to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer may correct misallocations by adjusting subsequent distributions, but these adjustments must be made in the same fiscal year as the misallocations. However, allocations made as a result of city or county code errors must be corrected prospectively. Within thirty days of the receipt of any quarterly payment, the county treasurer or the county administrator shall certify to the Department of Revenue amounts of net proceeds applied to the costs of each project and the amount of project costs remaining to be paid and, if bonds have been issued that were approved in the referendum, a schedule of payments remaining due on the bonds that are payable from the net proceeds of the sales tax authorized in the referendum.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997; 1999 Act No. 93, § 4, eff June 11, 1999; 2002 Act No. 334, § 22D, eff June 24, 2002.

SECTION 4-10-370. Calculating distributions to counties; confidentiality. [SC ST SEC 4-10-370]

The Department of Revenue shall furnish data to the State Treasurer and to the county treasurers receiving revenues for the purpose of calculating distributions and estimating revenues. The information that must be supplied to counties and municipalities upon request includes, but is not limited to, gross receipts, net taxable sales, and tax liability by taxpayers. Information about a specific taxpayer is considered confidential and is governed by the provisions of Section 12-54-240. A person violating this section is subject to the penalties provided in Section 12-54-240.

HISTORY: 1997 Act No. 138, § 3, eff July 1, 1997.

SECTION 4-10-380. Unidentified funds; transfer and supplemental distributions. [SC ST SEC

4-10-380]

Annually, and only in the month of June, funds collected by the department from the local option capital project sales tax, which are not identified as to the governmental unit due the tax, must be transferred, after reasonable effort by the department to determine the appropriate governmental unit, to the State Treasurer's Office. The State Treasurer shall distribute these funds to the county treasurer in the county area in which the tax is imposed and the revenues must be used only for the purposes stated in the imposition ordinance. The State Treasurer shall calculate this supplemental distribution on a proportional basis, based on the current fiscal year's county area revenue collections.

HISTORY: 1999 Act No. 93, § 5, eff June 11, 1999.

CHAPTER 4.

FREEDOM OF INFORMATION ACT

SECTION 30-4-10. Short title.

This chapter shall be known and cited as the "Freedom of Information Act".

HISTORY: 1978 Act No. 593, Section 1.

SECTION 30-4-15. Findings and purpose.

The General Assembly finds that it is vital in a democratic society that public business be performed in an open and public manner so that citizens shall be advised of the performance of public officials and of the decisions that are reached in public activity and in the formulation of public policy. Toward this end, provisions of this chapter must be construed so as to make it possible for citizens, or their representatives, to learn and report fully the activities of their public officials at a minimum cost or delay to the persons seeking access to public documents or meetings.

HISTORY: 1987 Act No. 118, Section 1.

SECTION 30-4-20. Definitions.

(a) "Public body" means any department of the State, a majority of directors or their representatives of departments within the executive branch of state government as outlined in Section 1-30-10, any state board, commission, agency, and authority, any public or governmental body or political subdivision of the State, including counties, municipalities, townships, school districts, and special purpose districts, or any organization, corporation, or agency supported in whole or in part by public funds or expending public funds, including committees, subcommittees, advisory committees, and the like of any such body by whatever name known, and includes any quasi-governmental body of the State and its political subdivisions, including, without limitation, bodies such as the South Carolina Public Service Authority and the South Carolina State Ports Authority. Committees of health care facilities, which are subject to this chapter, for medical staff disciplinary proceedings, quality assurance, peer review, including the medical staff credentialing process, specific medical case review, and self-evaluation, are not public bodies for the purpose of this chapter.

(b) "Person" includes any individual, corporation, partnership, firm, organization or association.

(c) "Public record" includes all books, papers, maps, photographs, cards, tapes, recordings, or other documentary materials regardless of physical form or characteristics prepared, owned, used, in the possession of, or retained by a public body. Records such as income tax returns, medical records, hospital medical staff reports, scholastic records, adoption records, records related to registration, and circulation of library materials which contain names or other personally identifying details regarding the users of public, private, school, college, technical college, university, and state institutional libraries and library systems, supported in whole or in part by public funds or expending public funds, or records which reveal the identity of the library patron checking out or requesting an item from the library or using other library services, except nonidentifying administrative and statistical reports of registration and circulation, and other records which by law are required to be closed to the public are not considered to be made open to the public under the provisions of this act; nothing herein authorizes or requires the disclosure of those records where the public body, prior to January 20, 1987, by a favorable vote of three-fourths of the membership, taken after receipt of a written request, concluded that the public interest was best served by not disclosing them. Nothing herein authorizes or requires the disclosure of records of the Board of Financial Institutions pertaining to applications and surveys for charters and branches of banks and

savings and loan associations or surveys and examinations of the institutions required to be made by law. Information relating to security plans and devices proposed, adopted, installed, or utilized by a public body, other than amounts expended for adoption, implementation, or installation of these plans and devices, is required to be closed to the public and is not considered to be made open to the public under the provisions of this act.

(d) "Meeting" means the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.

(e) "Quorum" unless otherwise defined by applicable law means a simple majority of the constituent membership of a public body.

HISTORY: 1978 Act No. 593, Section 3; 1985 Act No. 108, Section 3; 1987 Act No. 118, Section 2; 2002 Act No. 339, Section 17; 2003 Act No. 86, Section 7.

SECTION 30-4-30. Right to inspect or copy public records; fees; notification as to public availability of records; presumption upon failure to give notice; records to be available when requestor appears in person.

(a) Any person has a right to inspect or copy any public record of a public body, except as otherwise provided by Section 30-4-40, in accordance with reasonable rules concerning time and place of access.

(b) The public body may establish and collect fees not to exceed the actual cost of searching for or making copies of records. Fees charged by a public body must be uniform for copies of the same record or document. However, members of the General Assembly may receive copies of records or documents at no charge from public bodies when their request relates to their legislative duties. The records must be furnished at the lowest possible cost to the person requesting the records. Records must be provided in a form that is both convenient and practical for use by the person requesting copies of the records concerned, if it is equally convenient for the public body to provide the records in this form. Documents may be furnished when appropriate without charge or at a reduced charge where the agency determines that waiver or reduction of the fee is in the public interest because furnishing the information can be considered as primarily benefiting the general public. Fees may not be charged for examination and review to determine if the documents are subject to disclosure. Nothing in this chapter prevents the custodian of the public records from charging a reasonable hourly rate for making records available to the public nor requiring a reasonable deposit of these costs before searching for or making copies of the records.

(c) Each public body, upon written request for records made under this chapter, shall within fifteen days (excepting Saturdays, Sundays, and legal public holidays) of the receipt of any such request notify the person making such request of its determination and the reasons therefor. Such a determination shall constitute the final opinion of the public body as to the public availability of the requested public record and, if the request is granted, the record must be furnished or made available for inspection or copying. If written notification of the determination of the public body as to the availability of the requested public record is neither mailed nor personally delivered to the person requesting the document within the fifteen days allowed herein, the request must be considered approved.

(d) The following records of a public body must be made available for public inspection and copying during the hours of operations of the public body without the requestor being required to make a written request to inspect or copy the records when the requestor appears in person:

- (1) minutes of the meetings of the public body for the preceding six months;
- (2) all reports identified in Section 30-4-50(A)(8) for at least the fourteen-day period before the current day; and
- (3) documents identifying persons confined in any jail, detention center, or prison for the preceding three months.

HISTORY: 1978 Act No. 593, Section 4; 1987 Act No. 118, Section 4; 1990 Act No. 555, Section 1; 1998 Act No. 423, Section 1.

SECTION 30-4-40. Matters exempt from disclosure.

(a) A public body may but is not required to exempt from disclosure the following information:

(1) Trade secrets, which are defined as unpatented, secret, commercially valuable plans, appliances, formulas, or processes, which are used for the making, preparing, compounding, treating, or processing of articles or materials which are trade commodities obtained from a person and which are generally recognized as confidential and work products, in whole or in part collected or produced for sale or resale, and paid subscriber information. Trade secrets also include, for those public bodies who market services or products in competition with others, feasibility, planning, and marketing studies, marine terminal service and nontariff agreements, and evaluations and other materials which contain references to potential customers, competitive information, or evaluation.

(2) Information of a personal nature where the public disclosure thereof would constitute unreasonable invasion of personal privacy. Information of a personal nature shall include, but not be limited to, information as to gross receipts contained in applications for business licenses and information relating to public records which include the name, address, and telephone number or other such information of an individual or individuals who are handicapped or disabled when the information is requested for person-to-person commercial solicitation of handicapped persons solely by virtue of their handicap. This provision must not be interpreted to restrict access by the public and press to information contained in public records.

(3) Records of law enforcement and public safety agencies not otherwise available by state and federal law that were compiled in the process of detecting and investigating crime if the disclosure of the information would harm the agency by:

- (A) disclosing identity of informants not otherwise known;
- (B) the premature release of information to be used in a prospective law enforcement action;
- (C) disclosing investigatory techniques not otherwise known outside the government;
- (D) by endangering the life, health, or property of any person; or
- (E) disclosing any contents of intercepted wire, oral, or electronic communications not otherwise disclosed during a trial.

(4) Matters specifically exempted from disclosure by statute or law.

(5) Documents of and documents incidental to proposed contractual arrangements and documents of and documents incidental to proposed sales or purchases of property; however:

(a) these documents are not exempt from disclosure once a contract is entered into or the property is sold or purchased except as otherwise provided in this section;

(b) a contract for the sale or purchase of real estate shall remain exempt from disclosure until the deed is executed, but this exemption applies only to those contracts of sale or purchase where the execution of the deed occurs within twelve months from the date of sale or purchase;

(c) confidential proprietary information provided to a public body for economic development or contract negotiations purposes is not required to be disclosed.

(6) All compensation paid by public bodies except as follows:

(A) For those persons receiving compensation of fifty thousand dollars or more annually, for all part-time employees, for any other persons who are paid honoraria or other compensation for special appearances, performances, or the like, and for employees at the level of agency or department head, the exact compensation of each person or employee;

(B) For classified and unclassified employees, including contract instructional employees, not subject to item (A) above who receive compensation between, but not including, thirty thousand dollars and fifty thousand dollars annually, the compensation level within a range of four thousand dollars, such ranges to commence at thirty thousand dollars and increase in increments of four thousand dollars;

(C) For classified employees not subject to item (A) above who receive compensation of thirty thousand dollars or less annually, the salary schedule showing the compensation range for that classification including longevity steps, where applicable;

(D) For unclassified employees, including contract instructional employees, not subject to item (A) above who receive compensation of thirty thousand dollars or less annually, the compensation level within a range of four thousand dollars, such ranges to commence at two thousand dollars and increase in increments of four thousand dollars.

(E) For purposes of this subsection (6), "agency head" or "department head" means any person who has authority and responsibility for any department of any institution, board, commission, council, division, bureau, center, school, hospital, or other facility that is a unit of a public body.

(7) Correspondence or work products of legal counsel for a public body and any other material that would violate attorney-client relationships.

(8) Memoranda, correspondence, and working papers in the possession of individual members of the General Assembly or their immediate staffs; however, nothing herein may be construed as limiting or restricting public access to source documents or records, factual data or summaries of factual data, papers, minutes, or reports otherwise considered to be public information under the provisions of this chapter and not specifically exempted by any other provisions of this chapter.

(9) Memoranda, correspondence, documents, and working papers relative to efforts or activities of a public body and of a person or entity employed by or authorized to act for or on behalf of a public body to attract business or industry to invest within South Carolina; however, an incentive agreement made with an industry or business: (1) requiring the expenditure of public funds or the transfer of anything of value, (2) reducing the rate or altering the method of taxation of the business or industry, or (3) otherwise impacting the offeror fiscally, is not exempt from disclosure after:

(a) the offer to attract an industry or business to invest or locate in the offeror's jurisdiction is accepted by the industry or business to whom the offer was made; and

(b) the public announcement of the project or finalization of any incentive agreement, whichever occurs later.

(10) Any standards used or to be used by the South Carolina Department of Revenue for the selection of returns for examination, or data used or to be used for determining such standards, if the commission determines that such disclosure would seriously impair assessment, collection, or enforcement under the tax laws of this State.

(11) Information relative to the identity of the maker of a gift to a public body if the maker specifies that his making of the gift must be anonymous and that his identity must not be revealed as a condition of making the gift. For the purposes of this item, "gift to a public body" includes, but is not limited to, gifts to any of the state-supported colleges or universities and museums. With respect to the gifts, only information which identifies the maker may be exempt from disclosure. If the maker of any gift or any member of his immediate family has any business transaction with the recipient of the gift within three years before or after the gift is made, the identity of the maker is not exempt from disclosure.

(12) Records exempt pursuant to Section 9-16-80(B) and 9-16-320(D).

(13) All materials, regardless of form, gathered by a public body during a search to fill an employment position, except that materials relating to not fewer than the final three applicants under consideration for a position must be made available for public inspection and copying. In addition to making available for public inspection and copying the materials described in this item, the public body must disclose, upon request, the number of applicants considered for a position. For the purpose of this item "materials relating to not fewer than the final three applicants" do not include an applicant's income tax returns, medical records, social security number, or information otherwise exempt from disclosure by this section.

(14)(A) Data, records, or information of a proprietary nature, produced or collected by or for faculty or staff of state institutions of higher education in the conduct of or as a result of study or research on commercial, scientific, technical, or scholarly issues, whether sponsored by the institution alone or in

conjunction with a governmental body or private concern, where the data, records, or information has not been publicly released, published, copyrighted, or patented.

(B) Any data, records, or information developed, collected, or received by or on behalf of faculty, staff, employees, or students of a state institution of higher education or any public or private entity supporting or participating in the activities of a state institution of higher education in the conduct of or as a result of study or research on medical, scientific, technical, scholarly, or artistic issues, whether sponsored by the institution alone or in conjunction with a governmental body or private entity until the information is published, patented, otherwise publicly disseminated, or released to an agency whereupon the request must be made to the agency. This item applies to, but is not limited to, information provided by participants in research, research notes and data, discoveries, research projects, proposals, methodologies, protocols, and creative works.

(C) The exemptions in this item do not extend to the institution's financial or administrative records.

(15) The identity, or information tending to reveal the identity, of any individual who in good faith makes a complaint or otherwise discloses information, which alleges a violation or potential violation of law or regulation, to a state regulatory agency.

(16) Records exempt pursuant to Sections 59-153-80(B) and 59-153-320(D).

(17) Structural bridge plans or designs unless: (a) the release is necessary for procurement purposes; or (b) the plans or designs are the subject of a negligence action, an action set forth in Section 15-3-530, or an action brought pursuant to Chapter 78 of Title 15, and the request is made pursuant to a judicial order.

(18) Photographs, videos, and other visual images, and audio recordings of and related to the performance of an autopsy, except that the photographs, videos, images, or recordings may be viewed and used by the persons identified in Section 17-5-535 for the purposes contemplated or provided for in that section.

(19) Private investment and other proprietary financial data provided to the Venture Capital Authority by a designated investor group or an investor as those terms are defined by Section 11-45-30.

(b) If any public record contains material which is not exempt under subsection (a) of this section, the public body shall separate the exempt and nonexempt material and make the nonexempt material available in accordance with the requirements of this chapter.

(c) Information identified in accordance with the provisions of Section 30-4-45 is exempt from disclosure except as provided therein and pursuant to regulations promulgated in accordance with this chapter. Sections 30-4-30, 30-4-50, and 30-4-100 notwithstanding, no custodian of information subject to the provisions of Section 30-4-45 shall release the information except as provided therein and pursuant to regulations promulgated in accordance with this chapter.

(d) A public body may not disclose a "privileged communication", "protected information", or a "protected identity", as defined in Section 23-50-15 pursuant to a request under the South Carolina Freedom of Information Act. These matters may only be disclosed pursuant to the procedures set forth in Section 23-50-45.

HISTORY: 1978 Act No. 593, Section 5; 1980 Act No. 495, Section 1; 1987 Act No. 118, Section 5; 1993 Act No. 181, Section 489; 1994 Act No. 404, Section 1; 1995 Act No. 1, Section 11; 1996 Act No. 458, Part II, Section 31D; 1998 Act No. 371, Section 7A; 1998 Act No. 423, Sections 2, 3, 4, 5, 6; 1999 Act No. 122, Section 4; 2002 Act No. 339, Sections 18, 19, 29; 2002 Act No. 350, Section 1; 2003 Act No. 34, Section 2; 2003 Act No. 86, Sections 4, 5; 2005 Act No. 125, Section 2; 2006 Act No. 380, Section 2, eff upon approval (became law without the Governor's signature on June 14, 2006).

SECTION 30-4-45. Information concerning safeguards and off-site consequence analyses; regulation of access; vulnerable zone defined.

(A) The director of each agency that is the custodian of information subject to the provisions of 42 U.S.C. 7412(r)(7)(H), 40 CFR 1400 "Distribution of Off-site Consequence Analysis Information", or 10 CFR 73.21 "Requirements for the protection of safeguards information", must establish procedures to ensure that the information is released only in accordance with the applicable federal provisions.

(B) The director of each agency that is the custodian of information, the unrestricted release of which could increase the risk of acts of terrorism, may identify the information or compilations of information by notifying the Attorney General in writing, and shall promulgate regulations in accordance with the Administrative Procedures Act, Sections 1-23-110 through 1-23-120(a) and Section 1-23-130, to regulate access to the information in accordance with the provisions of this section.

(C) Regulations to govern access to information subject to subsections (A) and (B) must at a minimum provide for:

(1) disclosure of information to state, federal, and local authorities as required to carry out governmental functions; and

(2) disclosure of information to persons who live or work within a vulnerable zone.

For purposes of this section, "vulnerable zone" is defined as a circle, the center of which is within the boundaries of a facility possessing hazardous, toxic, flammable, radioactive, or infectious materials subject to this section, and the radius of which is that distance a hazardous, toxic, flammable, radioactive, or infectious cloud, overpressure, radiation, or radiant heat would travel before dissipating to the point it no longer threatens serious short-term harm to people or the environment.

Disclosure of information pursuant to this subsection must be by means that will prevent its removal or mechanical reproduction. Disclosure of information pursuant to this subsection must be made only after the custodian has ascertained the person's identity by viewing photo identification issued by a federal, state, or local government agency to the person and after the person has signed a register kept for the purpose.

HISTORY: 2002 Act No. 339, Section 30.

SECTION 30-4-50. Certain matters declared public information; use of information for commercial solicitation prohibited.

(A) Without limiting the meaning of other sections of this chapter, the following categories of information are specifically made public information subject to the restrictions and limitations of Sections 30-4-20, 30-4-40, and 30-4-70 of this chapter:

(1) the names, sex, race, title, and dates of employment of all employees and officers of public bodies;

(2) administrative staff manuals and instructions to staff that affect a member of the public;

(3) final opinions, including concurring and dissenting opinions, as well as orders, made in the adjudication of cases;

(4) those statements of policy and interpretations of policy, statute, and the Constitution which have been adopted by the public body;

(5) written planning policies and goals and final planning decisions;

(6) information in or taken from any account, voucher, or contract dealing with the receipt or expenditure of public or other funds by public bodies;

(7) the minutes of all proceedings of all public bodies and all votes at such proceedings, with the exception of all such minutes and votes taken at meetings closed to the public pursuant to Section 30-4-70;

(8) reports which disclose the nature, substance, and location of any crime or alleged crime reported as having been committed. Where a report contains information exempt as otherwise provided by law, the law enforcement agency may delete that information from the report.

(9) statistical and other empirical findings considered by the Legislative Audit Council in the development of an audit report.

(B) No information contained in a police incident report or in an employee salary schedule revealed in response to a request pursuant to this chapter may be utilized for commercial solicitation. Also, the home addresses and home telephone numbers of employees and officers of public bodies revealed in response to a request pursuant to this chapter may not be utilized for commercial solicitation. However, this provision must not be interpreted to restrict access by the public and press to information contained in public records.

HISTORY: 1978 Act No. 593, Section 6; 1982 Act No. 370, Section 1; 1992 Act No. 269, Section 1; 1993 Act No. 44, Section 1; 1998 Act No. 423, Section 7.

SECTION 30-4-55. Disclosure of fiscal impact on public bodies offering economic incentives to business; cost-benefit analysis required.

A public body as defined by Section 30-4-20(a), or a person or entity employed by or authorized to act for or on behalf of a public body, that undertakes to attract business or industry to invest or locate in South Carolina by offering incentives that require the expenditure of public funds or the transfer of anything of value or that reduce the rate or alter the method of taxation of the business or industry or that otherwise impact the offeror fiscally, must disclose, upon request, the fiscal impact of the offer on the public body and a governmental entity affected by the offer after:

(a) the offered incentive or expenditure is accepted, and

(b) the project has been publicly announced or any incentive agreement has been finalized, whichever occurs later.

The fiscal impact disclosure must include a cost-benefit analysis that compares the anticipated public cost of the commitments with the anticipated public benefits. Notwithstanding the requirements of this section, information that is otherwise exempt from disclosure under Section 30-4-40(a)(1), (a)(5)(c), and (a)(9) remains exempt from disclosure.

HISTORY: 2003 Act No. 86, Section 3.

SECTION 30-4-60. Meetings of public bodies shall be open.

Every meeting of all public bodies shall be open to the public unless closed pursuant to Section 30-4-70 of this chapter.

HISTORY: 1978 Act No. 593, Section 7.

SECTION 30-4-65. Cabinet meetings subject to chapter provisions; cabinet defined.

(A) The Governor's cabinet meetings are subject to the provisions of this chapter only when the Governor's cabinet is convened to discuss or act upon a matter over which the Governor has granted to the cabinet, by executive order, supervision, control, jurisdiction, or advisory power.

(B) For purposes of this chapter, "cabinet" means the directors of the departments of the executive branch of state government appointed by the Governor pursuant to the provisions of Section 1-30-10(B)(1)(i) when they meet as a group and a quorum is present.

HISTORY: 2003 Act No. 86, Section 6.

SECTION 30-4-70. Meetings which may be closed; procedure; circumvention of chapter; disruption of meeting; executive sessions of General Assembly.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.

(2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

(3) Discussion regarding the development of security personnel or devices.

(4) Investigative proceedings regarding allegations of criminal misconduct.

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

(6) The Retirement System Investment Commission, if the meeting is in executive session specifically pursuant to Section 9-16-80(A) or 9-16-320(C).

(b) Before going into executive session the public agency shall vote in public on the question and when the vote is favorable, the presiding officer shall announce the specific purpose of the executive session. As used in this subsection, "specific purpose" means a description of the matter to be discussed as identified in items (1) through (5) of subsection (a) of this section. However, when the executive session is held pursuant to Sections 30-4-70(a)(1) or 30-4-70(a)(5), the identity of the individual or entity being discussed is not required to be disclosed to satisfy the requirement that the specific purpose of the executive session be stated. No action may be taken in executive session except to (a) adjourn or (b) return to public session. The members of a public body may not commit the public body to a course of action by a polling of members in executive session.

(c) No chance meeting, social meeting, or electronic communication may be used in circumvention of the spirit of requirements of this chapter to act upon a matter over which the public body has supervision, control, jurisdiction, or advisory power.

(d) This chapter does not prohibit the removal of any person who wilfully disrupts a meeting to the extent that orderly conduct of the meeting is seriously compromised.

(e) Sessions of the General Assembly may enter into executive sessions authorized by the Constitution of this State and rules adopted pursuant thereto.

(f) The Board of Trustees of the respective institution of higher learning, while meeting as the trustee of its endowment funds, if the meeting is in executive session specifically pursuant to Sections 59-153-80(A) or 59-153-320(C).

HISTORY: 1978 Act No. 593, Section 8; 1987 Act No. 118, Section 6; 1998 Act No. 371, Section 7B; 1998 Act No. 423, Section 8; 1999 Act No. 122, Section 4; 2005 Act No. 153, Pt IV, Section 5.

SECTION 30-4-80. Notice of meetings of public bodies.

(a) All public bodies, except as provided in subsections (b) and (c) of this section, must give written public notice of their regular meetings at the beginning of each calendar year. The notice must include the dates, times, and places of such meetings. Agenda, if any, for regularly scheduled meetings must be posted on a bulletin board at the office or meeting place of the public body at least twenty-four hours prior to such meetings. All public bodies must post on such bulletin board public notice for any called, special, or rescheduled meetings. Such notice must be posted as early as is practicable but not later than twenty-four hours before the meeting. The notice must include the agenda, date, time, and place of the meeting. This requirement does not apply to emergency meetings of public bodies.

(b) Legislative committees must post their meeting times during weeks of the regular session of the General Assembly and must comply with the provisions for notice of special meetings during those weeks when the General Assembly is not in session. Subcommittees of standing legislative committees must give notice during weeks of the legislative session only if it is practicable to do so.

(c) Subcommittees, other than legislative subcommittees, of committees required to give notice under subsection (a), must make reasonable and timely efforts to give notice of their meetings.

(d) Written public notice must include but need not be limited to posting a copy of the notice at the principal office of the public body holding the meeting or, if no such office exists, at the building in which the meeting is to be held.

(e) All public bodies shall notify persons or organizations, local news media, or such other news media as may request notification of the times, dates, places, and agenda of all public meetings, whether scheduled, rescheduled, or called, and the efforts made to comply with this requirement must be noted in the minutes of the meetings.

HISTORY: 1978 Act No. 593, Section 9; 1987 Act No. 118, Section 7.

SECTION 30-4-90. Minutes of meetings of public bodies.

(a) All public bodies shall keep written minutes of all of their public meetings. Such minutes shall include but need not be limited to:

(1) The date, time and place of the meeting.

(2) The members of the public body recorded as either present or absent.

(3) The substance of all matters proposed, discussed or decided and, at the request of any member, a record, by an individual member, of any votes taken.

(4) Any other information that any member of the public body requests be included or reflected in the minutes.

(b) The minutes shall be public records and shall be available within a reasonable time after the meeting except where such disclosures would be inconsistent with Section 30-4-70 of this chapter.

(c) All or any part of a meeting of a public body may be recorded by any person in attendance by means of a tape recorder or any other means of sonic or video reproduction, except when a meeting is closed pursuant to Section 30-4-70 of this chapter, provided that in so recording there is no active interference with the conduct of the meeting. Provided, further, that the public body is not required to furnish recording facilities or equipment.

HISTORY: 1978 Act No. 593, Section 10; 2001 Act No. 13, Section 1.

SECTION 30-4-100. Injunctive relief; costs and attorney's fees.

(a) Any citizen of the State may apply to the circuit court for either or both a declaratory judgment and injunctive relief to enforce the provisions of this chapter in appropriate cases as long as such application is made no later than one year following the date on which the alleged violation occurs or one year after a public vote in public session, whichever comes later. The court may order equitable relief as it considers appropriate, and a violation of this chapter must be considered to be an irreparable injury for which no adequate remedy at law exists.

(b) If a person or entity seeking such relief prevails, he or it may be awarded reasonable attorney fees and other costs of litigation. If such person or entity prevails in part, the court may in its discretion award him or it reasonable attorney fees or an appropriate portion thereof.

HISTORY: 1978 Act No. 593, Section 11; 1987 Act No. 118, Section 8.

SECTION 30-4-110. Penalties.

Any person or group of persons who willfully violates the provisions of this chapter shall be deemed guilty of a misdemeanor and upon conviction shall be fined not more than one hundred dollars or imprisoned for not more than thirty days for the first offense, shall be fined not more than two hundred dollars or imprisoned for not more than sixty days for the second offense and shall be fined three hundred dollars or imprisoned for not more than ninety days for the third or subsequent offense.

HISTORY: 1978 Act No. 593, Section 12.

SECTION 30-4-160. Sale of Social Security number or driver's license photograph or signature.

(A) This chapter does not allow the Department of Motor Vehicles to sell, provide, or otherwise furnish to a private party Social Security numbers in its records, copies of photographs, or signatures, whether digitized or not, taken for the purpose of a driver's license or personal identification card.

(B) Photographs, signatures, and digitized images from a driver's license or personal identification card are not public records.

HISTORY: 1999 Act No. 100, Part II, Section 53.

SECTION 30-4-165. Privacy of driver's license information.

(A) The Department of Motor Vehicles may not sell, provide, or furnish to a private party a person's height, weight, race, social security number, photograph, or signature in any form that has been compiled for the purpose of issuing the person a driver's license or special identification card. The department shall not release to a private party any part of the record of a person under fifteen years of age who has applied for or has been issued a special identification card.

(B) A person's height, weight, race, photograph, signature, and digitized image contained in his driver's license or special identification card record are not public records.

(C) Notwithstanding another provision of law, a private person or private entity shall not use an electronically-stored version of a person's photograph, social security number, height, weight, race, or signature for any purpose, when the electronically-stored information was obtained from a driver's license record.

HISTORY: 1999 Act No. 33, Section 1.



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Monday, April 21, 2014
6:30 p.m.
Beaufort County Council Chambers
100 Ribaut Road

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. April 10, 2014 meeting ([backup](#))
4. Public Comment
 A. Each presentation is not to exceed 10 minutes
5. Adjourn

Capital Project Sales Tax Commission Minutes – April 10, 2014

Call to Order:

Mr. Gary Kubic, Beaufort County Administrator, called the meeting. He welcomed the new commission members. On behalf of Council and Administration Mr. Kubic thanked the Commission members for their time in volunteering during this process.

Mr. Kubic explained The County Channel will carry the meetings live allowing the public to see and hear what is happening without having to travel to the meeting. After it is carried live all of the meetings can be found online as well.

Pledge of Allegiance:

Mr. Kubic leads the Commission members and audience in the Pledge of Allegiance

Introduction of Commission Members/Attendance

All of the members introduced themselves to the public and said what area of Beaufort County they are representing: Jeffrey Robinowich – Bluffton, Scott Graber – Port Royal, Mike Covert – Bluffton, Scott Richardson – Hilton Head Island, Craig Forrest – Beaufort County. (Bill Robinson as the 6th member of the Commission representing Beaufort was absent)

Presentation of Capital Project Sales Tax Act & Freedom of Information Act to Commission Members:

Mr. Joshua Gruber, County Attorney, explained on Feb. 24 County Council adopted a resolution to create the Project Sales Tax Commission made up of 3 members representing the County at large and 3 members representing the municipalities. Primary role of the Commission is to consider proposals for funding within the county area. The commission then formulates the referendum question that is to appear on the ballot. That question is forwarded to County Council and Council will either approve the question or send it back to Commission. If approved, it will appear on the November 2014 ballot.

Mr. Gruber provided the Commission members an example of the ballot question. Under the elements of capital project sales tax referendum ballot question there are three components: 1) Time – the commission is allowed to impose the capital project sales tax in increments of 2 years for no longer than 8 years, 2) Amount – 2 specific items which is the maximum cost of the projects brought before the commission and whether or not as the projects will pay as they go or will the County be permitted to take out bonds. The bonds would be paid off gradually, 3) Types of projects that are considered capital – roads, highways, streets, bridges, buildings like courthouses, libraries, jails, athletic fields, cultural, historical, water, sewer, flood control, beach re-nourishment, dredging of waterways....etc. Mr. Gruber says the list is not exclusive to projects the Commission wants to bring forward. Mr. Gruber advises the Commission to

determine how long they want the referendum to last so they can figure out how much money will be collected, and then the Commission will know how many projects they can fund. What happens after the ballot question is formed? County Council can't amend the wording of the referendum. They must approve it or reject in its entirety. If approved by Council, it will be sent to the Beaufort County Board of Elections.

Important Dates for Commission Members:

Mr. Gruber expressed the importance of dates the Commission must pay attention to when deciding meetings. All referendum questions must be submitted by August 15th at noon to the County Board of Elections to be on the November ballot. Also important, the Commission will be submitting an ordinance to County Council. County Council must approve the ordinance in three separate readings. Without calling special meetings, an ordinance will need to be submitted to County Council by June 24, 2014. In the same statute that lays out the timeline, it also states there is nothing that says the Commission must submit a question to County Council if the Commission feels they haven't had adequate time to compile a list of projects.

Commission Holding Future Public Meetings:

How will the Commission go about carrying out their duties? Mr. Gruber instructed the Commission they will be holding a series of public meetings where the citizens of Beaufort County and the government entities within Beaufort County will be invited to provide what projects they believe should be on the final list. Mr. Gruber stressed in holding these public meetings, the Commission is considered a public body for the purposes of the South Carolina Freedom of Information Act. As a public body, the Commission is required to hold all meetings in the public allowing the citizens to hear what actions the Commission is taking in regard to their life. A meeting is defined as a quorum of this body meeting together for purposes relating to the Capital Project Sales Tax. 4 members are considered a quorum. It is required, when having a meeting, to advertise publically the date, time and location of each meeting. Mr. Gruber told the Commission there is a way of the Commission meeting inadvertently. If a group email is sent to all of the members and a conversation among members continues through email, this is considered a meeting and under the SC Freedom of Information Act all of the email exchanges are considered improper because the meeting was not advertised. Mr. Gruber said Commission members should not exchange emails with one another about projects they are for or against. Only have these discussions in an open scheduled public meeting. No chance encounters provision – if a Commission member shows up at a restaurant and there are other Commission members there. As long as they don't discuss the Capital Project Sales Tax material they are ok to stay at that restaurant.

Commission Members Questions:

Commissioner Scott Richardson asked if this meant none of the Commission members were allowed to speak to one another at all. Mr. Gruber said Commission members can speak outside

public meetings but they can't speak about anything relating to the Capital Project Sales Tax Commission. Mr. Gruber also said it was fine to exchange emails in regard to "can I get a ride to this meeting" or "are you going to be at this meeting" but it would not be ok to exchange emails saying "I want to add this project to the list or take this project off the list".

Commissioner Richardson asked if emails could be exchanged if a question was asked "I didn't hear exactly what happened about so and so, can you let me know?" or "I can't remember what was said about a project?" Mr. Gruber said this line of questioning in an email would be ok but also reminded Commissioner Richardson that all of the CPSTC meetings will be carried live on The County Channel and all of the meetings will be placed online afterwards for the public to view.

Commissioner Forrest wanted to know if the public meetings would be held as a town hall with sharing information or will it be more like a testimony of information. Mr. Gruber let Commissioner Forrest know the Commission can decide how the meetings are run.

Commissioner Forrest asked, with the restrictions of the Commission getting together and discussing the projects not in a public meeting manner, how are agendas to future meetings and conversations on how the meetings should be run – when will those decisions take place? Mr. Gruber answered the Chairman of the Commission is typically in charge of what goes on the agenda. Mr. Gruber did point out discussions can take place among Commission members from a coordination aspect but discussions could not take place where Commission members were vying for one project versus another project – substantive information can't be discussed outside a public meeting. Commissioner Forrest asked if it was ok then to work with the staff liaison to the Commission, Joy Nelson, in putting the agenda together and how the public meetings will be run. Mr. Gruber said that was ok. Commissioner Gruber asked in regard to the projects that come before the Commission, will people walk to the podium or will the Commission get input from the municipalities. Mr. Gruber said the Commission will most likely hear from both the public and the municipalities. Commissioner Richardson asked where and how will it be decided the public meetings don't get out of hand. Mr. Gruber suggested deciding parameters before the meeting starts allowing the public to know what they can and can't do during a presentation. Commissioner Forrest believes there is tight definition of what the Commission can do. He is worried there may be public comment during the public meetings where people are not presenting projects but rather discussing tax increase. Commissioner Forrest asked if concerns from the public should be shared with County Council just as the Commission will be sharing the project list. Mr. Gruber said the sole purpose of the Commission is to write the language for the ballot question that will be presented to County Council. Mr. Gruber said there will be time for the public to come forward and voice their opinion on whether or not the referendum should be passed in November before the election. Commissioner Robinowich asked if he was able to speak to city managers about the projects or the public about the projects but he could not speak with the other Commission members about the projects. Mr. Gruber said conversations between Commissioner Robinowich and a city manager or person would not be considered a public

meeting so therefore it would be ok. Mr. Gruber did stress that ultimately all conversations should take place in a public meeting and conversations with others should be shared with the other Commission members in a public meeting.

Mr. Kubic Gives Overview and Background Information on 2004 Capital Projects Sales Tax Commission:

Mr. Kubic said most people will come forward and say they want A, B, C but doesn't bring any other information to support their request. For the benefit of the public, well prepared presentations are a benefit to the Commission. Mr. Kubic suggested a point of contact for those who would like to submit a presentation early. He also said by the seventh meeting the 2004 Commission had, there was little participation. All of those who wanted to have their projects heard came to the initial meetings. Reliance on minutes and submittals are very important for the record. Mr. Kubic also suggested setting parameters of the presentations earlier than later. Mr. Gruber expanded on the public submitting project suggestions early. Mr. Gruber also explained the Commission will be in existence until the question is submitted to County Council. If for any reason a Commission member should have to step down, there are steps in place to replace a member.

Election of Chairman and Vice-Chairman of 2014 Capital Project Sales Tax Commission

Mr. Kubic took to the podium to elect the Chairman and Vice-Chairman of the Commission. Mr. Kubic called for nominations for Chairman. Commissioner Craig Forrest nominated himself. Commissioner Robinowich made a motion to nominate Commissioner Forrest. Commissioner Mike Covert made a second to nominate Commissioner Forrest. No other nominations were made for Chairman. The Commission voted unanimously for Chairman Forrest. Mr. Kubic handed Chairman Forrest the gavel. Chairman Forrest then asked for nominations for the Vice-Chairman of the Commission. Commissioner Graber nominated Commissioner Richardson for Vice-Chairman. Commissioner Robinowich made a second to the nomination. Chairman Forrest asked for any discussion or further nominations. With none, the Commission voted unanimously for Commissioner Richardson to be Vice-Chairman.

Chairman Forrest made a motion to adopt the Robert Rules of Order in conducting Commission meetings. Vice-Chairman Richardson made a second to the motion. Commission voted unanimously to adopt the Robert Rules of Order.

Discussion of Dates for Future Meetings

Chairman Forrest asked for Mr. Gruber's input for the adoption of the meeting schedule. Mr. Gruber suggested, due to the size of Beaufort County, to hold meetings both North of the Broad River and South of the Broad River. Mr. Gruber suggested to have two meetings North and two meetings South. He said after the first four, if additional meetings are necessary than those meetings can be scheduled. Vice-Chairman Richardson asked if the Commission meetings

should coordinate with County Council meetings or City Council meetings. Vice-Chairman Richardson said he didn't think Beaufort City or the County would make a presentation since they already have a Capital Improvement List in existence. Mr. Gruber stated while the municipalities have lists, he expects each municipality to come forward and give a presentation because of priority of projects. Mr. Gruber said to focus on looking at the Commission's schedule first to ensure there is a quorum at each meeting. He also suggested making the meetings during evening hours to ensure the public and government representatives can attend. Mr. Gruber asked, based on Mr. Gruber's experience, how many projects should the Commission expect to see. Mr. Gruber said it's hard to say a number but the list will most likely be extensive. Mr. Gruber said it would be good for the public to know they should come forward to the Commission with their top projects they want added to the list.

Vice-Chairman Richardson told the body he would like to meet on Mondays from 4-6 p.m. or 5-7 p.m. Commissioner Robinowich said the 4th Monday of each month is bad for him. Mr. Kubic said the day of week didn't matter but the time of the meeting was very important and suggested having the meetings at 6pm or later. Chairman Forrest asked with permission of the Commission to work with Mrs. Nelson out the days and locations. Mr. Gruber has a conflict with the second Monday of each month. Chairman Forrest said there may be conflicts with each member for one meeting or another but would like to start working with Mrs. Nelson to get the dates scheduled. Vice-Chairman Richardson said he would like to set some criteria for the presenters. The first set of criteria Vice-Chairman Richardson would like to see during a presentation is if there is another source of money to help pay for a specific project. He also stressed he want the list to be a need list not a want list. Chairman Forrest brought up the material he was sent (Capital Project Sales Tax Act & Freedom of Information Act) and asked what is a capital project? He wants the Commission to know exactly what a capital project is and all agree on the same definition. Chairman Forrest also stressed the presenters to only present a need list verses a want list. Chairman Forrest wants the government entities to know as well, he does not want to see a list of 100-200 projects. He wants those entities to narrow that list down and give a list of priorities of projects. He said the Commission doesn't have the time to go through large lists of projects. Commissioner Gruber remarked he believes all of the Commission members should be of the understanding they represent the entire County not just the municipality they live in. Chairman Forrest agreed. He said if the #1 project on the list is North of the Broad, #2 shouldn't automatically go to South of the Broad. Chairman Forrest wants the final list to represent the most needed projects in Beaufort County regardless of where the project is geographically.

Chairman Forrest moved on to the timeline the Commission is working with. He said he believes the Commission's work needs to be done by the beginning of June. Commissioner Gruber responded with the fact that the Commission, under the time constraints, will be meeting every Monday from now until June. Chairman Forrest said he doesn't see how the Commission can get around not meeting each Monday until June. Chairman Forrest is very concerned with the time constraints facing the Commission. Mr. Gruber said August 11th is the last Monday Council

would have for a third reading of the ballot question. This means the first meeting Council would need the language for its June 24th meeting. This allows Council to have 3 readings to adopt or reject the ordinance from the Commission.

Vice-Chairman Richardson suggested meeting dates of April 21 & April 28. Give staff 2 weeks and then meet again on May 12 & May 19. This would then give some leeway on more meetings at the end of May and beginning of June. Commissioner Graber asked if it would be possible to have the May 12 North of the Broad.

Discussion of Criteria for Presentations of Projects

Vice-Chairman Richardson asked to next set the criteria for the presentations. Chairman Forrest asked if public comment should come next. Staff suggested waiting for public comments. Vice-Chairman Richardson started with his suggestions of criteria which were: any other source of money, economic impact including costs after the project is completed, job creation, county improvement as a whole verses a local project, enhancement of the quality of life. Chairman Forrest asked for members comments on Vice-Chairman Richardson's list.

What is a Capital Project?

Chairman Forrest wants to make sure the Commission knows what the definition is of a capital project. Chairman Forrest described a capital project as one that is of high cost and large in size. Mr. Gruber took to the podium and said, according to South Carolina, a capital project to be an item that is \$50,000 in value or a useful in life in excess of five years. Chairman Forrest believes a capital project is a long term investment made in order to build upon, add or improve on capital intensive projects. A capital project is any undertaking which requires the use of notable amounts of capital both financial and labor to complete. Capital projects are often defined by their large scale and large cost relative to other investments requiring less planning and resources. Chairman Forrest said he hopes the Commission will be looking at a list that will benefit the county's quality of life. Commissioner Graber asked if Hwy 170 widening was a sales tax project. Staff said yes. Vice-Chairman Richardson mentioned a concern of his that he doesn't want to exclude any projects that may not cost as much but could still have a positive impact on the county as a whole. Chairman Forrest said that's a good part of being on the Commission. He doesn't want to rule anything out either but if all of the Commission members agree on what a capital project is, it would make steps moving forward easier. Chairman Forrest believes the high cost, high quality; high impact projects should be given higher priority. He doesn't want to exclude projects if they don't cost as much but he doesn't believe a \$10,000 project should be at the top of the list. Vice-Chairman Richardson said to be mindful of what SC defines as a capital project, what Chairman Forrest said and let the criteria dictate how high a project should go on the list. Commissioner Covert agreed with Vice-Chairman Richardson that a combination of the definitions and criteria is a great starting point for prioritizing the projects.

Motion Made to Accept Criteria and Definition of a Capital Project

Vice-Chairman Richardson makes a motion to have the capital project definition of the state, Chairman Forrest's definition of a capital project and the criteria discussed to be the standard of what the Commission looks at when prioritizing the projects. Commissioner Graber reiterated Vice-Chairman Richardson's concern that the Commission shouldn't exclude a project if it doesn't cost much but that the Commission should focus on the bigger more expensive projects. Chairman Forrest hopes with the prioritizing of the government entities and the public lists, and a framework of what the Commission is looking for, the Commission has a great starting point when hearing the presentations. Vice-Chairman Richardson asked if everything just discussed was on legal ground. Mr. Kubic took to the podium to make a few suggestions. He said when the penny sales tax was passed in 2006, it had two sunset provisions. Either to run for 5 years or until \$152M was collected. What came first was the collection of the \$152M. Mr. Kubic said what's important about that is the county averaged receiving \$30M a year for 5 years and in 2008 when the economy dropped, the county still never went under the estimate of collection. Mr. Kubic then told the Commission all of the collected products that will be presented are going to be available for the public to see through the county webpage. Commissioner Graber asked Mr. Kubic if the South Carolina definition of a capital project in regard to the \$50,000 threshold apply to the Commission. Mr. Gruber said the language that is contained in the Capital Project Sales Tax Act identifies 7 or 8 things that are rated as capital projects like roads, coliseums, beach re-nourishment, etc... but it does include 'may' in the definition so while those projects are listed as examples, a capital project isn't just limited to what is listed in the Act. Mr. Gruber continued to say while there is nowhere in the Act that gives a minimum of what a project must cost to be considered a capital project, the \$50,000 threshold is given as a guideline because most capital projects do cost more than \$50,000 or have a life expectancy of 5 years. He said there is no hard definition of that term within the Capital Project Sales Tax Act. Commissioner Graber then asked Mr. Kubic, with Mr. Kubic's experience does he believe most of the projects the Commission will see will be more than \$50,000. Mr. Gruber said yes, typically. Mr. Kubic wanted to reiterate what Commissioner Gruber said in that within the comprehensive plans that have already been submitted by the municipalities those typically are major capital improvements developed by the representatives of those communities and are usually very large projects. Mr. Kubic believes the Commission will see the very large projects early on from the government entities.

Vice-Chairman Richardson asked the Chairman if he could restate his motion which is to include the language the Commission agreed on for the criteria of each projects, the language of what a capital project is based on the Capital Project Sales Tax Act, what Chairman Forrest read earlier in the meeting and to include the public will be able to see projects on the website.

Commissioner Graber made a second to the motion. The Commission voted unanimously for the motion.

Public Comment

Chairman Forrest announced the last part of the meeting is for Public Comment. The Chairman asked that all speaking to please address the Chairman, to keep the comments related to what they have heard in tonight's meeting and to have the comments no longer than 3 minutes.

Diane Moreno from Bluffton addressed the Commission and said that most of her comments are for County Council because she thought the full Council would be in session. Ms. Moreno said she has come to the meeting because of the proposed 1% tax increase. She said several years ago Council invited a company to set up shop and hire locals. Mr. Moreno said the company said they needed an expensive piece of equipment to begin and that Council voted to buy this piece of equipment for the company at the cost of \$85,000. She said the company got the equipment but the county never got the company. She said the taxpayers were on the hook for the cost and now she said she questions the spending habits of Council. Ms. Moreno would like to know where the money went. She asked, did the county get the money back because the money could then be used for projects. Ms. Moreno said Council has also spent money to buy land for walking trails, business parks, save the rivers. She said the County now owns \$150M in land. Chairman Forrest interrupted Ms. Moreno and apologized for doing so. He did ask that her comments be restricted to what she has seen and heard during tonight's meeting. He also agreed with Ms. Moreno in that the comments she is making should be given to County Council. Ms. Moreno said that's why she prefaced her comments that they were intended for Council. She went on to say that she did like how the Commission made the decision tonight that the Commission will look at projects as a needs basis not a wants basis. She said she hopes the Commission will very carefully look at the projects and just not do what Council wants the Commission to do. She hopes the Commission will consider looking at the fact that most people in the County do not want the sales tax and wants the Commission to carefully look at all documentation for the projects that are presented.

Ann Ubelis from Lady's Island addressed Commission and thanked them for allowing her to speak. She said she is not in favor of additional tax. She said we recently had a raise in our millage rate and how and at this point we do not know how much tax revenue is coming in as a result of the millage rate. She says since we don't know the tax revenue from the millage rate, some of the money could be used for capital projects. She finds the 1% sales tax especially troubling because there was recently an ordinance amended in 2012-2013 where the ordinance 93-20 of the road maintenance fee that is on every vehicle registration. She says that money is supposed to be used for purchase, condemnation, construction, ownership, maintenance and repairs of all county roads and bridges. It is also amended to maximize the potential federal grant funding. It is necessary to amend the ordinance to expand funding for the county and state owned roads. Ms. Ubelis is asking the Commission to take this fee into consideration when looking at projects. She says there are approximately 217,000 eligible drivers in Beaufort County as of the 2010 census. Of those 30% are from 1 car households, 60% are from 2 or more car households. She said when you consider \$10 from each of these car owners, which she says doesn't include trucks and other vehicles. She says that is a large amount of money going towards capital projects and does not want to see the 1% sales tax fail to take this into consideration. She asks

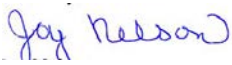
the Commission to take into consideration whether or not replacing a building would be less expensive than replacing one. Would it be better to sell a county building rather than rent it? If the Commission does this, consider it ending early if the projects come in early ahead of time and under budget. Also consider penalizing the contractor if the project goes over budget and takes longer to complete and putting that money back into the taxpayer base. Ms. Ubelis would also like the Commission to make sure the money gathered by the 1% sales tax to be put in an account that can't be touched by anything other than the projects on the final list and that once the project list is submitted and if the referendum is approved that no other projects can be added to the list after the vote.

Adjournment

Chairman Forrest closed the public comment portion of the meeting. He asked for a motion to adjourn the meeting. A second was given and everyone voted to unanimously adjourn.

Commission adjourned at 6:24 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: April 21, 2014



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Monday, April 28, 2014
6:30 p.m.
Bluffton Library Branch
120 Palmetto Way

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. April 21, 2014 meeting ([backup](#))
4. Public Comment
 A. Each presentation is not to exceed 10 minutes
 1. Town of Bluffton ([backup](#))
 2. Beaufort County ([backup](#))
5. Adjourn

Capital Project Sales Tax Commission Minutes – April 21, 2014

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

Approval of Meeting Minutes:

Chairman Forrest asked for a motion to approve the minutes from the April 10, 2014 meeting. A motion was made, a second was given and the Commissioners approved the minutes unanimously.

Public Comment:

Chairman Forrest calls for public comment and asks the public who will make comments to keep their comments pertinent to what the Commission has under its purview and that is to write a ballot question which includes a priority list of projects.

Beaufort County Councilwoman Laura VonHarten states a Solid Waste Transfer Station needs to be built in Beaufort County. She explains this transfer station is needed due to the Hickory Hill landfill, in Jasper County, being full in the next 13 years if not before, causing Beaufort County to have to transport its trash to other landfills in South Carolina. Vice-Chairman Richardson asks Councilwoman VonHarten why this wouldn't fall under the County's Capital Improvement Plan and why it should be added to this list. Councilwoman VonHarten responds the Transfer Station is needed for the entire county and the project will cost millions of dollars to build. She says, if the county takes on the project itself, taxes will most likely have to be raised in a way Council wouldn't want to. She explains this would be a very large enclosed building where trash would be taken, compacted, and stored until it can be taken to a landfill in another part of the state. Vice-Chairman Richardson asks Councilwoman VonHarten if she has a proposal for such a project to give to the Commission. She said she does not have a proposal. She has facts and figures from a 2005 study on this topic but says those are probably outdated. Vice-Chairman Richardson asks for more information.

Gary Kubic, Beaufort County Administrator states that each Councilman has the opportunity to state what they would like added to the project list. He continues to say as the County Administrator, he believes the reason for not having many people show up for the meeting is the other municipalities are probably doing what the county is doing which includes meeting with staff and preparing a portfolio. Then after staff prepares a list, then staff must take it to Committee for their approval. Mr. Kubic says the county is also working on including other municipalities in the conversation of projects if a project reaches into their municipality. Mr. Kubic says the county has another week of work to do before he could present to the Commission. Chairman Forrest asks for something in writing before the presentation is made. Mr. Kubic said he would pass on to the Commission an idea of the presentation allowing the Commission to prepare any questions. Mr. Kubic then asked for permission for Mr. Josh Gruber, County Attorney, to take the podium to discuss some housekeeping issues. Chairman Forrest then asked the Commission if they had any questions for Mr. Kubic. Vice-Chairman Richardson spoke up and state he was stunned that no one was here to speak. He explained there is limited

time. Vice-Chairman Richardson said he knows the county has a list, Bluffton has a list, Hilton Head has a list but where are those lists. He said the Commission crammed in tonight's meeting and not one government agency showed up to present any projects. Mr. Kubic said he was at the meeting in support of the Commission and that he has a protocol to follow before he can present his ideas of what projects the county would like added to the list. He explains the county's list is quite extensive and wants the county to do their presentation right which takes planning. Commissioner Covert stated he shared Vice-Chairman Richardson's feeling on being disappointed and he is honestly perturbed by no one showing up to present projects. Commissioner Covert is worried with only 3 public meetings left, there won't be enough time to hear from everyone who wants to present projects. Mr. Kubic responds he can understand Commissioner Covert's concern but that the county will have a full presentation ready for the Commission after discussing with staff and County Council. Vice-Chairman Richardson asks Mr. Kubic how long his presentation will be and if it will be able to be done in the 10 minutes the Commission is allowing for each presentation. Mr. Kubic responds saying he doesn't think he can do it in 10 minutes but will try his best to do so. Vice-Chairman Richardson says he doesn't see how the county will be able to present their list in 10 minutes and feels this could turn into a "train wreck" if all of the municipalities are waiting to see what the other municipalities are going to present, meanwhile the Commission is trying to come up with a final list. Commissioner Robinowich asks Mr. Kubic if the Town of Bluffton has submitted a list of projects to the county. Mr. Kubic said Councilman Stewart sent an email out to all the municipalities asking for a CIP list. All of those lists are currently on the Beaufort County website under the Capital Project Sales Tax Commission site. Mr. Kubic said he can't presume the lists each municipality submitted is what they will present to the Commission but that each CIP list is on the website for research materials. Mr. Gruber added that each municipality has a list as part of their Comprehensive Plan which is required by state law. He said the county's list is a half a billion dollars so the county is trying to pick from that list and scale it down so it's manageable for the Commission. Chairman Forrest restated that he does not want anyone to hand him a CIP list. He wants to know what the priorities are from the CIP list but does not want to see an entire CIP list. Chairman Forrest added, as for the 10 minute limit for presentations, the Commission will work with each entity. The Chairman then asked if there was anyone else to speak.

Councilwoman Bensch approached the podium and asked for Bluffton Parkway to I-95 be completed. She stated this is a necessary project because it fits some of the parameters the Commission has set for the projects including economic development & a project that will benefit the county as a whole. She believes this road construction would be a wonderful tool for Beaufort County.

Items Commission Members Must Make Decisions On:

Chairman Forrest called Mr. Gruber to the podium. Mr. Gruber said tonight would be a good opportunity to discuss some other items the Commission must make decisions on other than compiling the list of projects and writing a ballot question. One of those items, if the referendum is passed, how long will it run? 2 years, 4, 6 or 8 years? Based upon historical data from the county's last penny sales tax, the county will receive approximately \$30M a year. One of the other items is, will the county bond the projects or pay as we go. The last item, are there any

conditions the Commission should put on the projects. Mr. Gruber provided an example. He said the Commission wants to put a condition on the county as to collect a sales and use tax upon the state matching funds in the amount of \$50M. Mr. Gruber said if there are no conditions, that fine but he wanted the Commission to know they could add conditions to the ballot language if they so decide. Chairman Forrest asked Mr. Gruber if the 2006 referendum was bonded or pay as you go? He said the 2006 referendum allowed the county to bond an amount not to exceed \$150M for the projects on the list. Vice-Chairman Richardson asked if the Commission can put financial restrictions on each project. For example, if the Commission is told a project would cost \$10M but once the project is started and completed, it actually cost \$15M, can the Commission give a final price of a project and no matter when the project is completed, the Commission will still only give \$10M to the project not what it actually cost. Mr. Gruber said Yes, the Commission can put whatever restrictions the Commission wants but if all of the projects are paid for and there is remaining money, those monies would go back to help pay off projects. Mr. Gruber did so though, if there is extra money, those monies can't go towards paying off projects not included on the Commission's final project list. Vice-Chairman Robinson asked if the Commission will get a better estimate than \$30M a year. Mr. Gruber said this is a good estimate because even in 2012 when the sales tax ended, \$30M was the amount the county brought in. Chairman Forrest says the \$30M is a reasonable figure. Chairman Forrest says he wants to use the \$30M figure when deciding how long the Commission wants to have the referendum. He believes a 6 year time period which total approximately \$180M is a good amount to set the referendum at for collecting funds. Commissioner Robinowich states he would like to see the projects before putting a timetable on how long the tax should be collected. Vice-Chairman Richardson and Commissioner Covert agree with Commissioner Robinowich. Mr. Gruber told the Commissioners that they will most likely see requests that exceed \$240M a year. Commissioner Robinowich asked if the projects presented to the Commission are going to be necessary. He said again that the commission wants to see a need list not want list. Vice-Chairman Richardson says he still would rather wait to see the list before saying how long the tax will be around. Commissioner Robinson stressed to everyone who is going to present projects to make sure they submit a short list, not a 40 page list of projects. Chairman Forrest said as far as conditions go, he believes the Commission should think long and hard about adding conditions like getting match money. He believes looking back at the 2006 referendum was the leverage the county had going to the state not having their hand out. Chairman Forrest says he feels strongly in having a strong number and how many years the tax will be in place. He's not against conditions but would need convincing to put conditions on this referendum. Vice-Chairman Richardson asks if Beaufort County were to bring more to the table through this referendum, if passed, would it make Beaufort more appealing to the State Infrastructure Bank. He mentions the project involving straightening Bluffton Parkway inside Bluffton Town limits which he thinks is a \$22M project. Commissioner Robinowich asks if the widening Hwy 170 was part of the 2006 referendum. Chairman Forrest answered yes. Commissioner Robinowich asks why it has taken so long for the project to start if it was approved in 2006. Mr. Kubic answered when the economy dipped in 2008 many of the projects on the 2006 referendum list were affected by impact fees causing the ranking of the projects to change. Hwy 170 was put at the bottom of the list. Mr. Kubic said the Hwy 170 project ended up being funded by sales tax monies as well as the State Infrastructure Bank grant. Chairman Forrest said he shouldn't depend too highly on the State Infrastructure Bank. Commissioner Robinowich also asked if the St. Gregory frontage road was in the 2006 referendum. Mr. Kubic said the money is in place for the

project. Mr. Kubic said from his point of view, once the Commission approves the list and it's passed, the county will go after every way to match the funds raised by the referendum. He said once there is a pot of money, there are options to get state and federal grants that would match the monies raised for projects.

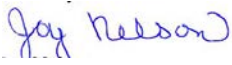
Chairman Forrest asked for any more public comment. No one was there

Vice-Chairman Richardson suggested some ways to rank projects as the Commissioners hear presentations. He suggested having a check sheet. He is worried since no one showed up tonight that the presentations are going to be long. Commissioner Covert likes the idea of ranking projects based on how many criteria they meet when presented. Chairman Forrest assumes each municipality will put their projects in priority before presented. Commissioner Graber is a little reluctant to using just the check sheet. He says at the end of the day, he believes the needs list will most likely vary for each Commissioner but he does think it is good to say we are going to prioritize the list based on projects needed verses wanted.

Mr. Kubic asked, with permission of Chairman Forrest, to send out an email to all of the municipalities reminding them of the criteria and that their presentation should be submitted beforehand. Chairman Forrest agreed. Chairman Forrest also reiterated that if a municipality hands him a CIP list he will be very upset. He wants a smaller list of projects that are needed and meet the criteria the Commission has laid out. Chairman asks for a motion to adjourn. A motion is made, a second is provided. He adjourns the meeting.

Commission adjourned at 7:22 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: April 28, 2014

Beaufort County Capital Project Sales Tax Commission

Recommendations

by

Town of Bluffton

Key Priorities

- Bluffton Parkway Phase 5B
- May River Initiatives
- Bluffton Public Development Corporation

Bluffton Parkway Phase 5B



Description: Four-lane divided arterial roadway 2.5 miles in length

Cost: \$28,000,000

Key Facts: This is the only major project South of the Broad that was promised to the taxpayers in the last penny sales tax but was not built; Roadway designed as part of route to I-95 via Jasper County Exit 3

Bluffton Parkway Phase 5B

- Key Issues to Consider
 - No other funding sources currently in hand
 - Project opens up key commercial areas targeted for growth; Tax revenue would increase with commercial development; Construction of road and commercial properties would put revenue in the local economy
 - Operations & maintenance costs would be similar to existing Bluffton Parkway Phases 1-4
 - Short-term construction & engineering jobs required for this overdue project; Long-term jobs would be in commercial enterprises on sites opened up by Parkway

Bluffton Parkway Phase 5B

- Key Issues to Consider (Continued)
 - Helps Beaufort County as a whole:
 - Transportation network enhanced via alternate parallel route to US 278
 - Proposed as part of continuous hurricane evacuation route serving Hilton Head Island, Bluffton, and portions of unincorporated Beaufort County
 - Provides alternate routes out of neighborhoods with one entry point such as Woodbridge and Shell Hall
 - Any studies were previously performed by Beaufort County prior to inclusion of this project in the 2006 penny sales tax program

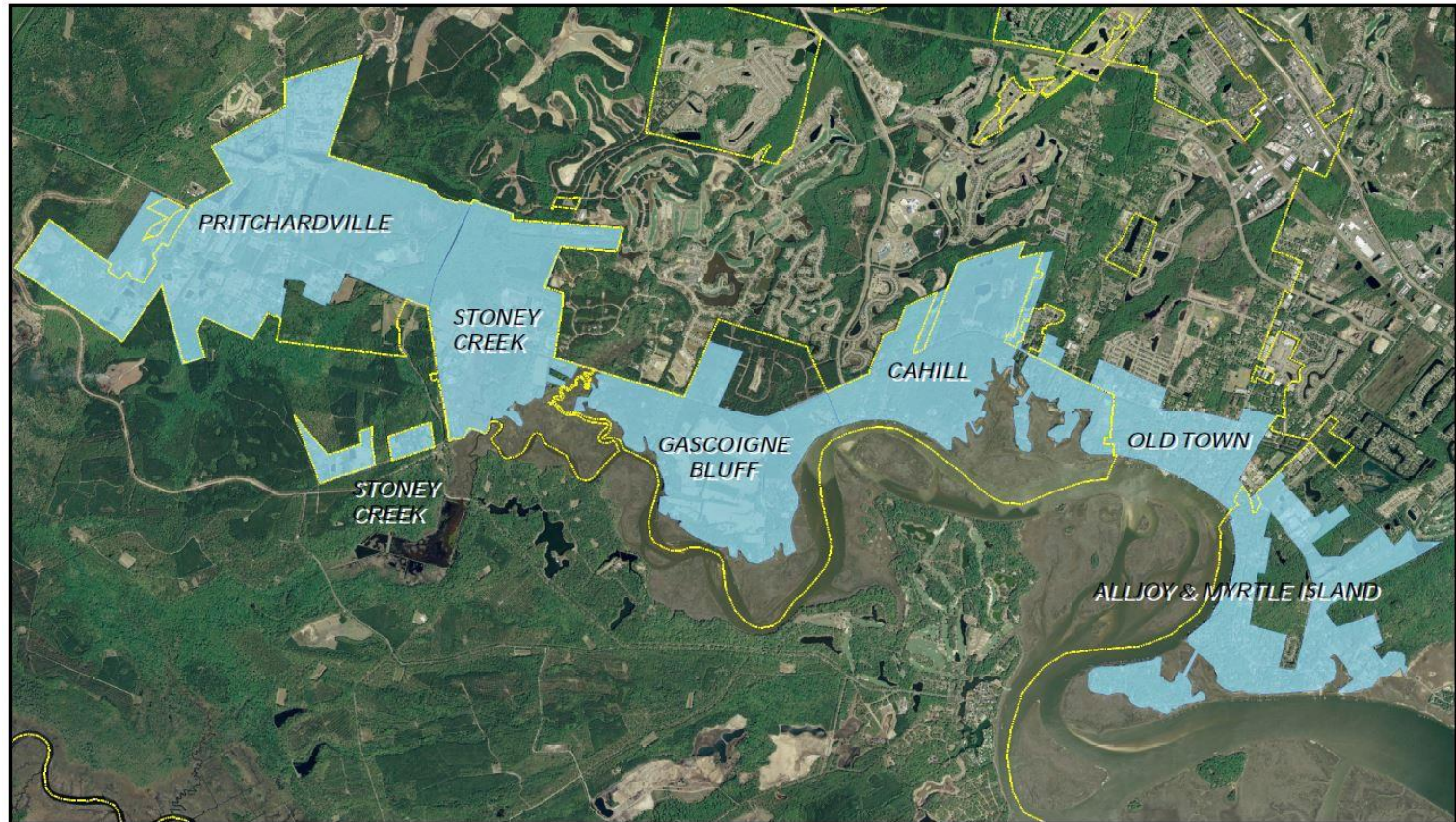
May River Initiatives



May River Initiatives

- May River Watershed Action Plan
 - Action Item: Sewer Connections
 - Description: Protection of water quality by providing sanitary sewer instead of septic tanks by May River
 - Assessment: May River Watershed Sewer Master Plan – See map for six un-served areas in Beaufort County and Town of Bluffton

May River Initiatives



May River Initiatives

- May River Watershed Sewer Master Plan
 - Cost (3 of 6 phases)
 - Old Town Gravity Sewer - \$2,600,000
 - Alljoy & Myrtle Island Vacuum Sewer - \$10,300,000
 - Stoney Creek Vacuum Sewer - \$4,700,000

May River Initiatives

- May River Watershed Action Plan
 - Action Item: Hydrology Projects
 - Description: Expansion of stormwater pilot program with hydrology-based projects including Rose Dhu Sub-Watershed Wetland Restoration and Rose Dhu Sub-Watershed Pond Retrofits
 - Cost: \$1,000,000

May River Initiatives

- Key Issues to Consider
 - Not eligible for CDBG funding like other projects; Could fund through taxes & fees but incremental approach could take decades
 - Revenue and property values are protected by preserving the river
 - Sewer O&M handled by BJWSA; Stormwater O&M by TOB
 - Construction & engineering jobs required for these key projects
 - Helps Beaufort County as a whole:
 - County residents beyond Bluffton use river for recreation, boating, swimming
 - County residents have jobs supported by the river (e.g., oystering, shrimping, fishing, eco-tourism, etc.)
 - Preservation of river and recreational uses supports the quality of life indicator used in economic development
 - Cost/benefit study not performed but cost of not doing projects to preserve water quality should be clear

Bluffton Public Development Corp.



Bluffton Public Development Corp.

- Multi-County Commerce Park
 - Action Item: Infrastructure Construction
 - Description: Design and construction of major infrastructure including the ring road and northern entrance at the Buckwalter Place Multi-County Commerce Park (also known as the Multi-County Industrial Park or MCIP)
 - Cost: \$6,000,000

Bluffton Public Development Corp.

- Key Issues to Consider

- MCIP revenue stream can – and Utility Tax Credits may – supplement the available funding; However, waiting for these two sources could put off infrastructure improvements for years – attracting economic development requires product available now
- Commerce park and the resultant economic development is designed to increase tax base and tax revenue through business attraction and retention
- Once completed, the business park's POA will handle operations & maintenance
- Short-term construction & engineering jobs required both for this infrastructure work as well as the construction of buildings and facilities for businesses brought to the site; Long-term jobs would be in commercial enterprises located in this commerce park

Bluffton Public Development Corp.

- Key Issues to Consider (Continued)
 - Helps Beaufort County as a whole:
 - Creation of primary jobs brings revenue into the County as a whole
 - Taxpayers in municipalities also pay taxes to County
 - Economic development was identified as a key priority both by Beaufort County and the Town of Bluffton
 - Cost/benefit study not yet performed but example of CareCore National at this location provides key case illustrating positive impact on Beaufort County

Other Priorities

- Other priorities to be considered jointly between County and Municipalities
 - Sidewalks and bike paths/leisure trails
 - Lighting along parkways and pathways
 - Additions, upgrades, improvements to parks
 - Improvements/expansion of Calhoun St. Dock
 - Acquisition/improvement of May River Park

Capital Improvement Projects Were Selected Based on The Following Criteria:

- **Need:**
 - **Safety**
 - **Capacity Improvement**
 - **Connectivity**
 - **Multi-modal needs**
 - **Economic Development**
- **Public Requests**
- **Infrastructure Utilization**
- **No Other Funding Available**

A Total of 25 Projects Were Identified Totaling \$89,450,000

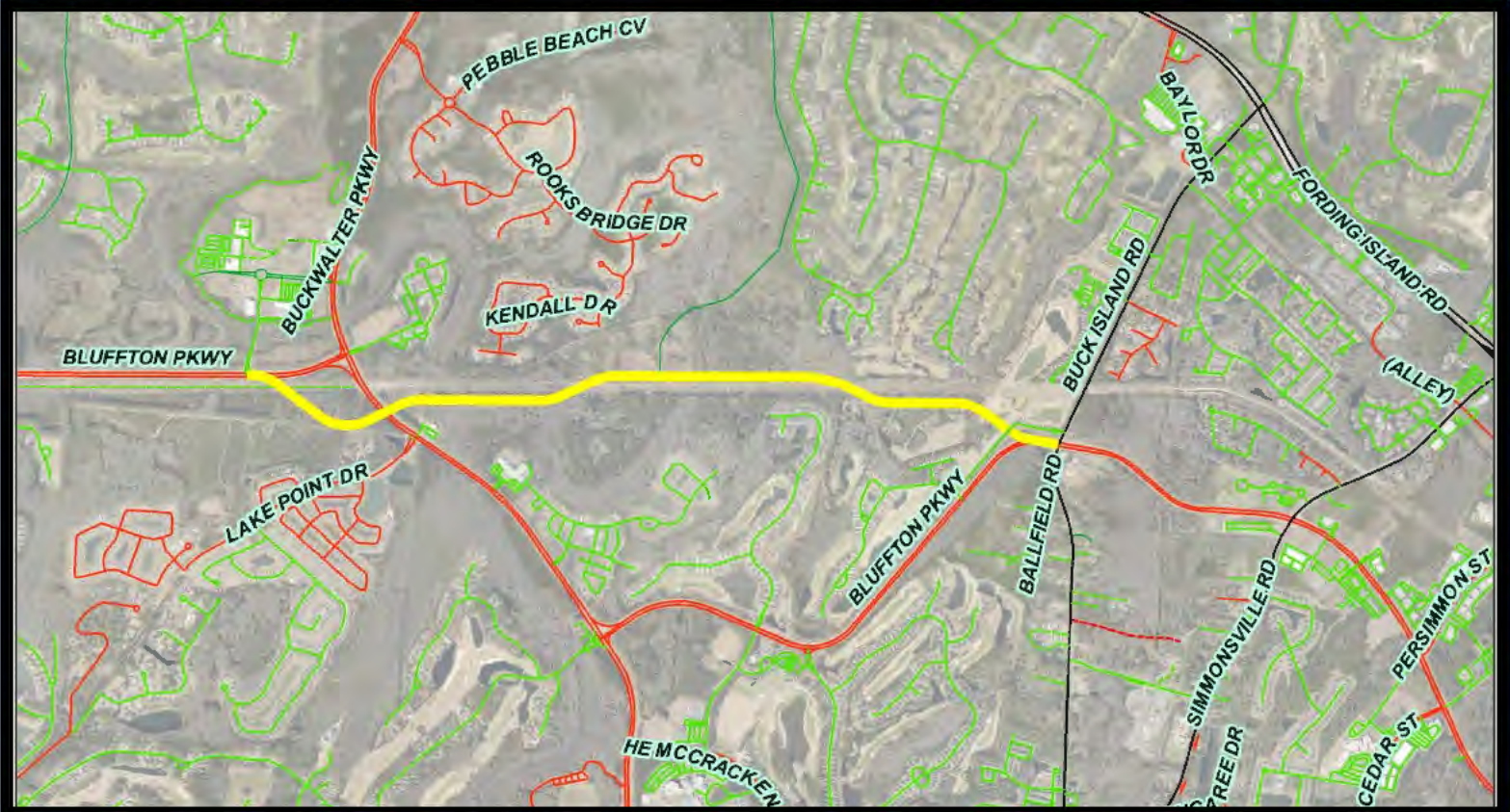
PROJECT 2014: 1 - Bluffton Parkway Phase 5B

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New construction straightening 3 miles of Bluffton Parkway between Buckwalter Parkway and Buck Island Road.



PROJECT BENEFITS:

Allow a more efficient pathway for motorists traveling along Bluffton Parkway between SC Hwy 170 and Buck Island Road

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - an easier traffic flow will create more traffic bringing tourists and locals to this area of Bluffton Parkway
3. Maintenance Costs - Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of another route from SC Hwy 170 to the Hilton Head Island bridges
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

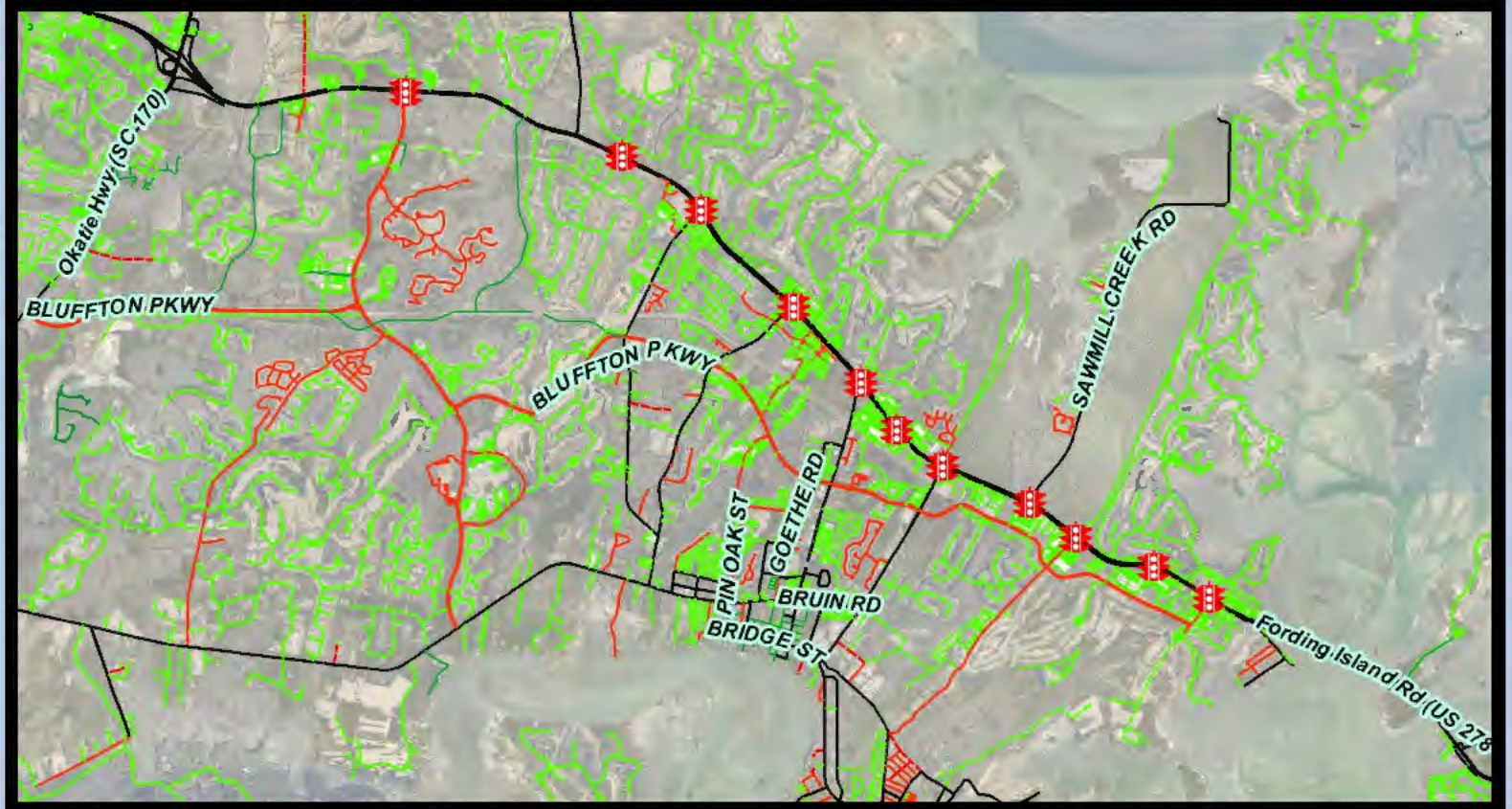
\$28,000,000

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY/TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

This is an adaptive signal control stretching along US Hwy 278 from SC Hwy 170 to Buckingham Plantation Drive.



ESTIMATED TOTAL COST
\$300,000

PROJECT BENEFITS:

These type of signals allow for change signal timing depending on traffic patterns. For example, during beach traffic, holidays and special events. It improves traffic flow by minimizing delay.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Makes Bluffton and Hilton Head more appealing when there is less traffic during high traffic times
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of an easier traffic flow through one of the busiest areas of Beaufort County
6. Benefit Cost Study – Yes, Benefit to Cost Ratio of 10 to 1

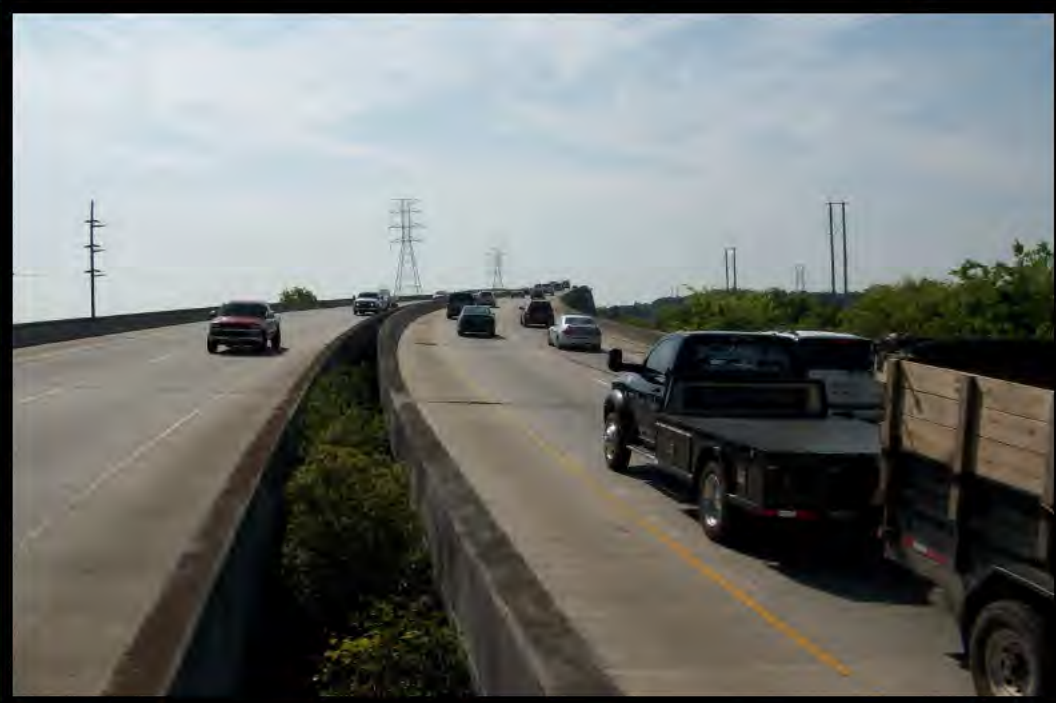
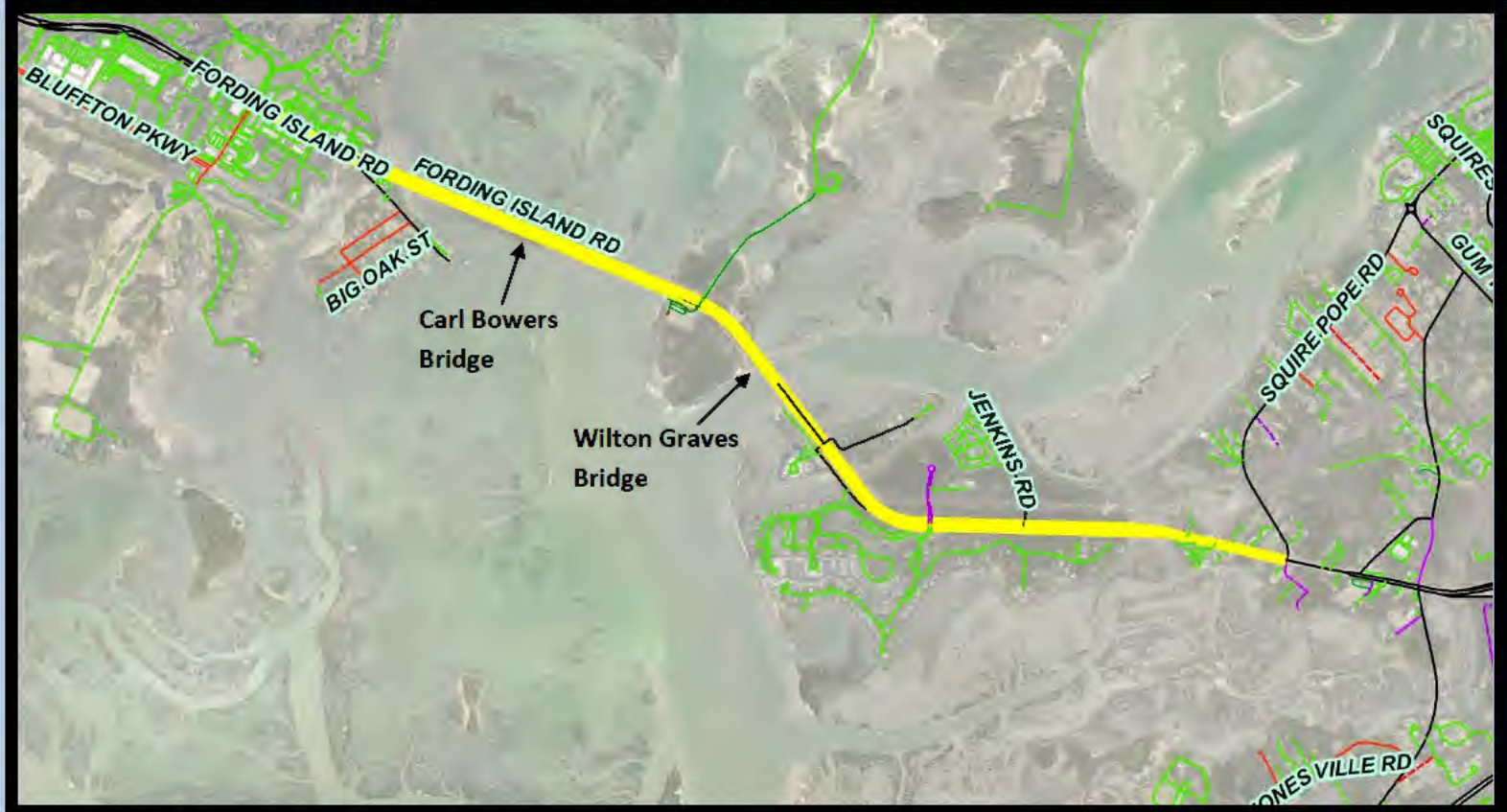
PROJECT 2014: 3 - Planning and Engineering of US 278 Widening to Hilton Head Island (HHI Gateway)

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Widening the current Hilton Head Island bridges from 4 to 6 lanes. Once on Hilton Head Island, US Hwy 278 will be widened from 4 lanes to 6 lanes to Squire Pope Road.



ESTIMATED TOTAL COST

\$5,000,000

PROJECT BENEFITS:

The Hilton Head Island bridges are approaching the end of their lifespan. SCDOT does not currently have this project on any list to be replaced. This section of US Hwy 278 is currently over capacity. New bridges and more lanes will accommodate a very high trafficked area.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - No
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of an easier traffic flow through one of the busiest areas of Beaufort County.
6. Benefit Cost Study - No

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 0-5 years

PROJECT SUMMARY:

This would change the way residents and guests enter and exit Windmill Harbour.



ESTIMATED TOTAL COST

\$5,000,000

PROJECT BENEFITS:

The new intersection would create a more efficient and safer entrance for residents, guests and motorists driving by the subdivision along US Hwy 278.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Yes
4. Job Creation - No
5. County Improvement - Yes, this project will improve the safety for Windmill Harbour residents as well as any motorist driving by the subdivision along US Hwy 278.
6. Benefit Cost Study - No

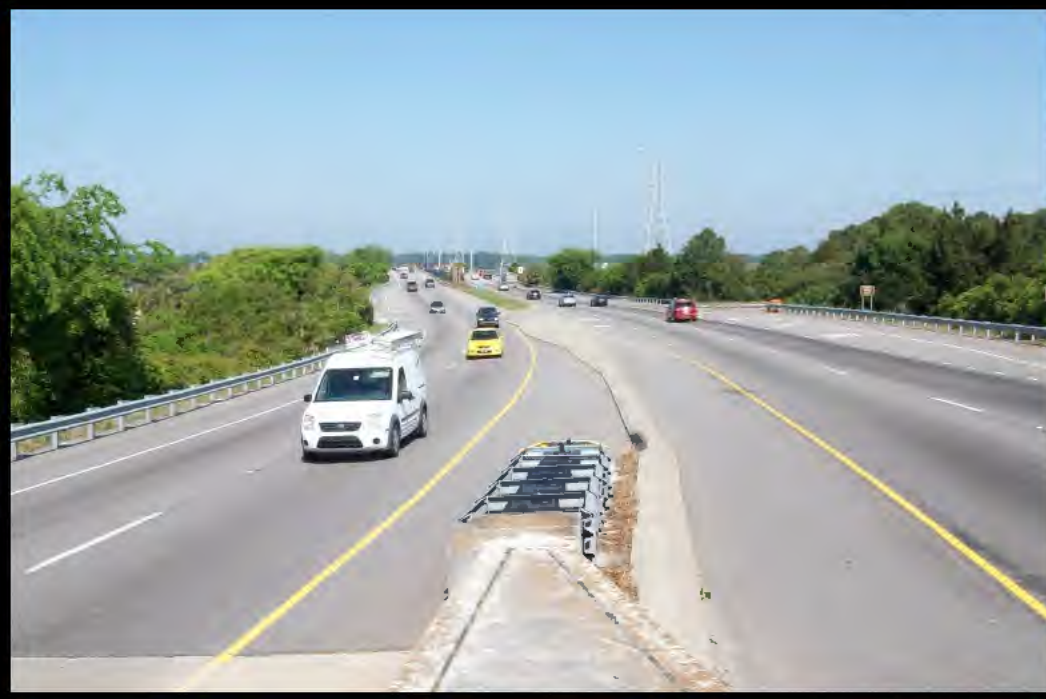
PROJECT 2014: 5 – US 278 Pickney Island Wildlife Connection/ C.C. Haig Point Boat Landing (HHI Gateway)

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New intersection construction for entering and exiting Pickney Island Wildlife and Haig Point Boat Landing.



ESTIMATED TOTAL COST

\$3,500,000

PROJECT BENEFITS:

Safety and access improvement.
Prior studies have been completed for USFW supporting the extension of turn lanes and connection under the bridge.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer entrance and exit for Beaufort County residents and tourists
6. Benefit Cost Study - No

PROJECT 2014: 6 -US 278 Access Management

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Modifications made to the following median openings on US 278:

Tanger 2 (New Mast Arms)

Hilton Head BMW (Left Turn Lane)

Old Navy (Eliminate Left Turns Out)

Gatherings (Eliminate Left Turns Out)



PROJECT BENEFITS:

Modifications of median crossovers on US 278 to allow for safer crossings. Improved left-turn lanes and elimination of dangerous movements with high conflict potential.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Yes
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersections along a very busy section of US 278
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$2,500,000

PROJECT 2014: 7 - Spanish Moss Trail

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction will include a multi-use pathway and the building of a bridge over Robert Smalls Parkway.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – By creating pathways like this, Beaufort becomes more appealing for marathons and races to come to the area bringing money into the local economy
3. Maintenance Costs – this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Will allow pedestrian and bicycle connections to Beaufort, Port Royal, Burton, Laurel Bay and many other residential and commercial areas via one single trail.



ESTIMATED TOTAL COST

\$9,000,000

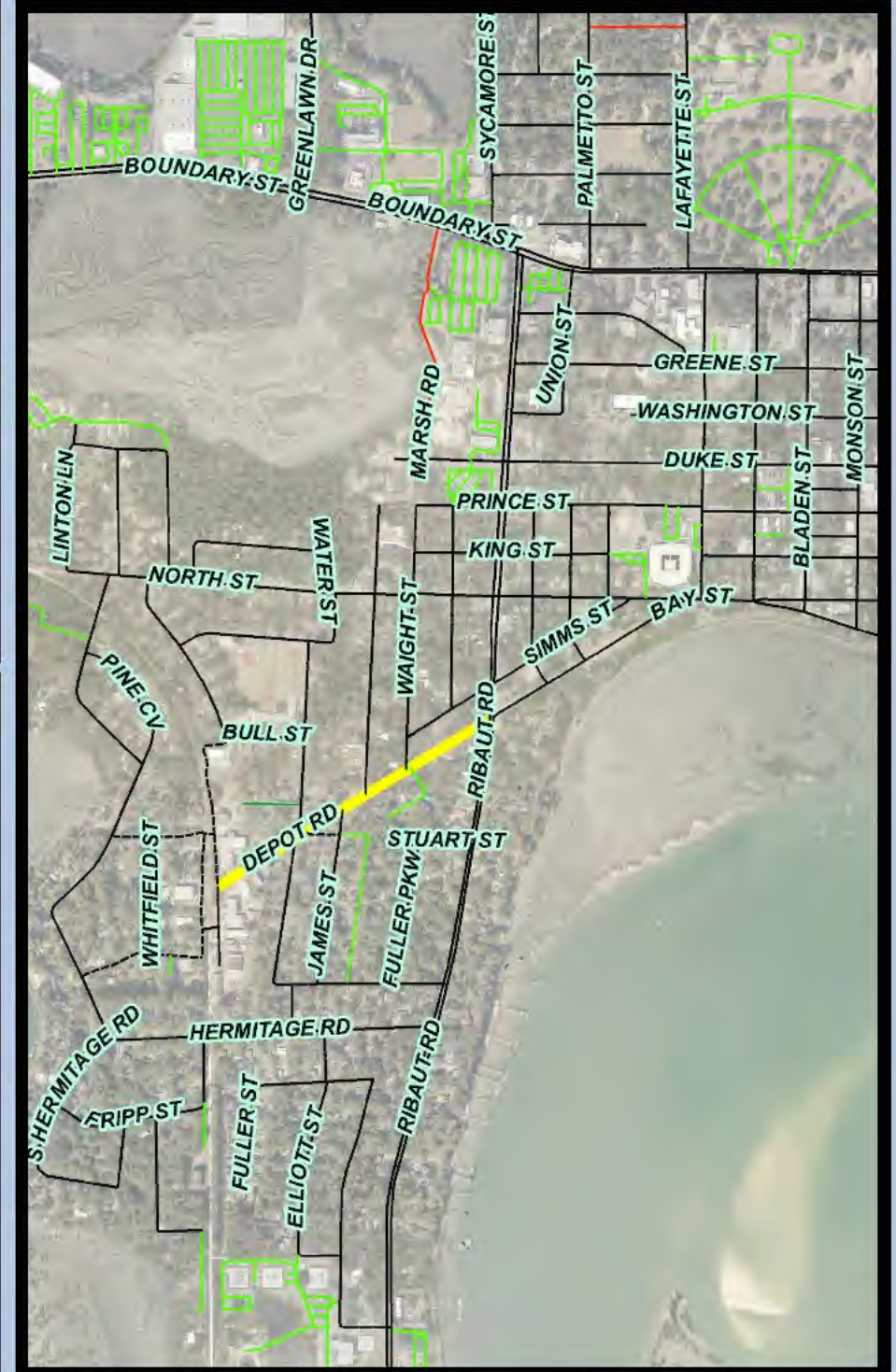
PROJECT 2014: 8 - Depot Road

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction of 0.4 miles of sidewalk from Ribaut Road to the Spanish Moss Trail.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – does not increase current maintenance costs
4. Job Creation - Yes
5. County Improvement - Yes, creation of pathways promotes activity and opportunities.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Allowing the public access to walk or bike along Ribaut Road, down Depot Road to the Spanish Moss Trail safely.

ESTIMATED TOTAL COST

\$500,000

PROJECT 2014: 9 - Salem Road

PROJECT LOCATION: UNICORPORTATED
BEAUFORT COUNTY/CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Pathway construction for 0.9 mile
from Robert Smalls Parkway to
Battery Point.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer pathway for bikers and pedestrians
6. Benefit Cost Study - No

PROJECT BENEFITS:

Provides safer connection between
Battery Point to pedestrian facilities
on Robert Smalls Parkway and the
Spanish Moss Trail.

ESTIMATED TOTAL COST

\$1,000,000

PROJECT 2014: 10 - US 21 Bus./Woods Memorial Bridge & Ribaut Road ITS

PROJECT LOCATION: CITY OF BEAUFORT

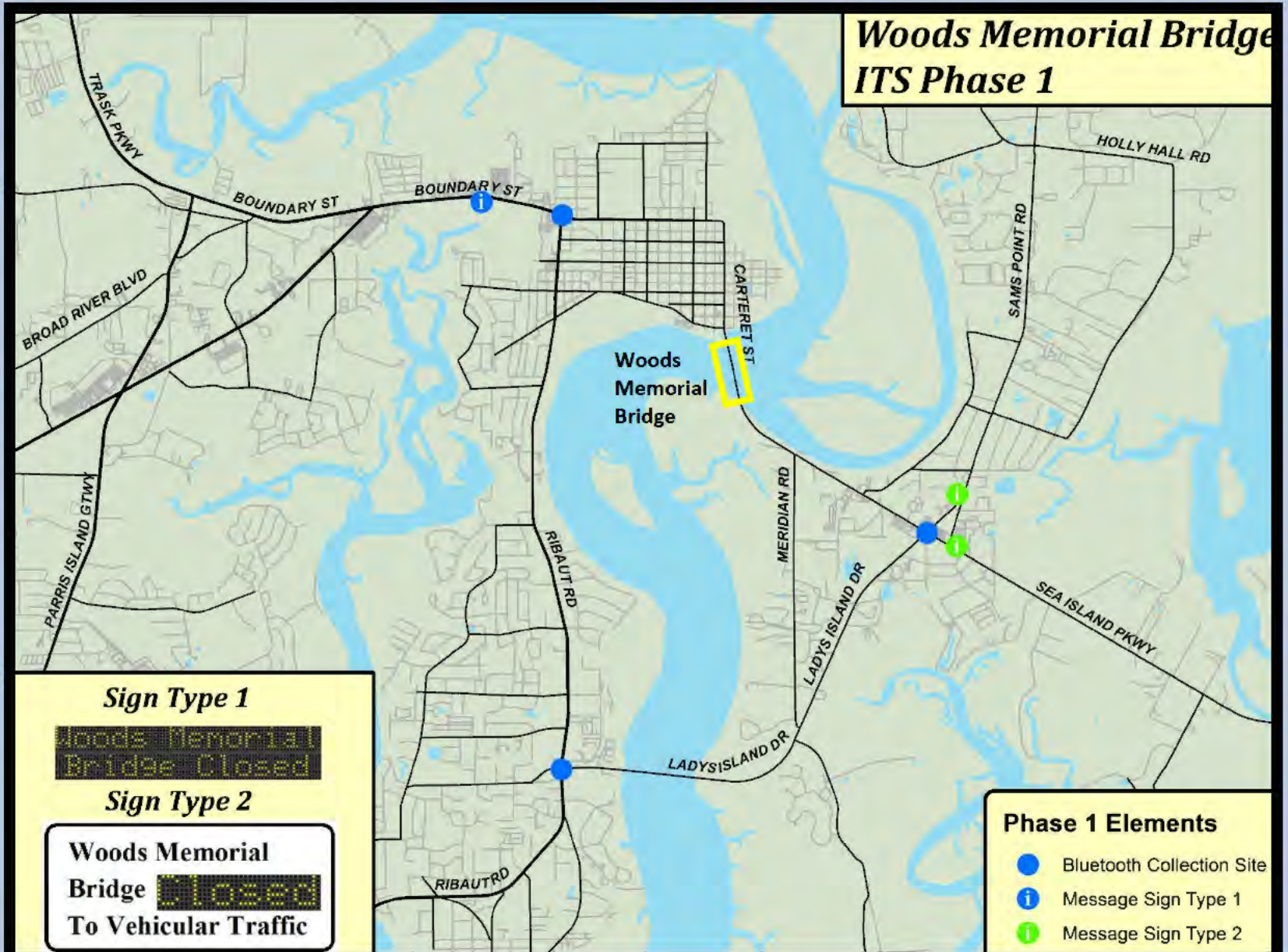
TIME FRAME: 0-5 years

PROJECT SUMMARY:

Road network surrounding the Woods Memorial Bridge allowing it to notify motorists when the bridge is about to open and informing drivers of alternate routes.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs –Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, less congestion creates a better traffic environment for residents and tourists
6. No



PROJECT BENEFITS:

Will decrease congestion and delay at the Woods Memorial Bridge and on the surrounding network.

ESTIMATED TOTAL COST

\$400,000

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 0.1 mile of sidewalk along Bluffton Parkway between the roundabout at SC 46 and Bluffton Parkway and the offices at Myrtle Park.



ESTIMATED TOTAL COST

\$150,000

PROJECT BENEFITS:

This will connect two existing sections of an already existing multi-use pathway providing a safer route for pedestrians.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, it provides a safer way for those living or working near this area who must use the sidewalk to reach their destination.
6. Benefit Cost Study - No

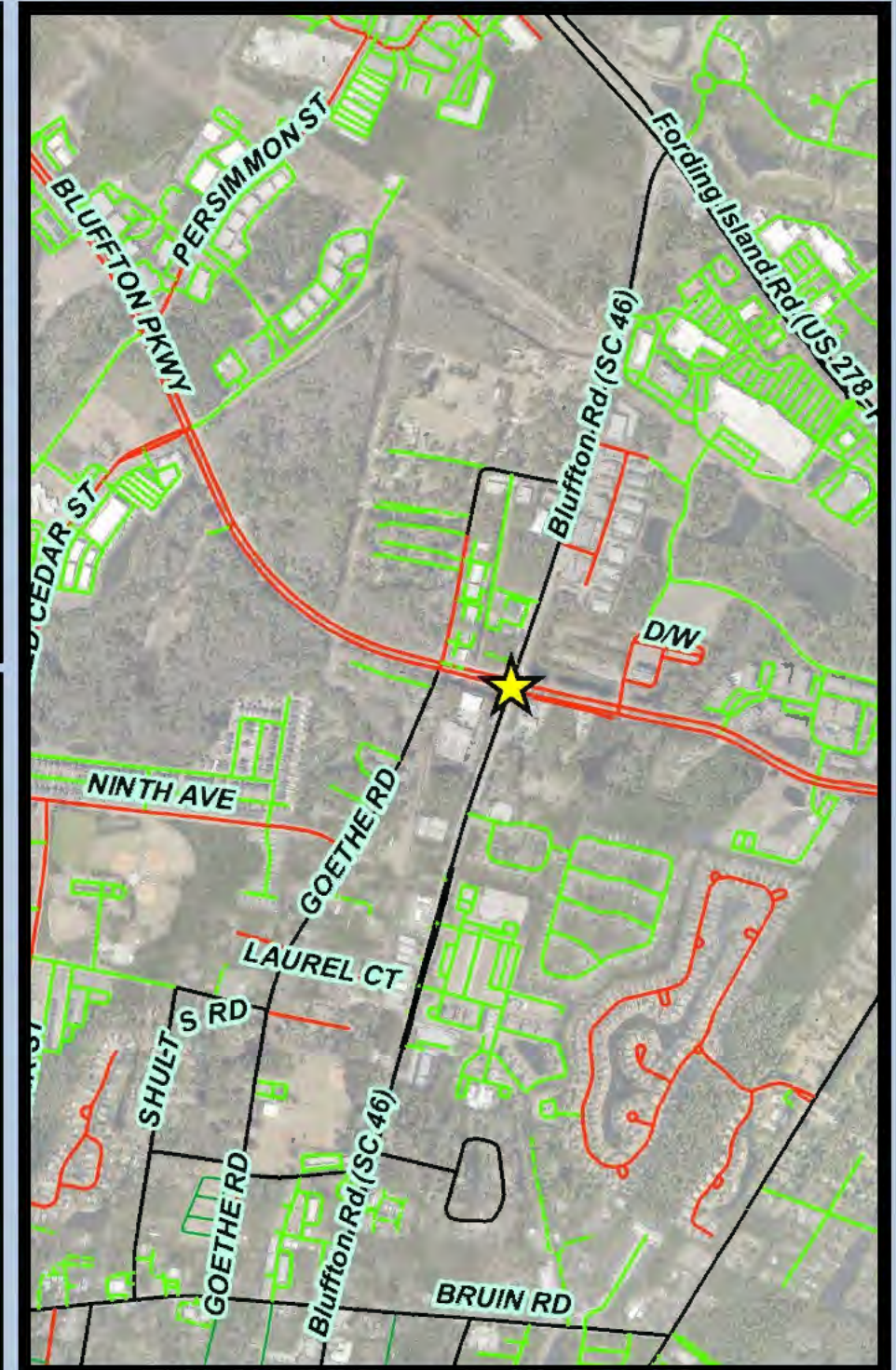
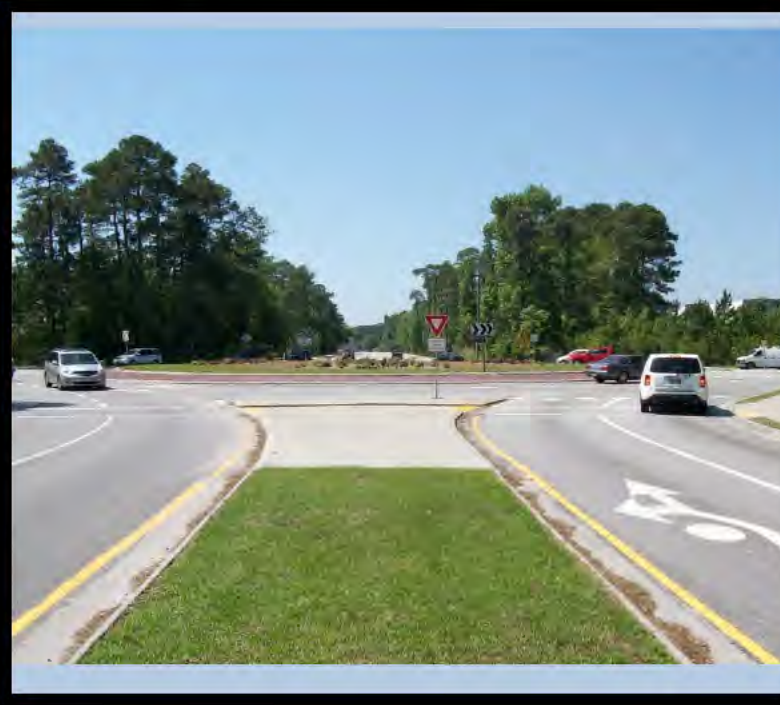
PROJECT 2014: 12 – Alignment Adjustments to Bluffton Pkwy/ SC 46 Roundabout

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Redesign and construction of the SC 46 and Bluffton Parkway Roundabout. The existing roundabout will remain in place. The approaching roads will be slightly re-aligned to allow for better traffic flow and reduced accident potential.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - an easier traffic flow will create more traffic bringing tourists and locals to this area of Bluffton Parkway
3. Maintenance Costs - Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of another route from SC Hwy 170 to the Hilton Head Island bridges
6. Benefit Cost Study - No

PROJECT BENEFITS:

Modifications to this existing roundabout will correct flaws in the design that will allow for safer passage through the roundabout.

ESTIMATED TOTAL COST

\$1,500,000

PROJECT 2014: 13 - Burnt Church Road, MC Riley, Ulmer Rd., Pathway and Intersection Improvements

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 2 miles of bike and pedestrian connections as well as sidewalks to residential areas. A roundabout will be built at Burnt Church Road and Bruin Road. Pedestrian and bike access will be created for 0.7 miles connecting PALS and MC Riley Elementary School.



PROJECT BENEFITS:

Creating more bike and pedestrian pathways throughout the county improves mobility of residents and makes it easier for residents to reach their destination. The new roundabout will correct safety concerns.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer pathways and roadways improves the lives of those living in the area.
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$3,750,000

PROJECT 2014: 14 - Lake Point Dr. and Old Miller Rd. Pathways & Connections

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

1 mile of pathway construction and new 2-lane connector with pathways from Sandy Point Drive to Old Miller Road. Traffic calming will be added.



PROJECT BENEFITS:

Pathway and traffic calming will provide safer travel for residents and guests. Provides an alternate route for emergency vehicles to go from May River Road to Buckwalter Parkway.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer pathways and roadways improve the lives of those living in the area
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$2,100,000

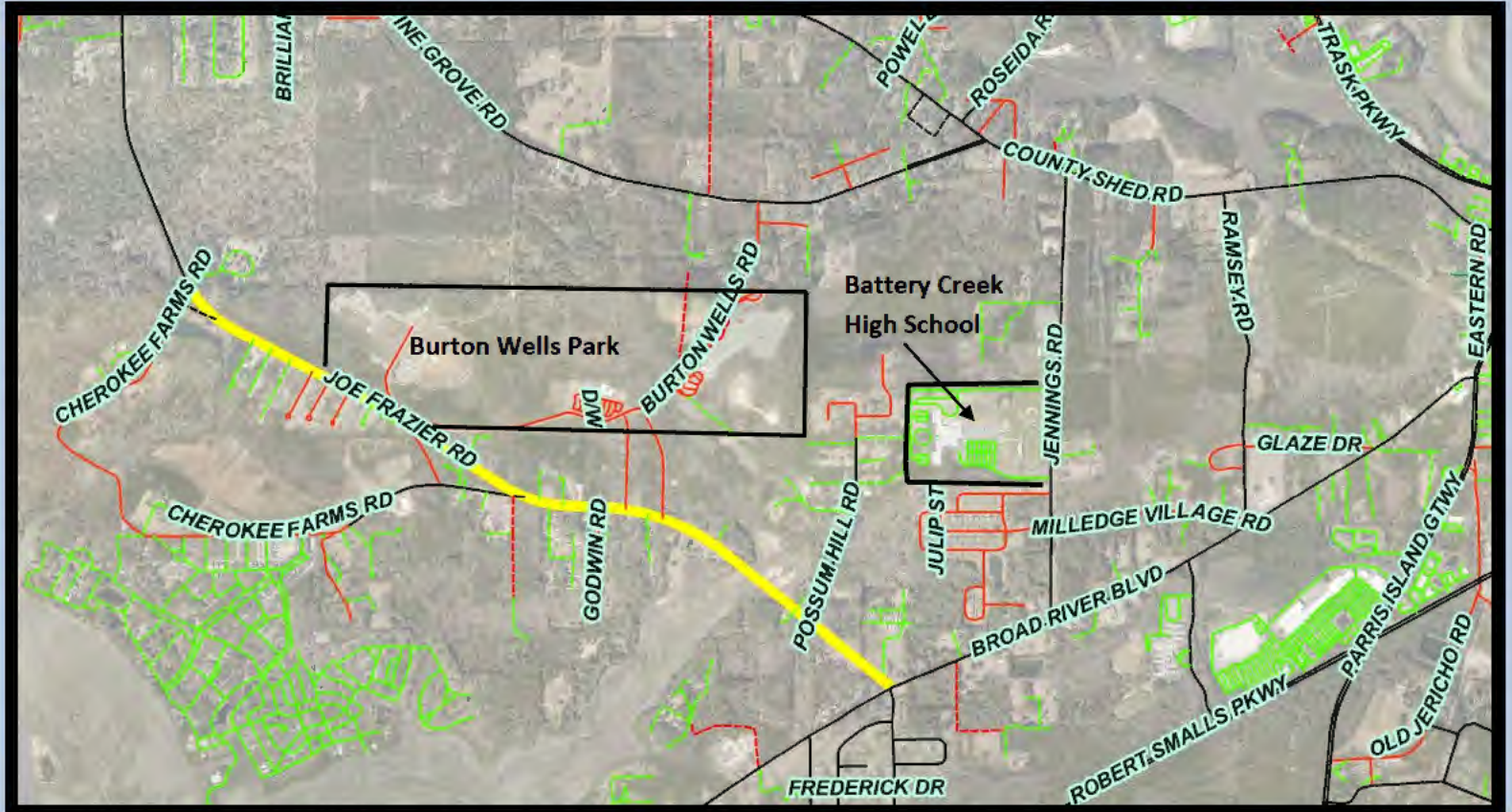
PROJECT 2014: 15 - Joe Frazier Road

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Turn lanes, bike and pedestrian improvements will be made to 2.1 miles of Joe Frazier Road and will add turn lanes on Joe Frazier Road.



PROJECT BENEFITS:

Provides bike and pedestrian connections to residential areas along Joe Frazier Road, Burton Wells Recreation Complex and existing facilities on Broad River Boulevard. The addition of turn lanes will improve capacity and efficiency of the roadway.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement – Yes, allows residents in this area to be able to safely walk and bike to their destination.
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$7,000,000

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY & TOWN OF PORT ROYAL

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Re-build the existing intersection to allow dual left turn lanes at the intersection of Parris Island Gateway and Savannah Highway. New mast arms would also be installed.



PROJECT BENEFITS:

Currently there is only one left turn lane for traffic moving northbound causing congestion. A second left turn lane would be added to improve traffic flow.

PROJECT CRITERIA:

- 1. Other sources of money - None
- 2. Revenue Generated - None
- 3. Maintenance Costs - Does not increase current maintenance costs
- 4. Job Creation - No
- 5. County Improvement - Yes, creation of an easier and safer traffic flow for a busy intersection
- 6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$750,000

PROJECT 2014: 17 - Port Royal Spine Road

PROJECT LOCATION: TOWN OF PORT ROYAL

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New 0.9 miles of roadway along existing railroad right-of-way connecting the Port of Port Royal to Ribaut Road.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – Yes
3. Maintenance Costs – Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of pathways promotes activity and opportunities.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Presents commercial and residential development opportunities.

ESTIMATED TOTAL COST

\$5,000,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES
TIME FRAME: 0-5 years

PROJECT SUMMARY:

Replacement of the following existing span wire intersections:

SC 170 at Callawassie

SC 170 at Riverbend

US 278 at Tanger 2

US 278 at Tanger 1

US 278 at SC 46

US 278 at Malphrus

Ribaut Road at Duke St

Ribaut Road at North St

Ribaut Road at Bay St

Ribaut Road at Hermitage St

Sea Island Pkwy at Beaufort High

May River Road at Buck Island Rd



PROJECT BENEFITS:

Mast arms are more durable than the traditional span wire intersection and are capable of handling 130 mph winds. This will minimize destruction of the signal system during a tropical storm or hurricane type event. Improved aesthetics and reduced maintenance costs.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersections without raising maintenance costs
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

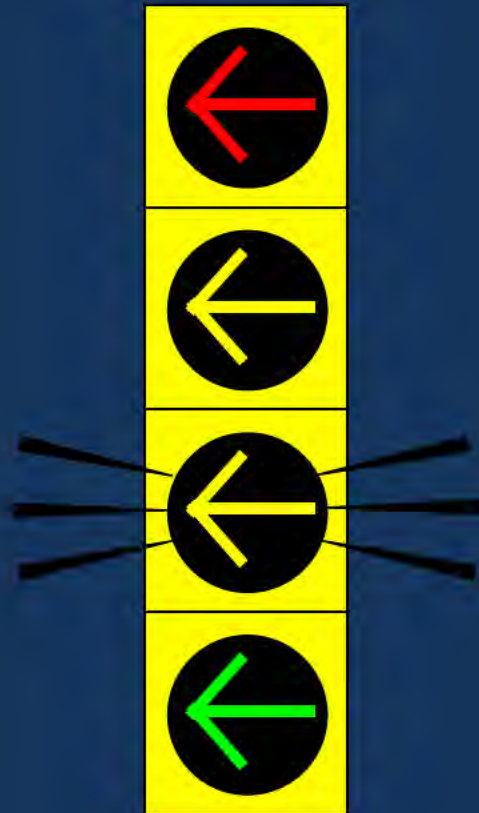
\$2,000,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Replacement of current traffic signals, countywide, with new left turn signal displays.



PROJECT BENEFITS:

Flashing yellow arrow signal heads have been shown to reduce crashes, decrease driver confusion and decrease delay. In addition, they provide more flexibility to handle variable traffic volumes.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Yes
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersection for Beaufort County motorists
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$500,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES
TIME FRAME: 0-5 years

PROJECT SUMMARY:

20 current traffic signals throughout Beaufort County would have battery backup power installed allowing the intersections to operate during a power outage.

PROJECT BENEFITS:

This helps prevent gridlock and dangerous situations during a power outage. Also, this keeps officers out of the intersection during a power outage.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Yes
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersections for motorists who are driving during a power outage
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$500,000

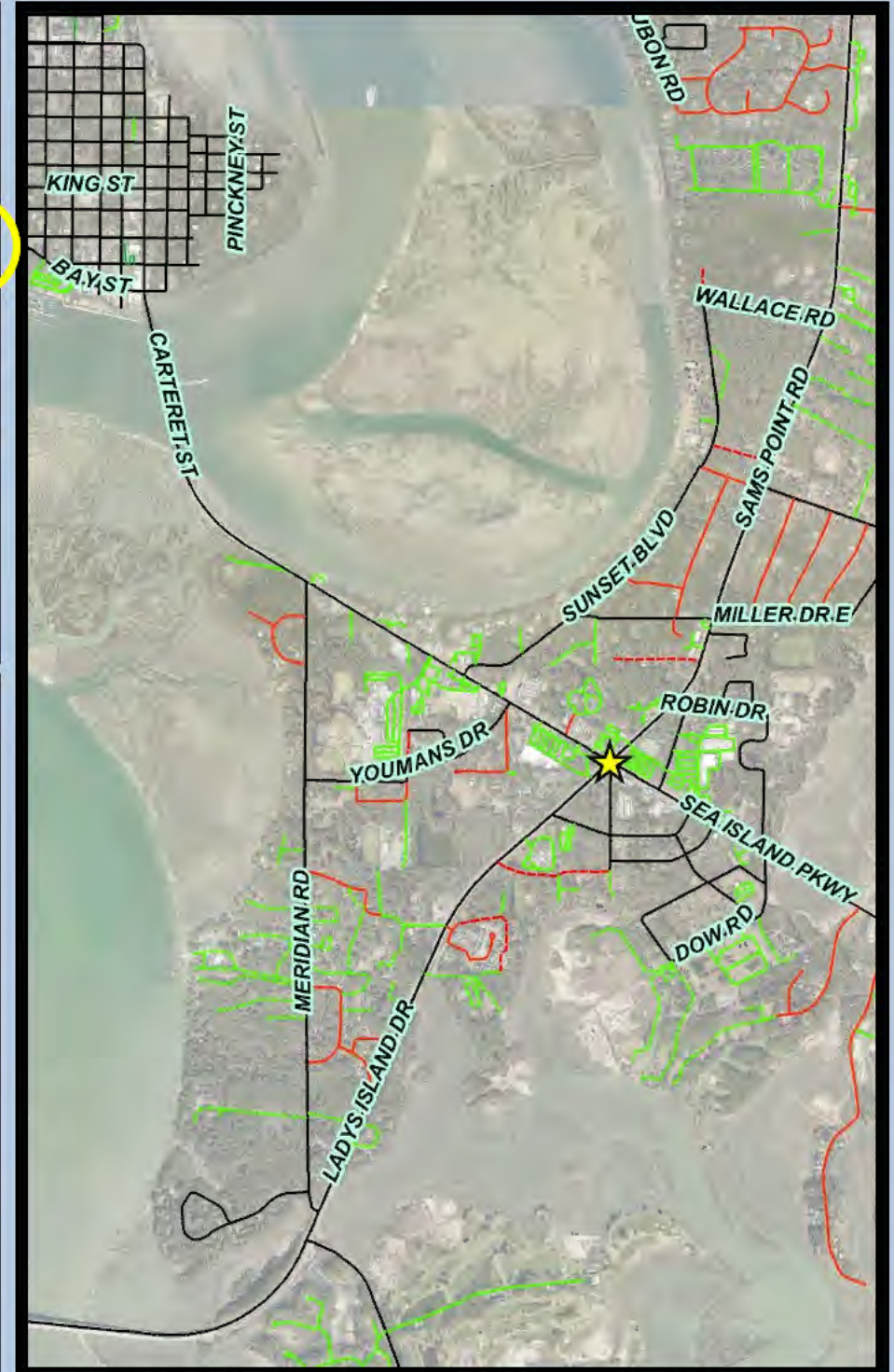
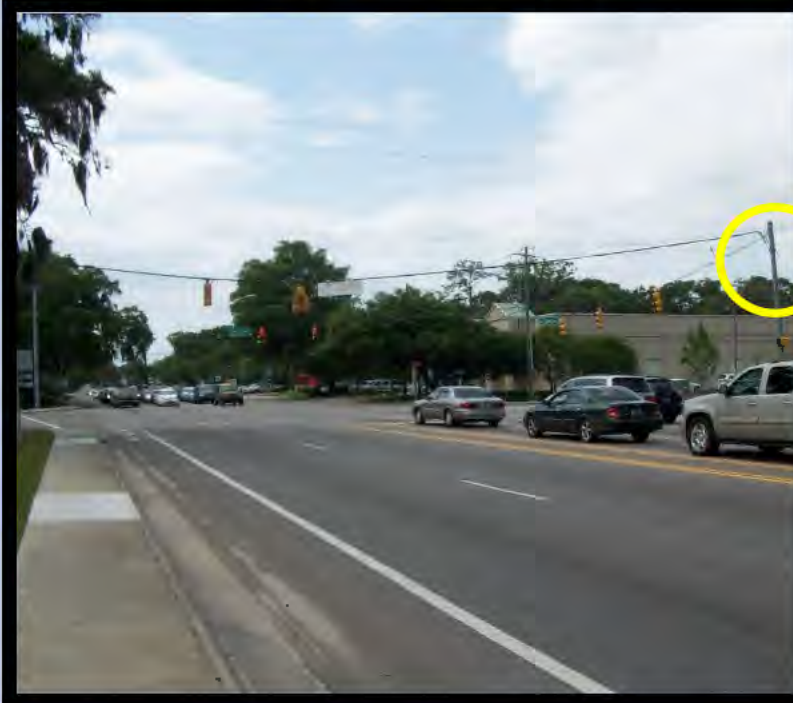
PROJECT 2014: 21 - Sea Island Parkway (US-21) @ Ladys Island Drive (US-21B) Intersection Rebuild

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Rebuild the intersection at Sea Island Parkway and Ladys Island Drive by installing new mast arms to correct failing poles. Implement new signal phasing.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer intersection for Beaufort County motorists
6. Benefit Cost Study - No

PROJECT BENEFITS:

The current signal support poles are failing, which creates a potential safety hazard. The new mast arm and signal phasing will create a safer, more efficient intersection.

ESTIMATED TOTAL COST

\$2,000,000

PROJECT 2014: 22 - Meridian Road

PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 1.6 miles of bike and pedestrian connections along Meridian Road to bike and pedestrian facilities on Ladys Island Drive and Sea Island Parkway.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer pathway for bikers and pedestrians
6. Benefit Cost Study - No

PROJECT BENEFITS:

The completion of this bike and pedestrian connection will provide a safe pedestrian connection between Ladys Island Drive and downtown Beaufort.

ESTIMATED TOTAL COST

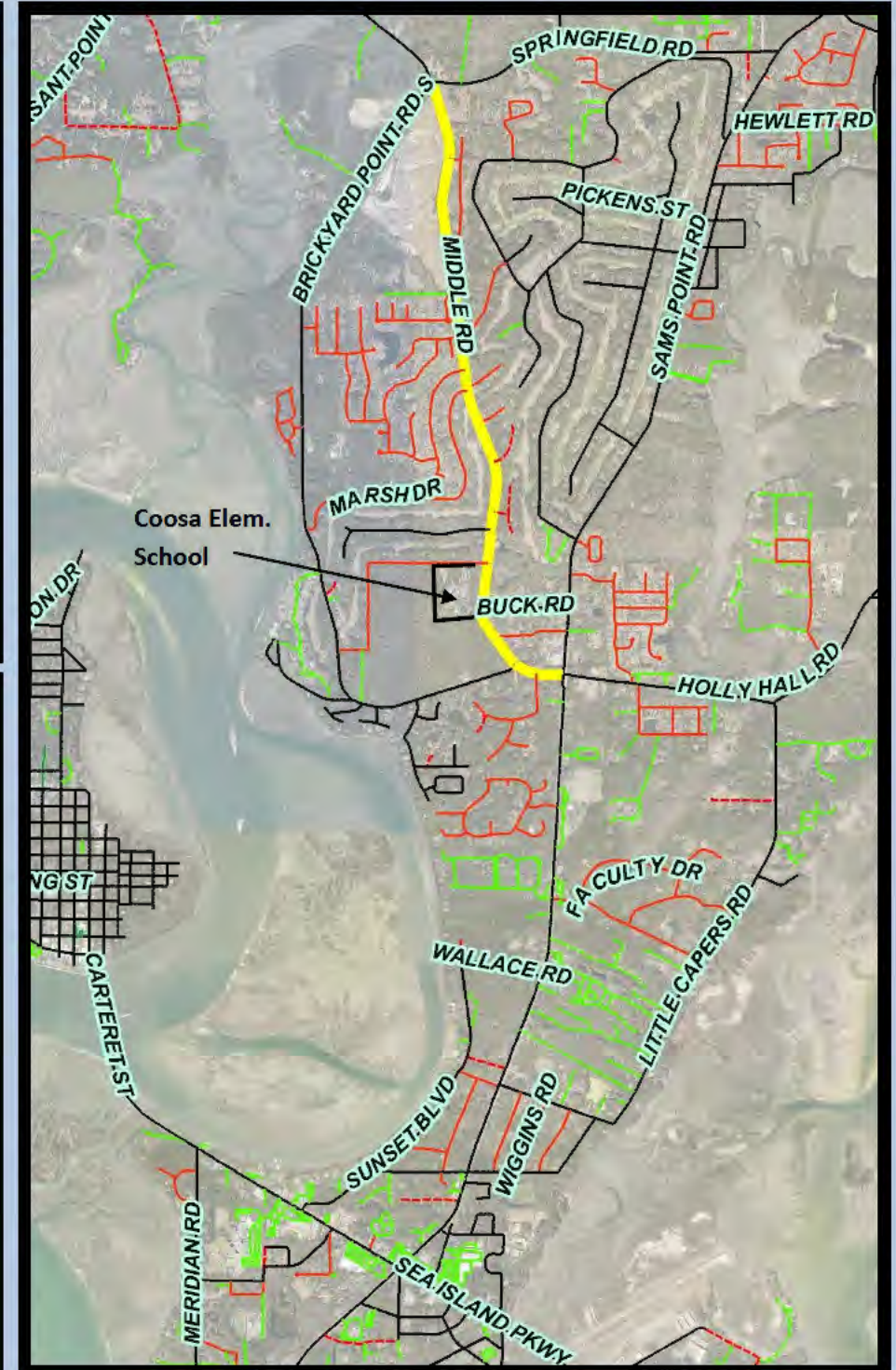
\$1,500,000

**PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY**

TIME FRAME: 0-5 years

PROJECT SUMMARY:

**2.4 miles of pathway construction
between Brickyard/Sams Point to
Springfield Rd.**



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of pathways promotes healthy living and creates an alternative route for those needing to reach their destination
6. Benefit Cost Study - No

PROJECT BENEFITS:

**Provides connection between
residential areas along Middle Road
to Coosa Elementary School and
pedestrian facilities on Sams Point
Road.**

ESTIMATED TOTAL COST

\$2,000,000

PROJECT 2014: 24 - WK Alston Connector

PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY & CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction of 300 feet of new 2-lane road with sidewalk connecting WK Alston to Wal-Mart.

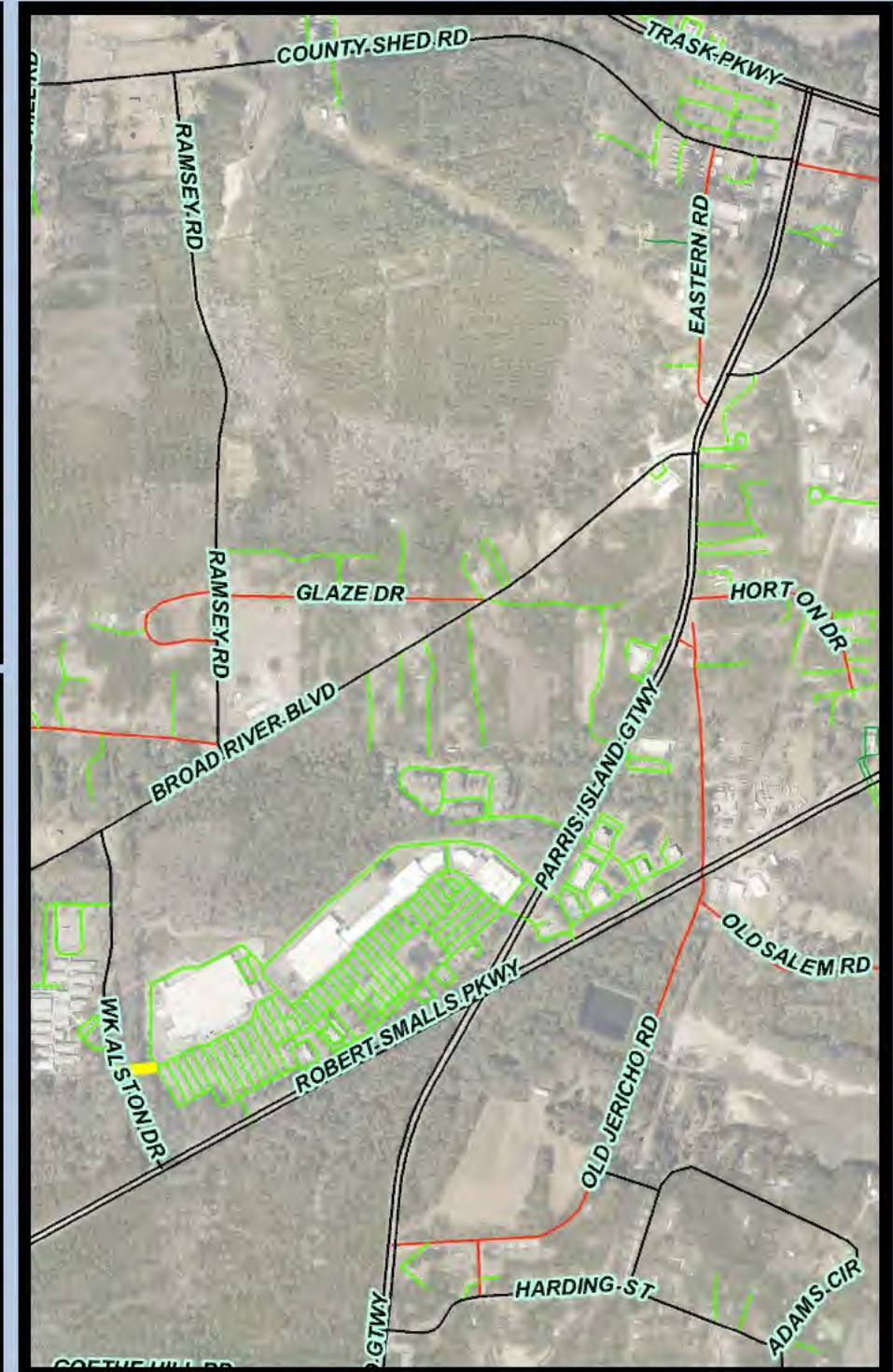


PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Yes
4. Job Creation - No
5. County Improvement - Yes, creates safer pathway for residents to reach their destination
6. Benefit Cost Study - No

PROJECT BENEFITS:

Provides an additional driveway to serve as an exit/entrance to the Wal-Mart and Cross Creek shopping center in an effort to reduce congestion and improve safety at the exiting driveways on Robert Smalls Parkway.



ESTIMATED TOTAL COST

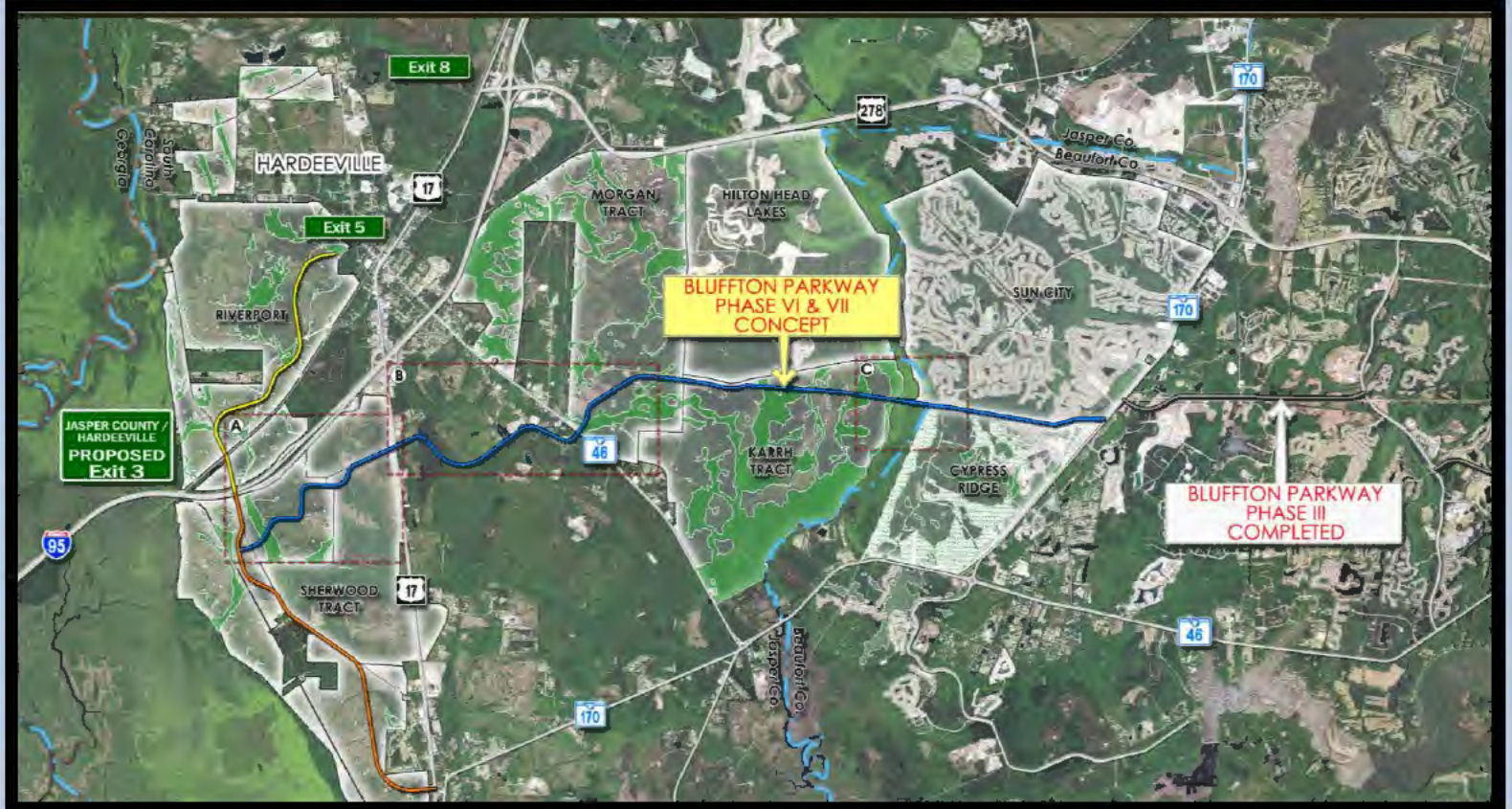
\$500,000

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 15+ years

PROJECT SUMMARY:

Extension of Bluffton Parkway from SC 170 to Interstate 95.



ESTIMATED TOTAL COST
\$5,000,000

PROJECT BENEFITS:

This extension provides a parallel route to US Hwy 278 from I-95 to Pinckney Island easing congesting during high traffic periods. It also provides a second evacuation route for Hilton Head and Bluffton residents.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – Makes Bluffton and Hilton Head more appealing
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of another route to Hilton Head Island makes the area more appealing to tourists. It also creates another evacuation route for locals.
6. Benefit Cost Study - No

Capital Improvement Projects Summary

Project Category	Category Total Cost
Capacity Improvement & Economic Development	\$40,500,000
Intersection Safety Improvements	\$14,750,000
Complete Streets Projects	\$13,850,000
Connectivity	\$7,000,000
Bicycle/Pedestrian Improvements	\$9,650,000
Intelligent Transportation System/Signal System	\$3,700,000
TOTAL COSTS OF CAPITAL IMPROVEMENT PROJECTS	\$89,450,000



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Monday, May 12, 2014
6:30 p.m.

Whale Branch Early College High School
169 Detour Road, Seabrook

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. April 28, 2014 meeting ([backup](#))
4. Public Comment
 - A. Each presentation not to exceed 10 minutes
 1. Lowcountry Economic Alliance ([backup](#))
 2. Town of Bluffton update ([backup](#))
 3. Riverview Charter School ([backup](#))
 4. Beaufort-Jasper Water & Sewer Authority ([backup](#))
 5. Town of Hilton Head Island ([backup](#))
 6. Technical College of the Lowcountry ([backup](#))
 7. Town of Port Royal ([backup](#))
5. Adjourn

Capital Project Sales Tax Commission Minutes – April 28, 2014

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

Approval of Meeting Minutes:

Chairman Forrest asked for a motion to approve the minutes from the April 21, 2014 meeting. A motion was made, a second was given and the Commissioners approved the minutes unanimously.

Public Comment:

Chairman Forest reminded the public the Commission is to listen and take into consideration the projects presented and what order those projects should go, if a 1 cent sales tax referendum is put on the ballot in November of 2014. He stressed 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 said the Commission has two missions: to formulate a question that will appear on the ballot and to prioritize a list of projects that would be included in the referendum.

Chairman Forrest reminded the presenters to try and stick to the 10 minute limit for presentations and that all questions from the Commissioners will be held until the presentation is completed.

He also let the public know if they do want to make a presentation to check in with Mrs. Nelson and that each presenter should address the Chairman and Commission and state their name and affiliation at the Podium.

Bluffton Mayor Lisa Sulka is called to the podium.

Town of Bluffton Presentation:

Mayor Sulka says the Town has many needs but there are 3 major needs she will be presenting:

1. Bluffton Parkway Phase 5B – 2.5 mile realignment of Bluffton Parkway costing \$28M – there are no other sources of funding for this project, project opens up key commercial areas for growth and tax revenue would increase. Operation and maintenance costs would be similar to the existing Bluffton Parkway Phases 1-4. There would be short-term construction and engineering jobs for this project and long-term jobs would come from commercial enterprises on sites opened by the Parkway.

2. May River Initiatives – sewer connections in six areas along the May River, hydrology projects – expansion of stormwater pilot program. Taxes and fees could fund this project but that could take decades, it is not eligible for Community Development Block Grants, sewer operation

and maintenance costs are handled by BJWSA but the stormwater maintenance would be taken on by the Town of Bluffton, construction and engineering jobs would be needed for the project, this project helps Beaufort County as a whole because people, beyond Bluffton, use the May River for recreational and job purposes.

3. Bluffton Public Development Corporation – need infrastructure in this commerce park to bring in more businesses and economic development. The MCIP could supplement the funding but waiting for this funding could put off the project for years. Once the project is completed the Business Park's Property Owner's Association will handle all of the maintenance costs. It's an area that will focus on bringing jobs to Beaufort County which will bring in tax revenue.

Questions from the Commission to the Town of Bluffton:

Vice-Chairman Richardson asks about Bluffton Parkway Phase 5B – why should we go back and fix something when we should have done it right the first time. Mayor Sulka said she believes that is a case of misinformation. She said this project was on the list to be funded in the 2006 referendum but it kept being bumped further down the list and then the money from the referendum ran out leaving this project unfinished. Vice-Chairman said \$28M is a lot of money to construct 3 miles. Colin Kinton, Beaufort County Traffic Engineer, stood up to answer the question. Mr. Kinton said the cost of \$28M is a realistic number. It's to acquire right of ways, actual construction, inspections and more during a project. Commission Covert said he agrees that \$10M a mile just seems a little outside of normalcy. Mr. Kinton said there are Engineers who come up with the cost estimate and the cost estimate is in today dollars. Then that cost estimate is forecasted out 3-5 years. There is also a 20%-30% contingency amount of money put into the cost estimate. Vice-Chairman Richardson asks Mr. Kinton if there is a minimum number of bids the County requires for a project. Mr. Kinton said 3-5 bids. Vice-Chairman asks if the impact fees that could fund some of the projects, if a project is funded from the 1 cent sales tax and impact fees are collected later, could some money be returned? Gary Kubic, Beaufort County Administrator, walks to the podium and says all of the Engineers estimates would be made available to the Commission members. Mr. Kubic says this project is a joint endorsement between the County and Town because it is the only project that was on the 2006 referendum that didn't get completed. The County is obligated by law to seek any funding source for projects. As far as fees, Mr. Kubic explained those have to be created by traffic studies or impact studies. If fees are in place, they were predicated on emerging needs of a prior study. If a new study were made for additional fees then there would be a new process for assigning those fees. Commissioner Graber asks Mayor Sulka the path of the project appears to follow the SCE&G right of way, will the right of way be acquired from SCE&G and will the County pay market value for the right of way. Jim Ayers, Town of Bluffton Engineer, says not necessarily because there are several land owners along the project route that also have right of ways. Mr. Ayers explains the cost estimate of the project does include purchase of right of ways from the land owners. Mr. Graber asks what percentage of the cost estimate is for right of way purchase. Mr. Ayers said he didn't know but would pass that to the Commission. Commissioner Graber asks

the Mayor if a business or person has expressed interest in opening a business in the area of this new route once it is completed. Mayor Sulka says yes. She says this area of the new route is where the Town would like to see growth and where the Town can handle growth. The Mayor also stressed by straightening this section of Bluffton Parkway will make it easier for hurricane evacuations and give a better opportunity to talk with Jasper County about taking Bluffton Parkway all the way to Exit 3 at Interstate 95. Commissioner Robinowich brings up extending Bluffton Parkway to Exit 3 is very important. He says so far Beaufort County has been blessed but one day he says it could happen if a hurricane were to come and the entire County will have to evacuate. He says extending Bluffton Parkway to Exit 3 is going to be a blessing. Chairman Forrest comments the Bluffton Parkway is currently functioning. He says it may not be exactly the way everyone wants it but it does work. Chairman Forrest says the Town may feel some push back because of the cost. Chairman Forrest says he had also heard a significant amount of the right-of-ways were going to be donated. He asks if that is still the case? Mayor Sulka says there are some that still plan to be donated and says she will get a breakdown of what is going to be donated and what the market value of the donation is. Chairman Forrest says this project stands out because it was leftover from the 2006 referendum. He says the public may ask, "if you didn't deliver in 2006 what makes us think you will deliver in 2015". Vice-Chairman Richardson asks Mayor Sulka who owns the land at the Bluffton Public Development Corporation. Mayor Sulka says the Town owns 11 acres and the remaining 38 acres is owned by the developer of the Park. Vice-Chairman Richardson asks exactly where the road would be built. Mayor Sulka says it is a ring road that would complete the road off the circle and go around to where the nature path is on Buckwalter Parkway. Chairman Forrest asks would the right-of-way have to be purchased. Mr. Ayers says the Town owns one right-of-way and the other right-of-way would have to be acquired from the existing developer. Chairman Forrest says the \$6M price tag seems high. Mr. Ayers says the Town will get a better explanation of costs to the Commission. Vice-Chairman Richardson asks for a breakdown on costs of all the projects. Commissioner Graber asks about the May River Initiatives. He asks if there is a proof that septic tanks are failing and if those failings are polluting the May River. Mr. Ayers says the study can't for certain say the septic tanks are polluting the May River but there are years of studies showing an increase of bacteria and concurrent failing septic tanks that drain into the May River water shed. Commissioner Covert asks Mr. Ayers if he has documentation that shows were bacteria into the May River where Oyster beds have been closed. Mr. Ayers says yes. Commissioner Covert asks for the documentation. Commissioner Covert then asks about the ring road at the Bluffton Public Development Corporation – he asked the Mayor to send addition information to the Commission on whether the \$6M is just for the road or if that also includes utility, water and sewer, etc. Commissioner Covert also asks if the Town has looked at impact fees to fund this project? Mayor Sulka says the Town already has an impact fee structure through the County. She explains the utility tax credits are something they work with the utility companies on. Mayor Sulka says the utility companies worked with the Town in the purchase of 11A last year. She added, MCIP revenue would be a way the Town could bring in money if businesses move into the area.

Beaufort County Presentation:

Mr. Kubic addresses the Commission first by answering the question that Chairman Forrest asked earlier in the meeting and Commissioner Covert remarked on – why can you do it now but you couldn't then? Mr. Kubic said the worst economic down turn occurred in 2008. Impact fee collection went down to zero which was a major factor in funding the projects. He goes on to say if it weren't for the State Infrastructure Bank we wouldn't have gotten this far along on the 2006 referendum list of projects. Mr. Kubic then gives a quick summary of the Beaufort County presentation. He tells the Commission, the list they are about to see is 25 projects that started out as 85 projects. Colin Kinton, then takes the podium to go over each project and says when the County was picking projects they looked at the need for each project including safety, capacity improvement, connectivity, multi-modal needs and economic development. He says the County also looked at public requests, and infrastructure utilization.

The following are the Beaufort County projects presented.

1. Bluffton Parkway Phase 5B - 2.5 mile realignment of Bluffton Parkway costing \$28M
2. US 278 Traffic Adaptive – updating the software in the traffic signals along US 278 from Hwy 170 to the Hilton Head Island bridges. The software would allow the traffic signals to automatically update timing during heavy traffic times.
3. Planning and Engineering of US 278 widening from the Hilton Head Island bridges to Squire Pope Road. Currently the widening of the bridges is not on the SCDOT list and the road is already at capacity. One of the bridges is almost at its lifespan.
4. Jenkins Island HHI Gateway project. Change median crossovers in front of the Blue Heron Point and Windmill Harbour.
5. CC Haig Boat Landing and Pinckney Wildlife access change. Easier and safer access to both.
6. US 278 Access Management – changing intersections for different roads along US 278 between the HHI bridges and Hwy 170.
7. Spanish Moss Trail – adding several miles to the existing pathway
8. Depot Road sidewalk
9. Salem Road pathway construction
10. Technology improvements to Woods Memorial Bridge informing motorists the bridge is open and providing re-routing information.
11. Bluffton Parkway Phase 1 Pathway Completion – connecting 0.1 mile of sidewalk between the 46 traffic circle and Myrtle Park.

12. Adjustments to Bluffton Parkway/SC 46 Roundabout
13. Burnt Church Rd, MC Riley, Ulmer Rd Pathway and Intersection Improvements
14. Lake Point Drive and Old Miller Rd pathways and connections
15. Joe Frazier Road – turn lanes, bike and pedestrian improvements
16. Parris Island Gateway at Savannah Highway – new mast arms for the traffic signal and a second left turn lane will be added
17. Parris Island Spine Road – new 0.9 miles of 2-lane roadway and multi-use pathway
18. Mast Arm Upgrades to signals across the County making the traffic signal much more wind resistant.
19. Flashing Yellow Arrow Upgrades – new safer traffic signals with addition flashing yellow arrow for left turns
20. Traffic Signal Battery Backup System – allows traffic signals to stay on when there is a power outage. Battery will last 8-12 hours.
21. Sea Island Parkway @ Lady's Island Drive Intersection Rebuild – install new mast arms to replace failing traffic poles and lines
22. Meridian Road – bike and pedestrian pathway along Meridian Road to Lady's Island Drive
23. Middle Road/Coosa Safe Routes to School – 2.4 miles of pathway connection.
24. WK Alston Connector – road to connect WK Alston to Wal-Mart parking lot off Robert Smalls Parkway
25. Bluffton Parkway Phase 6 Planning and Engineering – planning and engineering for the extension of Bluffton Parkway to Exit 3 of I-95.

All projects total just under \$90M.

Questions from the Commission to Beaufort County Officials:

Commissioner Graber asks if the projects were put in order of priority. Mr. Kinton says no. He grouped the projects in order of location. Commissioner Graber said he was perplexed because the 4th project Beaufort County presented was to benefit one neighborhood – Windmill Harbour. Mr. Kubic addressed the Windmill Harbour project doesn't just affect one neighborhood. He says it affects all motorists driving down US 278, locals and tourists. Vice-Chairman Richardson interjects and explains to Commissioner Graber the Windmill Harbour intersection is one of the dangerous intersections in the County with people coming off the bridge at a high rate of speed.

Mr. Graber asks if the County plans to prioritize the projects. Mr. Kinton says the way the projects are grouped together, it is in a priority structure. Commissioner Covert suggests going item by item and asking questions on each project.

1. All questions asked during the Town of Bluffton project

2. Commissioner Covert asks about maintenance costs and if this software upgrade is necessary or every time there is a software upgrade, is Beaufort County going to want to replace the signals? Mr. Kinton says this new software upgrade will be sufficient for the County for the next 10-15 years. Commissioner Covert asks if there are any SCDOT funds that could fund this project. Mr. Kinton says not at this time there are no SCDOT funds for this project. In the entire Lowcountry region, the top priority for the SCDOT is to widen and resurface Hwy 17 from Exit 5 to the Georgia state line. Mr. Kinton explains this project will take all SC and Federal money for this region.

Vice-Chairman Richardson makes a statement about the fact that in the Beaufort County presentation, every project is listed as having no other funding available. He asks couldn't all of the projects be funded within the County or Town budget? Mr. Kinton says the County would have to raise taxes in order to fund these projects.

3. Vice-Chairman Richardson asks if this project includes raising the Karl Bowers Bridge? Mr. Kinton says yes. Commissioner Covert asks the \$5M marked for this project is only for planning and engineering of the project. Mr. Kinton says yes. Chairman Forrest comments he believes \$5M is too low.

4. Commissioner Robinowich asks if this project could be called something other than the Windmill Harbour project because by calling it that, there is a perception the project is only helping the residents of Windmill Harbour. Chairman Forrest says there have been several scenarios for this project. Chairman Forrest would like a detailed plan of what the County plans to do with this intersection.

5. Commissioner Graber asks Mr. Kinton at sometime these bridges will have to be replaced. Mr. Kinton says yes. Commissioner Graber then asks why should we pay \$5M for a project that SCDOT will pay for. Mr. Kinton explains if the planning and engineering is done for the project, then it makes it easier for the County to ask for state and federal funding for the construction of the project.

6. no questions

7. Vice-Chairman Richardson asks for clarification on what the project of the Spanish Moss Trail includes. Mr. Kinton says the trail would include all the colors indicated on the map and build a bridge over Robert Smalls Parkway. Commissioner Graber asks about other sources of funding

for this project. Mr. Kinton says there are hints there could be matching funds but at this time there are no definite other funds. Vice-Chairman Richardson asks if this Spanish Moss Trail is really wanted. Mr. Kinton says it gets a tremendous amount of use and is an attraction for visitors. Mr. Kubic asks the Commission to imagine Hilton Head Island without all of the bike and pedestrian paths currently in place and what that provides the public's quality of life and connectivity. Mr. Kubic said the Spanish Moss Trail is the beginning of pathways North of the Broad River. Commissioner Robinson asks if there are any security measures that will be taken for those who are riding the trail all the way out to Whale Branch because the trail goes through some rural areas. Chairman Forrest brings the attention to the fact that Beaufort County is asking for \$27M in pathway projects and he feels that is a lot of money for pathway projects.

8. no questions

9. Commissioner Covert asks why someone would want to walk all the way from Battery Park to downtown. Mr. Kinton says the people may not have a vehicle to drive, or they choose to use an alternate way of getting to their destination.

10. Commissioner Covert asks if there is a plan to replace the Woods Memorial Bridge. Mr. Kinton says no.

11. no questions

12. Vice-Chairman Richardson asks why was it designed the way it was in the first place. Mr. Kinton says this is the first multi-lane roundabout constructed by SCDOT. Chairman Forrest asked about the accident history and said there is usually an educational process when a roundabout is opened. Mr. Kinton says there were quite a few accidents when the roundabout opened but most of the accidents were fender benders. SCDOT did look at the roundabout and made significant lane marking and sign changes and the amount of accidents have gone down significantly. Chairman Forrest says he has a hard time spending \$1.5M on the roundabout if it's only been open for a few years.

13. no questions

14. Vice-Chairman Richardson asks if pathways are really necessary. Mr. Kinton says the Town gets requests regularly from residents for more pathways.

15. no questions

16. no questions

17. Vice-Chairman Richardson asks why should Beaufort County pay for that road when whoever buys the Port Royal Port will come in and build the road. Mr. Kinton says infrastructure does provide economic growth. The land has been on the market for 10 years and creating correct infrastructure may make the land more appealing for a buyer. Vice-Chairman Richardson

asks what the asking price is for the land. Commissioner Graber says the price is changing constantly. Vice-Chairman Richardson says he'd rather come up with the \$18M and purchase the land and then do whatever we want to do with it. Commissioner Graber agrees with Vice-Chairman Richardson in the purchase of the port. Mr. Kubic speaks up and suggests the Commissioners reach out to the Town of Port Royal about proposing the purchase of the Port when they present to the Commission.

18. no questions

19. Commissioner Covert remarks to Mr. Kinton that he had mentioned these new flashing yellow lights were going to be a new Federal Standard. Commissioner Covert asks, if these are going to be a new Federal Standard than why don't we just wait and have the federal government pay for the new signals. Mr. Kinton responds the Federal government can set standards but doesn't have to pay for the implementation of the standards. Chairman Forrest says the chances of receiving any money from Columbia or Washington D.C. for any project is very slim.

20. no questions

21. no questions

22. Vice-Chairman Richardson asks if this project is to re-do the road and construct pathways? Mr. Kinton says it's primarily to do the pathways but there may be some traffic calming road work as well.

23. no questions

24. Vice-Chairman Richardson asks why wouldn't Wal-Mart pay for this road? Mr. Kinton replies saying some of the land is owned by the School District and some of the land is owned by Wal-Mart. So far Beaufort County has received easement from the School District but haven't received anything from Wal-Mart.

25. Vice-Chairman Richardson is worried it will be difficult for Beaufort taxpayers to approve building a road that is primarily in Jasper County. Mr. Kinton says there are benefits to building the road because of another hurricane evacuation route and another road running parallel to US 278. He says by paying for the design and engineering now, it sets up Beaufort County for additional funding for the actual construction of the road.

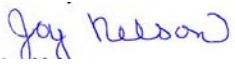
Chairman Forrest asks for any more comments or questions for Beaufort County. He then asks if there are any other public comments. Chairman Forrest reminds the public of the next two public meetings – May 12 at Whale Branch Early College HS and May 19 at HHI Town Council Chambers.

Adjourn:

Chairman asks for a motion to adjourn. Vice-Chairman Richardson gives the motion and Commissioner Robinowich seconds the motion. All vote unanimously to adjourn.

Commission adjourned at 8:20 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 12, 2014



**Beaufort County
Sales Tax Committee
May 12, 2014**

 **LOWCOUNTRY**
economic alliance

Right Place, Right People, Right Time



- **David Tigges**

Chairman, Lowcountry Economic Alliance

CEO, McNair Law Firm

- **Kim Statler**

Executive Director, Lowcountry Economic Alliance

- **John Culbreath**

Regional Director, Thomas & Hutton



- Public/Private Partnership formed in 2010
- Attract primary businesses to Beaufort County
- Help existing businesses grow in Beaufort County
- Diversify tax base/business community

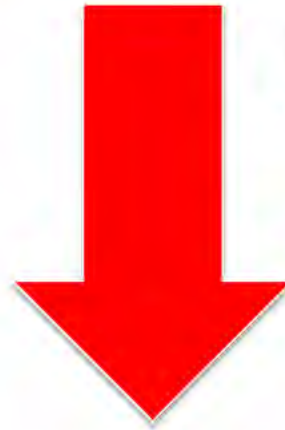
Tremendous Opportunities





Jobs in South Carolina

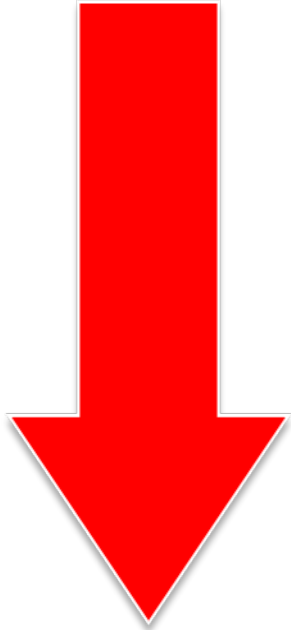
2.5%



Jobs in Beaufort County

1.2%

**\$34 million in lost wages
between 2009-2012**



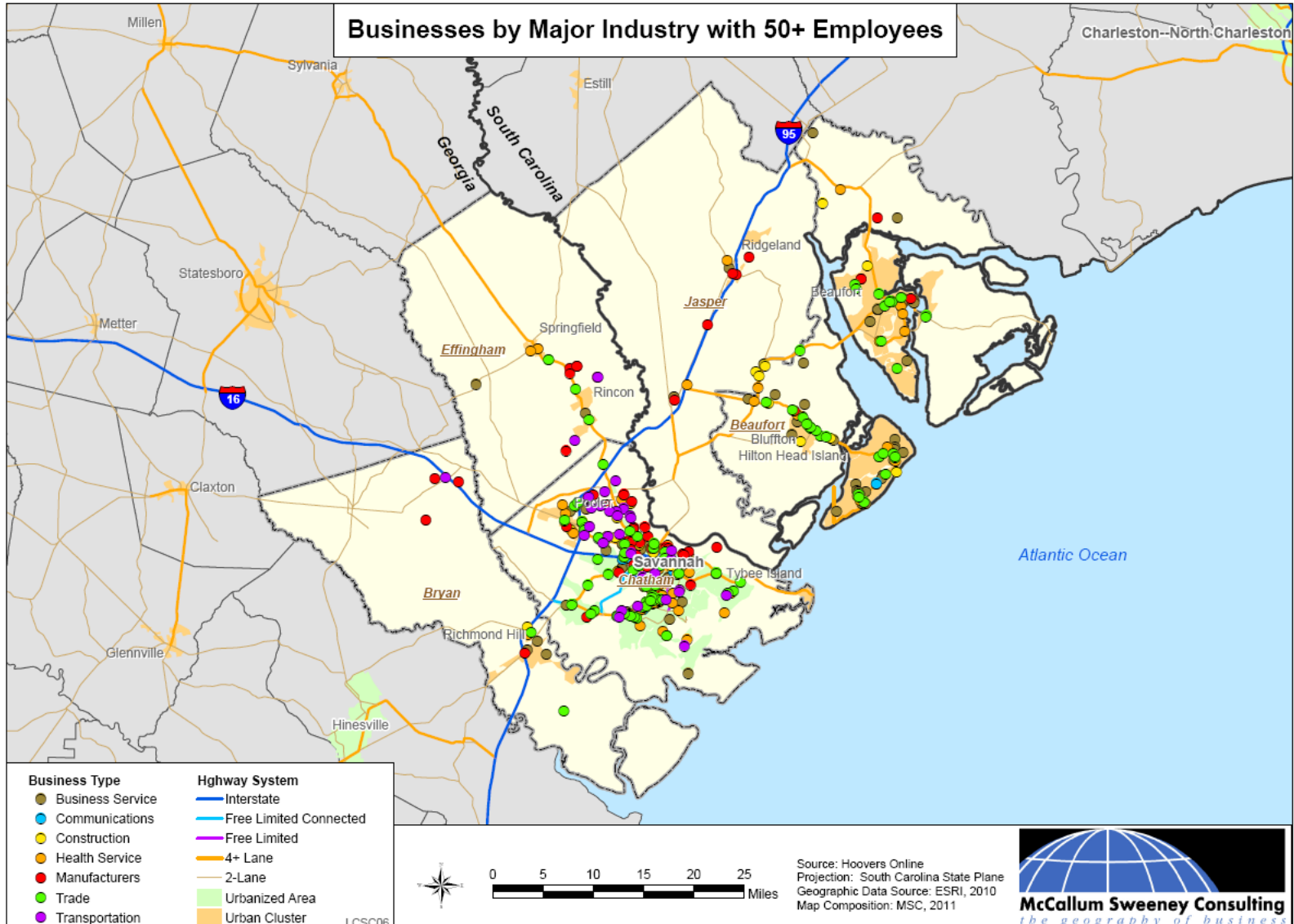
\$34 Million
Lost Wages



13,000
NEW Residents

WHY ARE WE LOSING?

Lack of Sites for Primary Employers





John Culbreath

Regional Director

Thomas & Hutton

Rail Industrial Park Conceptual Layout Rendering (#5)



Acreage Key	
1	+/- 44 Ac.
2	+/- 66 Ac.
3	+/- 40 Ac.
4	+/- 47 Ac.
5	+/- 30 Ac.
6	+/- 40 Ac.
7	+/- 38 Ac.
8	+/- 71 Ac.
9	+/- 40 Ac.
10	+/- 30 Ac.
11	+/- 27 Ac.

Building Key	
B1	300,000 SF
B2	300,000 SF
B3	400,000 SF
B4	500,000 SF
B5	200,000 SF
B6	200,000 SF
B7	700,000 SF
B8	250,000 SF
B9	250,000 SF
B10	600,000 SF
B11	600,000 SF
B12	1,000,000 SF
B13	700,000 SF
B14	700,000 SF
B15	700,000 SF

GENERAL NOTES:

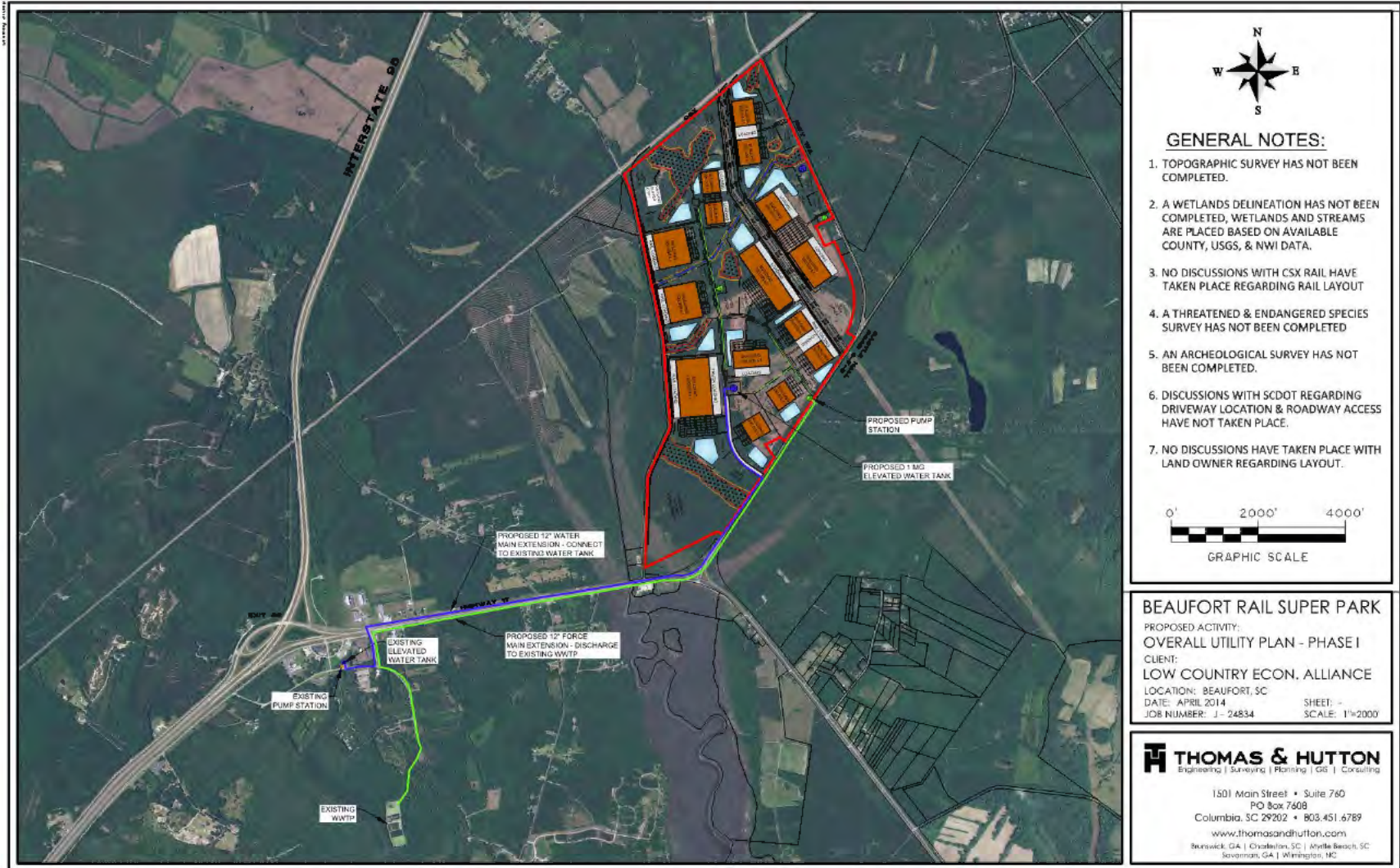
1. TOPOGRAPHIC SURVEY HAS NOT BEEN COMPLETED.
2. A WETLANDS Delineation HAS NOT BEEN COMPLETED. WETLANDS AND STRIPES ARE PLACED BASED ON AVAILABLE COUNTY, USGS, & NWDI DATA.
3. NO DISCUSSIONS WITH CSX RAIL HAVE TAKEN PLACE REGARDING RAIL LAYOUT.
4. A THREATENED & ENDANGERED SPECIES SURVEY HAS NOT BEEN COMPLETED.
5. AN ARCHEOLOGICAL SURVEY HAS NOT BEEN COMPLETED.
6. DISCUSSIONS WITH SCDDP REGARDING DRIVEWAY LOCATION & ROADWAY ACCESS HAVE NOT TAKEN PLACE.
7. NO DISCUSSIONS HAVE TAKEN PLACE WITH LAND OWNER REGARDING LAYOUT.

SF PROVIDED:

TOTAL SITE AREA = 832 ACRES
 TOTAL SF PROVIDED = 6,130,000
 TOTAL SF/ACRE = 7,368
 TOTAL RAIL SERVED SF PROVIDED = 5,300,000
 TOTAL RAIL SERVED SF/ACRE = 6,370

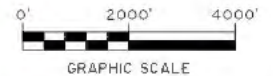


Overall Utility Plan – Phase I



GENERAL NOTES:

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BEAUFORT RAIL SUPER PARK

PROPOSED ACTIVITY:
OVERALL UTILITY PLAN - PHASE I
 CLIENT:
LOW COUNTRY ECON. ALLIANCE
 LOCATION: BEAUFORT, SC
 DATE: APRIL 2014 SHEET: -
 JOB NUMBER: J-24834 SCALE: 1"=2000'

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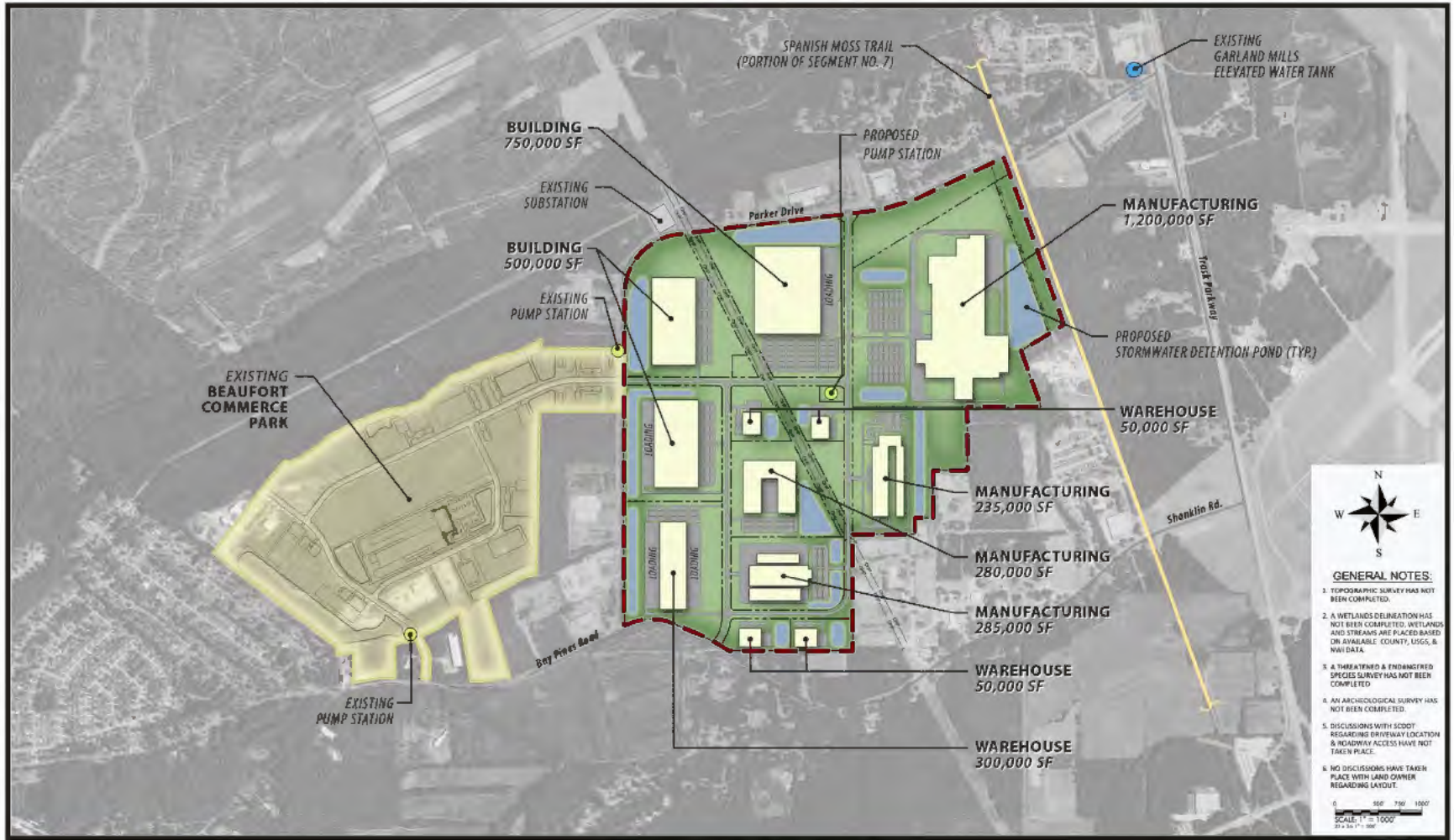
Site Conclusions

- Attractive property for Industrial Development
- Upland development with minimal environmental impacts
- Proximity to I-95 and superb surrounding transportation network
- Ease of transportation to two ports
- Potential rail accessibility
- Long term development
- Maximizes the 10 to 20 year industrial investment and job creation opportunities

Site Improvement Cost Summary

Category	Cost	Details
Due Diligence	\$255,000	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$1,827,000	Entrance road improvements, turn lanes along Castle Hall Road, "Monument" entrance
Water Improvements	\$6,025,000	1 MG Elevated Tank, 12" Water Main
Wastewater Improvements	\$6,293,000	Pump Station and 12" FM, WWTP Upgrade

Beaufort Commerce Park Conceptual Layout Rendering



GENERAL NOTES:

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3. A THREATENED & ENDANGERED SPECIES SURVEY HAS NOT BEEN COMPLETED.
4. AN ARCHAEOLOGICAL SURVEY HAS NOT BEEN COMPLETED.
5. DISCUSSIONS WITH SCOTT REGARDING DRIVEWAY LOCATION & ROADWAY ACCESS HAVE NOT TAKEN PLACE.
6. NO DISCUSSIONS HAVE TAKEN PLACE WITH LAND OWNER REGARDING LAYOUT.

0 100' 200' 300' 400'

SCALE: 1" = 1000'

20 x 30" 1" = 500'

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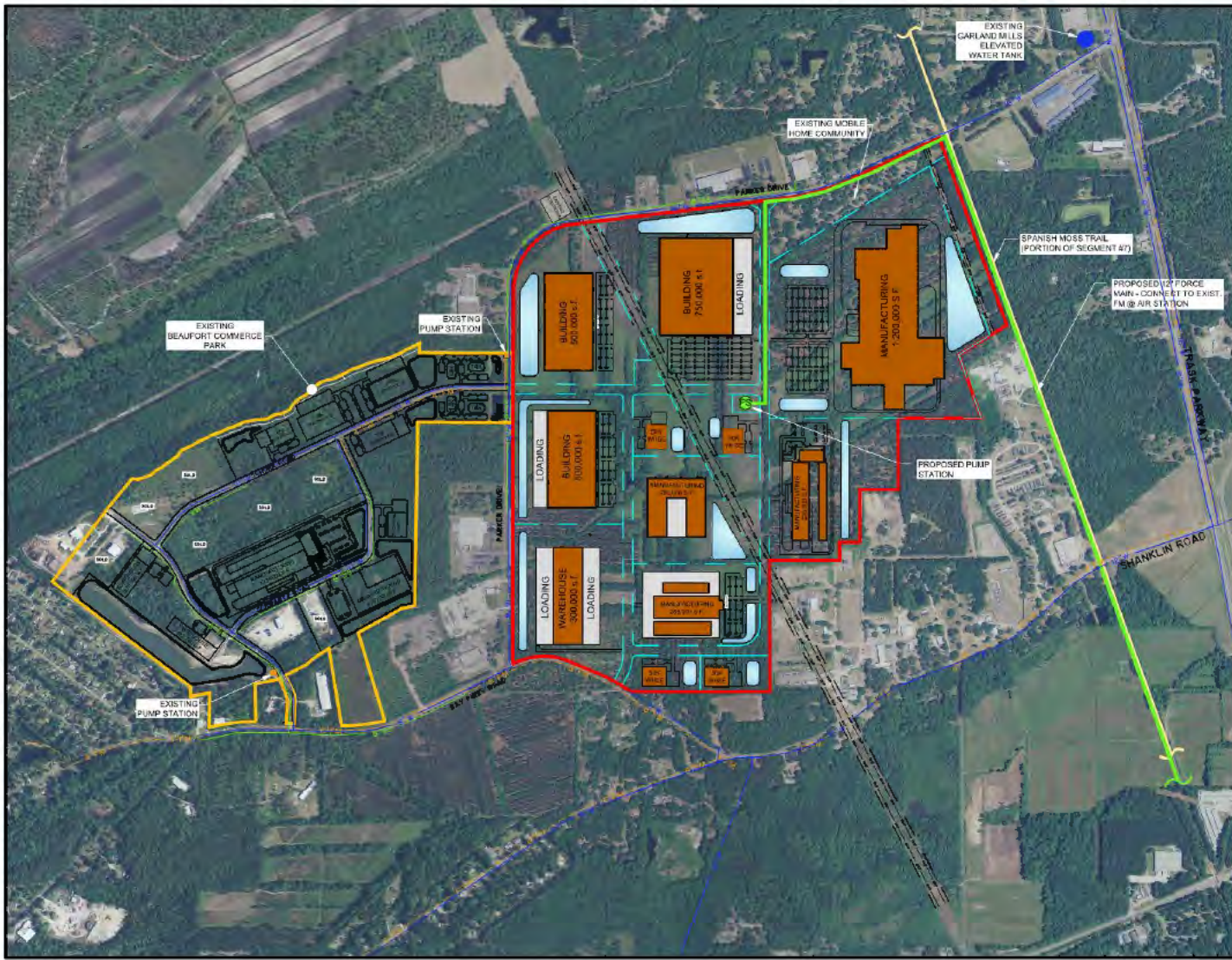
**BEAUFORT COMMERCE PARK
 CONCEPTUAL SITE LAYOUT**
 BEAUFORT COUNTY | SOUTH CAROLINA
 APRIL 2014

PREPARED FOR:
 LOWCOUNTRY ECONOMIC ALLIANCE

EXHIBIT 1 OF 1

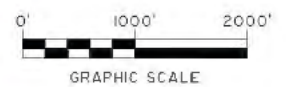
Overall Utility Plan – Phase I

21:248334.00000 ENGINEERING DRAWINGS EXHIBITS PHASE 2 EXHIBITS BEAUFORT COMMERCE PARK BEAUFORT COMMERCE PARK DWG. 4/17/2014 11:12:39 AM



GENERAL NOTES:

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BEAUFORT COMMERCE PARK
 PROPOSED ACTIVITY:
OVERALL UTILITY PLAN - PHASE I
 CLIENT:
LOWCOUNTRY ECON. ALLIANCE
 LOCATION: BEAUFORT COUNTY, SC
 DATE: APRIL 2014 SHEET: -
 JOB NUMBER: J- 24834 SCALE: 1" = 1000'

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 Savannah, GA | Wilmington, NC

Site Conclusions

- Proximity to Marine base providing synergies along the aerospace cluster and manufacturing cluster
- Water infrastructure in place is superb for development
- Challenges along the “front door” getting to the existing park
- Remedies include a “super 2” roadway improvements, utility relocations, “monument” signage, landscaping, etc.
- Property yields sufficient square footage for multiple targeted markets and workforce advantages with quality of life
- Acquisition of further property allows for an expansion of Request for Information (RFI) submittals as it pertains to larger investments and a heavier job creation opportunity

Site Improvement Cost Summary

Category	Cost	Details
Due Diligence	\$187,500	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$14,027,000	Entrance road improvements, Super 2 roadway widening, utility relocations for widening, "Monument" entrance
Water Improvements	\$351,000	16" Water Main extension
Wastewater Improvements	\$2,243,000	Pump Station and 12" Force Main

Graves Property Conceptual Layout Rendering



GENERAL NOTES:

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**GRAVES PROPERTY
 CONCEPTUAL SITE LAYOUT**
 BEAUFORT COUNTY | SOUTH CAROLINA
 APRIL 2014

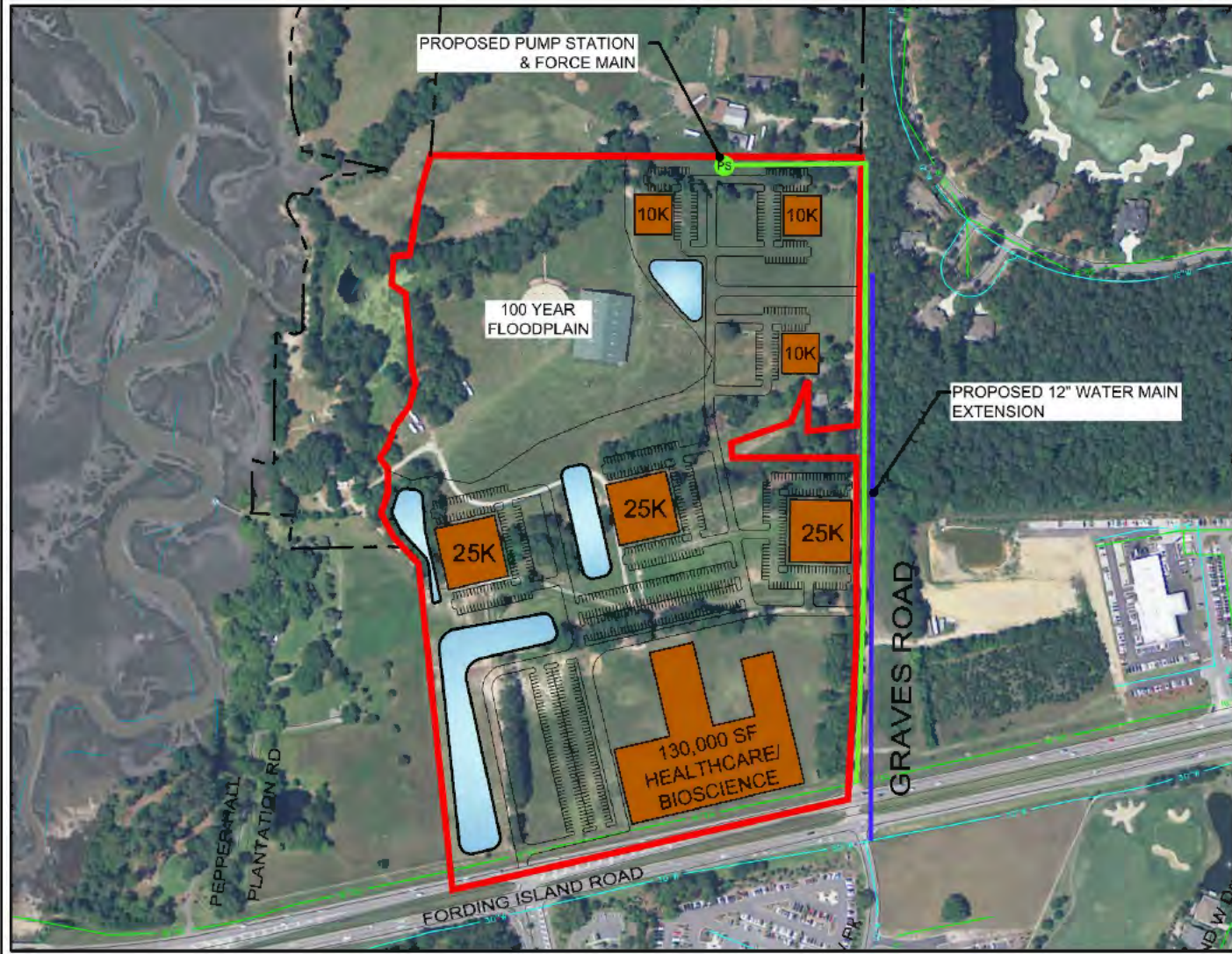
PREPARED FOR:
 LOWCOUNTRY ECONOMIC ALLIANCE

EXHIBIT 1 OF 1

This map shall be used in perpetuity for the development within the designated corporate limits. Any use for other than the intended purpose shall be subject to change without notice and without liability to the provider. The provider, its affiliates, and its subsidiaries are not responsible for any errors or omissions on this map or for any consequences arising therefrom. Copyright © 2014 Thomas & Hutton

Overall Utility Plan

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GRAVES PROPERTY

PROPOSED ACTIVITY:
CONCEPTUAL UTILITY LAYOUT
 CLIENT:
 LOWCOUNTRY ECONOMIC ALLIANCE
 LOCATION: BEAUFORT COUNTY, SC
 DATE: APRIL 2014 SHEET: -
 JOB NUMBER: J - 24834 SCALE: 1" = 250'



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Site Conclusions

- Potential development may include Healthcare / Biomedical / Back Office IT
- Amenities in the area already exist
- Allows for phased growth scenario
- Minimal infrastructure improvements necessary to get property marketable to bring in the private developer dollars

Site Improvement Cost Summary

Category	Cost	Details
Due Diligence	\$58,000	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$918,000	Graves Road improvements
Water Improvements	\$344,000	12" Water Main extension
Wastewater Improvements	\$514,000	Pump Station and 4" Force Main

Summary of Infrastructure & Land Estimates

Parcel	Due Diligence	Roadway, Entrance Improvements, & Utility Relocations	Water Improvements	Wastewater Improvements	Estimated Property Acquisition Cost (If Purchased - no negotiations have begun related to the properties- Long term Option may be viable solution)	Estimated Total Cost of Development
Rail Industrial Park (Parcel 5)	\$255,000	\$1,827,000	\$6,025,000	\$6,293,000	\$8,320,000	\$22,720,000
Beaufort Commerce Park Expansion Area	\$187,500	\$14,027,000	\$351,000	\$2,243,000	\$6,675,000	\$23,483,500
Graves Property	\$58,000	\$918,000	\$344,000	\$514,000	\$11,000,000	\$12,834,000
					Total Estimated Cost for the three Properties:	\$59,037,500

Phase I Impacts

- Approx. 200 acres of property
- 1.8M in square footage capacity
- Rail/Interstate access
- Proximity to Air Station/F35 Investments
- Critical Business Corridor - Graves
- Ultimately opens over 1,200 acres

Funding Options

- Local Governments fund local site and infrastructure costs to prepare competitive locations
- In future phases with prospects additional funding streams become available IF the property is owned by the local government
 - State Infrastructure Bank
 - DOC Closing Fund – Rural Infrastructure Fund
 - EDA/USDA

Ongoing Costs

- Water/Waste Water Utilities – Maintained by BJWSA
- Road Maintenance would depend on final ownership: State or County
- Property Maintenance - Maintained by each parcel owner per land transaction

We've Done the Studies.

- Avalanche Consulting
 - Targeted Economic Development Strategy
 - Economic Diversification
 - Primary Employers
 - Recommended Target Clusters & Strategy
- McCallum Sweeney Consulting
 - Lack of Shovel-Ready sites a core issue
- Thomas and Hutton
 - Proposed Sites

NOW it's time to make it happen.

Beaufort County Needs Business

NOW

- Request Sales Tax Funding for local site and infrastructure costs to prepare competitive locations
 - Option/Purchase Land
 - Begin Infrastructure Design & Construction
- Beaufort County's **quality of life** depends on having a **healthy business climate**

Beaufort County Needs Business

NOW

FY12 - Percent Property Taxes from Manufacturing

Beaufort County	.25%
State of SC	7.3%
Orangeburg County	14.5%
Spartanburg County	13.7%
Aiken County	12.8%
Greenville County	7.8%
Hampton County	7.3%

Beaufort County Needs Business **NOW**

A lack of **PRIMARY** businesses means a
lack of tax dollars.

**Residents have to pay more
to maintain the quality of life
that is expected in Beaufort County.**

Beaufort County Needs Business

NOW

- Relieve tax burden on residents
- Create jobs for our children
- Build roads
- Improve schools
- Preserve green space and beaches
- Maintain the integrity of our community
- Keep our community safe
- Preserve our rich heritage
- Support our cultural centers
- More effectively govern

To keep life beautiful!



417 New Jobs
\$27 Million Payroll
\$33.55/Hour





**Beaufort County
Sales Tax Committee
May 12, 2014**

 **LOWCOUNTRY**
economic alliance

Right Place, Right People, Right Time

Beaufort County Capital Project Sales Tax Commission

Updated Recommendations
by
Town of Bluffton

Bluffton Parkway Phase 5B



Description: Four-lane divided arterial roadway 2.5 miles in length plus pathways & drainage

Cost: \$28 million

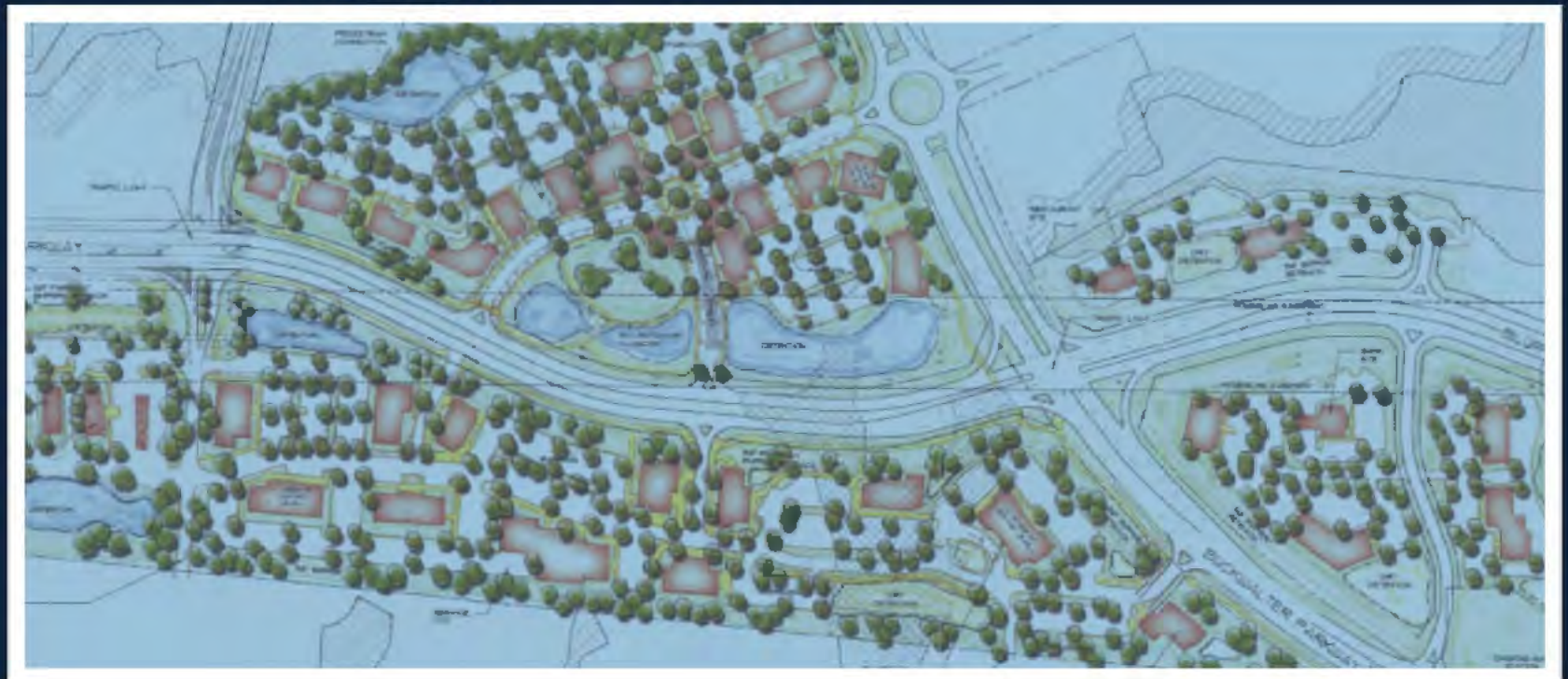
Final Design	\$0.35 million
ROW Acquisition	\$1.7 million (Agreement in place for donation of bulk of ROW)
Construction	\$18.2 million (Includes construction of roadway <u>and</u> pathways)
Utility Relocation	\$3.1 million
Const. Eng. & Inspection	\$1.5 million
Contingency (13%)	\$3.15 million

Bluffton Parkway Phase 5B

- Project Criteria
 - Other Sources of Money
 - No other funding sources currently in hand
 - State Infrastructure Bank?
 - » Previous SIB application in 2008 has not yielded funding for Phase 5B
 - » Working on potential for revised SIB application
 - Impact Fees?
 - » Potential of impact fees for supplemental funding may be explored by Beaufort County
 - General Fund Tax Increase?
 - » Value of a mill in Town of Bluffton is \$128,163
 - » State of South Carolina limits millage increases
 - » Therefore, it would be against the law to increase taxes sufficient to fund this project

Bluffton Parkway Phase 5B

- Project Criteria
 - Revenue Generated
 - Project opens up key commercial areas targeted for growth
 - Tax revenue would increase with commercial development
 - Construction of road and commercial properties would put revenue in the local economy



Bluffton Parkway Phase 5B

- Project Criteria (Continued)
 - Maintenance Costs
 - Yes; Similar to existing Bluffton Parkway Phases 1-4
 - Job Creation
 - Short-term construction & engineering jobs required for this key project
 - Long-term jobs would be in commercial enterprises on sites opened by Phase 5B
 - County Improvement
 - Transportation network enhanced via alternate parallel route to US 278
 - Proposed as part of continuous hurricane evacuation route serving Hilton Head Island, Bluffton, and portions of unincorporated Beaufort County
 - Provides alternate routes out of neighborhoods with one entry point such as Woodbridge and Shell Hall
 - Cost-Benefit Study
 - Not at present; Any previous studies may have been performed as part of the 2006 penny sales tax program in which Phase 5B was included

Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why would the voters think this project will be completed in this new referendum if it did not get completed in the previous sales tax program?
 - A. 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 ground to a halt in the recession, the collection of impact fees dried up. Therefore, there were not enough funds to construct Phase 5B back then. 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.

Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why build the road in a power line easement?
 - A. Building in the power line area allows us to construct the roadway between neighborhoods, not through them, thus minimizing impacts to residents (see map below).



Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why is the cost of paving this road so expensive?
 - A. 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. Also, this project is more than just asphalt paving. 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.

Bluffton Parkway Phase 5B

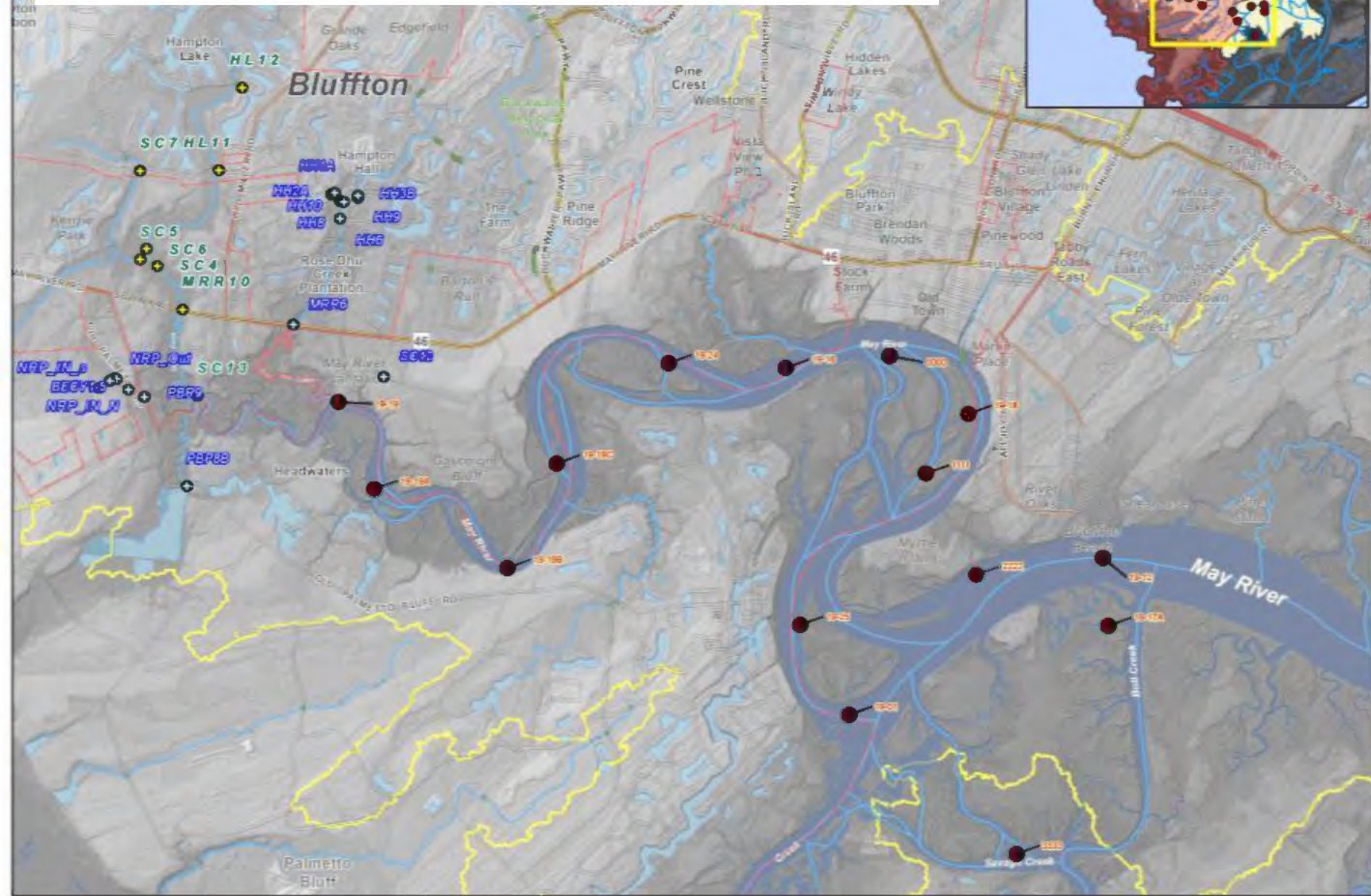
- Questions & Answers from April 28th Commission Meeting
 - Q. How much right-of-way is being donated and how much is still needed?
 - A. See below for chart.

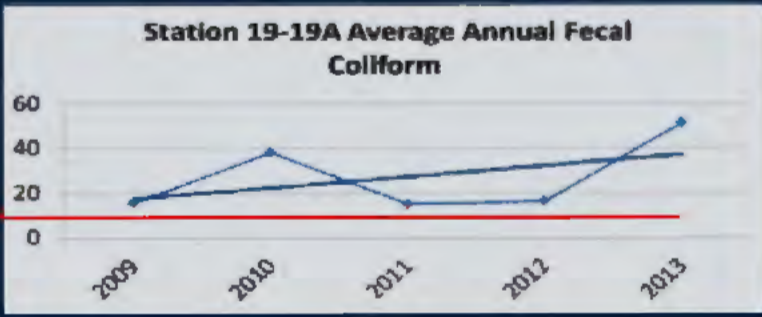
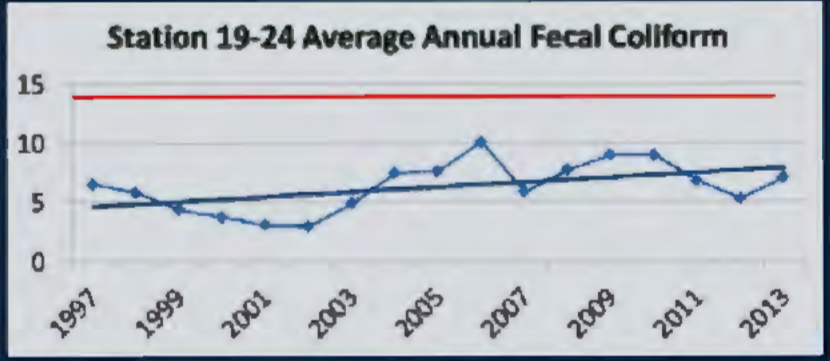
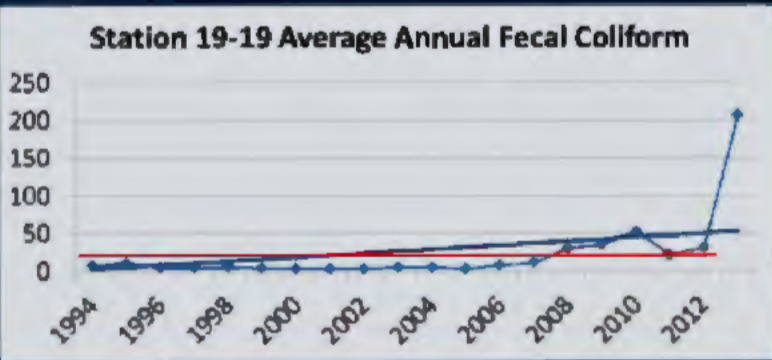
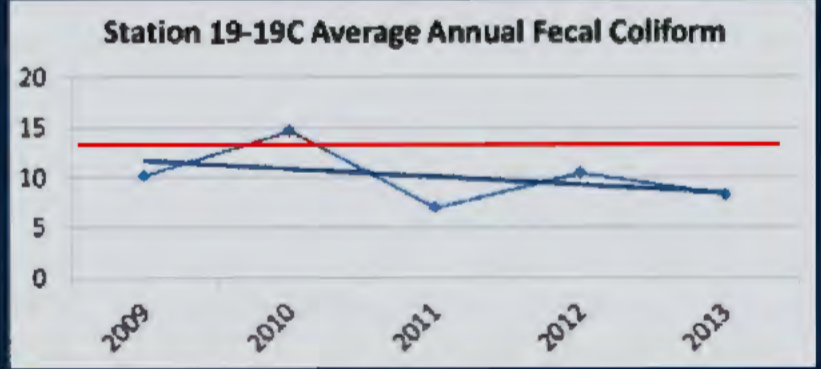
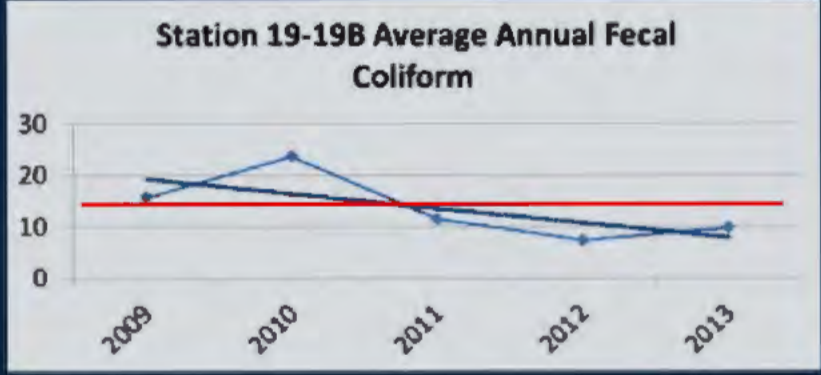
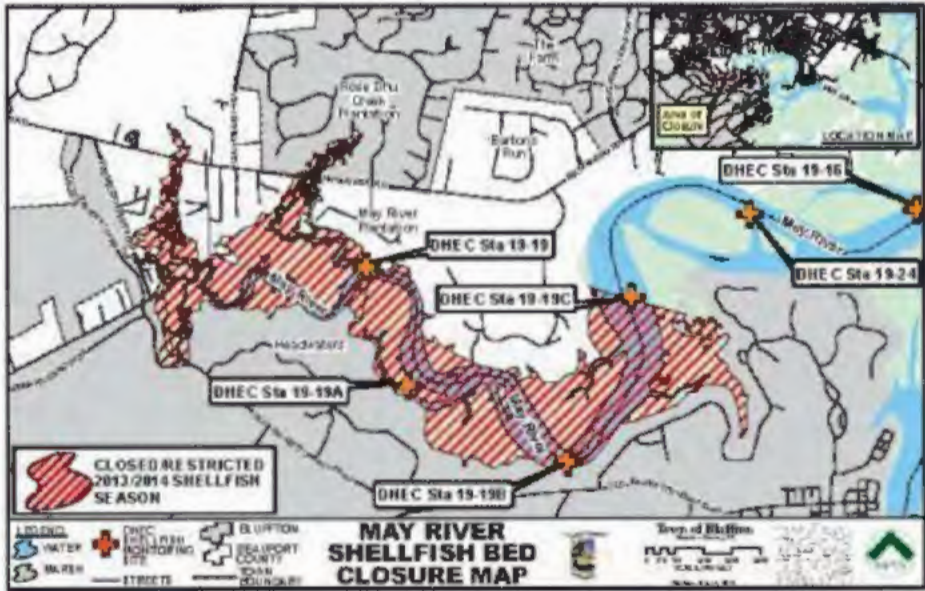
	Proposed ROW Acreage	Estimated ROW Cost	Agreed ROW Donations	Net ROW Cost
University Investments	28.9	\$4.7 million	\$4.7 million	\$0
Traditions/Old Carolina, Rose Hill, Shell Hall, Pinecrest, RHGC	13.2	\$1.7 million	\$0	\$1.7 million
<i>Totals</i>	<i>42.1</i>	<i>\$6.4 million</i>	<i>\$4.7 million</i>	<i>\$1.7 million</i>

May River Initiatives

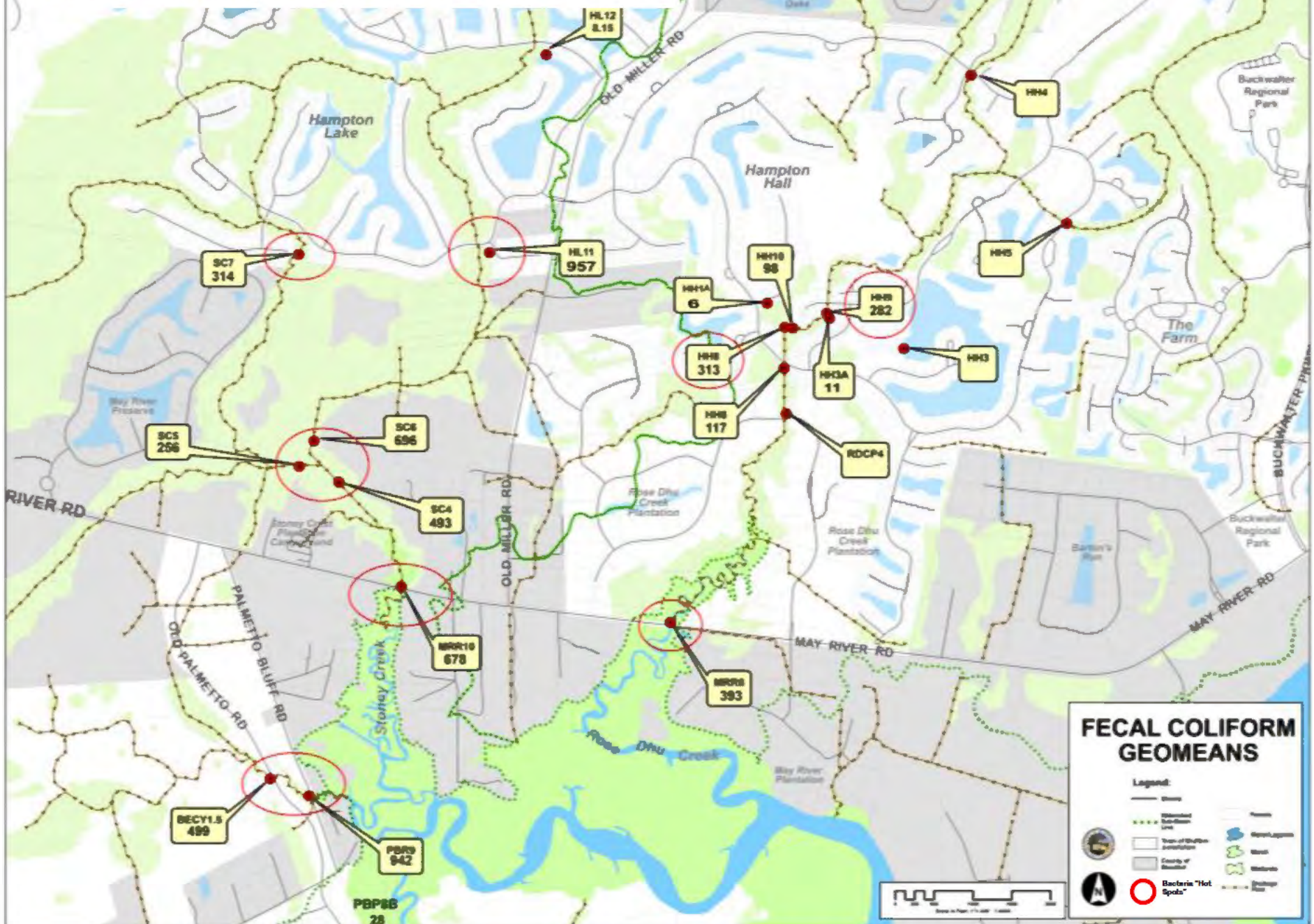


Weekly Town & County Headwater Drainage Water Quality Monitoring Sites & SCDHEC May River Shellfish Monitoring Stations





Weekly Sampling Sites with "hot spots" circled



May River Initiatives



MAY RIVER WATERSHED ACTION PLAN



NOVEMBER 1, 2011

The understanding and approach toward planning in the May River is both complex and challenging, but should proceed with an eye toward a cohesive and coordinated framework for implementation. An Action Plan for the May River Watershed includes a number of specific elements that must be implemented with respect to three time horizons: the short-term, the medium-term and the long-term. This watershed action plan provides a framework for implementing the many suggestions, statements, goals, objectives and visions of the people that call the May River Watershed home.

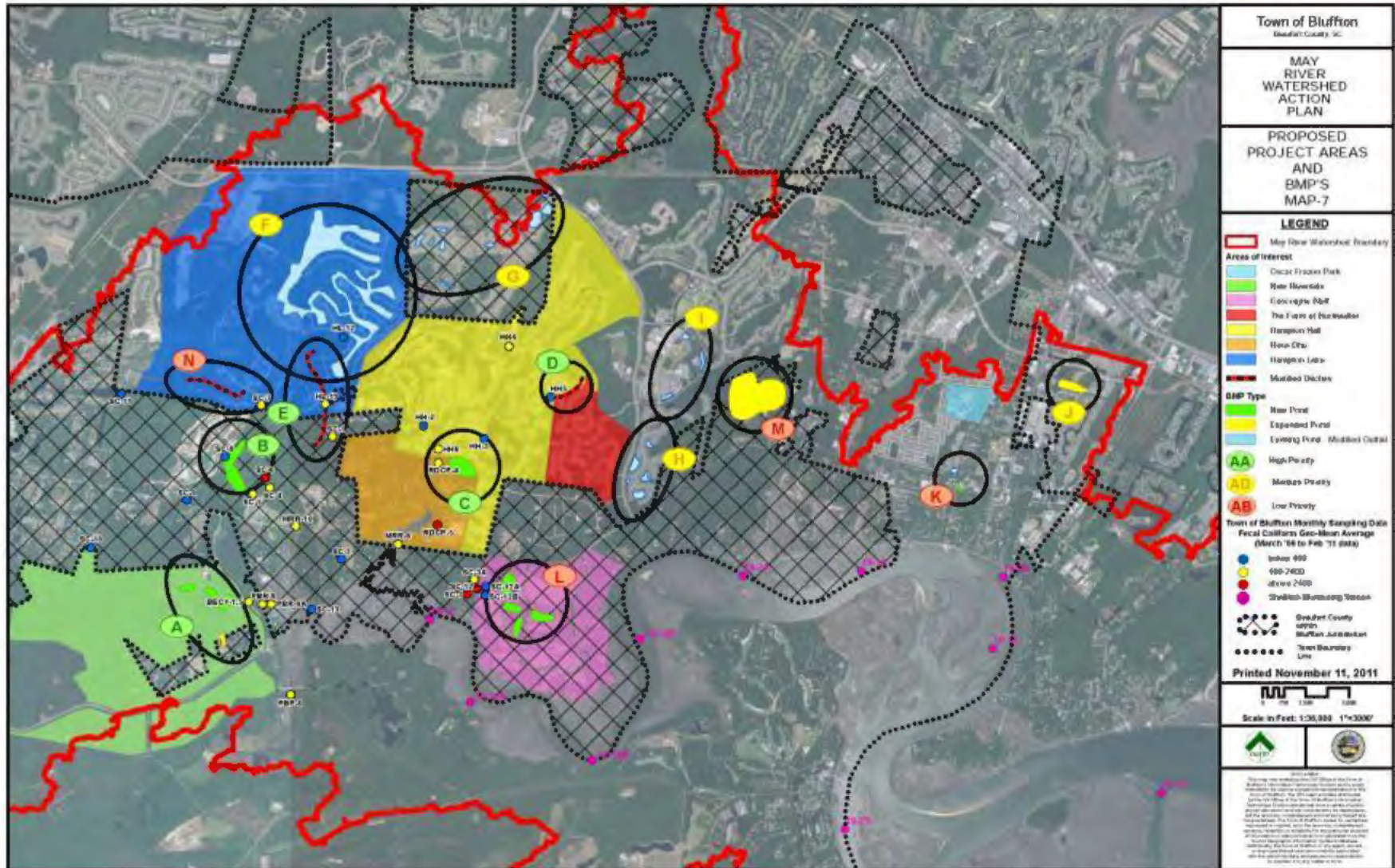
May River Initiatives

2.0 Purpose and Scope

The May River Watershed Action Plan was developed to:

- ✓ Provide a strategy for assessing problems and implementing solutions to restore shellfish harvesting in the May River.
- ✓ Provide a strategy for assessing and implementing preventative measures to protect the May River from future degradation.
- ✓ Identify opportunities for land purchase, conservation easement purchase, and public, private, and public/private opportunities for retrofit projects.
- ✓ Establish priorities, identify funding opportunities, coordinate specific partners and policies (i.e. ordinance changes), and establish timelines such that the Town can use this information as a business plan to be implemented with other Town annual Capital Improvement and Budgeting programs.
- ✓ Serve as a template for other area watershed action plans.

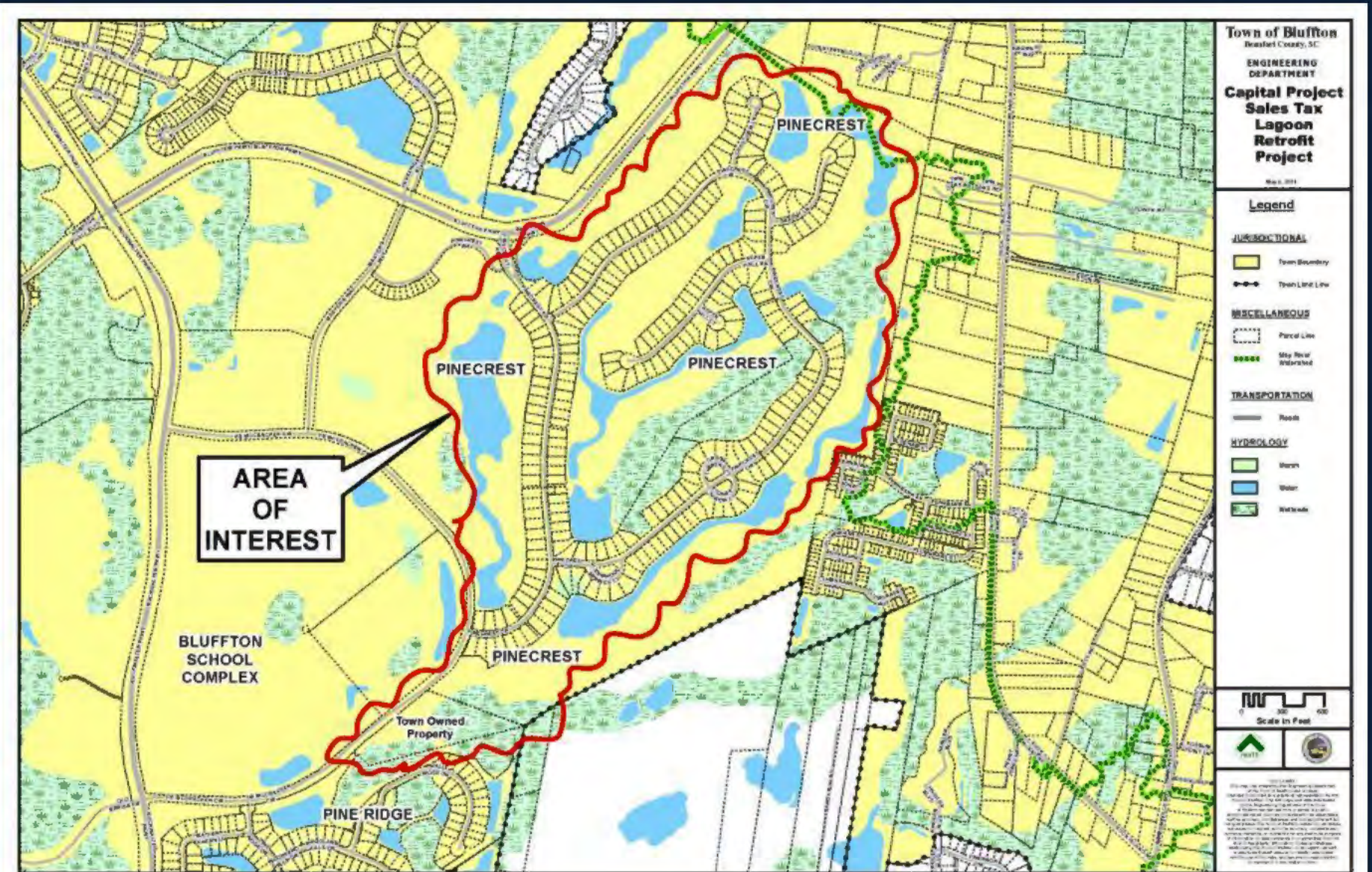
May River Initiatives – Hydrology Projects



May River Initiatives – Hydrology Projects

- Description – Hydrology Project 1 – Pond Retrofits
 - Volume reduction and water quality improvements are expected outcomes in the pilot program to retrofit existing stormwater drainage systems. Hydrology Project 1 – Pond Retrofits – will modify an existing system of inter-connected ponds to accommodate extended detention of stormwater as well as its re-use for irrigation. Extending stormwater detention time is expected to improve water quality, while using the lagoons as an irrigation source will create rainfall storage volume in the lagoons, thus reducing stormwater volume released to the surrounding environment.
 - Cost of \$750,000 includes \$75,000 for design (including surveying, engineering, and permitting), \$175,000 for irrigation pump stations (including turn-key installation of pumps, foundation, and sound-deadening enclosures), and \$500,000 for irrigation system and stabilization (including extensive installation of pipes, high-pressure heads, valves, metering, and stabilization/restoration)

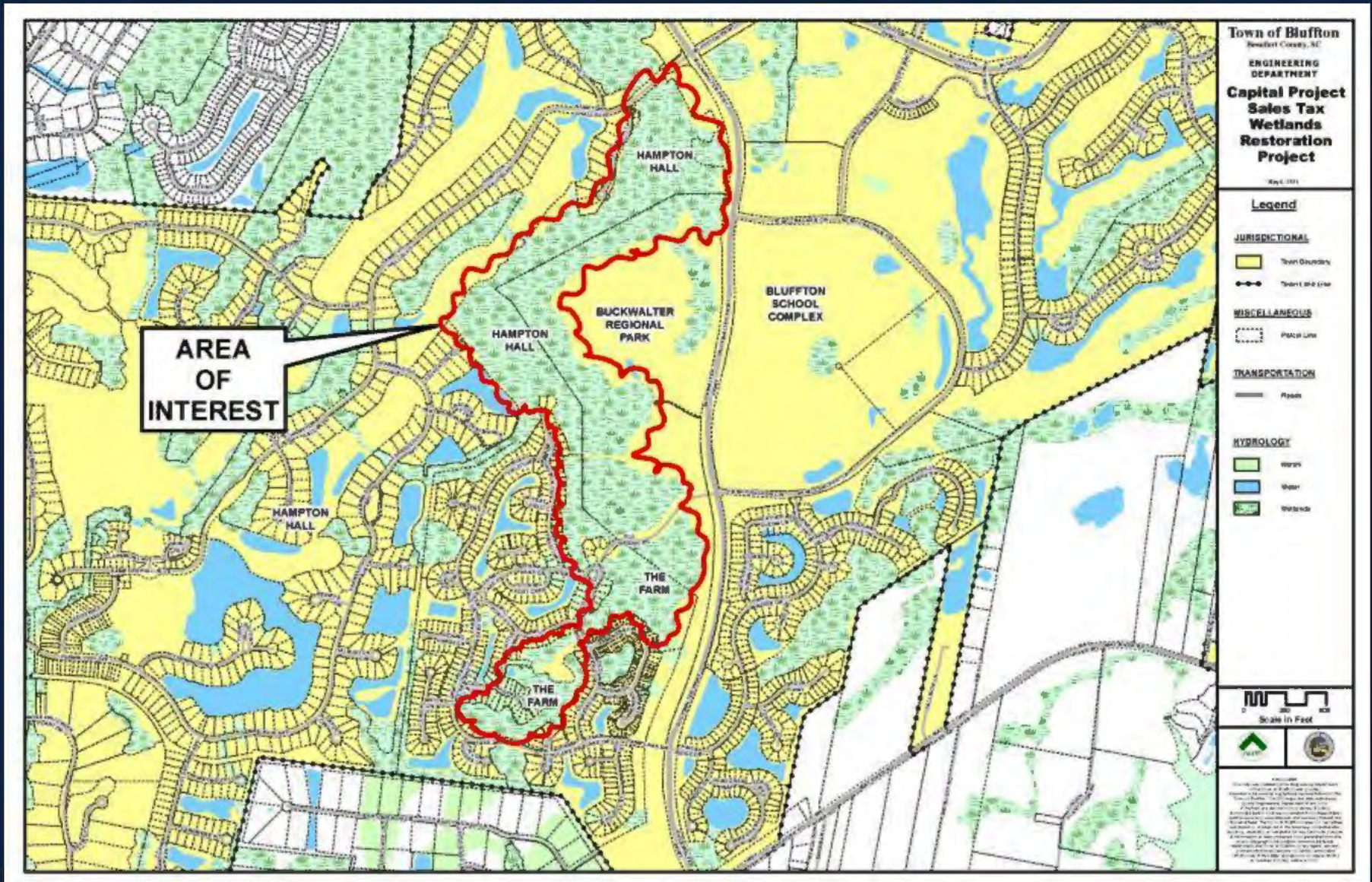
May River Initiatives – Hydrology Project 1



May River Initiatives – Hydrology Projects

- Description – Hydrology Project 2 – Wetland Restoration
 - When naturally occurring, wetlands generally slow down and filter stormwater runoff, while simultaneously providing flood storage during rain events. While performing these functions, wetlands typically improve the water quality of stormwater runoff from upland areas. Over time, however, some wetlands have had ditches cut in them or existing ditches have deepened, thus “short circuiting” the natural filtration process. These incised ditches cause runoff from frequent rain events to pass through the wetland areas without overtopping the ditch banks, thereby preventing any natural wetland filtration or storage for those events. Based upon water quality monitoring data collected by the Town and County, runoff entering these ditched wetlands actually becomes polluted with fecal coliform instead of improving. The proposed wetland restoration project will re-connect the wetland flood plains and ditches in this area, thereby re-creating and improving the natural wetland processes that have deteriorated over time.
 - Cost of \$250,000 includes \$50,000 for design (including surveying, engineering, and permitting) and \$200,000 for construction of improvements (including diversion structure work, ditch channel modification, restoration, and related activities).

May River Initiatives – Hydrology Project 2



May River Initiatives – Sewer Projects

Prior to – and during – the development of the May River Watershed Action Plan, reports of failing septic tanks prompted the hiring of consultants to perform aerial thermal imaging in multiple areas. Hot spots included failing septic tanks as well as certain stormwater features, and work to repair and replace septic tanks – and install sewer – has been in progress ever since then.

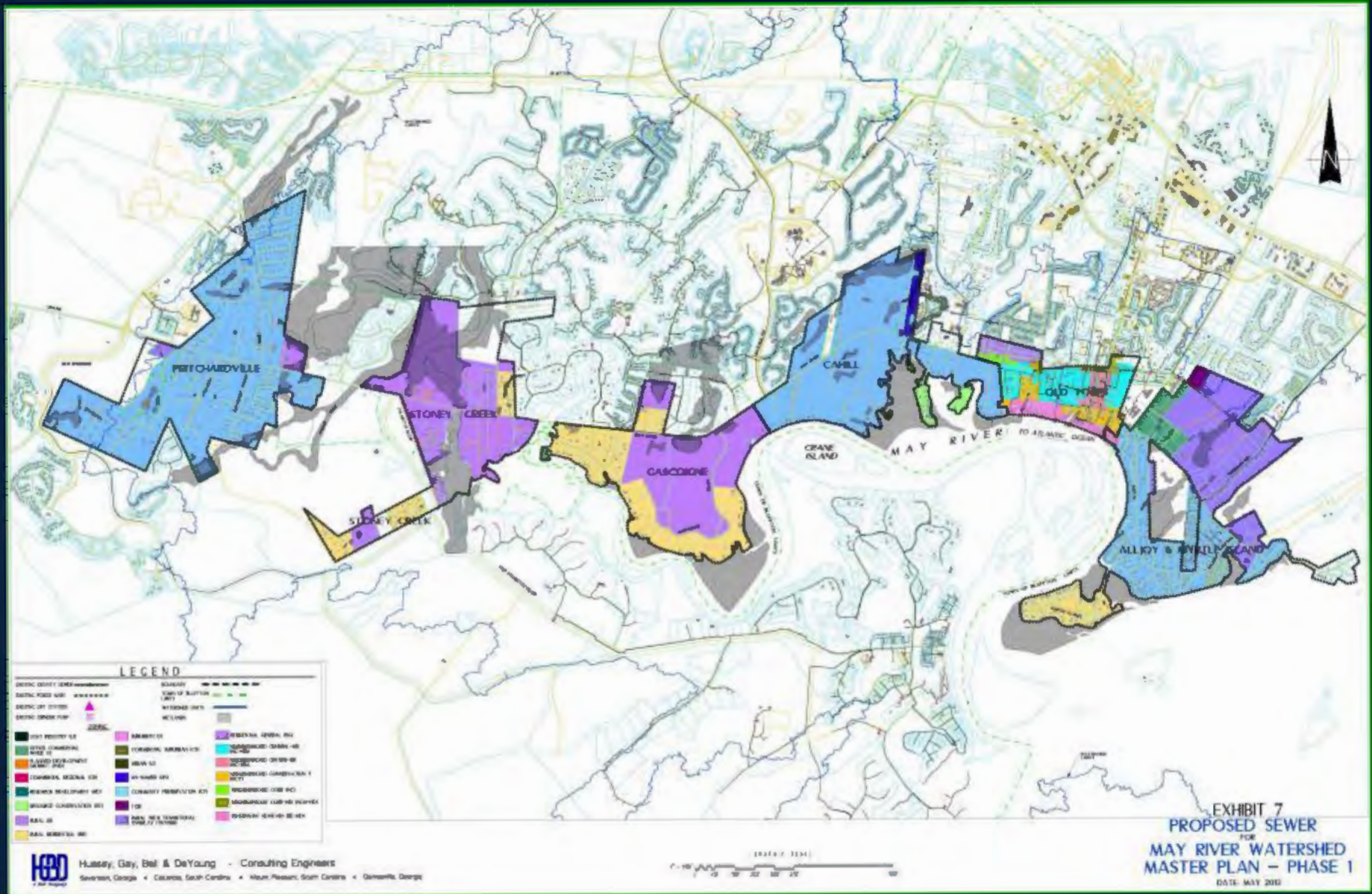


09	32.25426507	-80.87046341	20_04-33
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11	32.25563812	-80.86929088	21_02-40

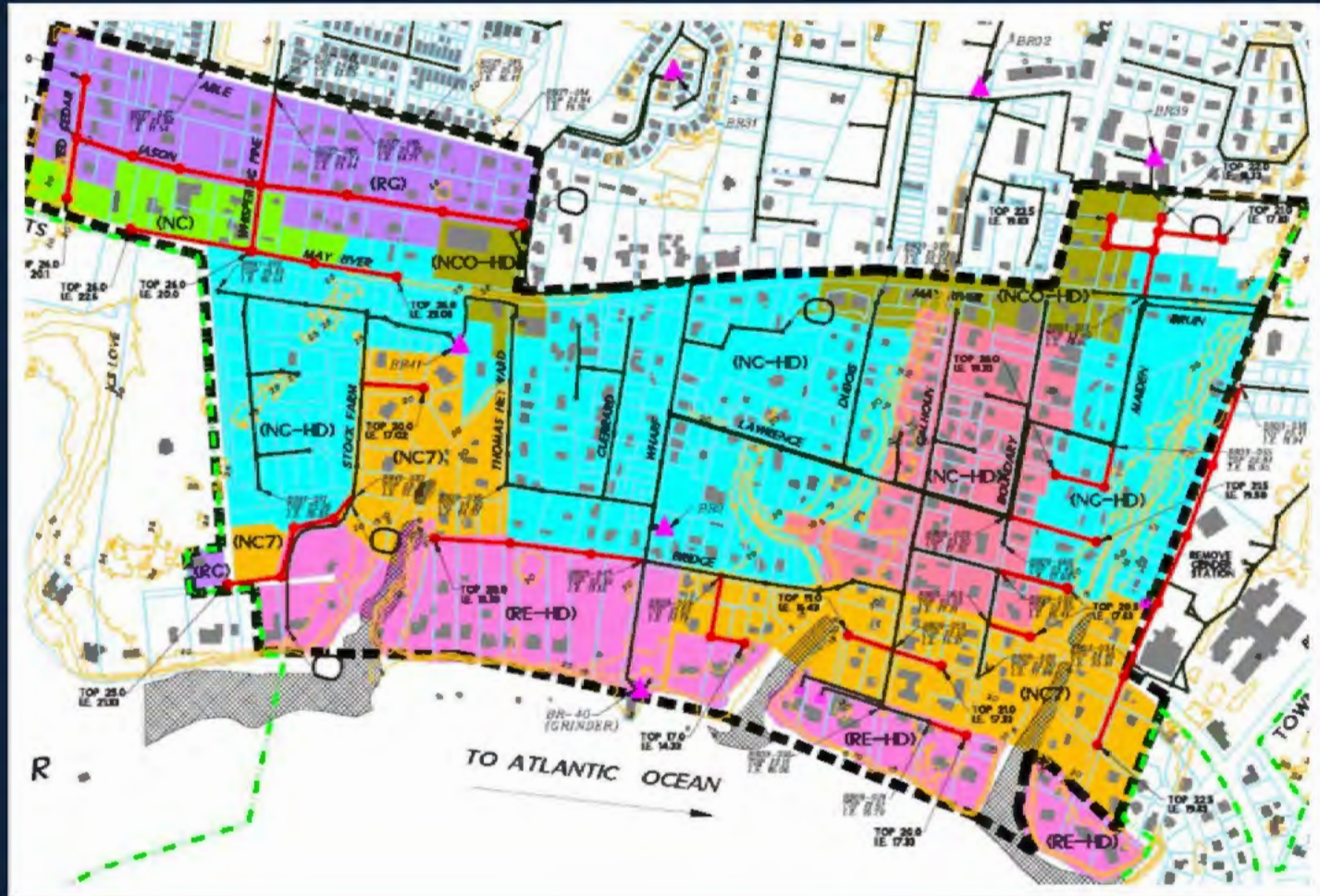
Selected Areas in Bluffton, SC



May River Initiatives – Sewer Projects



May River Initiatives – Sewer Project 1



May River Initiatives – Sewer Project 1

Description –

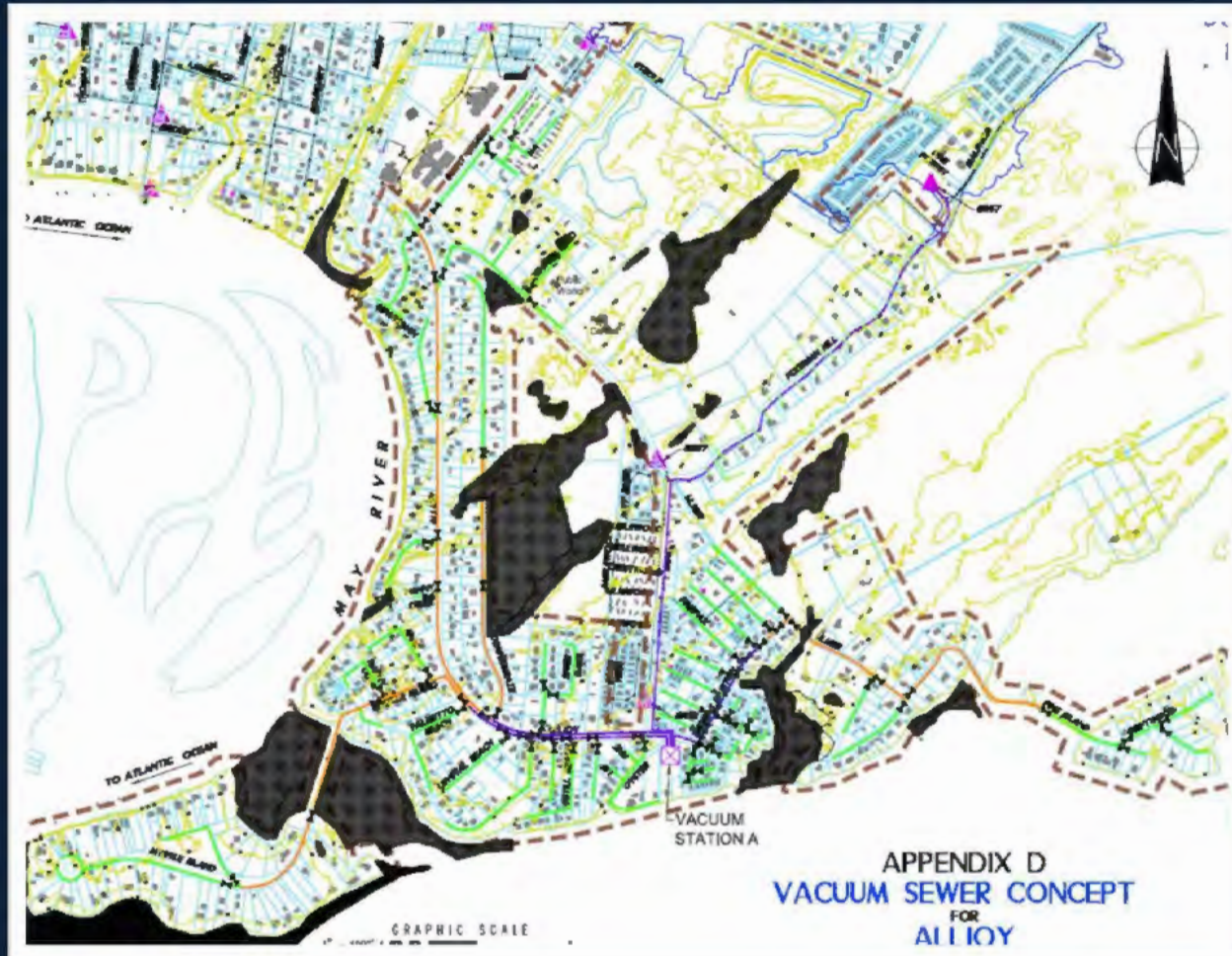
- Sewer Project 1 in Old Town

Sewer Project 1 would extend existing gravity sewer to un-served areas in and around Old Town Bluffton.

Cost - \$2.6 million

Item No.	Description	Quantity	Units	Unit Price	Total Cost
1	8" PVC Gravity Sewer 4' - 8' deep	12,330	LF	\$ 26.00	\$ 320,580.00
2	Manholes, 4' diameter, standard, 4' - 8' deep	45	EA	\$ 3,000.00	\$ 135,000.00
3	Core and modify existing manhole and connect new sewer main, 4' - 8' deep	15	EA	\$ 6,000.00	\$ 90,000.00
4	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC gravity main	120	LF	\$ 150.00	\$ 18,000.00
5	Insert 8-inch PVC gravity main in casing	120	LF	\$ 50.00	\$ 6,000.00
6	4-inch lateral to easement or R/W line (near side) ¹	930	LF	\$ 12.00	\$ 11,160.00
7	4-inch lateral to easement or R/W line (far side) ¹	1,860	LF	\$ 40.00	\$ 74,400.00
8	Simplex Fiberglass Grinder Station ²	11	EA	\$ 4,572.00	\$ 50,292.00
9	1-1/4" HDPE SDR9 Service Lateral ²	1,876	LF	\$ 10.00	\$ 18,760.00
10	2" HDPE SDR11 Pipe	1,385	LF	\$ 12.00	\$ 16,620.00
11	Connect Lateral to Existing Force Main ²	11	EA	\$ 2,000.00	\$ 22,000.00
12	Electrical Home Connection ²	11	EA	\$ 2,500.00	\$ 27,500.00
13	Clean outs	93	EA	\$ 75.00	\$ 6,975.00
14	Silt Fence	14,796	LF	\$ 3.50	\$ 51,786.00
15	Grassing (Temporary and Permanent)	4,110	SY	\$ 2.00	\$ 8,220.00
16	Remove unsuitable material, dispose offsite, replace with crushed stone or site fill material ³	200	CY	\$ 70.00	\$ 14,000.00
17	Remove driveway surface, replace with 2" graded aggregate ³	104	EA	\$ 160.00	\$ 16,640.00
18	Remove and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ⁴	11,600	SY	\$ 70.00	\$ 812,000.00
19	Decommissioning of existing septic tank ⁵	104	EA	\$ 500.00	\$ 52,000.00
20	Traffic Control	1	JOB	Lump Sum	\$ 15,000.00
21	Grading, spreading/disposal excess excavated material, remove and replace monuments, tree protection, mobilization, clean-up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (6% of all)	1	JOB	Lump Sum	\$ 106,015.98
Subtotal					\$ 1,872,948.98
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (6%)					\$ 112,376.94
Engineering Fees (15%)					\$ 280,942.35
Construction Contingencies (15%)					\$ 280,942.35
Estimated Probable Cost					\$ 2,547,210.61
CALL^{I,II,III,IV}					\$ 2,600,000.00

May River Initiatives – Sewer Project 2



May River Initiatives – Sewer Project 2

Description –

- Sewer Project 2 in Alljoy & Myrtle Island Area

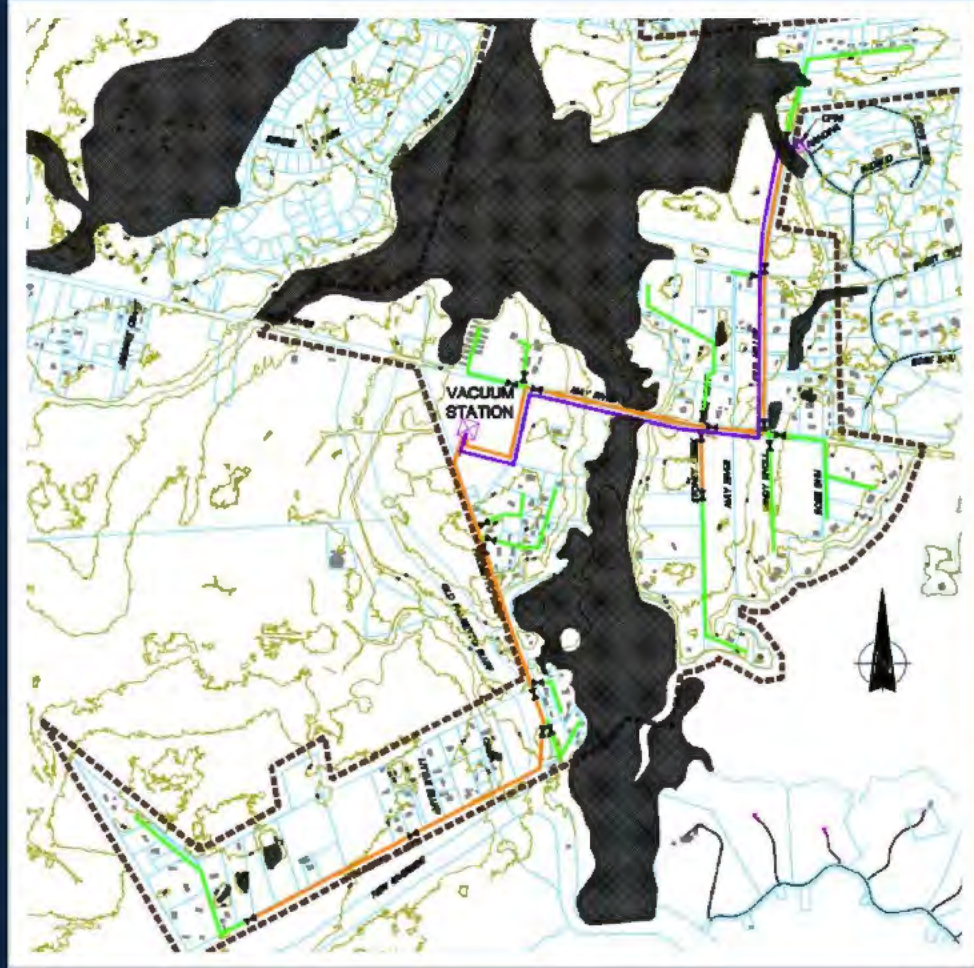
Sewer Project 2 would install new vacuum sewer in Alljoy, Myrtle Island, and surrounding areas.

Cost - \$10.3 million

Item No.	Description	Estimated Quantity	Units	Unit Price	Total Cost
1	4-inch Vacuum Main, SDR 21PVC with Profile Lifts	17,380	LF	\$ 19.00	\$ 330,220.00
2	6-inch Vacuum Main, SDR 21PVC with Profile Lifts	5,210	LF	\$ 23.00	\$ 119,830.00
3	8-inch Vacuum Main, SDR 21PVC with Profile Lifts	3,620	LF	\$ 27.00	\$ 97,740.00
4	4-inch Resilient-Wedge Gate/Isolation Service Valve	45	EA	\$ 1,710.00	\$ 76,950.00
5	6-inch Resilient-Wedge Gate/Isolation Service Valve	30	EA	\$ 2,130.00	\$ 63,900.00
6	8-inch Resilient-Wedge Gate/Isolation Service Valve	6	EA	\$ 2,560.00	\$ 15,360.00
7	3-inch Service Lateral, SDR 21PVC	9,885	LF	\$ 9.00	\$ 88,965.00
8	Misc. Vacuum Fittings	26,330	LBS	\$ 1.00	\$ 26,330.00
9	Jack & Bore 8-inch steel casing (0.5" wall thickness) for 4-inch PVC vacuum main	60	LF	\$ 100.00	\$ 6,000.00
10	Jack & Bore 12-inch steel casing (0.5" wall thickness) for 6-inch PVC vacuum main	60	LF	\$ 120.00	\$ 7,200.00
11	Insert 4-inch PVC vacuum main in casing	60	LF	\$ 30.00	\$ 1,800.00
12	Insert 6-inch PVC vacuum main in casing	60	LF	\$ 40.00	\$ 2,400.00
13	6' deep - 2 Piece Hybrid Valve Pit Package (H2O traffic rated) ¹	494	EA	\$ 5,400.00	\$ 2,668,950.00
14	Vacuum Sewer Tools	1	EA	\$ 5,850.00	\$ 5,850.00
15	Spare Parts	1	EA	\$ 7,020.00	\$ 7,020.00
16	Trailer Mounted Vacuum Pump	1	EA	\$ 28,080.00	\$ 28,080.00
17	Standard Vacuum Station ²	1	EA	\$ 701,650.00	\$ 701,650.00
18	Simplex HDPE Grinder Station ³	25	EA	\$ 8,600.00	\$ 215,000.00
19	1-1/4" HDPE SDR9 Service Lateral ⁴	1,500	LF	\$ 9.00	\$ 13,500.00
20	Connect Lateral to Existing Force Main ⁵	25	EA	\$ 2,000.00	\$ 50,000.00
21	Electrical Home Connection ⁶	25	EA	\$ 2,500.00	\$ 62,500.00
22	Silk Fence	31,452	LF	\$ 3.50	\$ 110,082.00
23	Grassing (Temporary and Permanent)	11,513	SY	\$ 2.00	\$ 23,026.67
24	Remove unsuitable material, dispose offsite, replace with crushed stone or site fill material ⁷	400	CY	\$ 70.00	\$ 28,000.00
25	Remove driveway surface, replace with 2" graded aggregate ⁸	684	EA	\$ 160.00	\$ 109,440.00
26	Remove and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ⁹	8,700	SY	\$ 70.00	\$ 609,000.00
27	Decommissioning of existing septic tank ⁹	684	EA	\$ 500.00	\$ 342,000.00
28	Connection of Vacuum System to home owner's existing system ⁶	684	EA	\$ 1,500.00	\$ 1,026,000.00
29	8-inch PVC force main, AwWA C900, SDR-18 ⁷	7,232	LF	\$ 18.00	\$ 130,176.00
30	8-inch RJ PVC force main, AwWA C900, SDR-18	845	LF	\$ 24.00	\$ 20,280.00
31	8-inch DI Force Main	254	LF	\$ 28.00	\$ 7,098.00
32	Misc. Force Main Fittings	3,042	LBS	\$ 5.00	\$ 15,210.00
33	Force Main Air Release Valve and Manhole	5	EA	\$ 3,000.00	\$ 15,000.00
34	Core into Termination Manhole for Force Main	1	EA	\$ 3,000.00	\$ 3,000.00
35	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC force main	120	LF	\$ 150.00	\$ 18,000.00
36	Insert 8-inch PVC force main in casing	120	LF	\$ 50.00	\$ 6,000.00
37	Vacuum Manufacturer Field Services	2	Week	\$ 3,000.00	\$ 6,000.00
38	Traffic Control	1	JOB	Lump Sum	\$ 20,000.00
39	Grading, spreading/disposal excess excavated material, remove and replace monuments, tree protection, mobilization, clean-up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (5% of all)	1	JOB	Lump Sum	\$ 424,700.00
Subtotal					\$ 7,502,248.67
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (5%):					\$ 450,134.92
Engineering Fees (15%):					\$ 1,125,337.30
Construction Contingencies (15%):					\$ 1,125,337.30
Estimated Probable Cost					\$ 10,203,058.19
CALL L&R, INC. \$ 10,300,000.00					

Page 1

May River Initiatives – Sewer Project 3



May River Initiatives – Sewer Project 3

Description –

- Sewer Project 3 in Stoney Creek Area
- Sewer Project 3 would install new vacuum sewer in Stoney Creek and surrounding areas.

Cost - \$4.7 million

Item No.	Description	Quantity	Units	Unit Price	Total Cost
1	4-inch Vacuum Main, SDR 21PVC with Profile Lifts	16,810	LF	\$ 19.00	\$ 319,390.00
2	6-inch Vacuum Main, SDR 21PVC with Profile Lifts	14,710	LF	\$ 23.00	\$ 338,330.00
3	4-inch Resilient-Wedge Gate Isolation Service Valve	13	EA	\$ 1,770.00	\$ 22,230.00
4	6-inch Resilient-Wedge Gate Isolation Service Valve	9	EA	\$ 2,130.00	\$ 19,170.00
5	3-inch Service Lateral, SDR 21 PVC	2,700	LF	\$ 9.00	\$ 24,300.00
6	Misc. Vacuum Fittings	31,820	LBS	\$ 1.00	\$ 31,820.00
7	Jack & Bore 12-inch steel casing (0.5" wall thickness) for 6-inch PVC vacuum main	300	LF	\$ 120.00	\$ 36,000.00
8	Insert 6-inch PVC vacuum main in casing	300	LF	\$ 40.00	\$ 12,000.00
9	8' deep - 2 Precast Hybrid Valve Pit Package (H26 traffic rated) ¹	135	EA	\$ 5,400.00	\$ 729,000.00
10	Vacuum Sewer Tools	1	EA	\$ 5,850.00	\$ 5,850.00
11	Spare Parts	1	EA	\$ 7,020.00	\$ 7,020.00
12	Trailer Mounted Vacuum Pump	1	EA	\$ 28,080.00	\$ 28,080.00
13	Standard Vacuum Station ²	1	EA	\$ 691,010.00	\$ 691,010.00
14	Silt Fence	37,824	LF	\$ 3.50	\$ 132,384.00
15	Grassing (Temporary and Permanent)	12,757	SY	\$ 2.00	\$ 25,513.35
16	Removes unsuitable material, dispose offsite, replace with crushed stone or site fill material ³	400	CY	\$ 70.00	\$ 28,000.00
17	Removes driveway surfaces, replace with 2" graded aggregate ³	150	EA	\$ 160.00	\$ 24,000.00
18	Removes and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ³	3,825	SY	\$ 70.00	\$ 267,750.00
19	Decommissioning of existing septic tank ³	150	EA	\$ 500.00	\$ 75,000.00
20	Connection of Vacuum System to home owner's existing system ⁴	150	EA	\$ 1,500.00	\$ 225,000.00
21	8-inch PVC force main, AWWA C900, SDR-10 ⁵	5,883	LF	\$ 18.00	\$ 105,894.00
22	8-inch RJ PVC force main, AWWA C900, SDR-10	690	LF	\$ 24.00	\$ 16,560.00
23	8-inch DI Force Main	207	LF	\$ 28.00	\$ 5,796.00
24	Misc. Force Main Fittings	2,484	LBS	\$ 5.00	\$ 12,420.00
25	Force Main Air Release Valve and Manhole	5	EA	\$ 3,000.00	\$ 15,000.00
26	Core into Termination Manhole for Force Main	1	EA	\$ 3,000.00	\$ 3,000.00
27	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC force main	120	LF	\$ 150.00	\$ 18,000.00
28	Insert 8-inch PVC force main in casing	120	LF	\$ 50.00	\$ 6,000.00
29	Vacuum Manufacturer Field Services	2	Week	\$ 3,000.00	\$ 6,000.00
30	Traffic Control	1	JOB	Lump Sum	\$ 20,000.00
31	Grading, spreading/discarding excess excavated material, remove and replace manurements, tree protection, mobilization, clean up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (6% of all)	1	JOB	Lump Sum	\$ 195,100.00
Subtotal					\$ 3,445,637.35
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (6%)					\$ 206,738.24
Engineering Fees (15%)					\$ 516,845.60
Constructor Contingencies (16%)					\$ 551,304.00
Estimated Probable Cost					\$ 4,699,066.77
CALL 248.16.19					\$ 4,700,000.00

May River Initiatives

- Project Criteria
 - Other Sources of Money
 - Town funded earlier sewer projects with a mix of Town funds and CDBG grant monies – not eligible for CDBG funding like the earlier projects
 - Town funded earlier hydrology projects with a mix of Town funds and EPA grant monies – not eligible for additional EPA monies at this time
 - Could fund a portion of the proposed projects through taxes & fees but incremental approach could take decades
 - General Fund Tax Increase?
 - » Value of a mill in Town of Bluffton is \$128,163
 - » State of South Carolina limits millage increases
 - » Therefore, it would be against the law to increase taxes sufficient to fund these projects
 - Revenue Generated
 - Revenue and property values are protected by preserving the river
 - Maintenance Costs
 - Operations & maintenance costs for sewer projects to be handled by BJWSA
 - Operations & maintenance costs for hydrology projects to be borne by Town

May River Initiatives

- Project Criteria
 - Job Creation
 - Construction and engineering jobs required for these key projects
 - County and Town Residents have jobs supported by the river (e.g., oystering, shrimping, fishing, eco-tourism, etc.)
 - County Improvement
 - County residents beyond the Town use river for recreation, boating, swimming
 - Preservation of river and recreational use supports the quality of life indicator used in economic development
 - In addition to environmental protection, there are public health benefits for both County and Town residents by replacing septic tanks with public sewer
 - Cost-Benefit Study
 - Not yet – but cost of not doing projects to preserve river should be clear

Bluffton Public Development Corporation



Bluffton Public Development Corp.

- BACKGROUND

- The Town of Bluffton's Public Development Corporation is a 501(c)(3) community-driven organization that was established in 2012 by Town Council. The Corporation's mission is to enhance the business climate for investment and development and attract new business to Bluffton by facilitating and brokering economic and real estate development opportunities.
- Governed by an eight-member Board of Directors comprised of community and business leaders, the Bluffton Public Development Corporation meets monthly to discuss and pursue business recruiting and expansion activities to grow and diversify Bluffton's economy.

- MISSION STATEMENT

- Develop a Positive Climate for Business Investment and Development
- Attract New Business to Bluffton
- Address Issues Affecting Business Investment and Economic Development
- Facilitate the Brokering of Economic Development Deals
- Develop Land Owned by Public Development Corporation or Town

Bluffton Public Development Corp.

- Buckwalter Place Master Plan
 - Town-Owned Property
 - Current Development
 - Roadway Network
 - Major Infrastructure



Bluffton Public Development Corp.

- Ring Road Example
 - Acts as spine road to open up development for all areas of site
 - Road starts at intersection of Buckwalter Place Boulevard and Innovation Drive
 - Road terminates at northern entry on Buckwalter Boulevard



Bluffton Public Development Corp.

Multi-County Commerce Park

Action Item: Infrastructure Construction

Description: Design and construction of major infrastructure including the ring road and northern entrance at the Buckwalter Place Multi-County Commerce Park (also known as the Multi-County Industrial Park or MCIP)

Cost - \$6 million

<i>Proposed Infrastructure Improvements</i>	<i>Cost</i>
Ring Road	2,200,000
Progressive St. Extension	250,000
LEC Loop Road	430,000
Innovation Dr. Roundabout & Related Work	125,000
North Sewer Pump Station & Force Main	350,000
Perimeter Stormwater System - West	1,100,000
Ring Road Hardscape, Landscape, Related Lighting & Signage Program	350,000
North Gateway Entrance	175,000
High-Speed Data Extension	200,000
Contingency (15%)	40,000
<i>Total</i>	6,000,000

Bluffton Public Development Corp.

- Project Criteria

- Other Sources of Money

- MCIP revenue stream can – and Utility Tax Credits may – supplement the available funding; However, waiting for these two sources could put off infrastructure improvements for years – attracting economic development required product available now
 - Potential usage of impact fees as noted by the Commission would require assessment by our valued colleagues at Beaufort County to ensure compliance with geographic requirements, usage rules, etc.
 - Could fund a portion of the proposed projects through taxes & fees but incremental approach could take decades
 - General Fund Tax Increase?
 - » Value of a mill in Town of Bluffton is \$128,163
 - » State of South Carolina limits millage increases
 - » Therefore, it would be against the law to increase taxes sufficient to fund these projects

- Revenue Generated

- Commerce park and the resultant economic development is designed to increase tax base and tax revenue through business attraction and retention

Bluffton Public Development Corp.

- Project Criteria
 - Maintenance Costs
 - Once completed, the business park's POA will handle operations & maintenance
 - Job Creation
 - Short-term construction and engineering jobs required for this infrastructure work as well as the construction of buildings and facilities for businesses brought to the site
 - Long-term jobs will be in commercial enterprises located in the commerce park
 - County Improvement
 - Creation of primary jobs brings revenue to the County as a whole
 - Taxpayers in municipalities also pay taxes to County
 - Economic development was identified as a key priority both by Beaufort County and the Town of Bluffton
 - Cost-Benefit Study
 - Not yet – but example of CareCore National at this location provides key case illustrating positive impact on Beaufort County



Capital Improvement Proposal

Capital Project Sales Tax Commission

May 12, 2014

Edward Foster, Board Chair
Alison Thomas, School Director



What is a Charter School?

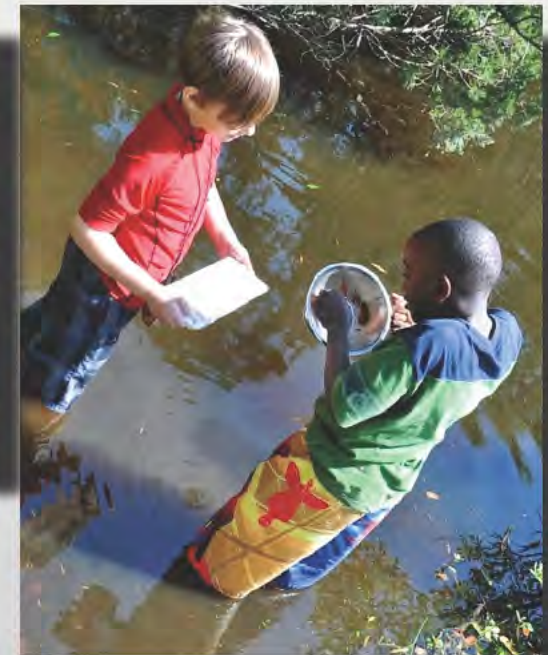
- Charter Schools are **public schools of CHOICE!**
- Charter Schools are non-sectarian, non-religious, non-homebased and non-profit corporations
- Charter Schools operate within and are accountable to a public school district

- SC Charter Schools Act



What is a Charter School?

- The SC Charter Schools Act (1996) outlines the need for *“new, innovative and more flexible ways of educating all children.”*

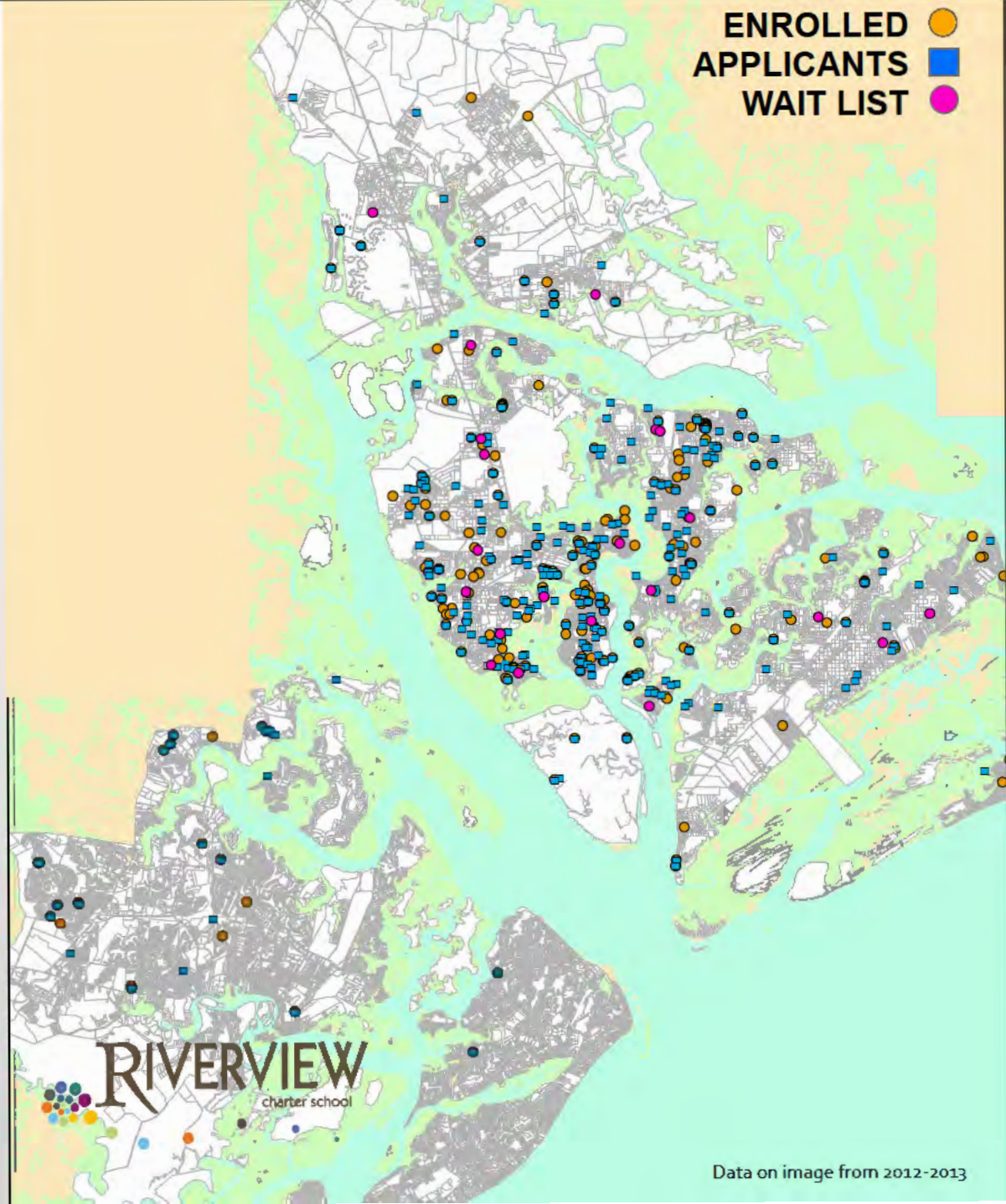


Who are we?

- Riverview Charter School is:
 - Beaufort County's first charter school (2009)
 - Beaufort County's only locally sponsored public charter school
 - A Faculty & Staff of 75 full & part-time employees
 - Currently operating in the former Shell Point Elementary school in Port Royal

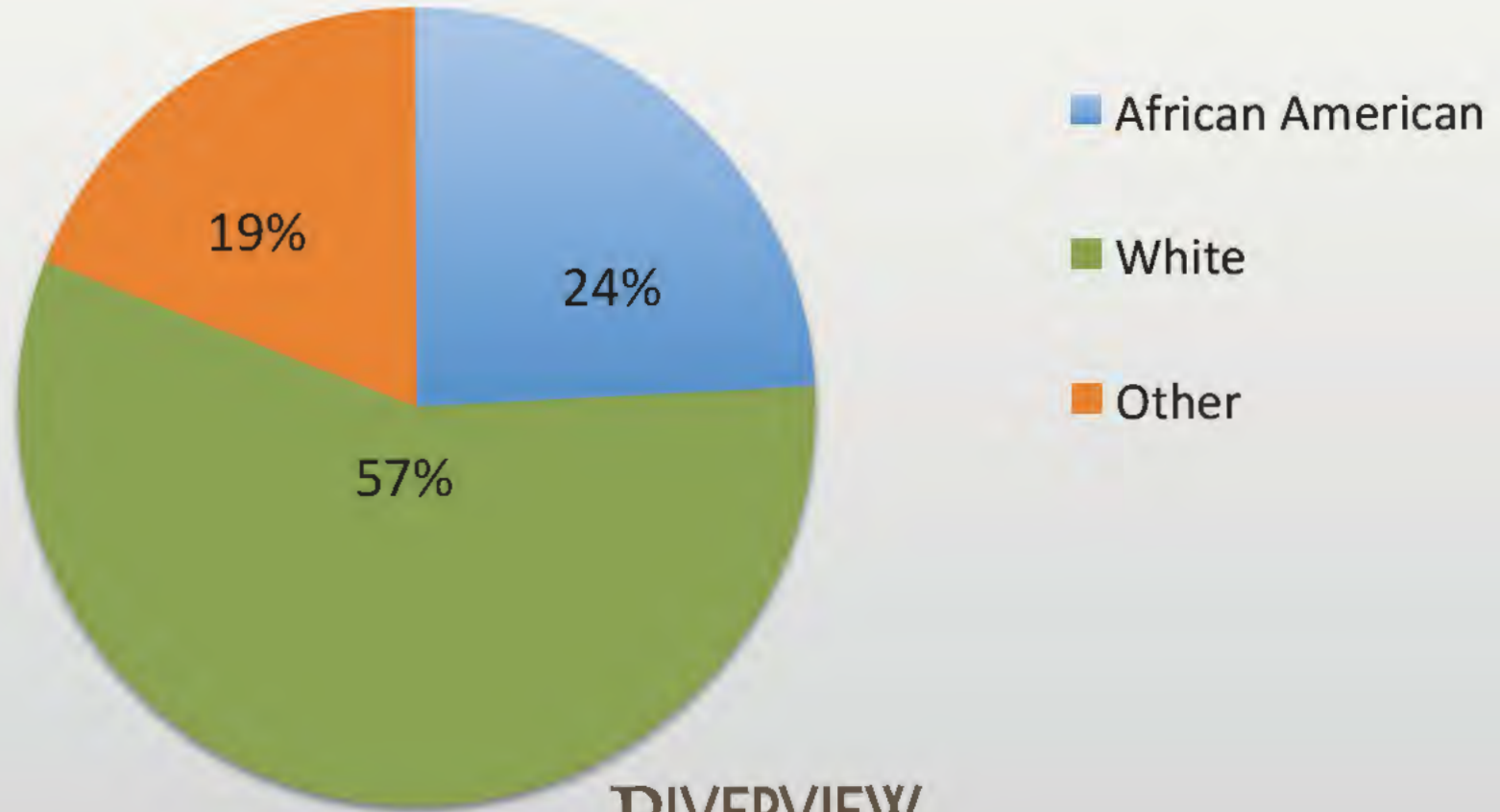
Who do we serve?

- **488 students** in Kindergarten through 8th grade, all Beaufort County residents
- The School will increase student enrollment each year until reaching its maximum enrollment of **684 students in 2018**



Student Body

Student Demographics (2014-15)



Commitment to the Community

Riverview's mission is to create a small, diverse learning community that actively engages students in **meaningful** and **innovative** learning experiences.

Emphasizing “learning by doing”, family and **community involvement**, and **engaged citizenship**, Riverview is committed to nurturing the whole child and preparing each student for a global society.



Commitment to the Community

Riverview's mission is to create a small, diverse learning community that actively engages students in **meaningful** and **innovative** learning experiences.

Emphasizing “learning by doing”, family and **community involvement**, and **engaged citizenship**, Riverview is committed to nurturing the whole child and preparing each student for a global society.



Innovation and Accountability

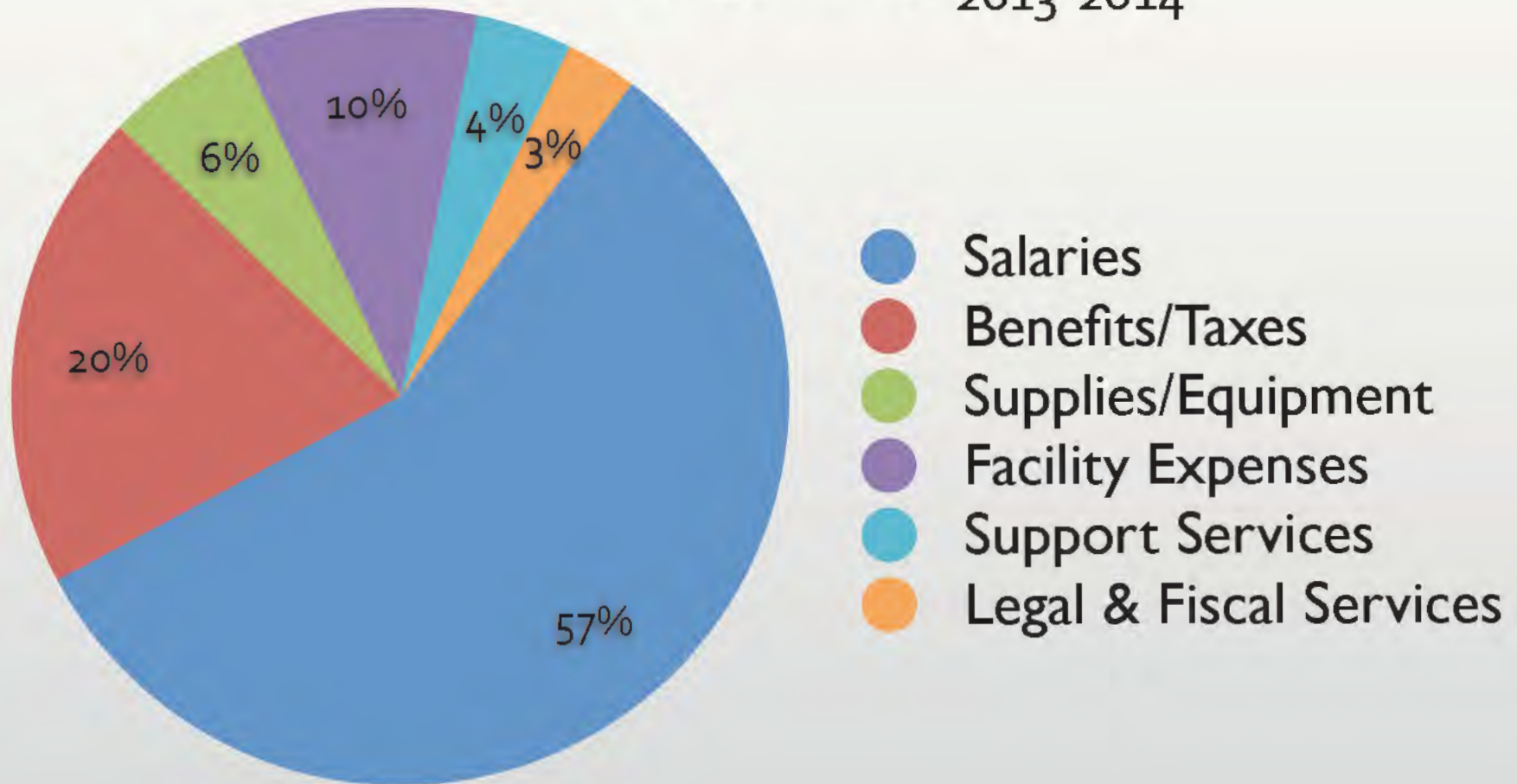
Ranked among the top 3% of public schools in
South Carolina!

- **Perfect 100% Federal Report Card Rating**
 - Both Elementary & Middle School grade levels
- **Palmetto Gold School**
 - Both Elementary & Middle School grade levels
- **State Report Card Rating**
 - *Excellent* Overall & *Excellent* Growth for both Elementary & Middle School grade levels



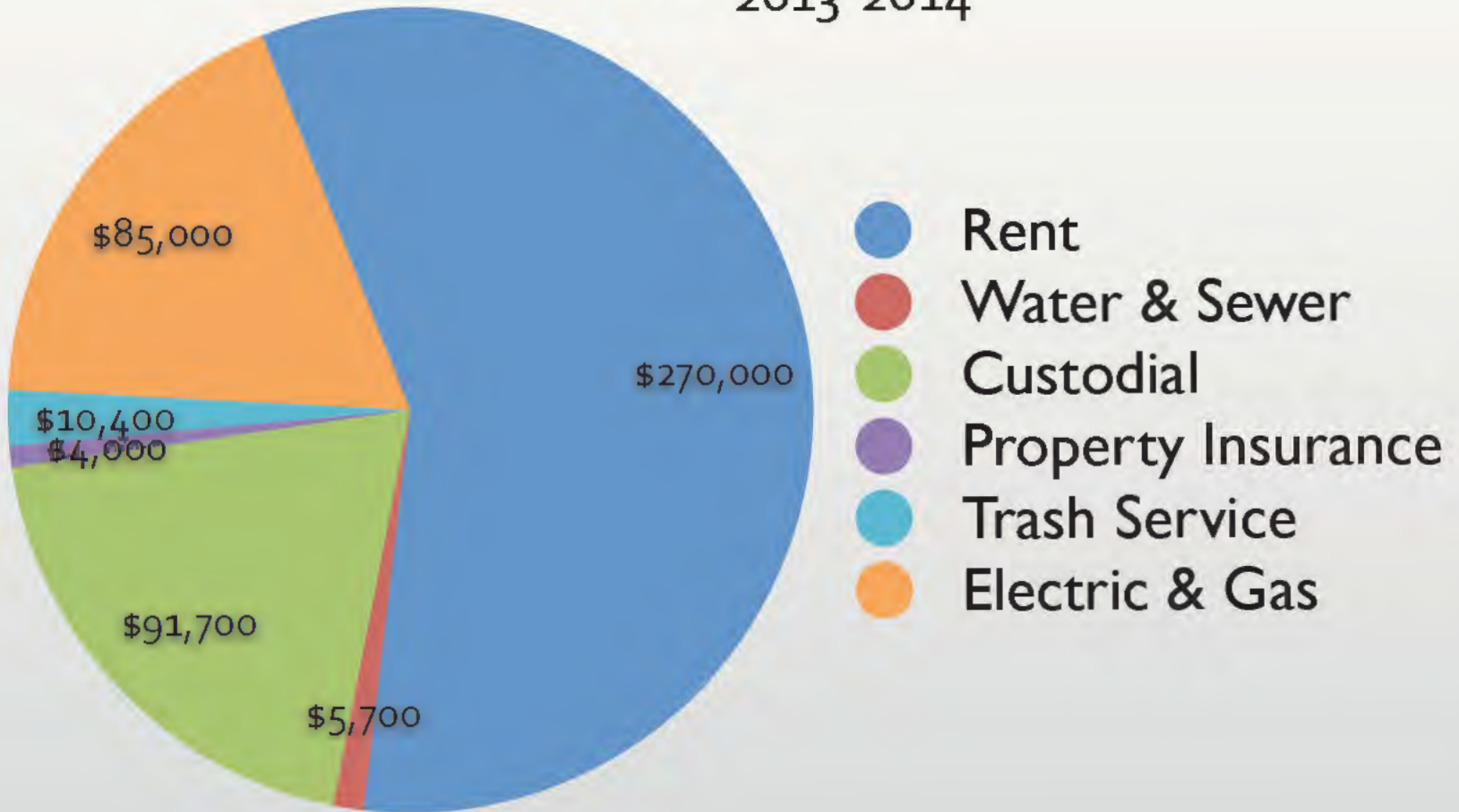
Operating Expenses

2013-2014



Facilities Costs

2013-2014



The Challenge...

- Capital funding for construction of facilities
- By August 2016 we will outgrow our current facility
- Strategies under investigation include:
 - Designing & building a new facility
 - Renovating & expanding our current facility



Capital Improvement Program Opportunity

- Eliminates the greatest financial risk the School faces, cementing the school's longevity as a public school of choice for all Beaufort County residents
- Value of teaching and learning at **all** public schools is immeasurable and providing students appropriate facilities should parallel that thinking
- Facility condition has enormous impact on student achievement



Proposal #1: Construct a new facility

- **Project Cost:**
\$18-22MM
- LEED-certified
- Opportunities for broadbase community use:
 - Athletic fields
 - Performing Arts Center
 - Media Center



Proposal #2: Recycle current facility

- **Project Cost: \$8MM**
- Negotiate with Beaufort County School District for long-term use of current facility
- Renovate current structure
- Construct additional space as required



RIVERVIEW
ENGINEERING

Buckingham County Primary & Elementary Schools, Dillwyn, Virginia

Criteria for Consideration



Can Project Be Funded From Other Sources?

- ***No*** - not without diverting operational dollars out of the classroom! Under state law, charter schools are not independently eligible for existing federal, state or local capital funds

Will Project Create Revenue?

- “Research indicates that quality public schools help make states and localities more economically competitive.”¹
- “Public schools indisputably influence residential property values.”¹
- “The existing empirical evidence indicates that K-12 expenditures have the effect of increasing: personal income, manufacturing investments and employment; number of small business starts; and the residential labor force available in a metropolitan area.”²

- ¹ *Public Schools and Economic Development: What the Research Shows*, KnowledgeWorks Foundation, Jonathan D. Weiss, 2004
- ² *(K-12 Education in the US Economy*, National Education Association, 2004)



Maintenance and Personnel Costs Once Project Complete?

- The School has sufficient operating funds for the maintenance and personnel associated with a permanent facility, once constructed

Creating Jobs

- Preserves existing positions while creating additional employment opportunities for an expanded faculty and staff
- Design and renovation/construction of a 100,000sf facility will create short-term construction jobs and long-term facility maintenance opportunities

Helping Beaufort County As a Whole

- As the only Beaufort County sponsored public charter school, Riverview is unique in that it can **only** serve students in Beaufort County, but given its county-wide student attendance zone can impact **any** family county-wide
- Public charters serve as incubators for innovation in public education



Cost Benefit Scenario

- Every operational dollar not applied to capital expenses is available to support teaching and learning in the classroom
- If funded, up to \$10MM in interest payments will be saved and not paid to out of state investors, keeping those dollars in our classrooms where they recirculate in our local community!

THANK YOU!



“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.”

~Margaret Mead



Capital Sales Tax Commission BJWSA Project Request



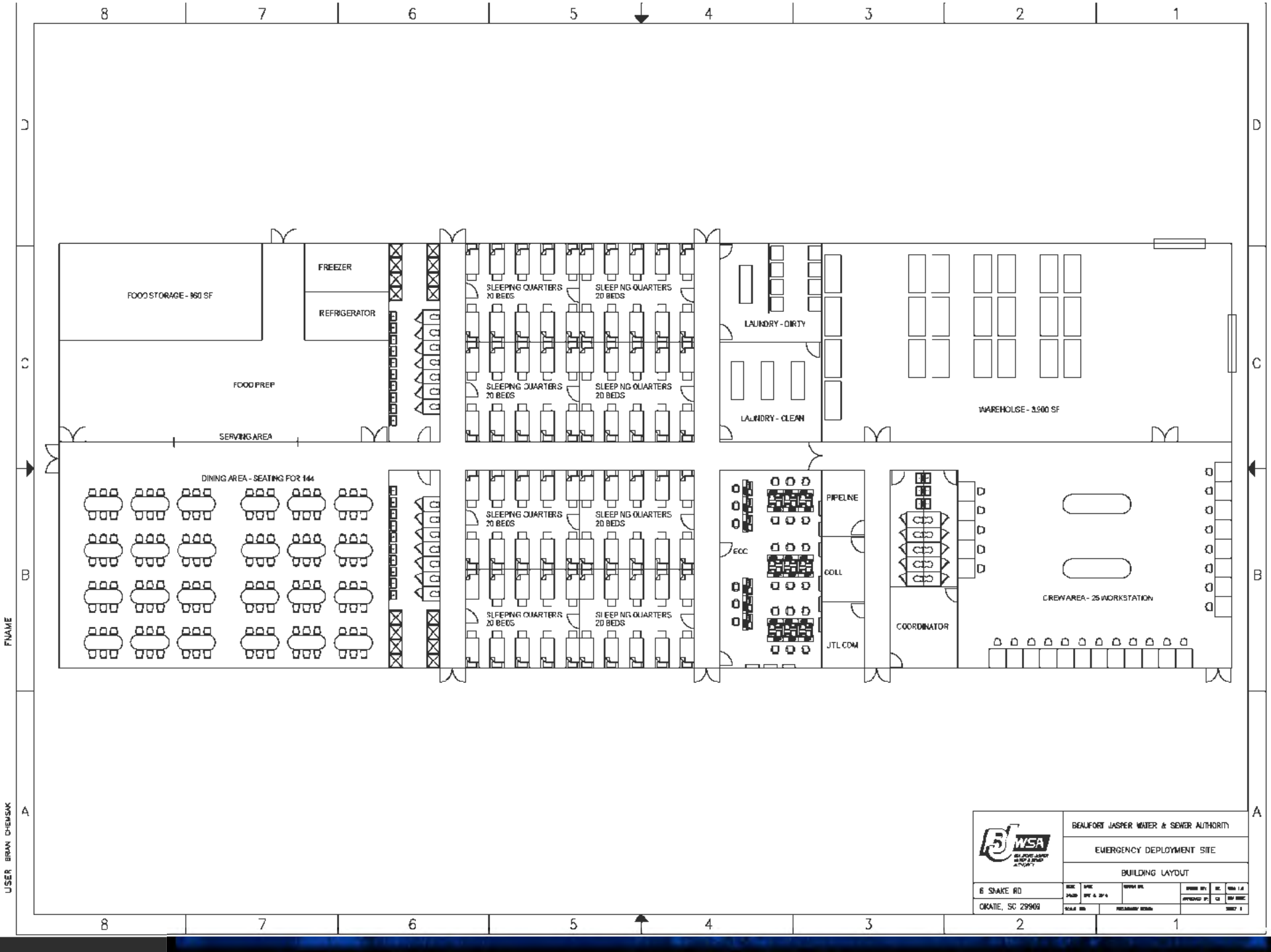
**Presented by: Ed Saxon, PE
General Manager
Beaufort-Jasper Water & Sewer Authority
May 12, 2014**




BJWSA Project Request

- Construction of Critical Operations Center at Chelsea WTP Site
- BJWSA has county-wide responsibility to coordinate and manage water/sewer services during declared emergencies
- 25,000 sq ft facility to shelter, feed & support 150 personnel
- Includes Upgraded BJWSA EOC & Operations Area
- Estimated Cost \$5.5M





USER: BRIAN CHEMISK

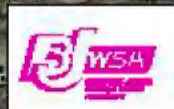
		BEAUFORT JASPER WATER & SEWER AUTHORITY			
		EMERGENCY DEPLOYMENT SITE			
BUILDING LAYOUT					
6 SNAKE RD		DATE: 07/4/2014	SCALE: 1/8" = 1'-0"	DESIGN BY: []	REV. 1.0
OKAITE, SC 29909		SCALE: 1/8" = 1'-0"	PREPARED BY: []	PROJECT NO: []	SHEET 1

BUWSA EMERGENCY DEPLOYMENT BUILDING
25,000 SF FFE. 25.0'

Snake Rd

Snake Rd

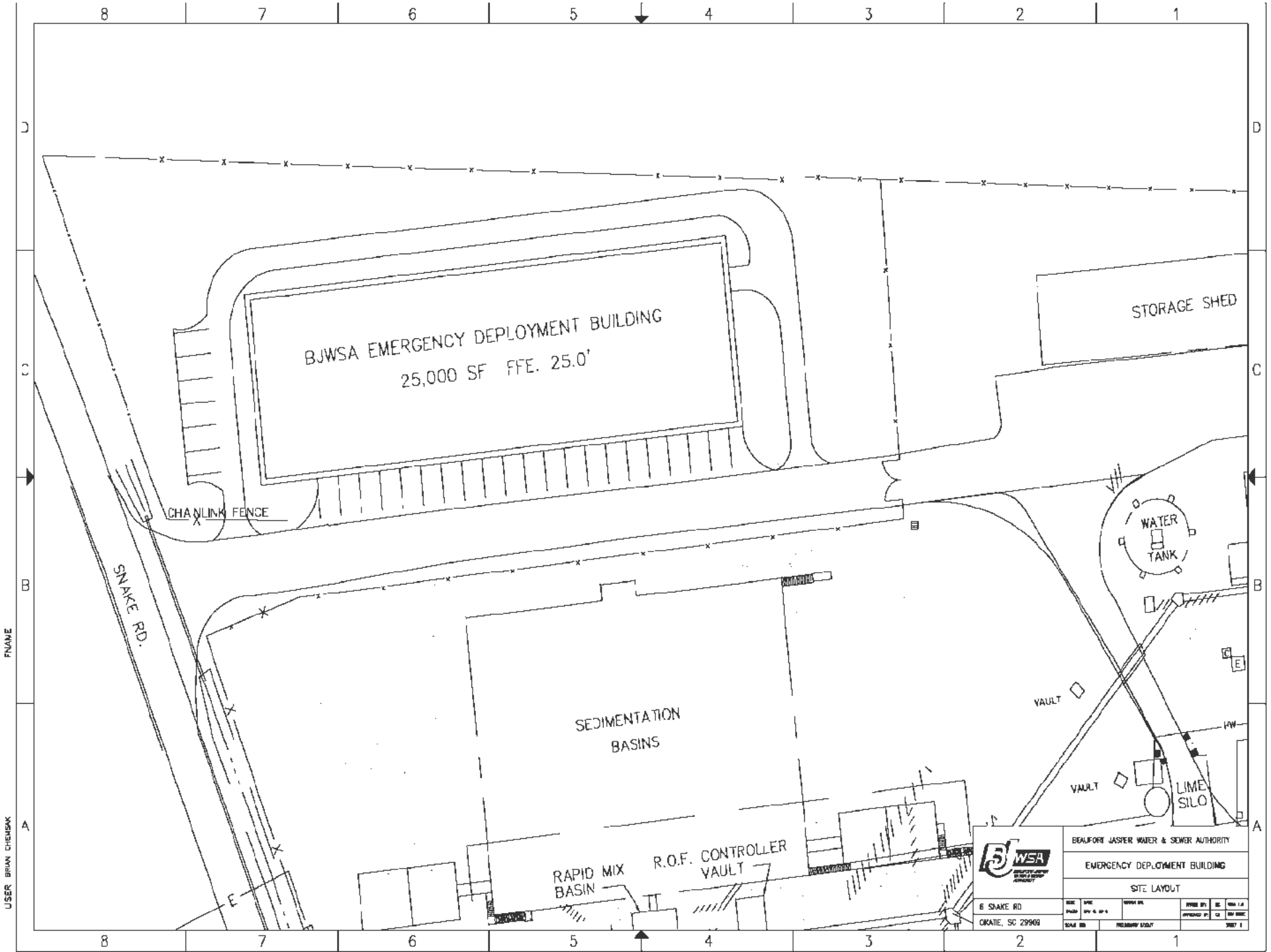
ADDITIONAL PARKING AS NEEDED



BEAUFORT JASPER

EMERGENCY

5 SNAKE RD
NEW ORLEANS, LA 70112



BJWSA EMERGENCY DEPLOYMENT BUILDING
25,000 SF FFE. 25.0'

STORAGE SHED

CHAN LINK FENCE

SNAKE RD.

SEDIMENTATION
BASINS

WATER
TANK

LIME
SILO

RAPID MIX
BASIN

R.O.F. CONTROLLER
VAULT

VAULT

VAULT



BEAUFORT JASTER WATER & SEWER AUTHORITY

EMERGENCY DEPLOYMENT BUILDING

SITE LAYOUT

6 SNAKE RD
OKLAIE, SC 29909

DATE: 04/16/14
SCALE: 1/8" = 1'-0"

DESIGNED BY: [initials]
CHECKED BY: [initials]
APPROVED BY: [initials]

ISSUE NO. 1
DATE: 04/16/14
DRAWN BY: [initials]
SCALE: 1/8" = 1'-0"

USER: BRIAN CHEMSAK

FNAME: [blank]

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1

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Commission's Questions Response

- Funding From other sources? – Could be funded by the issuance of a BJWSA Bond but BJWSA customers rates would be increased to include the debt service
- Will revenue be created? – No
- What are maintenance & personnel costs? – No new personnel and the minimal maintenance costs will be included in BJWSA's O&M budget
- Will project create jobs? – Only during the 16 month construction phase



Commission's Questions Response

- Will it help the county as a whole? – Yes, by ensuring adequate water/sewer services are available to protect public health and safety to allow the county to “reopen” in a timely manner after events requiring mandatory evacuations
- Has a cost benefit study been done? - No



BEAUFORT COUNTY CAPITAL
PROJECTS SALES TAX
COMMISSION

TOWN OF HILTON HEAD ISLAND CANDIDATE
PROJECTS

SCOTT LIGGETT, PE
DIRECTOR OF PUBLIC PROJECTS & FACILITIES/CHIEF ENGINEER

MAY 12, 2014

CANDIDATE PROJECTS

TOWN OF HILTON HEAD ISLAND

THE ISLAND ECONOMY IS PRIMARILY DRIVEN BY TOURISM AND REAL ESTATE WITH VISITORS ANNUALLY CONTRIBUTING MORE THAN \$1 BILLION DOLLARS TO THE ECONOMY.

Health, Safety, Welfare Projects

Ward 1 Sewer Projects	\$ 3,400,000
Roadway Improvements	\$30,750,000
Fire Station 2 Replacement	\$ 3,000,000

Lifestyle/Recreation Projects

Island Recreational Center Expansion	\$ 6,905,000
Arts Center of the Carolinas	
Rehabilitation and Restoration	\$ 5,000,000
Multi-use Pathways	\$ 6,250,000
Recreation Facility Rehabilitation and Restoration	\$ 5,000,000

Total **\$60,305,000**

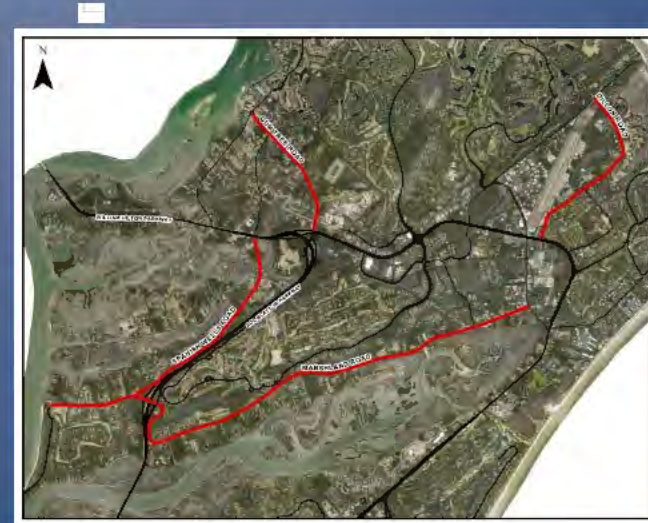
WARD ONE SEWER PROJECTS

Description: Expansion of sewer line network within the Hilton Head Public Service District.

Estimated Cost - \$3,400,000

Benefits: Enhanced protection of public and environmental health, marketability of affected properties.

- *Other sources of funding?* Yes, but considered overly burdensome to property owners.
- *Will the project create revenue?* Yes, via development/redevelopment opportunities
- *Maintenance/personnel costs?* Provided by HHPSD via user fees on a cost-of-service basis.
- *Create jobs?* Yes
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



US 278 ENTRY CORRIDOR IMPROVEMENTS BLUFFTON PARKWAY PHASE 5A TO SQUIRE POPE ROAD

Description: 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.

Estimated Cost – 23,500,000

Benefits: 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.

- *Other sources of funding?* Federal ? SCDOT ?
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* Provided by SCDOT
- *Create jobs?* Short term design/construction. Long term enhancements across all facets of HHI economy.
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



WM. HILTON PARKWAY / SQUIRE POPE ROAD INTERSECTION IMPROVEMENTS

Description: 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

Benefits: Enhanced safety and efficiency for approximately 50,000 vehicles/day that move through the intersection.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase. SCDOT ??
- *Will the project create revenue?* No. But has positive financial impact as a result of reduced delay/congestion for motorists.
- *Maintenance/personnel costs?* To be borne by SCDOT.
- *Create jobs?* Short term design/construction.
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





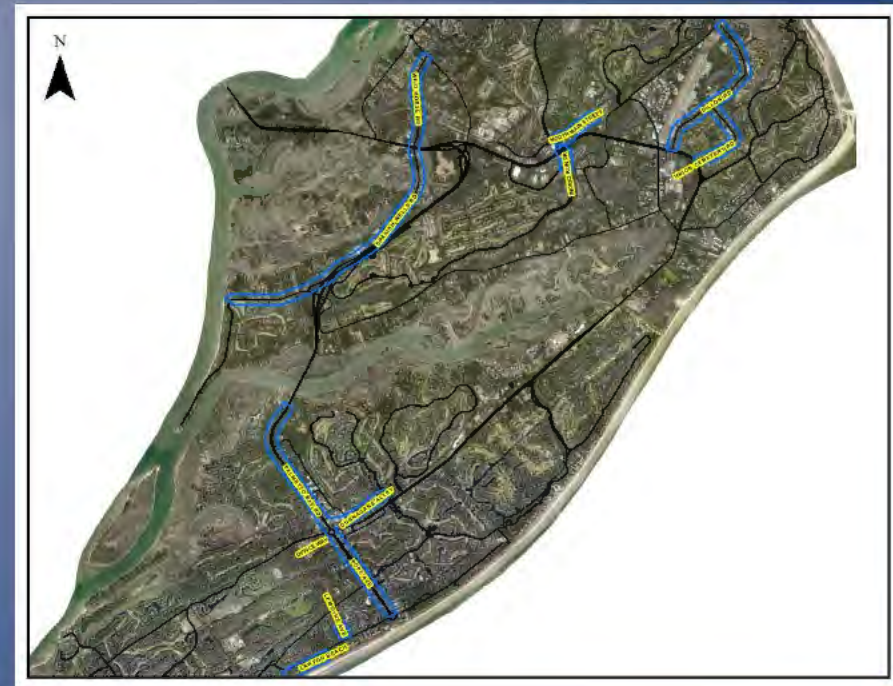
ROADWAY RESURFACING AND PAVING

Description: Resurfacing of State and Town owned paved roads, paving of Lawton Beach Subdivision Roads, (South Forest Beach).

Estimated Cost - \$5,500,000

Benefits: Maintains expected level of service, enhanced safety and efficiency of movement for motoring public.

- *Other sources of funding?* Yes, for Town owned roads through CIP or operating budget. May necessitate bond issue or millage increase. SCDOT ??
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* To be borne by road owner, Town or SCDOT respectively.
- *Create jobs?* Short term construction.
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





WILD HORSE RD

SPANISH WELLS RD

NORTH MAIN STREET

INDIGO RUN DR

DILLON RD

UNION CEMETERY RD

PALMETO BAY RD

DUNNAGAYS ALLEY

OFFICE WAY

POPEAVE

LEONNE AVE

LAWTON BEACH

WM. HILTON PARKWAY / SHELTER COVE TOWN CENTER IMPROVEMENTS

Description: Intersection improvements at Wm. Hilton Parkway / Shelter Cove Lane (3 locations). Involves potential signalization, turning lanes median improvements and pedestrian /bicycle connectivity.

Estimated Cost – \$1,250,000

Benefits: Enhanced safety, access and efficiency for motoring public and patrons of the redevelopment. Will serve marquis public event space – Shelter Cove Park.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* Yes, indirectly through engine of adjacent public/private land use.
- *Maintenance/personnel costs?* To be borne by Town, SCDOT or private interests.
- *Create jobs?* Short term design and construction. Long term positive impact associated with successful redevelopment
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



FIRE STATION #2 (SEA PINES) REPLACEMENT

Description: Replacement of 30+ year old Fire Station which serves Sea Pines Resort.

Estimated Cost - \$3,000,000

Benefits: Ensures long term adequacy of public safety and emergency response to Sea Pines Resort.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* To be borne by Town.
- *Create jobs?* No
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No, but need identified via approved Fire Rescue Masterplan



ISLAND RECREATION CENTER EXPANSION

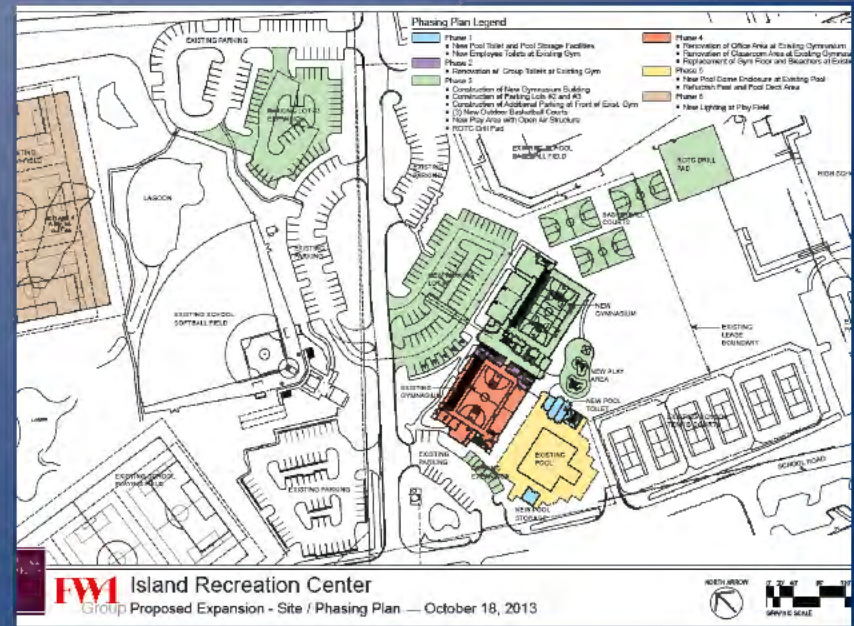
Description: Construction of a new gymnasium, expanded parking, office and changing room renovations, plus enclosure for existing pool. Replacement of 3 basketball courts and ROTC drill field displaced by improvements.

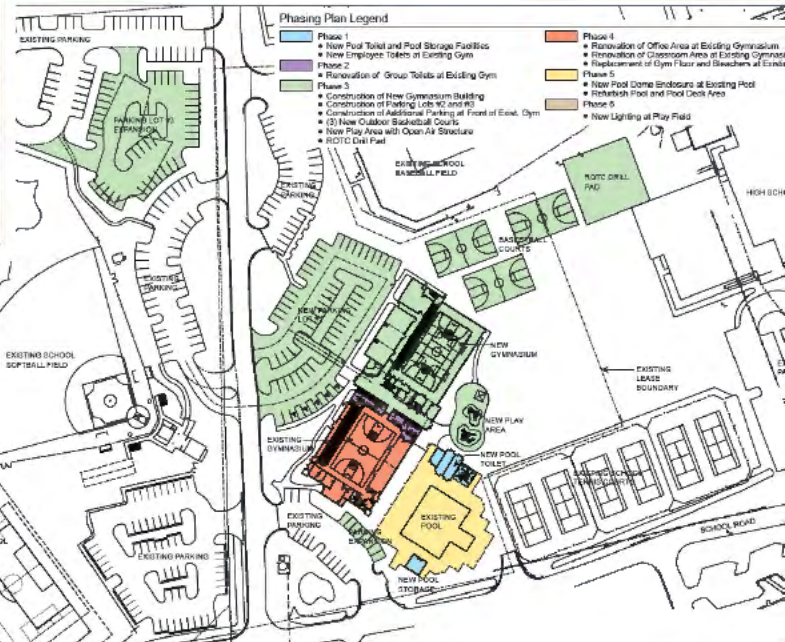
Estimated Cost - \$6,905,000

Benefits: Current facility has outlived its useful life. Allows for the provision of adequate recreational opportunities programs for the current population/demographics.



- *Other sources of funding?* Yes, via Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* Yes
- *Maintenance/personnel costs?* To be borne by Town/Island Recreation Association.
- *Create jobs?* Yes
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





Island Recreation Center

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



ARTS CENTER OF THE CAROLINAS REHABILITATION AND RESTORATION

Description: Deferred maintenance on existing Arts Center Building (HVAC, mechanical systems, roof) Completion of future needs assessments and studies.

Estimated Cost - \$5,000,000

Benefits: Arts and Cultural activities are of significant importance. This includes festivals, community activities and events, programming, personal participation, and facilities. There is a desire to see Hilton Head Island as a destination for premiere arts and cultural experiences. The priority should be cultural development for residents, while benefiting visitors and tourists.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* Yes
- *Maintenance/personnel costs?* To be borne by Arts Center.
- *Create jobs?* Yes
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



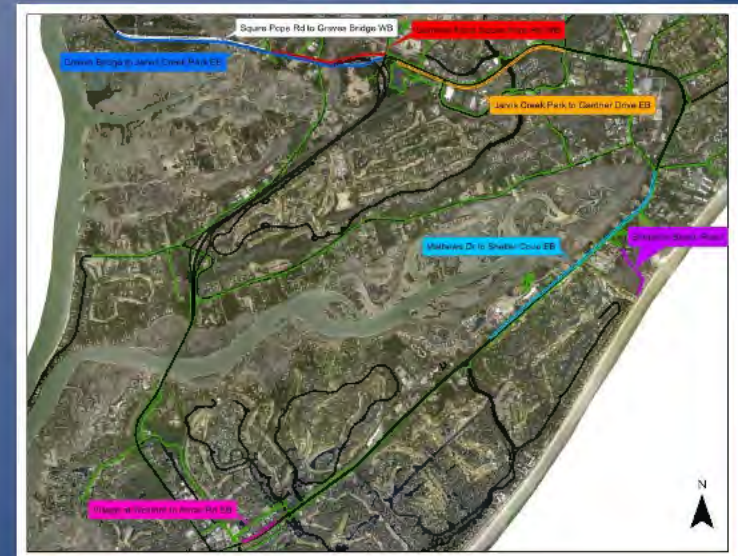
MULTI USE PATHWAYS

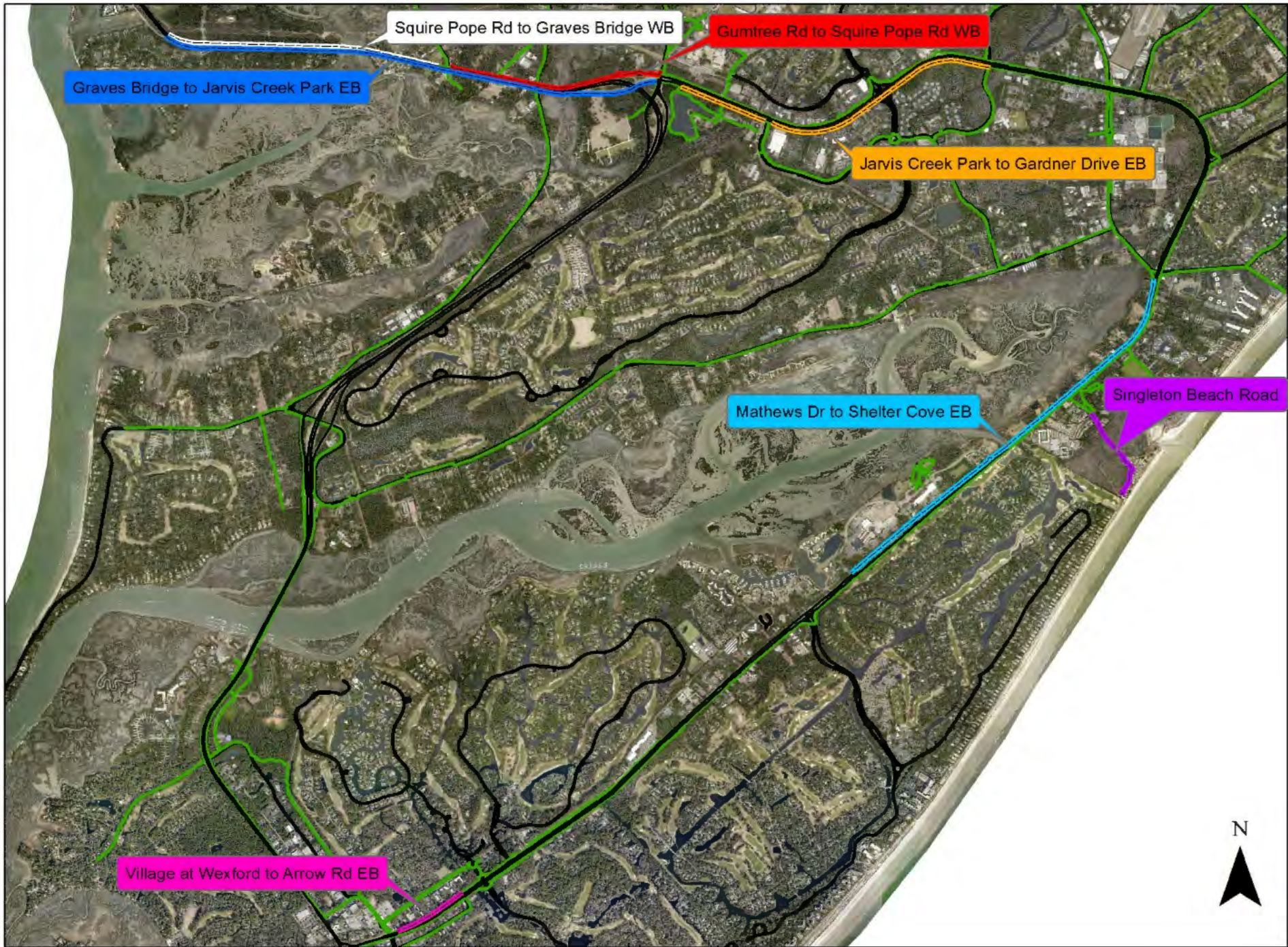
Description: Construction of approximately 6.9 miles of multi use pathways on Hilton Head Island. Would expand the Island's pathway network providing continuous facilities along Wm. Hilton Parkway to the Graves Bridge. Augments and provides connectivity to the Town's almost 60 mile pathway network.

Estimated Cost - \$6,250,000

Benefits: Expansion of award winning pathway program. Provides enhanced recreational and commuter facilities. Encourages healthy life-style, provides added attraction for visitors.

- *Other sources of funding?* Yes, via the Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* To be borne by Town.
- *Create jobs?* Short term design/construction. Long term indirect
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





Squire Pope Rd to Graves Bridge WB

Gumtree Rd to Squire Pope Rd WB

Graves Bridge to Jarvis Creek Park EB

Jarvis Creek Park to Gardner Drive EB

Mathews Dr to Shelter Cove EB

Singleton Beach Road

Village at Wexford to Arrow Rd EB



RECREATIONAL FACILITY REHABILITATION AND RESTORATION

Description: Building, parking, field enhancements – Crossings Park, Chaplin Park and Barker Field.

Estimated Cost - \$5,000,000

Benefits: Allows for improved programming and enhanced use of aging public recreational facilities.

- *Other sources of funding?* Yes, via Town's CIP or operating budget. May necessitate bond issue or millage increase. County ??
- *Will the project create revenue?* Yes
- *Maintenance/personnel costs?* To be borne by Town and County
- *Create jobs?* Short term
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





Barker Field

Chaplin Community Park

Crossings Park



CANDIDATE PROJECTS

TOWN OF HILTON HEAD ISLAND

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Arts Center of the Carolinas Rehabilitation and Restoration	\$ 5,000,000
Multi-use Pathways	\$ 6,250,000
Recreation Facility Rehabilitation and Restoration	\$ 5,000,000

Total	\$60,305,000
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Project 1:

Replacement Academic Building for Industrial & Trades Programs Beaufort Campus

Time frame: 2-5 years

Summary of Project: Demolish buildings 15 and 16 and replace with new 30,000 square foot building on the Beaufort Campus. This building would house enhanced and expanded industrial and trades programs essential to workforce and economic development.

Benefits: Buildings 15 and 16 are rapidly deteriorating with extensive maintenance issues. Consolidating into a new facility would improve efficiency and functionality and allow for parking and traffic improvements.

Cost: \$6,000,000

Project Criteria:

Other Sources of Money: No

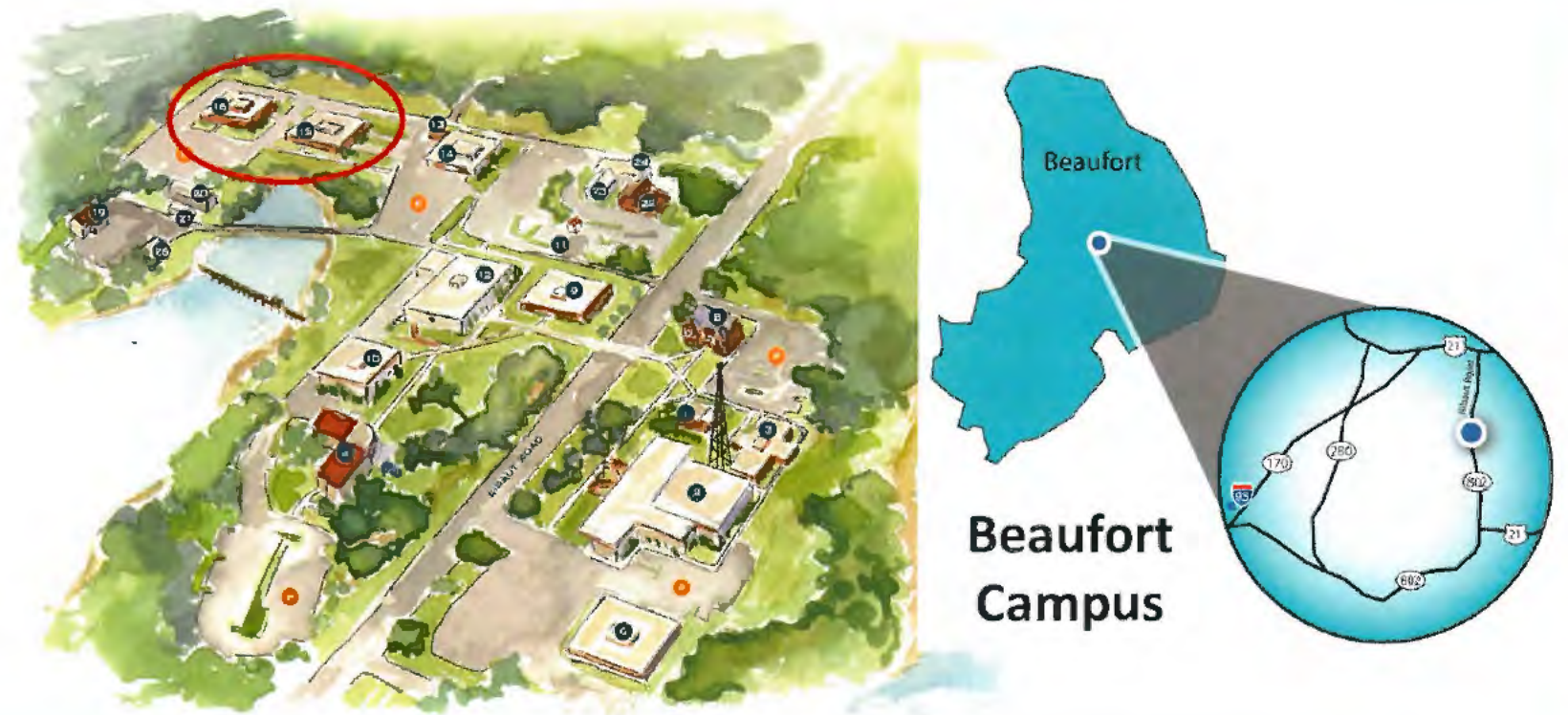
Revenue Generated: Yes

Maintenance Costs: Reduced

Job Creation: Yes

County Improvement: Yes

Cost Benefit Study: No



Buildings 15 & 16



Above: Rusting, warped exterior.



Above: Deteriorating, aged interior.



Project 2:

New Academic Building New River Campus

Location: Bluffton

Time Frame: 2-5 years

Summary: Addition of a second academic building to the New River Campus. The 40,000 square foot facility would become TCL's hub for culinary, hospitality and entrepreneurship programs.

Benefits: Increased capacity to accommodate more students at New River. The hospitality focus would directly support Beaufort County's number one industry. In addition, the building would accommodate the Town of Hilton Head's emergency operations center.

Cost: \$12,500,000

Project Criteria:

Other Sources of Money: No

Revenue Generated: Yes

Maintenance Costs: Yes

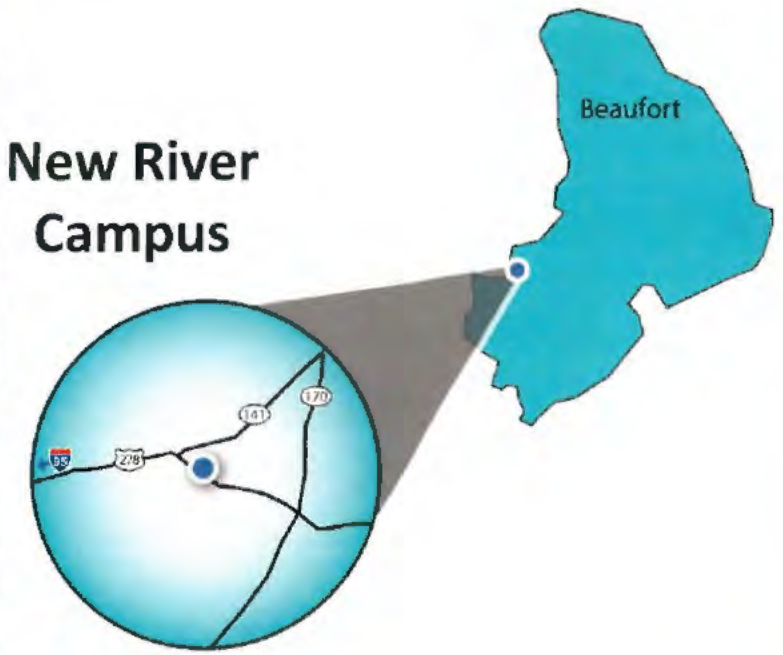
Job Creation: Yes

County Improvement: Yes

Cost Benefit Study: No



New River
Campus



Above: Architectural rendering of new building.

Town of Port Royal Capital Projects Commission Presentation

May 12, 2014

Existing Port Property



Purchase of the Port of Port Royal

- Town initiated closure in 2003
- Town created redevelopment plan in 2004
 - Included a week long charette with ultimate redevelopment plan created by the citizens and stakeholders.
- The South Carolina State Ports Authority began their redevelopment plan efforts in 2005
- SCSPA finalized plan in October of 2006
- Legislation passed in 2006, requiring sale by December of 2006

Purchase of the Port of Port Royal

- Three separate contracts for purchase
 - Port Royal Harbour
 - Gramling Brothers
 - Port Royal Development Group
 - Contracting pricing varied from \$16,800,000 to \$26,000,000

Current Redevelopment Plan



Redevelopment Plan

- Total Acreage: 317.51 Ac of Upland and Marsh Area
- 51.60 Ac of Upland
- 265.91 Ac of Marsh Area
- Total Dwelling Units: +/- 425 DU's
- Upland Density: 8.20 DU/AC
- Total Dedicated Civic Open Space: +/- 10.8 AC
- Pedestrian Waterfront Boardwalk/Promenade/Trail +/- 2.9 AC
- Additional Open Space at 5%: +/- 2.04 AC
- Total Non-Residential Land Use: +/- 250,000 SF
- (Includes 130,000 SF of existing space)

Purchase of the Port of Port Royal

- Current asking price of \$22,500,000
- Appraised value unknown at this time, but less than the current asking price
- Town has created a term sheet
 - Town will pay 80% of appraised value
 - Includes an update of the appraisal
 - Includes some certainty regarding environmental issues

Purchase of the Port of Port Royal

- The benefits of the purchase:
 - Economic Impact – expected job creation, as assessed by an economist hired by the Town includes potential 500 jobs(attached handout).
 - Increase in the tax base, not only for Port Royal, but Beaufort County, and the School District.

Potential Fiscal Impacts at Full Redevelopment

- Annual Gross Fiscal Benefits
- **Revenue Source** **“Low Range”** **“High Range”**
- Property Taxes \$646,900 \$823,700
- Business Licenses \$99,500 \$129,400
- Hospitality Taxes \$230,700 \$313,800
- Accommodation Tax \$174,600 \$242,200
- Source: Randall Gross/Development Economics

Additional Positives to Purchase

- Beaufort County has an opportunity, unlike the others, to recoup most, if not all, of the funds with the purchase through resale of the property.
- Funds could be used to construct the necessary infrastructure and public components; thereby, eliminating the need for a TIF. All taxing entities: Beaufort County, Port Royal, and the Beaufort County School District realize a more immediate positive fiscal impact.

Port Related Projects

- **Construct New Port Property Spine Road from End of Paris Ave. to Ribaut Road (New)** - 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 will be a 22 foot wide residential areas and 36 feet wide in commercial areas with paved roads with sidewalks, curbs and stormwater drainage. **Estimated cost: \$6,000,000.00**

Port Related Projects

- **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. **Estimated Cost: \$250,000.00**
- **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. **Estimated Cost: \$500,000.00**

Port Related Projects

- **Waterfront Promenade (New)** - 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: \$400,000.00**
- **Tree Improvements/Pocket Parks/Landscaping (New)** - 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: \$300,000.00**

Conclusion

- The Port of Port Royal purchase offers the Commission an opportunity to support an economic development project that could pay for itself.
- It will provide a spark to economic development along Paris Avenue and Ribaut Road.
- The purchase would end the cycle of speculation that has caused the balance of the Town to suffer due to the uncertainty surrounding the property.
- It could potentially serve other economic interests in the County due to the existing pier and the depth of its waters.



Additional Projects for Consideration

- **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. **Estimated Cost: \$4,000,000.00**

Additional Projects for Consideration

- **Add Sidewalks (Various Areas of Town) (New)**
 - Install new sidewalks in various areas in Port Royal to provide pedestrian interconnectivity.**Estimated Cost: \$250,000.00**

Thank you for your consideration.





*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 ([backup](#))
 2. City of Beaufort ([backup](#))
 3. Bridges Preparatory School ([backup](#))
 4. Town of Hilton Head Island update
 5. Sheldon Township ([backup](#))
 6. Beaufort County Sidewalk Projects ([backup](#))
 7. Riverview Charter School update
 8. Alljoy Pathway ([backup](#))
 9. Town of Port Royal update
5. Additional Public Comment
6. Adjourn

Capital Project Sales Tax Commission Minutes – May 12, 2014

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 April 28, 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 15th.

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 2nd and 3rd 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 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 BJSWA 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 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 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. 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 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 SCSPA property and will interconnect Sands Beach, redevelopment areas of the SCSPA 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 SCSPA 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 SCSPA 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 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 Sheldon, Paige Point, Big Estate, Jenkins, Seabrook, and Stuart Point, 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.

Commission adjourned at 9:02 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 19, 2014



UNIVERSITY OF
SOUTH CAROLINA

BEAUFORT

Powerful futures. Discovered.

USCB's Collaborative History

2001 TIFF district to build Hilton Head Gateway Campus predicated on USC and SC approval for baccalaureate status.

On-going support for growth and development.

- Human Services degree
- BSN degree
- Water quality lab
- USCB Athletics
- Center for Event Management and Hospitality Training

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Return on Investment

- Grown 140% in full-time enrollment
- 650 students living on campus
- \$2 million endowed lifelong learning program
- Over 66,000 hours of community service
- Over 1.5 million hours of lifelong learning experienced by citizens
- Growth in annual economic impact from \$19M to over \$74M
- Outstanding graduates
- Highly qualified, committed faculty and staff
- The Lowcountry's University



Securing Our Future

- Private developments have defined Beaufort County's past growth and development.
- Strategic Growth Plan predicated on those communities
- Defined, planned and marketed the amenities of our region.
- Those days are over.
- The future depends on a new vision.



USCB's Capital Projects Asks

- All will be community resources.
- No other funding sources.
- Growth of Beaufort County's largest knowledge-based business in students served, faculty/staff hired and citizens reached.
- New revenue generated.



Beaufort County Capital Projects Sales Tax Act

Project Priority

1. Convention Civic Center
2. Recreational Wellness Sports Center
3. Center for the Arts Auditorium Renovation
4. Osher Lifelong Learning Institute Building



Priority 1: Convention Civic Center

94,000 square foot facility with:

- 4,000 fixed seat arena
- 12 conference breakout rooms, offices, and locker rooms for athletic and entertainment events
- 750 additional parking spaces



Project Budget: \$35,687,644

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 1: Convention Civic Center

Project Justification:

- Beaufort County does not have a large multipurpose facility
- Leverage existing USCB utility infrastructure, parking spaces, and property
- Community impact: Quality of life enhancement to residents by providing a venue not currently available; positive economic impact drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County
- Provide venue for concerts, exhibits, conferences, trade shows, county school commencements, local, regional, national tournaments, and emergency management first responders training
- Location is central to the population of Beaufort County and easily accessible



Priority 1: Convention Civic Center

Questions and Answers

Can the project be funded from any other sources of money? No. USCB will provide land and 1,200 parking spaces

Will the project create revenue? Revenue will be generated through event ticket sales for concerts, conventions, exhibitions, athletics, community events; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? Maintenance, custodial, and utility costs are expected to be \$7/square foot times 94,000 square feet = \$658,000. Operating and maintenance costs will be passed along to users through user fees, etc.

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 1: Convention Civic Center

Questions and Answers

Will the project create jobs? In addition to construction jobs created, the job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility would provide a 4,000 fixed seat facility unlike any in Beaufort County. This location is ideal due to (a) leverage existing infrastructure (b) existing parking lots will save money in total construction costs, (c) traffic issues would be minimal due to location, (d) multiple use facility has options when not being used as primary venue

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. All stakeholders will need to participate in the study, which at a minimum would involve all Chambers of Commerce and Economic Development Organizations as well as USCB and Beaufort County representatives

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

- Baseball Field
- Soccer field
- Softball Field
- Cross County Track and Walking Trail
- Concession/Restrooms
- Coaches Offices
- Lockers
- Admissions/Ticketing



Priority 2: Recreational Wellness Sports Complex Center Specifications

- 1,000 seat baseball stadium
- 500 seat softball stadium
- Soccer field with built-in bleachers to seat 400 spectators
- Cross country track and walking trail
- Fieldhouse for offices, locker rooms, and training facilities

Project Budget: \$16,364,307



USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

Project Justification:

- Meet growing recreational needs of the county and increased expectations of the community. This shared space will meet the expectations of a 21st century recreational complex
- Provide USCB competitive fields on campus for Sand Shark varsity teams
- The fields/facilities on land provided by USCB will provide adequate and updated resources necessary to enhance the recreational experiences of youth programming in Beaufort County as well as the ability to attract a variety of regional and national athletic prospects to our area – travel baseball and softball tournaments; summer baseball and softball leagues; soccer Olympic development programming; soccer, baseball, softball, football camp opportunities; special Olympics, etc.
- These are the type of events and programs that are currently being recruited to Charleston, Savannah and Myrtle Beach

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

Questions and Answers

Can the project be funded from any other sources of money? No. USCB will provide land

Will the project create revenue? Revenue will be generated through event tickets; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? \$280,000/yr for 3 support staff, utility costs, and grounds and maintenance supplies. Some operating and maintenance costs will be passed along to users through user fees and USCB's athletics budget

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

Questions and Answers

Will the project create jobs? In addition to construction jobs created, 2 grounds keepers and 1 custodian positions will be created. The primary job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility would provide a large recreational-wellness sports complex that will compliment the recreational facilities located throughout the county. This location is ideal due to (a) traffic issues would be minimal due to location, (b) provide a venue for local, regional, and national tournament play

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. All stakeholders will need to participate in the study, which at a minimum would involve Beaufort County PALS, recreational organizations, Economic Development Organizations, USCB and Beaufort County representatives

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation

- Replace seating
- Replace 25 year old lighting, sound system, and stage rigging
- Update finishes
- Replace wiring

Project Budget: \$2,095,996



USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation

Project Justification:

- Seating, lighting, and sound equipment is obsolete and repairs are costly
- State-of-the-art lighting, sound, staging and galleries will support internationally acclaimed performing artists
- Continue to provide place for local theatre groups, USCB Festival Series, Beaufort International Film Festival, and the Metropolitan Opera
- In great demand as is evidenced by over 85 events in addition to USCB Festival Series, Beaufort International Film Festival, and the Metropolitan Opera; in use over 250 days per year; and current ticket sales are over 13,000
- Regional focal point for the arts through quality performances, gallery events and academic degree programs



Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation Questions and Answers

Can the project be funded from any other sources of money? No.

Will the project create revenue? Revenue will be generated through event ticket sales; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? No additional maintenance or personnel costs are expected. Existing Center for the Arts budget model includes on-going maintenance and personnel.

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation Questions and Answers

Will the project create jobs? In addition to construction jobs and technical support jobs created, the primary job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility provides a venue for cultural activities for the community. Supports the efforts to attract artists and performers to Beaufort County

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT

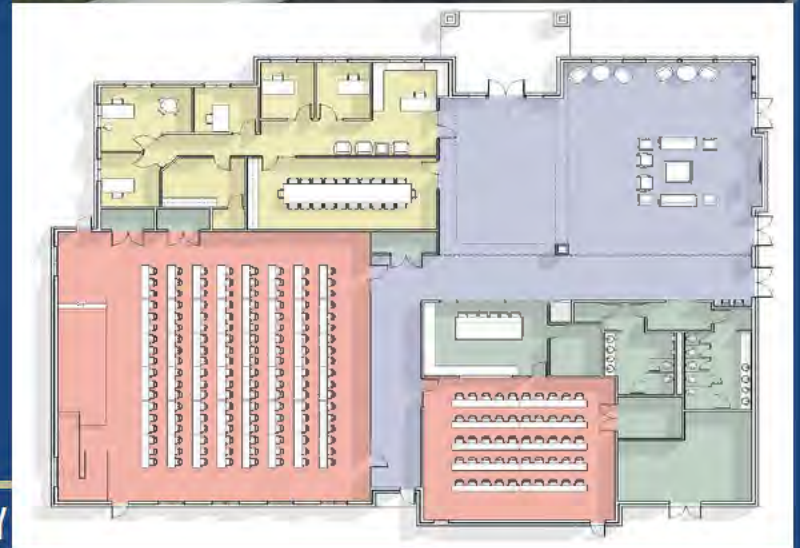


Priority 4: Osher Life Long Learning Institute (OLLI) Building

Construction of OLLI facility;
12,800 square feet including

- 2 OLLI classrooms
- Small demonstration kitchen for lifelong learning
- Offices
- Multipurpose room
- Parking spaces

Project Budget: \$4,086,570



Priority 4: Osher Life Long Learning Institute (OLLI) Building

Project Justification:

- OLLI at USCB is devoted to providing quality, intellectually stimulating, non-credit, educational classes and programs specifically developed for adults who are age 50 and older, one of the largest growing population segments in Beaufort County
- OLLI at USCB program is one of the largest in the country
- Over 1,500 OLLI members participating in over 400 courses/programs
- Current space limits participation
- Quality of life enhancement to a growing population in Beaufort County
- Will release current space back to academic program space on campus



Priority 4: Osher Life Long Learning Institute (OLLI) Building Questions and Answers

Can the project be funded from any other sources of money? No.
USCB will provide land

Will the project create revenue? Yes. Increased membership fees;
user fees

What are the maintenance and personnel costs once the project is completed? Maintenance, custodial, and utility costs are expected to be \$7/square foot times 12,800 square feet = \$89,600. Operating and maintenance costs will be paid from existing OLLI budget model

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 4: Osher Life Long Learning Institute (OLLI) Building Questions and Answers

Will the project create jobs? Job creation will be as program offerings are increased and membership grows. Additional support staff will be hired

Will the project help Beaufort County as a whole? Will enhance the quality of life of Beaufort County residents and support educational endeavors for a growing population in Beaufort County

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. However, a benchmarking study has been done with other OLLI Institutes in the southeast

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Beaufort County Capital Projects Sales Tax Act

<u>Project Priority</u>	<u>Cost</u>
1. Convention Civic Center	\$35,687,644
2. Recreational Wellness Sports Center	16,364,307
3. Center for the Arts Auditorium Renovation	2,095,996
4. Osher Lifelong Learning Building	4,086,570
TOTAL PROJECTS COST	\$58,234,517

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Benefits for USCB

- Growth of student body
- Growth of academic programming
- Eventual move to NCAA affiliation
- Increased annual economic impact
- Needed infrastructure for additional collaborations
- Better quality of life for Beaufort County citizens which is aligned with USCB's mission
- Powerful futures realized





Community Partnerships. Discovered.

Concept Design Estimate
Total Project Cost Estimate
For The
ARENA ONLY BUILDING

University of South Carolina Beaufort
Bluffton, South Carolina

62,000 SF

Revised 5/28/2014

Construction Cost (Includes 10% Contingency)	\$20,814,657
A&E (@7% of Construction)	\$1,457,026
Site Engineering (@6% of Site Work)	\$112,200
Program Manager (@ 3 % of Const/ + Site)	\$624,440
Furniture & Event Equipment, Carts, etc.	\$420,000
Arena AV and Scoreboards	\$95,000
IT, A/V, & Presentation Equipment	\$60,000
Permits and Impact Fees	\$415,000
Soft Cost Contingency (10%)	\$318,367

Total Project Cost	\$24,316,690
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Concept Design Estimate
For The
ARENA ONLY BUILDING
University of South Carolina
Bluffton, South Carolina

Prepared: 5/7/2014

Revised: 5/28/2014

DESCRIPTION	COST	Area: 62,000	COST/SF
DIVISION 2 SITEWORK/DEMOLITION	1,870,004		30.39
DIVISION 3 CONCRETE	1,930,370		31.37
DIVISION 4 MASONRY	1,445,392		23.49
DIVISION 5 METALS	2,949,627		47.94
DIVISION 6 WOOD AND PLASTICS	244,915		3.98
DIVISION 7 THERMAL AND MOISTURE PROTECTION	889,133		14.45
DIVISION 8 DOORS AND WINDOWS	424,414		6.90
DIVISION 9 FINISHES	1,889,382		30.71
DIVISION 10 SPECIALTIES	473,864		7.70
DIVISION 11 EQUIPMENT	165,150		2.68
DIVISION 12 FURNISHINGS	711,696		11.57
DIVISION 13 SPECIAL CONSTRUCTION	17,250		0.28
DIVISION 14 CONVEYING EQUIPMENT	47,000		0.76
DIVISION 15 MECHANICAL	2,610,776		42.43
DIVISION 16 ELECTRICAL	1,011,108		16.43
DIVISIONS SUBTOTAL		16,680,079	271.08
GENERAL CONDITIONS	8.0%	1,334,406	21.69
OVERHEAD AND PROFIT	4.0%	720,579	11.71
BONDS AND INSURANCES	1.0%	187,351	3.04
CONTINGENCY	10.0%	1,892,242	30.75
61,532 SF			
TOTAL		\$ 20,814,657	\$ 338.27

CAPITAL SALES TAX PROJECTS

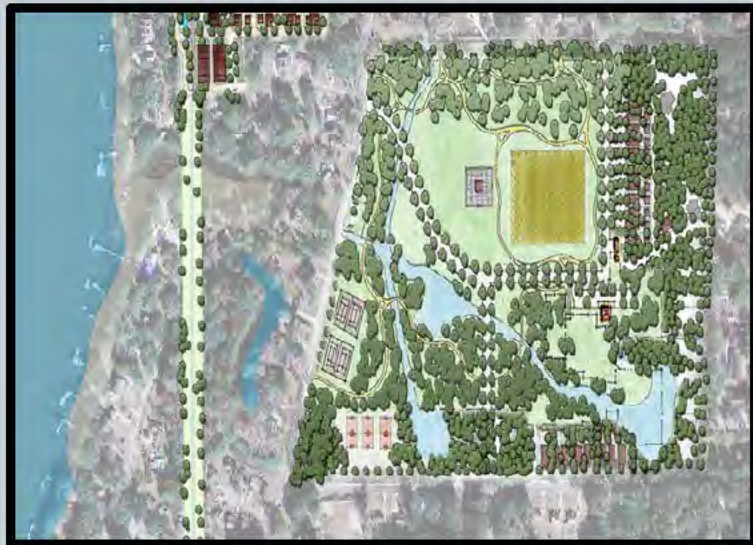


**Presented to Beaufort County Capital Sales Tax
Commission
May 19, 2014**

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

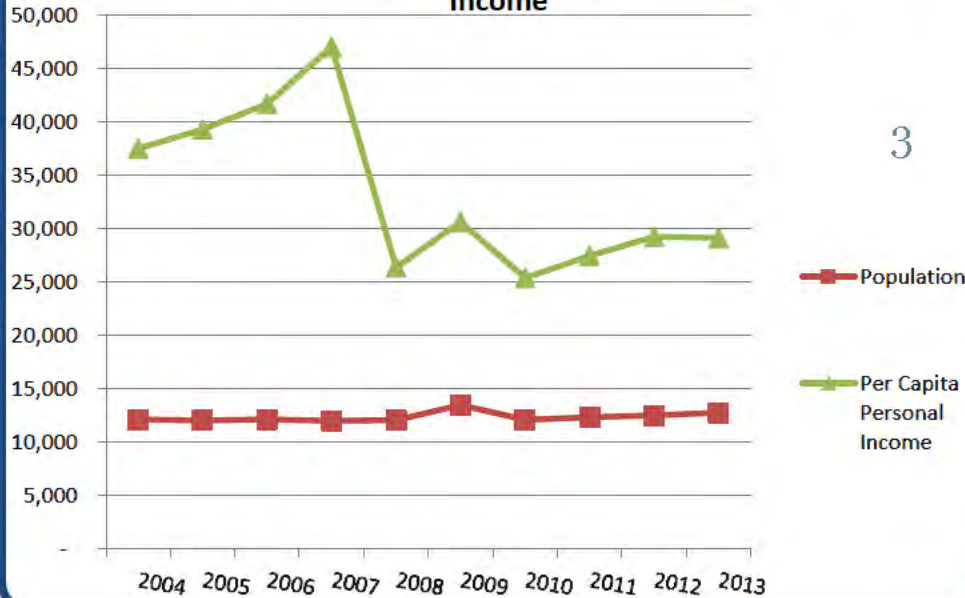


Celebrates the waterfront and the city's natural environment



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

Historical Demographics of Population and Per Capita Income

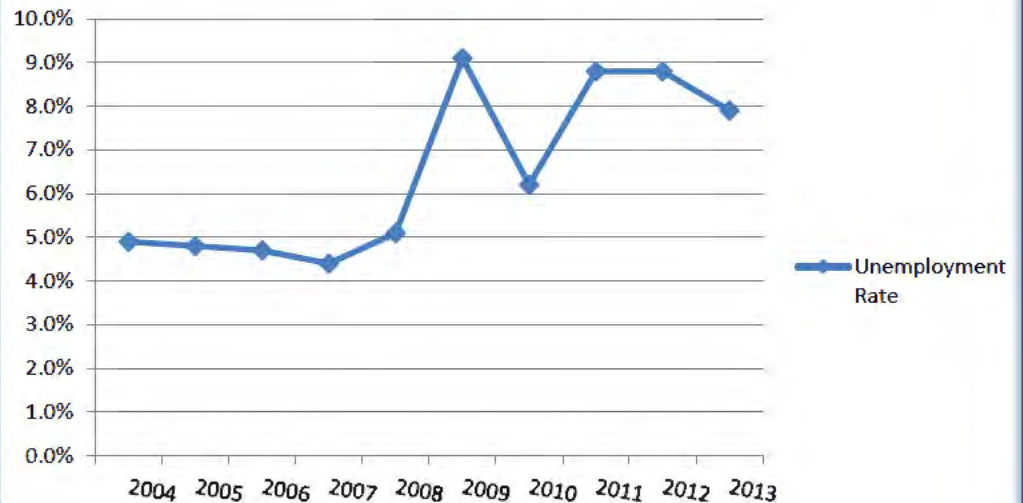


Some Statistics Between 2001 and 2013

- 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



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.

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.

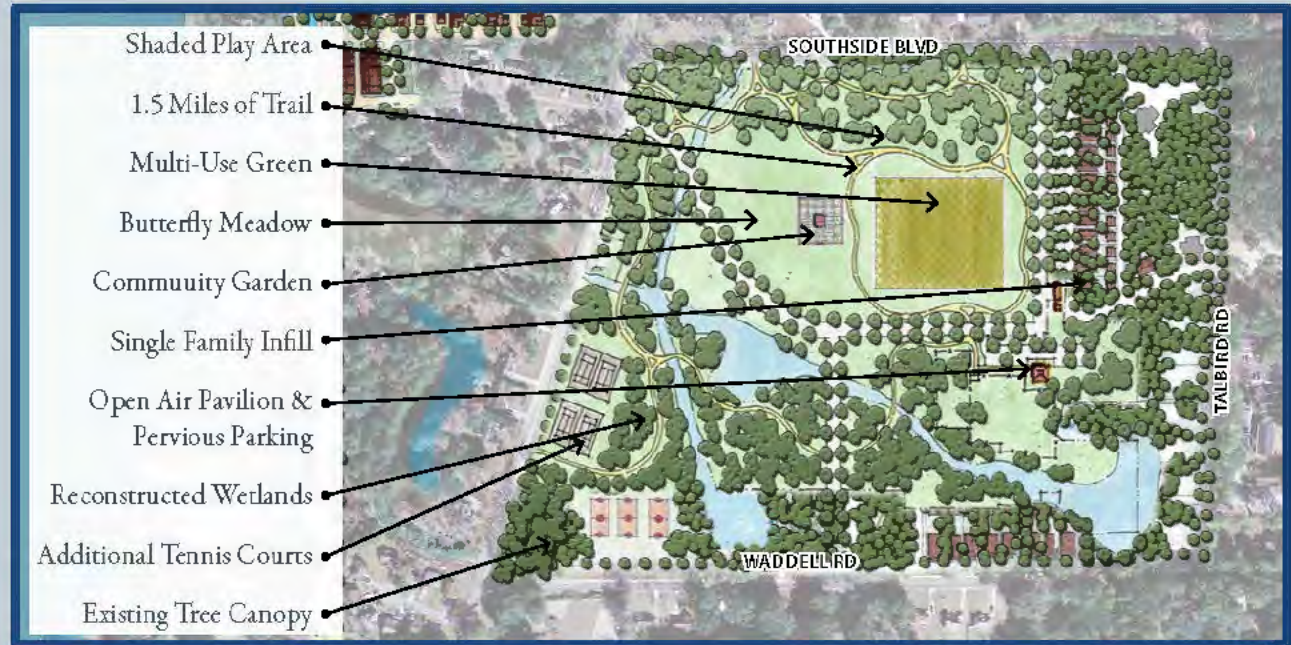
Total cost - \$16,000,000



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.



- Shaded Play Area
- 1.5 Miles of Trail
- Multi-Use Green
- Butterfly Meadow
- Commnuity Garden
- Single Family Infill
- Open Air Pavilion & Pervious Parking
- Reconstructed Wetlands
- Additional Tennis Courts
- Existing Tree Canopy

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



Bridges Preparatory Public Charter School

BEAUFORT COUNTY REQUEST

BRIDGES PREPARATORY SCHOOL

“BPS”

- Bridges Preparatory Public Charter School (BPS)
 - BPS has selected a site location, purchasing Boys and Girls Club on Boundary Street in Downtown Beaufort
 - Opened in 2013-2014 with Kindergarten through 6th grade
 - BPS will add a grade level each year thereafter and ultimately serve grades Kindergarten through 12th
 - Teacher to student ratio 14:1 ~ Class size: 20 students
-

BRIDGES PREPARATORY SCHOOL SUCCESSSES

- 96% of 358 students signed intents to re-enroll
 - All classes FULL for next year with 142 on waiting list (grades K-7)
 - 100% of teachers returned signed contracts for next year
 - Students from Beaufort, Bluffton, St. Helena, Whale Branch, Port Royal, Okatie, Yemassee, Jasper and Hampton Counties
-

BRIDGES PREPARATORY SCHOOL FACTS

- Funding ~ New Money into Beaufort County
 - Funded by the State of South Carolina
 - BPS educates with \$5,300 per child versus BCSD's \$10,600
 - We educate 358 children grades K-6 (this school year)
 - 2013-14 budget ~ \$2.7 Million
 - Projected Fund Balance ~ \$500,000+
 - Purchasing permanent facility, adding 4 classes per year, up to 780 students by 2018
 - Need to expand and redevelop the site due to demand
-

BRIDGES PREPARATORY SCHOOL INNOVATION

- PAIDEIA instructional method
 - STEM-infused curriculum
 - Paideia National Organization school partnership will:
 - Highlight the belief that each child is unique
 - Successfully educate the whole child
 - Character-based education
 - Small class size
 - Curriculum aligned with State and National Standards
-

BRIDGES PREPARATORY SCHOOL GOVERNANCE

BPS functions as an organization through the order of the following entities:

- South Carolina Public Charter School District
 - BPS Charter School Board of Directors
 - BPS Head of School
 - BPS Faculty
 - BPS Parents
 - Professional Fiscal Management:
 - Accounting firm McKay, Kiddy & Associates
 - Audit firm Elliott-Davis
-

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

1. Are there other sources of funds? **Restricted**

- No state funding for charter school buildings other than private sources
 - Start-up charter schools need 3-5 years of funding to obtain external capital (need 3-5 years of financial statements to get a loan)
 - Private equity ~ increases the interest rate and is still a lease; BPS would *not* own its facilities
-

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

2. Will the project create revenue? **Yes**

- BPS is a state-funded public charter school
 - Our funding is from the State of SC, *not* from the local county school district
 - Projections show \$40 million in revenue over the life of our initial 10-year charter
-

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

2. Will the project create revenue? **Yes**

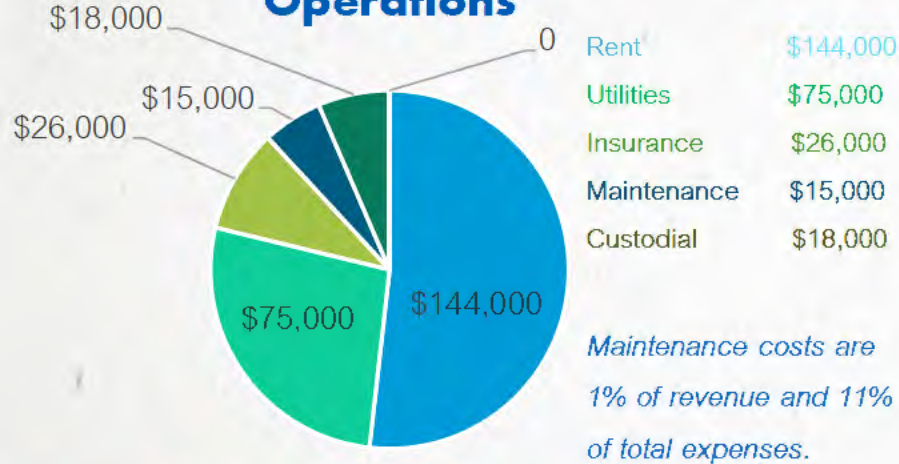
5-year BPS Revenue Projections:

- Year 2014-15 - \$3,205,988
- Year 2015-16 - \$3,548,787
- Year 2016-17 - \$4,075,888
- Year 2017-18 - \$4,602,989

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

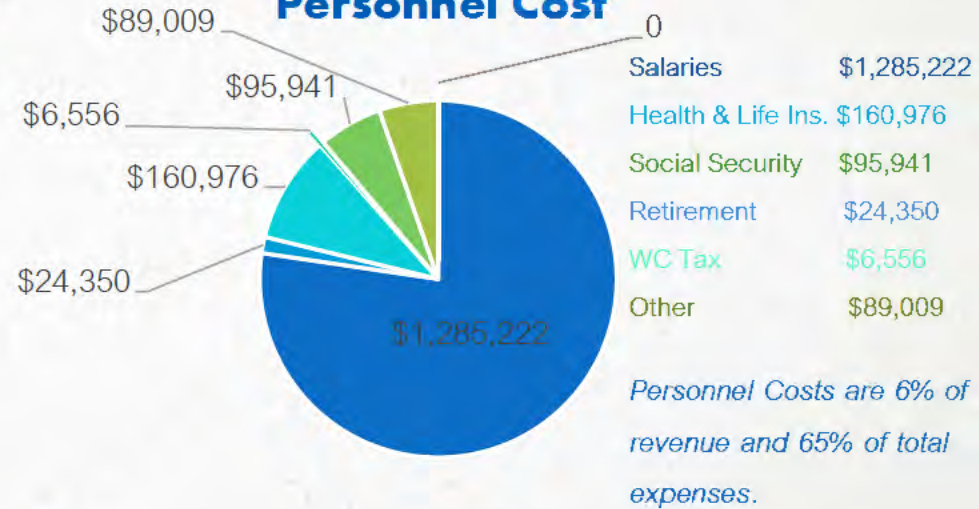
3. What are the maintenance and personnel costs?

Operations



■ Rent ■ Utilities ■ Insurance ■ Maintenance ■ Custodial

Personnel Cost



■ Salaries ■ Retirement
 ■ Group Health & Life Insurance ■ Workers Comp Tax
 ■ Social Security ■ Other

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

4. Will this create jobs? **Yes**

<u>FISCAL YEAR</u>	<u>TOTAL JOBS</u>	<u>ESTIMATED PAYROLL</u>
• Year 2014-15	37	\$1,989,481
• Year 2015-16	45	\$2,435,935
• Year 2016-17	53	\$2,670,564
• Year 2017-18	62	\$3,064,325
• Year 2018 -19	72	\$3,111,274

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

5. Will this help Beaufort County as a whole? **Yes**

- BPS does not take money from the local district, leaving BCSD more money to educate fewer children
 - BPS has no attendance zones inside the state, therefore, children from all over South Carolina can attend
 - Encourages new residents to move to Beaufort County
 - Reduces the migration of Beaufort students to overcrowded Bluffton schools
-

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

6. Has a cost benefit study been done on the project?

If the project was privately funded, the interest cost would be close to \$3 million over 5 years. If funded, all of the saved interest will be available to improve instruction.



BRIDGES PREPARATORY SCHOOL

WHAT WE NEED

- BPS invests \$1.4 million
 - This investment buys the Boys and Girls Club building on Boundary Street and initial renovation (2013)
 - Paid for with cash flow from a successful year
 - County Request: \$6.8 million builds a full K-8 facility
 - Bridges uses local contractors to redevelop the old Boys and Girls Club building and site
-

BRIDGES PREPARATORY SCHOOL BEAUFORT FACILITY

- Redevelopment of a blighted area, increasing property values
 - Reduces pressure on Bluffton schools as the migration of students to Bluffton from Beaufort slows down
 - Beaufort County will be known for its school choice leadership - an incentive for industry and resident relocation
 - Open attendance zone allows residents more choice on where to live and home investment
-

BRIDGES PREPARATORY SCHOOL "BPS"

- BPS's proposal is an economic stimulus and redevelopment opportunity leveraging public/private investment
 - \$40 million projected NEW revenue over 10 years
 - The proposed school site leverages existing underutilized public assets already supported by tax dollars:
 - Downtown Beaufort Co. Library, Charles Lind Brown Center, county athletic fields and city parks
 - BPS reduces cost to tax payers by providing revenue and/or cost-share to Beaufort County and The City of Beaufort when utilizing their facilities
-



Downtown Sheldon Beautification Project

Idea, planning and labor from the community of Sheldon

- **Palmetto trees: 70 ea. @ \$ 135.00\$ 9,100.00**
- **Centipede sod: 4 palettes@ \$ 130.00.....\$ 520.00**
- **Dark benches: 4 @ \$ 675.00..... \$ 2,700.00**
- **Loads of top soil: 10@ 300.00..... \$ 3,000.00**

Total funds requested.....\$ 15,320.00

- **Installing benches, planting trees, sprigging sod,
cleanup, spreading top soil..... volunteer**

PROJECT 2014: 26 – Stuart Point Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 2 miles of sidewalk along Stuart Point Road between Trask Parkway (US-21) and Delaney Circle.

PROJECT BENEFITS:

Improves pedestrian safety and provides pedestrian connections to Whale Branch Elementary and Whale Branch Middle.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$2,000,000

PROJECT 2014: 27 – Bruce K Smalls Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

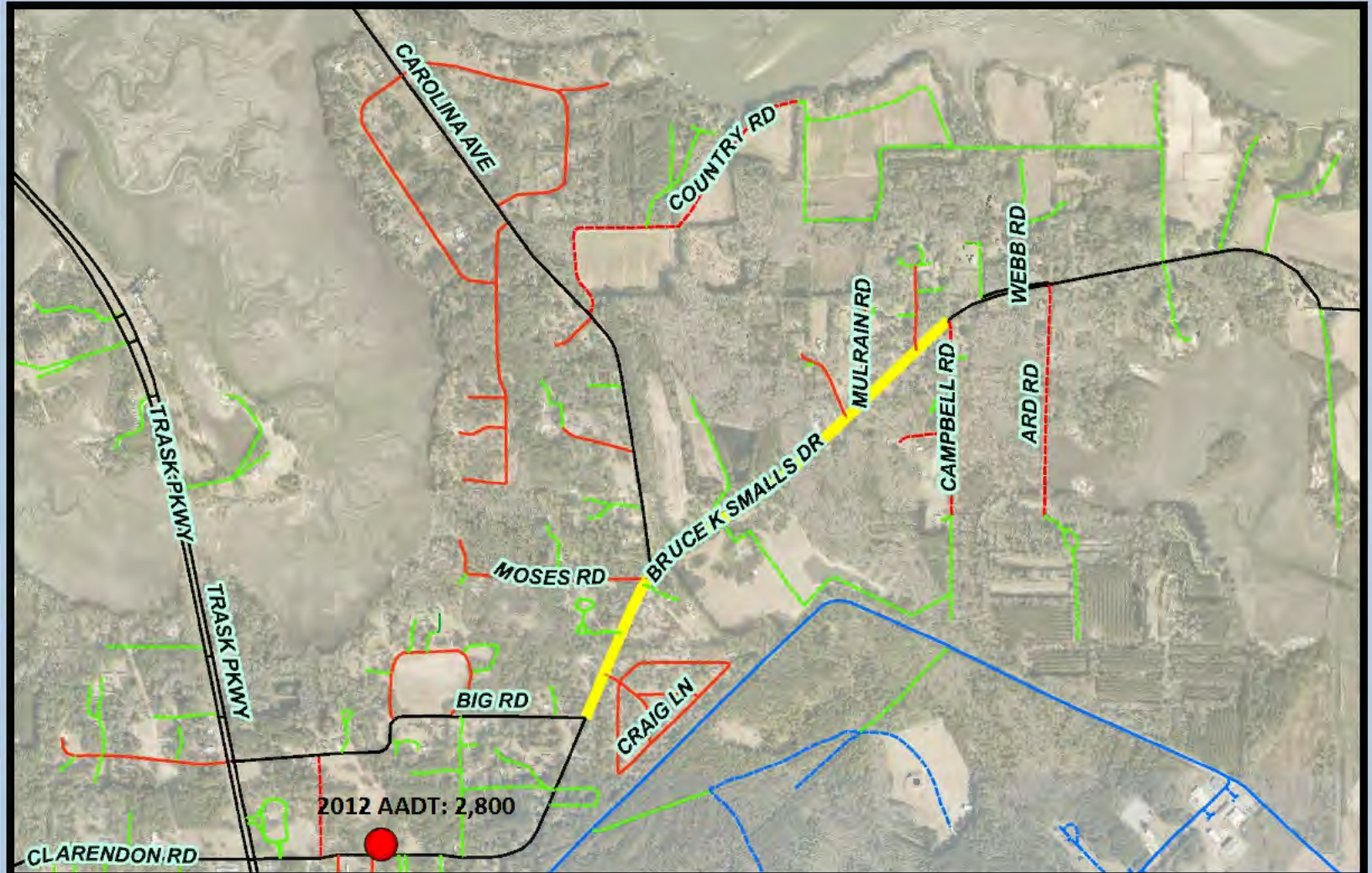
Construction of approximately 1 mile of sidewalk along Bruce K Smalls Road between Big Road and Campbell Road. This connects to existing sidewalk along Bruce K Smalls that starts at Trask Parkway (US-21) and ends at Big Road.

PROJECT BENEFITS:

Improves pedestrian safety and provides pedestrian connections between residential communities and existing sidewalk at Big Rd.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$1,000,000

PROJECT 2014: 28 – Paige Point Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION:

Unincorporated Beaufort County

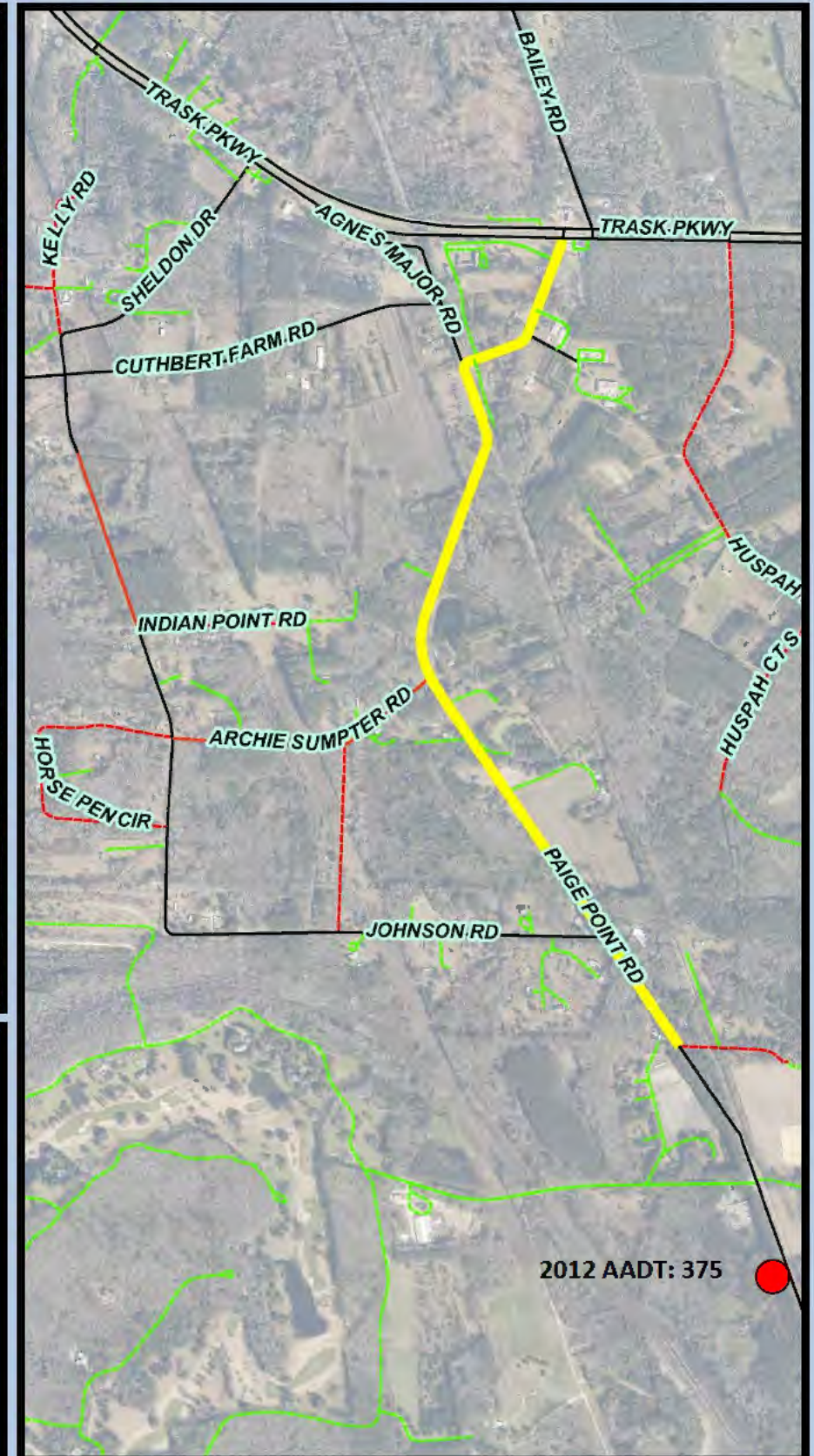
TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 1.5 miles of sidewalk along Paige Point Road between Trask Parkway (US-21) and Frazier Landing Road.

PROJECT BENEFITS:

Improves pedestrian safety along Paige Point Road and provides pedestrian connections between residential communities.



PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No

Estimated Total Cost: \$1,600,000

PROJECT 2014: 29 –Big Estate Road Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION:

Unincorporated Beaufort County

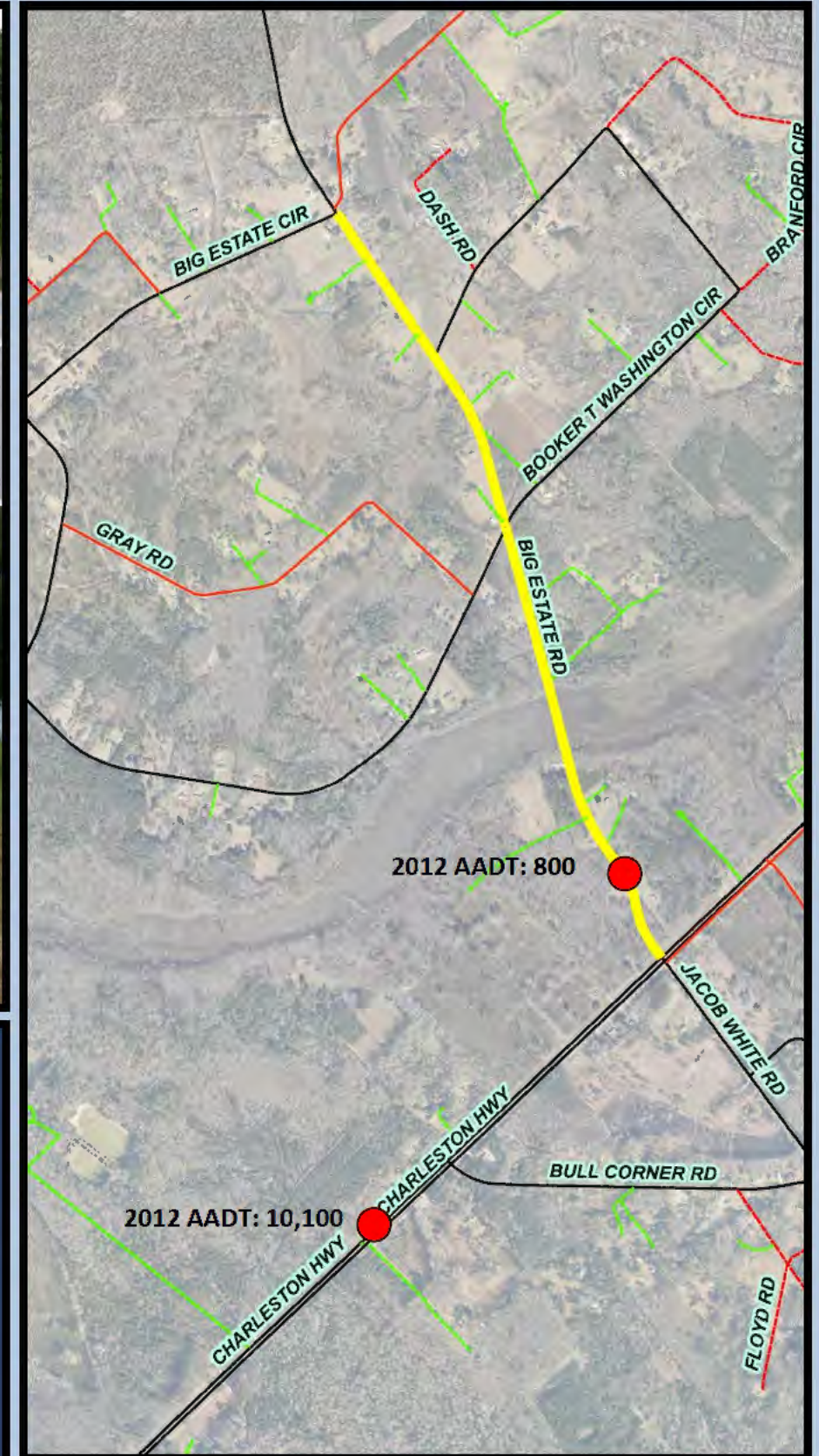
TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 1.4 miles of sidewalk along Big Estate Road between Charleston Highway (US-17) and Big Estate Circle.

PROJECT BENEFITS:

Improves pedestrian safety along Big Estate Road and provides pedestrian connections between residential communities. Also, it provides pedestrian connection to existing pathway on Charleston Highway (US-17) that ends at Jacob White Road.



PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No

Estimated Total Cost: \$1,500,000

PROJECT 2014: 30 – Charleston Highway (US-17) Pathway Extension

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 0.65 miles of pathway along Charleston Highway between Jacob White Road and Jenkins Road. Extends existing pathway along Charleston Highway (US-17) that stops at Jacob White Road.

PROJECT BENEFITS:

Connects residential communities.

PROJECT CRITERIA:

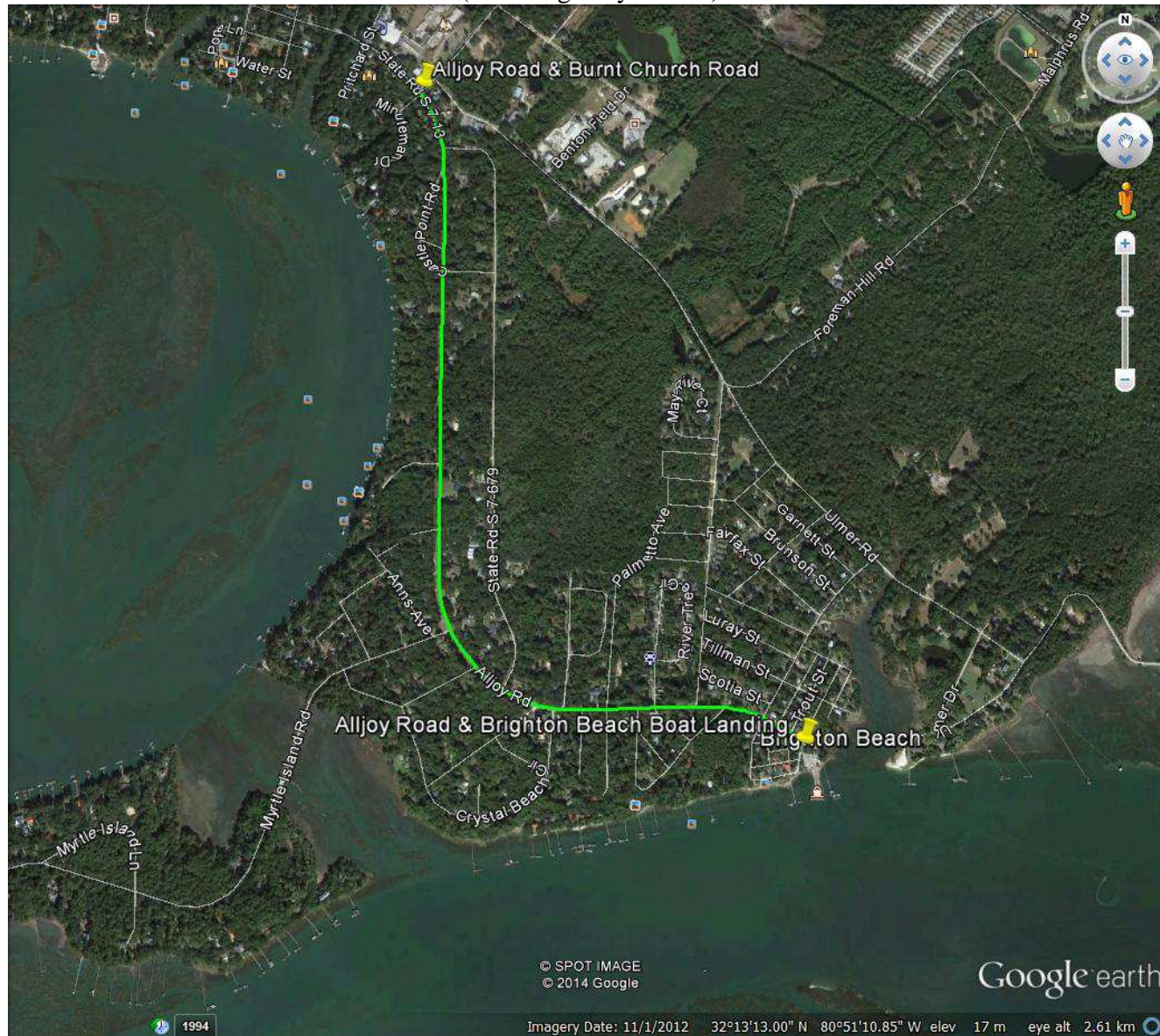
1. Other Sources of Money – None
2. Revenue Generated – No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$700,000

ALLJOY ROAD BIKE PATH

(State Highway S-7-13)



Description: Asphalt paved eight foot wide bike path – 1.6 Miles

Cost: \$183,600.00 (No other funding sources.)

Key Facts: This bike path was to be constructed as a part of the improvements to Alljoy Road approximately three to five years ago. Because of budget constraints, an asphalt overlay was constructed on the roadway but the bike path was deleted from the project. The road is traveled by many bicycles as well as joggers & pedestrians. There has been one documented fatality since the roadway was improved and may be more documented injuries. There have been several unreported minor injuries. Since the paving of the dirt road named Forman Hill Road, this whole area of the community (including traffic from the west side of Bluffton) has been connected to major highways resulting in an increase in the average daily automobile trip count.

Maintenance will be approximately \$2,500.00 for the first 5 to 7 years with root repairs & patching in year 7 for approximately \$17,200.00. The combined maintenance cost for 7 years is approximately \$4,600/year.

There are no anticipated job creations as a result of this project.

The project will help keep the local citizens of Beaufort County in this area safer by separating the automobile traffic from other forms of traffic. It has been demonstrated in several studies throughout the nation that bike and trail paths have promoted an increase in wellness statistics, helping reduce the rise in obesity and good general health. Studies are now showing that obesity will soon overtake cancer as the number one disease related killer.

Although no cost benefit studies has been done on this project, studies for municipalities and others are readily available on the internet and have shown the introduction of bike paths in communities have had a direct impact in raising property values for residential communities resulting in more revenues to the tax base.

ALLJOY ROAD BIKE PATH ESTIMATED COSTS
May 19, 2014

Item #	Description	Quantity	Unit Type	Unit Cost	Amount
1	Bike Path - 4" base, 1.5" Asphalt	8500	Sq. Yd.	\$ 13.50	\$ 114,750.00
2	Signage, Drive Cuts, Landscaping(25%)	\$ 28,687.50	Lump Sum	\$ 1.00	\$ 28,687.50
3	Professional Fees, Surveys (15%)	\$ 17,212.50	Lump Sum	\$ 1.00	\$ 17,212.50
4	Contingency (20%)	\$ 22,950.00	Lump Sum	\$ 1.00	<u>\$ 22,950.00</u>
	TOTAL				\$ 183,600.00



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Thursday, May 29, 2014
12:30 p.m.
Beaufort Industrial Village
Building #3

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 19, 2014 meeting ([backup](#))
4. Discussion of presented projects/proposed ballot question
A. Joshua A. Gruber, County Attorney ([backup](#))
5. Adjournment

Capital Project Sales Tax Commission Minutes – May 19, 2014

Call to Order:

Chairman Forrest opened the meeting and asked that everyone who will be making a presentation to try to keep the presentation within the 10 minute allotted time. He then asked everyone to stand and say the Pledge of Allegiance.

Attendance: Capital Project Sales Tax Commissioners in attendance were Commissioner Covert, Vice-Chairman Richardson, Chairman Forrest, Commissioner Graber and Commissioner Robinson. Commissioner Robinowich was absent.

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 in attendance approved the minutes unanimously.

Public Comment:

Chancellor Jane Upshaw from USCB is called to the podium.

Mrs. Upshaw gives a brief history of the University. She stresses there are many degree programs, a Water Quality lab, Athletics and Hospitality training now at USCB which wouldn't have been possible without the collaboration of several entities in the region. In addition to that, Mrs. Upshaw says there has been 140% growth in enrollment, 650 students living in dorms at the Hilton Head Gateway campus, and graduates who want to stay in Beaufort County. Mrs. Upshaw says all of the projects that USCB is going to present will be community resources and will generate revenue. There are four specific projects presented:

- 1) Convention Civic Center – 94,000 square foot facility with a 4,000 seat arena, 12 conference rooms, offices, and locker rooms for athletic and entertainment events with an additional 750 parking spaces. The benefits of this civic center include: money brought to the local economy from the shows that will perform at the arena and the fact there is no other such arena in all of Beaufort County. The estimated cost is \$35M.
- 2) Recreational Wellness Sports Complex – currently USCB uses facilities in the Town of Hardeeville. This new complex will be for USCB use plus a place to host teams traveling to Beaufort County. The complex will include: 1,000 seat baseball field, 400 seat soccer field, 500 seat softball field, cross country track and walking trail, concession stand, restrooms, coaches offices, lockers, admissions/ticketing booth. The land and parking infrastructure already exists for this project. The estimated cost is \$16M.
- 3) Center for the Arts Theatre/Auditorium Renovation – this building has not been updated in 25 years. The seating, lighting, sound system and stage rigging would be replaced. The finishes and wiring would also be updated. This auditorium is used 250 days out of the year. By updating it, the auditorium becomes a more attractive establishment attracting more organizations to use and rent it. The estimated cost for this project is \$2M.
- 4) Osher Life Long Learning Institute – 12,800 square foot facility that has 2 OLLI classrooms, small demonstration kitchen, offices, multipurpose room and parking spaces. The OLLI program has 1500 participants. It is the only program that provides non-credit curriculum to those 50 years and older. The estimated cost is \$4M.

Questions to Chancellor Upshaw from the Commission:

Commissioner Graber has concerns about USCB building their own sports complex and what that would mean for Richard Gray Athletic Complex. Mrs. Upshaw stated the Richard Gray Athletic Complex is not owned by USCB rather by the Town of Hardeeville. The Town lets USCB use it and help pay maintenance costs. Mrs. Upshaw says there are two advantage to having the fields on campus verses 7 miles away: allowing the student body to walk from class to a game and being a host to summer camps. Right now the University has the dorms to host summer baseball/softball/soccer camps, can provide the food services but can't provide buses to take the campers from campus to the Richard Gray Athletic Complex. Commissioner Graber says the Commission will have some hard decisions to make and is happy with the Richard Gray Athletic Complex. The USCB Athletic Director said over the last 8 years in the relationship with Hardeeville, USCB has spent approximately \$300,000 on maintenance of the complex.

Mayor Billy Keyserling – City of Beaufort is called to the podium.

Mayor Keyserling said the City of Beaufort adopted the vision of Beaufort in 2009. The projects he is presenting go along with that vision of redevelopment and revitalization. Mayor Keyserling gives some background on the City in regard to population decline since 2001, per capita income decline since 2001 and unemployment has gone up 4%. These numbers come after a block by block analysis of the City was completed. He says from these numbers, Beaufort is a city that must look at redevelopment and revitalization in aggressive manner. The 3 projects Keyserling discusses are:

- 1) Expansion of Waterfront Park - 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 harbor master building, and opens up opportunities for non motorized watercraft storage and use. Mayor Keyserling says this park will generate more revenue by attracting more people to the downtown area. As more people come, he believes more people will spend money in local restaurants and local stores. He also hopes that with this Park attracting more families to the downtown area, more of those families will want to move back into the residential areas of downtown. The estimated cost is \$3.5M.
- 2) Parking Garage – 450 car garage designed as part of the City's Master Plan adopted in February of 2014. Mayor Keyserling says while some residents were against this at first, are now supporting it if it follows certain criteria. The Mayor said parking was removed from the general fund. He says every penny that doesn't pay for the overhead of parking, goes back into downtown through marketing and maintenance. The estimated cost is \$16M
- 3) Southside Park – This is a community park in which the city has started an arboretum that will help put spent money back into the community. This park will have 1.5 miles of trails, multi-use green that can be divided into multiple playing fields, tennis courts, basketball courts, playgrounds and dog park. Mayor Keyserling says with the Spanish Moss trail only being a ½ block away from this park, that will be a big benefit to the park. He believes this community park will help rejuvenate the Mossy Oaks area. The estimated cost is \$2M. Mayor Keyserling finished by saying all of these projects will help in renewing the downtown economic vitality.

Questions for Mayor Keyserling from the Commission:

Commissioner Robinson asks if the \$16M cost of the parking garage includes the land. Mayor Keyserling says yes and the firewall that needs to go around the garage. Vice-Chairman Richardson asks exactly where this garage would go. The Mayor says it is where Port Republic

Square is and the old Piggly Wiggly was by Emily's. Commissioner Graber asks if he understands correctly that if this garage and park are linked because if the Marina parking lot was changed into a park, the city will lose 95 parking spaces. The Mayor said at least 95 spaces. Commissioner Graber said he went over to the Trask/Piggly Wiggly parking lot today and counted 29 cars but there were 125 spaces leaving 94 empty spaces. Commissioner Graber says he assumes the city has studies that show parking is a problem and would like to see the studies showing the problem. The Mayor says there are 2 versions of a study. Commissioner Covert says he assumes if the parking garage is built there will be a net gain of parking spots for the City. The Mayor says he sees using the garage as a tool to building the City back like providing churches free parking on Sundays and Wednesday evenings if those churches redevelop their surface lots. Commissioner Covert asks how high the garage would go. Mayor Keyserling says there are two versions: 2 stories and 4 stories.

Bridges Preparatory Charter School – Charlie Calvert, Vice-Chairman is called to the podium.

Mr. Calvert explains that Bridges Prep is currently in the old Boys and Girls Building on Boundary Street. The school also leases the Charles Lind Brown Recreation Center for K and 1st grade classes. Mr. Calvert says there is currently 358 students and 142 on the waiting list. Bridges Prep is funded through the state verses through the Beaufort County School District. That gives Bridge Prep \$5300 per child with a budget of \$2.7M. By 2018 Bridges is expected to have 780 students therefore needing to expand. Mr. Calvert says Bridges Prep uses a STEM-infused curriculum and a Paideia instructional method. He then says under state law, Charter schools do not receive any capital improvement funds, therefore leaving these funds to private donations. Mr. Calvert says it typically takes a Charter school for 3-5 years before being able to receive a loan. He says projections show \$40M in revenue over the lift of Bridges 10 year charter. Mr. Calvert also says by expanding Bridges, more teachers will be needed, creating more jobs. Mr. Calvert says this will help Beaufort County as a whole because their charter is through the state which means their attendance zones are statewide bringing the opportunity for more families to move to Beaufort. It will also allow children who live near the school to walk to school giving low to moderate income children the chance to attend a Charter School. Mr. Calvert says Bridges Prep is asking for \$6.8 from the Commission to build a K-8 facility around the current building the school is using. The school is putting up \$1.4M to buy the current building the school is using. Mr. Calvert says the benefits of building this new school is redevelopment of a blighted area, increasing property values, reduces pressure on Bluffton schools and opens attendance zones allowing residents more choice on where to live and home invest. Mr. Calvert says the school already uses underutilized facilities being paid for by the tax payers like the Beaufort Library, Charles Lind Brown Recreation Center, Washington Park. Mr. Calvert wants Bridges Prep to be a walk-able school in downtown Beaufort that can use underutilized facilities already in the community.

Questions to Mr. Calvert from the Commission:

Vice-Chairman Richardson asks to have Mr. Calvert clarify how much money the school is asking for. Mr. Calvert says \$6.8M. Commissioner Graber asks for a better breakdown of the \$6.8M. He says he will email that but that the \$6M will cover building 37,000 square feet of classrooms, \$400,000 for technology and \$400,000 for infrastructure. Commissioner Covert asks for clarification if the \$6.8M is to purchase the old Boys & Girls Club building and to build a

new facility. Mr. Calvert said no. The school is already buying the old building. The \$6.8M will just be for the new facility.

Scott Liggett – Town of Hilton Head is called to the podium

Mr. Liggett explains he came back this week to answer some questions the Commission had last week in regard to the projects he presented. Mr. Liggett tells the Commission he has a representative from the Hilton Head PSD to answer questions about the Ward 1 Sewer Project and Deputy Chief Brad Tadluck in regard to the Station Fire 2 replacement. Mr. Liggett says in respect to time there are not any representatives from the Island Rec Center to discuss those projects or the Arts Center but the packets given to the Commission do provide more information on both projects. **PSD representative is called to the podium.** He explains that Hilton Head PSD is one of three public water, wastewater and recycling utilities on the island. Ward 1 Sewer Projects is something PSD and the Town have been working to improve since 2004. The progress made in this project is the 93% of PSD customers are now hooked up to the sewer system. The Town has helped with funding with more than \$3M going towards installing sewer. All of the areas needing sewer connection are low to moderate income areas where the burden will be put on the customer if sewer connection was made. There is “Project SAFE (Sewer Access for Everyone)” where more than \$350,000 has been donated from PSD customers since 2001. This has helped more than 150 families go from septic to sewer. The Town has also helped donating to the program. PSD requests \$3.4M which will provide sewer installation to Marshland Road, Dillon Road, Spanish Wells Road, and Gumtree Road. This is a public health issue for all of Hilton Head Island. Trying to get rid of as many failing septic tanks as possible and convert the public over to sewer connection.

Questions to the PSD from the Commission:

Vice-Chairman Richardson asks how many customers does the PSD serve? The answer, about 18,000 customers. Vice-Chairman Richardson then asked, why wouldn't the customers be expected to pay for this themselves. The PSD has two sources of funding – user rates and property taxes. Sewer is always paid by the customer receiving it so in the low to moderate income areas, they can't afford to pay for it. Vice-Chairman Richardson says he understand but says there are 18,000 customers that could be billed for this installation. The Vice-Chairman is told there is a PSD cost of service rate structure so the utility rates are based on this. The Vice-Chairman asks if the PSD Commission came together and said they will pay for this, can they do that. The answer is yes, but only by raising utility rates to current customers and while there are 18,000 customers the PSD has about 12,000 payable accounts. Vice-Chairman Richardson says this is an option the Commission needs to look at that there is another way to fund this project. Commissioner Graber says he agrees with Vice-Chairman Richardson and says the reason the Commission asks every applicant for a cost analysis is so the Commission can do the math and see how many people are going to be impacted by a project so the Commission can make meaningful comparisons. Commissioner Graber asks for any soil studies that have been done in the areas suggested in the project. Commissioner Graber also asked for a list of areas on the Island that do have failing septic tanks.

Fire Chief Deputy Brad Tadluck comes to the podium to address the re-building of Fire Station #2. Chief Deputy Tadluck says there was a question about Fire Station #2 being inside

Sea Pines. He says this area has no backup because it is in the tip of the Island and moving the station would cause slower response times to areas within Sea Pines and it would cause ISO problems. Fire Station #2 ran 35% of its calls outside the gates of Sea Pines and can backup anywhere on the Island if necessary. Chief Deputy Tadluck says this building is 40 years and has undergone 2 renovations. He says this is a critical building that needs to be rebuilt due to cracks in the foundation, sewer issues and it's not built to any hurricane standard.

Questions to the Chief Deputy from the Commission:

Chairman Forrest says his questions of how many calls occur outside the gates and if there is anywhere else to put the station were answered. Vice-Chairman Richardson asks if Fire and Rescue Funding usually comes from the Town. Chief Deputy Tadluck says yes. Vice-Chairman Richardson asks why this project isn't being funded by the Town. Chief Deputy Tadluck says this building is in the Town's CIP plan but the money has not been allocated yet. Vice-Chairman Richardson asks where the new Fire Station falls on the list of Town CIP's. Mr. Liggett comes to the podium and says it is #1 for its Safety category. Commissioner Graber said he had asked in the Commission's prior meeting for ratings of the roads that need to be repaved. Mr. Liggett said he has requested those ratings from the SCDOT but have not received the list from the SCDOT yet but when he does, he will forward to the Commission.

Chris Campbell – Sheldon Township

Downtown area of Sheldon – build a park near the Railroad tracks. Mr. Campbell says building this park would make the Downtown area more appealing and it would be good for the community. He is asking for \$15,000. The Park would be built by volunteers and says, other than private donations, there is no other source of funding.

Colin Kinton – Beaufort County is called to the podium:

Mr. Kinton says he spoke to the Commission a few weeks ago and is now back to discuss some sidewalk projects that Councilman Gerald Dawson would like to see completed in the Northern part of Beaufort County in the Lobeco & Sheldon areas:

- 1) 2 miles of pathway and safe route to school for Whale Branch Elem school and Whale Branch Middle school. The sidewalk would go along Stuart Point Road between Trask Parkway and Delaney Circle
- 2) 1 mile of sidewalk would be constructed along Bruce K Smalls Road between Big Road and Campbell Road. This would connect already existing sidewalk in the area.
- 3) 1.5 miles of sidewalk would be built along Paige Point Road between Trask Parkway and Frasier Landing Road.
- 4) 1.4 miles of sidewalk would be built along Big Estate Road between Charleston Highway and Big Estate Circle
- 5) Approximately 0.65 miles of sidewalk will be built along Charleston Highway between Jacob White Road and Jenkins Road. This will extend pathway along Charleston Highway that stops at Jacob White Road.

Questions to Mr. Kinton from the Commission:

Chairman Forrest asked if these projects were consistent with what Mr. Williams from Sheldon asked at the last meeting. Mr. Kinton responded yes. Chairman Forrest asks that he remembers Mr. Williams also asking about some resurfacing projects and if Mr. Kinton had any information

on those projects yet. Mr. Kinton said he didn't know about those. Chairman Forrest tells Mr. Kinton it would very helpful that when the Commission goes into deliberations they will know where a sidewalk is being proposed to be built, if the estimated cost includes the right of way cost. He says he has an issue with Communities asking for sidewalks, the County paying for them and then having to buy the right of way from a resident. Chairman Forrest says if a community wants a sidewalk, they should go talk to the right of way owner and ask them to give up the right of way to help their neighbors. Mr. Kinton says he will get the information to the Commission. Vice-Chairman Richardson says he believes these are pretty low impact roads. Mr. Kinton says with the exception of Charleston Highway (US 17) that is correct. He says these are low volume rural roadways. Vice-Chairman Richardson asks who owns these roads. Mr. Kinton says the SCDOT. Vice-Chairman Richardson asks if they qualify for the Rural Roads fund which is a fund that all Counties have access to. Chairman Forrest interjects and says there are no more enhancement funds for sidewalks from the SCDOT. Vice-Chairman Richardson tells Mr. Kinton if Beaufort County has decided not to pay for these roads, why should the Commission. Mr. Kinton says sidewalks are a life wellness safety issue for pedestrians. Vice-Chairman Richardson asks again why can't the County pay for this? Mr. Kinton says the County can if taxes are raised. Commissioner Graber would like to see a breakdown of the estimated costs for each sidewalk. He says this is a part of Beaufort County that doesn't have a lot of people and these projects would cost a lot of money. He would like to know how many people will benefit from the sidewalk projects. Mr. Kinton said he could provide a number of how many people live within a certain distance of the sidewalks. Gary Kubic, Beaufort County Administrator, took to the podium and said these sidewalk projects are to benefit the local schools. Mr. Kubic says the state penalizes school districts if the district has to bus a child due to lack of pathways for the child to have an alternate route to and from school whether it be on foot or by bike. Commissioner Graber said he was delighted to see the pathway project that would connect Whale Branch Elem school and the pathway project by Coosa Elem on Lady's Island but Commissioner Graber says he also sees pathway projects on the list that do not link communities with schools. Mr. Kubic says the County is trying to show the complexity and need of everyone throughout Beaufort County. Mr. Kubic says if the Commission does want to agree to some projects but not all, to please take a look at the pathways near the schools first. Commissioner Robinson says his concern is building these pathways and then not having any one ever use them. He said if you are to drive down US 17 in Gardens Corner where there are pathways you never see anyone on them. Commissioner Covert asked with the projects the County has submitted, is there a difference between pathway and sidewalk. Mr. Kinton said they are the same thing.

Mr. Foster and Ms. Thomas – Riverview Charter School

Ms. Thomas said she came back tonight to clarify some questions the Commission had about Riverview Charter not being able to have funds to build their own facility. She explains that Riverview Charter is educating 2.5% of the students in Beaufort County on 1.5% of the money. She says that because of the State Funding Formula for Charter schools the state will give Riverview Charter school \$4.7M next year out of the Beaufort County School District's \$335M budget. Ms. Thomas says there is that disconnect that makes it very hard for Charter schools to have any money for capital needs. Ms. Thomas shows a piece of paper the School District has been using to explain their budget to the public. She explains Charter schools do get some money from the first 3 lines but Charter schools don't get any money from the lines below that including the \$102M given to the District for facility needs.

Questions to Ms. Thomas from the Commissioner:

Commissioner Covert asks why is it that Riverview Charter and Bridges Prep are given different amounts for each pupil. Ms. Thomas explains that the money allocated for each pupil depends on if a Charter school is sponsored by the local school district or by the state charter district.

Commissioner Graber says while he thinks Riverview Charter is doing a superb job, he has concerns if the Commission were to give money to Riverview Charter, the Commission will be setting a second line of taxation for education. Ms. Thomas says she is scared if that second line isn't opened. She points out that 38 schools in SC were given Federal perfect report cards and one quarter of those schools were Charter schools. It shows Charter schools are doing something positive in the state but the legislature still hasn't done anything to help with the funding of these schools. She would like SC to do what other states like Colorado, Idaho and Georgia have done which is set up referendums to fund Charter schools.

Donald Graham – Alljoy Road Pathway Project is called to the podium:

Mr. Graham says he is a resident in the Alljoy area of Bluffton. He is talking to the Commission as a concerned citizen. He said Alljoy Road was originally constructed to have a sidewalk/bike path. Due to budget constraints of the Road's improvements, the bike path was eliminated. Mr. Graham says the road is heavily traveled by vehicles, runners and bikers all using the same roadway. He says there has been one pedestrian fatality on the roadway as well as injuries. In 2012, Mr. Graham says there are 2700 trips along Alljoy. He says by building a 1.6 mile bike path, it will keep the citizens living in the area safer. He believes that if this project is not completed than there will be more accidents. Mr. Graham says there have been several studies done nationally that show bike paths improve the wellness of life and helps with the rise of obesity. Also studies have shown when bike paths are built near neighborhoods the value of those homes go up which means the tax base goes up as well. The estimated cost of this project is \$183,000. Chairman Forrest asks if this bike path is part of the County's pathway plan. Mr. Graham says no it isn't. Vice-Chairman Richardson asks where he got the estimated cost from. He said he got the numbers from Ward-Edwards civil engineering firm. Vice-Chairman said he wasn't sure if this number was too low because in comparison to the County's estimates for sidewalks it was much lower. He says maybe Mr. Graham should introduce Ward-Edwards to the County. Commissioner Covert comments the right of way is already taken care of. Mr. Graham says yes, it will be very easy for this pathway to be put in.

Van Willis – Town of Port Royal is called to the podium:

He explains he came back tonight to explain some more about his projects presented last week. He said he had discussions with the County Administrator and County Attorney about the County buying the port and maintains ownership. Mr. Willis said the County is not interested in this option. Another option would be the Port Royal takes on the ownership of the Port which Mr. Willis doesn't want to do so the best option would be to put together a Redevelopment Authority that would handle the transaction. The second question is how would the proceeds from the Port be handled – any proceeds would have to be re-invested into the Port. The Town is asking if the property is purchased, Phase 1 TIF projects and the spine road be funded.

Questions to Mr. Willis from the Commission:

Vice-Chairman Richardson asks if the Port is bought, why should the spine road be constructed to hand over to several developers who come in and by the parcels. Mr. Willis says he disagrees

with the Vice-Chairman. Commissioner Graber says what appeals to him about this project is the public access to a lot of waterfront. He says if the Commission recommends money for this project, how do they know the waterfront will stay part of Port Royal and not be sold off like other parcels of the property planned to be sold off. Mr. Willis says the Ports Authority has already promised to deed the waterfront area to the Town, regardless of the sale and keeping the waterfront was also part of the Town's Redevelopment Plan written in 2004.

Mayor Lisa Sulka of Bluffton –

Mayor Sulka wanted to thank the Commission for taking time out of their busy schedules and lives to be part of the Commission. She says she hopes the public that has watched the meetings understands a little bit better of what this County needs to improve the County as a whole.

Josh Gruber, County Attorney makes some brief comments to the Commission. He says all of the Commission members should have received in their email a sample ordinance from the 2004 Capital Project Sales Tax Commission. Commissioner Covert asks if it was a general ordinance brought into the County and then specifics written in when necessary. Mr. Gruber says yes, many parts of it are general wording. He said what this Commission will want to focus on is the list of projects, how many years the referendum will last – 2,4,6 or 8 and whether or not the bonding can take place to pay for the projects. Commissioner Covert asks, since the wording was used back in 2004, would the County feel comfortable with very similar wording this time. Josh says yes, many of the same wording could be used for this ordinance. Chairman Forrest said the main part of the ordinance is already done, the commission just has to plug in the specifics. Vice-Chairman asks about conditional language. Mr. Gruber says when the Commission is going through the process he will definitely flag any concern about language. Mr. Gruber recommends to the Commission when compiling the list of projects that if they know they will have \$200M, make a list of \$250M projects so if some projects receive funding from another source or can no longer be done, there is always a project that money will fall down to.

The Chairman then asks the Commission members to start working on their priority list and if any of the Commission members have their own project they want added to the list to go ahead and add it. He then adjourns the meeting.

Commission adjourned at 8:44 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 29, 2014



COUNTY COUNCIL OF BEAUFORT COUNTY

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Agnes Garvin
Beaufort County Elections and Voter Registration
P.O. Drawer 1228
Beaufort, SC 29901-1228

August 12, 2004

HAND DELIVERED

RE: Capitol Project Sales Tax

Dear Agnes:

Enclosed please find a certified copy of the Beaufort County One Percent Sales and Use Tax Ordinance No. 2004/24 for your records.

Should you have any questions or comments please do not hesitate to contact me.

With kindest regards,

Stacy D. Bradshaw

/sdb

enc.: as stated

cc: Gary Kubic w/o enclosure
County Council members w/o enclosure
Capitol Project Sales Tax Commission Members w/o enclosure

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TO IMPOSE A ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM, WITHIN BEAUFORT COUNTY, PURSUANT TO THE *CAPITAL PROJECT SALES TAX ACT*, S.C. CODE ANN. 4-10-300, *ET SEQ.*; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF SUCH TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED; TO PROVIDE FOR THE MAXIMUM AMOUNT OF GENERAL OBLIGATION BONDS TO BE ISSUED IN ORDER TO FINANCE THE CAPITAL PROJECTS AUTHORIZED HEREUNDER SUCH BONDS TO BE PAYABLE FROM, AND SECURED BY, THE CAPITAL PROJECT SALES AND USE TAX AUTHORIZED HEREBY AS WELL AS THE FULL FAITH, CREDIT AND TAXING POWER OF BEAUFORT COUNTY; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS OF SUCH TAX OR BONDS AND THE MAXIMUM AMOUNT OF NET PROCEEDS TO BE RAISED BY SUCH TAX FOR THE PAYMENT OF THE COST OF SUCH PROJECTS OR FOR THE PAYMENT OF DEBT SERVICE ON ANY BONDS ISSUED TO PAY SUCH COSTS; TO PROVIDE FOR A COUNTYWIDE REFERENDUM AND TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO PROVIDE CONDITIONS PRECEDENT TO THE IMPOSITION OF SUCH TAX AND CONDITIONS OR RESTRICTIONS ON THE USE OF SUCH TAX REVENUE; TO ESTABLISH THE PRIORITY, AND EXCEPTIONS THERETO, IN WHICH THE NET PROCEEDS OF SUCH TAX, IF APPROVED IN A REFERENDUM, ARE TO BE EXPENDED FOR THE PROJECTS AND PURPOSES STATED; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM BY THE BEAUFORT COUNTY BOARD OF ELECTIONS AND VOTER REGISTRATION, TO PROVIDE FOR THE ADMINISTRATION OF SUCH TAX, IF APPROVED; TO PROVIDE FOR THE PAYMENT OF SUCH TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

BE IT ENACTED BY THE BEAUFORT COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, IN PUBLIC MEETING DULY ASSEMBLED:

Section 1. Recitals and legislative findings. As an incident to the adoption of this ordinance, the Beaufort County Council of Beaufort County, South Carolina (the "County Council") has made the following findings:

(a) The South Carolina General Assembly has enacted the *Capital Project Sales Tax Act*, S.C. Code Ann. 4-10-300 *et seq.* (the "Capital Project Sales Tax Act" or "Act"), pursuant to which the County governing body may impose a one percent sales and use tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes and for a limited amount of time to collect a limited amount of money, and pursuant to which Beaufort County may utilize the revenues from such tax to pay directly and, or, to pay the debt service on any bonds issued by the County to pay the cost of any projects authorized by such Capital Project Sales Tax Act.

(b) The County Council, as the governing body of the County, is authorized to create a commission subject to the provisions of the Capital Project Sales Tax Act for the purpose of considering proposals for funding capital projects within the County area and the formulation of a referendum question which is to appear on the ballot. The County Council adopted a Resolution pursuant to the Capital Project Sales Tax Act creating the Beaufort County Capital Sales Tax Commission (the "Commission") for the purpose of considering proposals for funding capital projects within the County and the formulation of a referendum question which is to appear on the ballot. Members of the Commission were appointed by the County Council and by the municipalities of Beaufort County in accordance with the provisions of the Capital Project Sales Tax Act.

(c) The Commission has considered proposals for funding of one or more capital projects within the County and the Commission has, by vote taken in public meetings duly advertised, identified the purpose for which the proceeds of the proposed capital projects sales and use tax shall be used and, in furtherance thereof, approved the projects described in this ordinance, established the maximum time for which the sales and use tax may be imposed at five (5) calendar years, established the maximum aggregate principal amount of general obligation bonds

to be issued to finance the projects approved herein and specified that the proceeds of the tax may be pledged to the payment of any such bonds, authorized that grants, if any, may be applied towards the payment of any portion of the cost of a project; established the maximum cost of the projects to be funded from the proceeds of such tax and/or bonds and the maximum amount of net proceeds expected to be raised by the tax and used to pay the cost of such projects or debt service and costs of issuance relating to such bonds, established conditions precedent to the imposition of the sales and use tax and conditions and restrictions on the use of sales and use tax revenue collected pursuant to the Capital Project Sales Tax Act, established the priority in which the net proceeds of the sales and use tax are to be expended for the purposes stated, and formulated the ballot question that is to appear on the ballot pursuant to S.C. Code §4-10-330(D) (1976, as amended) of the Capital Project Sales Tax Act.

(d) The Beaufort County Council finds that the imposition of a capital projects sales and use tax in the County, subject to the limitations specified in this ordinance and for the purpose of paying, either directly or through payment of debt service on general obligation bonds, the proceeds of which are used to pay all reasonable or necessary expenses incidental to the purchase, acquisition, construction, repair, alteration, improvement of the projects including without limitation the expenses of studies; land title and mortgage title policies, architectural, engineering and construction management services; legal, accounting, organizational, marketing or other special services related to the financing of the projects and issuance of bonds, if any; financial or underwriting fees and expenses incurred in connection with issuing bonds; rating agencies' fees; initial trustee and paying agent fees; recording and filing fees; and all other necessary and incidental expenses as more specifically described in Subsection 3.2 hereof (the "Capital Projects"), all of which the Council finds will serve the proper public and corporate purposes of Beaufort County and its municipalities by enhancing the safety, efficiency and aesthetics of the public infrastructure of Beaufort County, thereby promoting public health and safety, desirable living conditions and economic development within the County and meeting the future needs of the County and its citizens.

Section 2. Adoption of Commission Report. Except as provided by law and to the extent that the Report of the Beaufort County Capital Sales Tax Commission is inconsistent with the

terms, conditions and provisions of this Ordinance, the capital projects itemized in the report of the Beaufort County Capital Sales Tax Commission are hereby approved and adopted.

Section 3. Adoption of Capital Projects Sales and Use Tax Subject to Referendum.

3.1. A capital projects sales and use tax, as authorized by the Capital Project Sales Tax Act, S.C. Code §4-10-300 *et seq.* is hereby imposed in the County, subject to a favorable vote of a majority of the qualified electors voting in a special referendum on the imposition of such tax to be held in Beaufort County on November 2, 2004 (the "Referendum"), and to the restrictions and limitations set forth in this Ordinance.

3.2 The capital projects sales and use tax authorized by this Ordinance shall be expended for the purpose of paying, either directly or through payment of debt service on general obligation bonds, the proceeds of which are used to pay, the cost of the designing, engineering, constructing, expanding, relocating and improving the Capital Projects which shall include the following approved by the Commission:

- \$650,000: Intersection improvements to the Gardens Corner Intersection at U.S. 21 & U.S. 17;
- \$6,000,000: Construction of the Bluffton Parkway with pathways from Simmonsville Road to S.C. 170;
- \$1,100,000: Intersection improvements to Squire Pope Road intersection at U.S. 278;
- \$5,750,000: Multi-lane widening improvements to Lady's Island Drive with pathways from Sea Island Parkway to Ribaut Rd.;
- \$4,500,000: Improvements to the Waterfront Park, City of Beaufort;
- \$4,700,000: Improvements and resurfacing of William Hilton Parkway with pathways from Squire Pope Road to Sea Pines Circle;
- \$15,500,000: Improvements to U.S. 278 including frontage roads, intersection & access management improvements from S.C. 170 to Jenkins Road;
- \$17,500,000: Construction of a new parallel bridge to the McTeer Bridge on Lady's Island Drive across the Beaufort River;
- \$165,000: Traffic signal installation at the intersection of Edinburgh Avenue & Vaigneur Road with Ribaut Road;
- \$1,440,000: Multi-lane widening improvements to Burnt Church Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$5,000,000: Paving & improvements to the following named, but not prioritized. County maintained dirt roads:

(continued on next page)

Eddings White Road.....	Off Seaside Road	Joe Allen Drive	Off Patterson Road
Kiebold Road	Off Bay Point Road	Patterson Road	Off Clarendon Road
Honeysuckle Lane	Off Alston Road	Foreman Hill Road.....	Off Ulmer Road
Stony Hill Loop.....	Off Palmetto Bluff Road	John Fripp Cr.	b/w Sea Island Parkway & Folly Road
Mosse Road.....	between Lands End & Bay Point Road	Mt. Pisgah Church Road.....	Off Keans Neck Road
Levant Road.....	Off Old Miller Road	Old Dawson Acres.....	Off Trask Parkway
Ramsey Loop.....	Off Ramsey Road	Woodduck Lane.....	Off Flycatcher Lane
Bessies Lane.....	Off Stuart Point Road	Scipio Road.....	Off S.C. 802
Nathan Pope Road.....	Off Seaside Road	Estrolita Road	Off Bay Point Road
Phoenix Road.....	Off S.C. 46	Northview Drive.....	Off Peryclear Drive
Shamrock Road.....	between Lands End & Bay Point Road	Major Road.....	Off Warsaw Island Road
Bay Point Road.....	Off Lands End Road	Rainbow Road.....	Off Gibbett Road
Sea Pines Drive.....	Off Janette Drive	St. Pauls Church Road	b/w Paris Island Gateway & Josephine Rd
Sandy Ridge Road.....	Off Salem Drive West	Middlefield Circle	Off Keans Neck Road
Fiddler Road..	between Middle Road & Brickyard Point Road	Oxeye Lane.....	Off Marsh Hawk Drive
Hunt Ter.....	Off Keans Neck Road	Prayer House Lane	b/w Tom Fripp Road & Dulamo Road
Preister Road.....	Off Paige Point Road	Relative Lane... ..	b/w Friendship Lane & Dog Creek Road
Tabby Road.....	Off Tanglewood Drive	Stone Street.....	Off Guccrad Avenue
White Sands Circle	Off Seaside Road	Cherokee Farms Road.....	Off Joe Frazier Road
Woods Lane.....	Off Middle Road	Johnson Landing Road.....	Off Brickyard Point Road
Chickadee Lane.....	Off Flycatcher Lane		
Fly Catcher Lane.....	Off Middle Road		

- \$750,000: Construct a multi-purpose biking & walking trail / pathway from the MC Riley School to the Bluffton Library;
- \$236,500: Construct sidewalks in the Town of Port Royal for Columbia, Edinburgh, London, Madrid and West Paris Avenues;
- \$1,500,000: Multi-lane widening improvements to Simmonsville Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$4,140,000: Multi-lane widening improvements to S.C. 802 with pathways from S.C. 170 to S.C. 280;
- \$1,000,000: Improvements to the Pigeon Point Park, City of Beaufort;
- \$1,720,000: Intersection improvements and a roundabout construction for the intersection of S.C. 46 and Buckwalter Parkway;
- \$1,000,000: Long Term Conceptual Engineering & Design on U.S. 278 from S.C. 170 to Jenkins Road;
- \$2,780,000: Construction of the Foreman Hill Road Extension from U.S. 278 to Ulmer Road;
- \$60,000: Traffic signal installation at the intersection of U.S. 278 and Sun City Boulevard;
- \$6,000,000: Land acquisition and the construction of a Municipal Court and Police Facility for the City of Beaufort on City property at the intersection of Boundary Street and Ribaut Road;
- \$920,000: Construction of turning lanes on U.S. 17 at Big Estate Road, Bull Corner Road and the Sheldon Piggly Wiggly;
- \$300,000: Construction of drainage improvements for Johnny Morrall Circle at Ribaut Road;
- \$1,240,000: Intersection improvements and a roundabout construction for the intersection of S.C. 46 and S.C. 170;
- \$5,575,000: Multi-lane widening improvements with pathways to S.C. 170 from S.C. 46 to Bulltomb Road;
- \$6,600,000: Multi-lane widening improvements with pathways to Buckwalter Parkway;
- \$12,000: Improvements and resurfacing of Smilax Ave;
- \$1,000,000: Improvements to Southside Park, City of Beaufort;
- \$4,750,000: Land acquisition and improvements for the Okatie East Regional Park;
- \$4,000,000: Construction of frontage and back access roads for the Robert Smalls Parkway from S.C. 280 to S.C. 802;
- \$5,000,000: Multi-lane widening improvements to U.S. 17 from U.S. 21 (Gardens Corner) to Big Estate Road;
- \$6,195,000: Multi-lane widening improvements with pathways to S.C. 170 from Bulltomb Road to U.S. 278;

- \$120,000: Land acquisition and improvements for the Town of Yemassee Park.

TOTAL ESTIMATED COST OF ALL CAPITAL PROJECTS: \$117,203,500.

3.3. The capital projects sales and use tax authorized herein shall be imposed for a period not to exceed five (5) calendar years from the date of imposition.

3.4. Subject to the provisions of Section 4 of this ordinance, the maximum aggregate principal amount of bonds to be issued to pay the cost of the Capital Projects is \$117,203,500 and it is anticipated that the capital projects sales and use tax authorized hereby will be pledged to the payment of debt service with respect to such bonds. In addition, the County may accept any grants and any other lawful sources of funds to apply to or pay for the Capital Projects provided herein. The maximum cost of the Capital Projects to be funded from the proceeds of the capital projects sales and use tax (including costs relating to the bonds) is \$122,203,500, the maximum amount of bonds to be issued is \$117,203,500 and the maximum amount of net proceeds anticipated to be used to pay such cost or debt service shall be \$122,203,500 which includes the repayment of a principal amount of bonds of \$117,203,500 and interest and expenses relating thereto of not exceeding \$5,000,000.

3.5. The sales and use tax imposed herein shall be imposed only if approved by a majority of qualified electors voting in favor of imposing such tax for the stated purposes in the Referendum. The imposition of such tax shall be subject to the additional conditions and restrictions set forth in this Ordinance and as otherwise imposed by law. The bonds referred to herein shall only be issued only if approved by a majority of qualified electors voting in favor thereof as part of the Referendum.

3.6. It is anticipated that the components of the Capital Projects will be funded to the extent practicable simultaneously from the proceeds of tax revenues and, or, general obligation bonds(s). If sufficient funds are not available to fund completely all components of the Capital Projects simultaneously or in the order provided herein, the County Council shall, by subsequent resolution or resolutions, approve funding for the Capital Projects as funds become available using the system set forth in this Subsection 3.6. The County will fund portions of the Capital

Projects as may be necessary to fulfill the conditions of any grant associated with such portion of construction. The County will utilize any remaining funds to undertake those components of the Capital Projects in the most orderly means available. The County shall not commence construction on any component of the Capital Projects unless and until it has arranged funding for completion of such portion of the Capital Project.

3.7 If a sales and use tax is approved by a majority of the qualified electors voting in the Referendum, such tax is to be imposed on the first day of May, 2005, provided the Beaufort County Voter Registration and Election Commission shall certify the results and the County Council shall by resolution declare the results of the referendum and certify such results to the South Carolina Department of Revenue timely.

3.8. The capital projects sales and use tax imposed by this ordinance, if approved in the referendum conducted on November 2, 2004, shall terminate on the earlier of:

- (1) the final day of the fifth (5th) calendar year following imposition of the tax; or
- (2) the end of the calendar quarter during which the Department of Revenue receives a certificate from the County Administrator or the County Treasurer indicating that no more bonds approved in the referendum remain outstanding that are payable from the sales tax and that all the amount of the costs of the Capital Projects will have been paid upon application of the net proceeds during such calendar quarter.

3.9. Amounts of sales and use tax collected in excess of the required net proceeds must be applied, if necessary, to complete the Capital Projects; otherwise, the excess funds must be credited to the general fund of the governmental entity or entities receiving the proceeds of the tax, in the proportion in which they received the net proceeds of the tax while it was imposed.

3.10. The capital projects sales and use tax levied pursuant to this ordinance must be administered and collected by the South Carolina Department of Revenue in the same manner that other sales and use taxes are collected. The Department may prescribe amounts that may be added to the sales price because of the tax.

3.11. The tax authorized by this ordinance is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36 of Title 12 of the Code of Laws of South Carolina, and the enforcement provisions of Chapter 54 of Title 12 of the Code of Laws of South Carolina. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36 of Title 12 of the Code of Laws of South Carolina are exempt from the tax imposed by this ordinance. The tax imposed by this ordinance also applies to tangible personal property subject to the use tax in Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina.

3.12. The capital projects sales and use tax authorized by this ordinance shall be administered in all respects in accordance with the Capital Project Sales Tax Act and as otherwise required by law.

Section 4. Authorization to Issue General Obligation Bonds Payable from the Proceeds of the Capital Project Sales and Use Tax.

4.1. There is hereby authorized to be issued from time to time in one or more series a maximum of \$117,203,500 aggregate principal amount of general obligation bonds of the County. Such bonds shall be secured by the full faith, credit and taxing power of the Beaufort County and by the proceeds of the capital project sales and use tax authorized hereby. Bonds issued pursuant to this ordinance shall not be counted toward the Beaufort County's 8% constitutional debt limitation.

4.2. Anything herein to the contrary notwithstanding, nothing in this ordinance shall be construed as prohibiting the County from issuing revenue bonds to pay for any portion of the Capital Projects to the extent that the County identifies an appropriate source of revenue to be pledged to the payment of such bonds.

Section 5. Capital Project Sales and Use Tax Referendum: Ballot Question.

5.1. The Voter Registration and Election Commission of Beaufort County shall conduct a referendum on the question of imposing a capital projects sales and use tax in the area of the County on Tuesday, November 2, 2004, between the hours of 7 a.m. and 7 p.m. under the election laws of the State of South Carolina. The Beaufort County Voter Registration and Election Commission shall publish in a newspaper of general circulation the question that is to appear on the ballot with the list of capital projects and the cost of projects, and shall publish such election and other notices as are required by the Capital Project Sales Tax Act.

5.2. The question to be included on the ballot of the referendum to be held in the Beaufort County on November 2, 2004, must read substantially as follows:

OFFICIAL BALLOT
GENERAL ELECTION
BEAUFORT COUNTY, SOUTH CAROLINA
NOVEMBER 2, 2004

Beaufort County One Percent Capital Projects Sales Tax Referendum

Local Question #1

MUST A SPECIAL ONE PERCENT SALES AND USE TAX BE IMPOSED IN BEAUFORT COUNTY FOR NOT MORE THAN FIVE (5) YEARS TO RAISE THE AMOUNTS SPECIFIED FOR THE FOLLOWING PURPOSES?

- \$650,000: Intersection improvements to the Gardens Corner Intersection at U.S. 21 & U.S. 17;
- \$6,000,000: Construction of the Bluffton Parkway with pathways from Simmonsville Road to S.C. 170;
- \$1,100,000: Intersection improvements to Squire Pope Road intersection at U.S. 278;
- \$5,750,000: Multi-lane widening improvements to Lady's Island Drive with pathways from Sea Island Parkway to Ribaut Rd.;
- \$4,500,000: Improvements to the Waterfront Park, City of Beaufort;
- \$4,700,000: Improvements and resurfacing of William Hilton Parkway with pathways from Squire Pope Road to Sea Pines Circle;
- \$15,500,000: Improvements to U.S. 278 including frontage roads, intersection & access management improvements from S.C. 170 to Jenkins Road;
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- \$1,440,000: Multi-lane widening improvements to Burnt Church Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$5,000,000: Paving & improvements to the following named, but not prioritized, County maintained dirt roads:

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- \$750,000: Construct a multi-purpose biking & walking trail / pathway from the MC Riley School to the Bluffton Library;
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- \$6,195,000: Multi-lane widening improvements with pathways to S.C. 170 from Bulltomb Road to U.S. 278;

- \$120,000: Land acquisition and improvements for the Town of Yemassee Park.

TOTAL ESTIMATED COST OF ALL CAPITAL PROJECTS: \$117,203,500.

In order to pay the costs of the capital projects pending receipt of the sales tax revenues, must the County also be authorized to issue not exceeding \$117,203,500 of its general obligation bonds and pledge the proceeds of the sales tax, if authorized, to the payment thereof?

The maximum amount of net proceeds of the tax which may be used to pay the cost or debt service on the bonds must not exceed \$5,000,000. The maximum amount of sales tax that may be collected must not exceed the sum of \$122,203,500 which includes the direct costs of the capital projects plus the amount of \$5,000,000 being the maximum amount of cost or debt service on bonds that may be paid from such source. The \$122,203,500 is to be repaid from the net proceeds of the sales and use tax and if such sales and use tax is inadequate to repay the \$122,203,500, any balance shall be paid by Beaufort County.

CONDITIONS AND RESTRICTIONS ON THE USE OF SALES AND USE TAX REVENUE COLLECTED UNDER THE CAPITAL PROJECT SALES TAX ACT: The capital projects sales and use tax shall be expended for design, engineering, construction or improvement of the highways, roads, streets, bridges, parks and other capital projects listed above. Net proceeds of the capital project sales and use tax, if approved, must be expended for the purposes stated in the priority listed; provided, however, that the order of funding of the projects may be adjusted on the basis of construction schedules or other events that may affect the schedule for any particular project; and provided that multiple projects may be funded simultaneously based on the formula or system contained in the ordinance adopted by the Beaufort County Council which shall include the authority to pay directly the cost of such projects or to issue bonds and/or to borrow funds in advance of receiving the net proceeds of the one percent sales and use tax, the estimated cost of such bonds or other borrowing not to exceed \$5,000,000. The expenditure of revenues from the capital projects sales and use tax, if approved, shall be subject to acquisition of title, right-of-way, design and engineering considerations, environmental issues, the discovery of historic sites or endangered species, the receipt of necessary permits, funding of projects from other sources, bids in excess of project estimates, qualifications of bidders, cost overruns, exhaustion or insufficiency of net sales and use tax revenues to complete all projects in the order and priority provided herein and other unforeseen circumstances and conditions.

INSTRUCTIONS TO VOTERS: All qualified electors desiring to vote in favor of imposing the tax for the stated purposes and authorizing the general obligation bonds in connection therewith as outlined above and subject to the limitations and conditions set forth above shall vote "YES" and all qualified electors opposed to levying the tax and issuing such general obligation bonds shall vote "NO".

___ YES

___ NO

5.3. In the referendum on the imposition of a special projects sales and use tax in the County, all qualified electors desiring to vote in favor of imposing the tax for the stated purposes and issuing the general obligation bonds shall vote "Yes" and all qualified electors opposed to levying the tax shall vote "No". If a majority of the votes cast is in favor of imposing the tax, then the tax should be imposed as provided in the Capital Project Sales Tax Act, S.C. Code Ann, 4-10-300 *et seq.* Expenses of the referendum shall be paid by the County.

5.4. Upon receipt of the returns of the referendum, the County Council shall, by resolution, declare the results thereof. The results of the referendum, as declared by resolution of the County Council, shall not be open to question except by suit or proceeding instituted within thirty (30) days from the date the County Council shall adopt a resolution declaring the results of such referendum.

Section 6. Imposition of Tax Subject to Referendum. The imposition of a capital projects sales and use tax in the County is subject in all respects to the favorable vote of a majority of qualified electors casting votes in a referendum on the question of imposing a capital projects sales and use tax in the area of the County in a referendum to be conducted by the Beaufort County Voter Registration and Election Commission on November 2, 2004 and the favorable vote of a majority of the qualified electors voting in such referendum shall be a condition precedent to the imposition of a capital projects sales and use tax to the provisions of this ordinance.

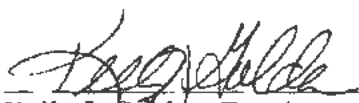
Section 7. Effective Date. Except as otherwise provided by law, this ordinance shall take effect immediately, upon adoption.

AND SO IT IS ORDAINED, this 9th day of August, 2004.

COUNTY COUNCIL OF BEAUFORT COUNTY

By:  _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:


Kelly J. Golden, Esquire
Staff Attorney

ATTEST:



Suzanne M. Rainey, Clerk to Council

First Reading:	June 28, 2004, By Title Only
Second Reading:	July 26, 2004
Public Hearing:	August 9, 2004
Third and Final Reading:	August 9, 2004



*Beaufort County
Capital Project Sales Tax
Commission
Agenda*

Wednesday, June 4, 2014
1 p.m.
Executive Conference Room
Beaufort County Administration Building

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 29, 2014 meeting ([backup](#))
4. Finalize list of projects ([backup](#))
5. Length of proposed sales tax referendum
6. Language of ballot question ([backup](#))
7. Adjournment

Capital Project Sales Tax Commission Minutes – May 29, 2014

Call to Order:

Chairman Forrest asks everyone to stand and say the Pledge of Allegiance

Attendance:

Chairman Forrest, Commissioner Covert, Commissioner Robinowich, Commissioner Robinson, Commissioner Graber were in attendance. Commissioner Richardson arrived 3 minutes into the meeting.

Approval of Meeting Minutes:

Chairman Forrest asks for a motion to approve the minutes from the May 19, 2014 meeting. A motion is made, a second is given and the minutes were unanimously approved. Commissioner Richardson was absent for the vote.

Explanation of Work Session:

Chairman Forrest takes a few minutes to explain to the public in attendance of the meeting that this is a work shop for the Commissioners. This isn't a time or place to take testimony from the public. He did tell the public that the Commissioners would stay after the meeting for those who had specific questions. The Chairman did explain though that it is ok for the Commissioners to ask Beaufort County staff for clarification if they had a question. Chairman Forrest then says he would like to go around the table and have each Commissioner list the projects they are in favor of.

Commissioner Robinson:

City of Beaufort Downtown Park and Parking Garage, Port Royal Port land, Bluffton Parkway, USCB Coliseum, Joe Frazier Road, Meridian Road, Middle Road/Coosa Elem. School, Stuart Point Sidewalk, US 278/Jenkins Road/Windmill Harbour Improvements, Pinckney Island/Haig Point Entrance

Commissioner Graber:

Bluffton Parkway 5B, US 278 Bridge Widening Engineering/Planning, Spanish Moss Trail, Depot Road Sidewalk, Joe Frazier Road, Parris Island Gateway, Meridian Road, Coosa/Middle Road Pathway, May River initiatives, Port Royal Port land, Hilton Head Resurfacing, Hilton Head Ward 1 Sewer, Beaufort City Downtown Park and Parking Garage, US 278 Jenkins Road/Windmill Harbour Improvements, Pinckney Island/Haig Point Connection

Commissioner Robinowich:

May River Initiatives, Bluffton Parkway 5B, Port Royal Port, USCB Coliseum, Ward 1 Sewer, US 278 Corridor Improvements, US 278 Engineering/ Planning, US 278 Jenkins Road/Windmill Harbour Improvements, Pinckney Island/ Haig Point Connection

Commissioner Covert:

Before announcing his projects, Commissioner Covert addressed the public in attendance. He thanked all of the presenters but unfortunately, he said there have been rumors that this

Commission was created to set a sales tax precedent and he wanted to set the record straight. He nor his colleagues, are here to increase sales taxes on businesses or homeowners. He said the Commission is here to recommend to County Council what projects the Commission is in favor of and then Council will decide whether or not to send the ballot language and list to the Board of Elections. Commissioner Covert said ultimately it will be up to the citizens of Beaufort County to vote this tax up or down in November. He then listed what projects he is in favor of. Bluffton Parkway, US 278 Traffic Adaptive Plan, Bridge Replacement and Widening, Windmill Harbour entrance, Woods Bridge ITS project, Bluffton Parkway 46 circle, Mast Arms upgrades, Flashing Yellow upgrades, Battery Backup for Signals, Sea Island/Lady's Island signal rebuild, May River Initiatives, USCB Arena under the revision, Port Royal Port land, Hilton Head Island Fire Dept. #2, HHI Ward 1 Sewer, TCL building replacement. Commissioner Covert said the Commission is dealing with more than a half a billion dollars worth of projects and that his projects as well as the other Commissioners projects are those of health, safety and welfare of Beaufort County citizens.

Vice-Chairman Richardson:

All US 278 changes between Moss Creek and Squire Pope Road, US 21 Memorial Bridge signals, Bluffton Parkway pathway completion, Bluffton Parkway/SC 46 Roundabout correction, Parris Island Gateway intersection, Mast Arm upgrades, Flashing yellow lights upgrade, Backup Battery signals, Sea Island/Lady's Island intersection, US 278 to I-95, May River, Port Royal Port property, Beaufort Park and Downtown Parking Garage, USCB Arena (adjustment), Beaufort County Performing Arts Venue, Yemassee project

Chairman Forrest:

Chairman Forrest started by saying when there is \$630M worth of projects being presented it is hard to narrow that list down. He said at the most, this referendum would bring in \$240M if the referendum lasts its legal full length of 8 years. Bluffton Parkway 5B, Traffic Adaptive System, Planning/ Engineering HHI Bridges, Windmill Harbour Entrance, Pinckney Island Entrance, Spanish Moss Trail, ITS Initiatives, Parris Island Gateway intersection, Mast Arm signal upgrade, Sea Island/Lady's Island intersection, Bluffton Parkway Phase 6, US 278 from 170 to I-95 resurfacing, USCB Sports Complex, OSHI learning center, TCL building replacement, Yemassee project, Sheldon resurfacing, May River Initiatives, Port Royal Port Property, Resurfacing of roads in Port Royal, Ward 1 Sewer, HHI Resurfacing of roads, Waterfront Park and Downtown Parking Garage.

Commissioner Robinowich asks if everyone could go around the table again to see if there are any additions. The Chairman asks all of them if there are any additions and Commissioner Robinowich asks what the Commissioner's opinions are in regard to the Charter Schools requests. He says, the schools have a remarkable success rate and wanted to bring it up for discussion. Josh Gruber, County Attorney, stands up and suggests putting the projects that at least 4 Commissioners voted for on one list and then go down from there. After the initial list is created, Josh said the priority of that list can begin, making it easier for the Commissioner's.

Vice-Chairman Richardson brings up to go back to the list and look at what projects can really be paid for by the County or municipalities. He said he really picked projects that are game changers for the County as a whole, not paving projects. He said if the Commission does one of

these smaller projects, then the Commission should approve all of these smaller projects. Vice-Chairman Richardson suggests talking about the big projects first. Commissioner Robinson said if some of these big projects are funded than that takes the pressure off the County and Municipalities allowing the groups to pay for the smaller projects. Commissioner Graber says some of these projects have the pre-requisite to get 4,5,6 votes from the Commission but he would like to first talk about the big projects like the bridges over to Hilton Head. He said he spoke to a friend of his that works for SCDOT and wants to share the information he acquired. Chairman Forrest says he would like to start talking about the big projects that he believes all of the Commissioners voted for like the Bluffton Parkway Phase 5B project, Hwy 278 Changes from Moss Creek to Squire Pope Road, the Downtown Beaufort Park and Parking Garage, Port of Port Royal, May River Initiatives. Vice-Chairman says let's talk about 5B. Vice-Chairman says his problem with this project is if the road is changed than it will take 20 seconds faster to get from one place to the next. He said he hasn't heard of any complaints from anyone on how it is configured right now. He also said when he started thinking about the projects, the project extending Bluffton Parkway Phase 6 through Jasper County seems like a more important road than Phase 5B. He said right now he has a tough time embracing spending \$28M on a project that there isn't a lot of benefit. He said it's really a development project. He traveled up and down Bluffton Parkway and said he saw a lot of for sale signs and there is a lot of land that hasn't been developed yet. Commissioner Covert said he agrees the \$28M doesn't add up for such a short distance, however, speaking with life and safety people, in the event of a hurricane, the area that needs to be realigned will become a bottleneck area. He says in this regard he supports that project but he also agrees with Vice-Chairman Richardson in that Bluffton Parkway needs to be extended through Jasper County but that Jasper County needs to come to the table with some funding. He said the property where the road will go through is useless property but will become very high valued property once the road is built. Commissioner Covert says he is in favor of the project but not the dollar value of the project. Commissioner Graber says he called the State Highway Engineer, David Cook, asking him what it costs to pave 1 mile of road. Mr. Cook said roughly \$1M a mile if the project is uncomplicated. Commissioner Graber says the Phase 5B project is \$28M for 2.5 miles which equates about \$7.6M a mile. He said he is really uncomfortable paying this much for the project. Commissioner Graber said he isn't accusing of Bluffton but that they may have come in with a high number thinking the Commission would pare it down but he is uncomfortable with \$7.6M a mile. Chairman Forrest said with a \$28M price tag, this project raises a lot of questions. He said from his background, he believes this isn't the County's or Town's price tag but the consultant they brought in. Chairman Forrest also has a problem with the price but says take a look at it from a voters standpoint. This project was on the 2006 tax referendum that didn't get finished. The Chairman says by default, since this wasn't finished in 2006 and the voters approved it in 2006, this project will end up on the list. He says there really isn't a way around it. He also thinks that when the flyover is opened and the extension to I-95 is completed, the need for this re-alignment will be needed. Vice-Chairman Richardson says he's trying to find the middle ground and would like to see a bear boned cost of what it will cost just to build a straight 4-lane road through the property. This wouldn't include pathways, curb cuts, and entrances into neighborhoods. The Chairman says if the Commission is uncomfortable with the cost, than other number can they go with since the only experts the Commission has to go to is Beaufort County staff and the Town and the only number they both have provided is the \$28M so how do you change that number without going through a new Engineering estimate. Commissioner Graber says he doesn't believe he has to

accept the \$18.2M just for construction. He understands the rest of the costs for the project but not the construction cost. He suggests having the neighborhoods that will soon have access to Bluffton Parkway chip in money for the access points of construction. County Administrator Gary Kubic speaks up and says in 2005 when Florence & Hutchinson was tasked with coming up with an estimate for this project, it was predicated on road construction federal standards. If a project is not built according to federal standards, Mr. Kubic said that project is then exempt from any federal money or grants. He also said the federal standards are much more extensive than a normal roadway. Commissioner Robinson says he also has a hard time with the \$18M for the paving of the project. Chairman Forrest says he has more of a problem with the \$10M part of the project than with the \$18M part of the project. He asks really what does the \$10M really give you? He then asks, what does the Commission want to do with this project? Vice-Chairman Richardson suggests deferring the discussion about 5B and let everything already discussed sink in. Commissioner Robinson asks exactly why the construction is \$18M. County Traffic Engineer Colin Kinton says the \$18M is about \$1.6M a lane mile. He says in 2006, the County used the estimate of \$1M a mile and actually came up short on a few projects so this \$18M estimate is more in line with the estimate of \$1.6M a mile.

The Top Tier projects, which are projects that 5 or 6 Commissioners voted for, are put on screen. The Bluffton Parkway Phase 5B is number 1. Chairman Forrest asks the Commissioners if any of them have a problem with the rest of the Top Tier list other than #1 since they decided to defer discussion on 5B. Commissioner Graber says he would like to comment on the Windmill Harbour entrance change. He said DOT is about to improve part of the entrance to Windmill Harbour by adding an acceleration heading east for about \$1M. The Chairman says the acceleration lane is the first part of the project but the second part is to offset the westbound left hand turn into Windmill Harbour. The Chairman asks when Commissioner Graber was speaking to SCDOT was he surprised when they told him it would cost \$1M for an acceleration lane. Commissioner Graber said he did not considering the cost of many of the other projects on the list. Vice-Chairman Richardson says there are several Hwy 278 projects from Moss Creek to Squire Pope Road and he believes that all of them should be done, not just one because they all affect each other. Commissioner Graber just wanted to point out that the DOT was already working on a project that was pitched to the Commission and he doesn't want to earmark money if the project or part of the project is already being funded. The Chairman says the only thing that DOT is building is the acceleration lane and the left turn. Commissioner Robinowich says in regard to the Port Royal Port land project, he believes the Port would accept an offer of a lot less than the \$22M appraisal value and believes an offer of \$15 should be submitted if that project is passed by the voters. The Chairman then asks if the Commission should start putting price tags on the Top Tier projects. Bluffton Parkway - \$28M, US 278 Initiatives (Moss Creek – Squire Pope Road) - \$24M, USCB complex - \$24M. Vice-Chairman Richardson explains he had a discussion with Chancellor Jane Upshaw of USCB about scaling down the project from the original convention center to an arena. The \$24M is the scaled back number. May River Initiatives - \$19M. Commissioner Graber said he spoke to Dean Moss who told Commissioner Graber there are 3 specific areas that need sewer but the other 3 areas named in the May River Initiatives do not need sewer right now. Commissioner Covert said anything that threatens a body of water in our community needs to be looked at and steps need to be taken to improve it. Vice-Chairman Richardson suggests the Commission putting conditions on a project. Chairman Forrest says yes the members can do that. Port of Port Royal - \$17M, Waterfront

Park/Downtown Parking Garage - \$19M, Ward 1 Sewer Projects - \$3.4M - Vice-Chairman Richardson says he didn't put this on his list of projects because this is something that Hilton Head PSD could pay for with a rate increase. US 278 Traffic Adaptive Plan - \$300,000, Mast Arms Upgrade - \$2M, Sea Island Intersection - \$2M, Bluffton Parkway Roundabout - \$1.5M, Meridian Road pathway - \$1.5M. Vice-Chairman and Commissioner Graber both say they heard the County had already planned on doing this project. County Engineer Colin Kinton says he has also heard about this agreement between the County and the City of Beaufort to build the Meridian Road pathway as part of a TIF agreement that ended years ago. Gary Kubic said it isn't on any existing list. Middle Road/Coosa Elem. School - \$2M. Vice-Chairman Richardson asks for the County to explain why the County is saying it will cost \$1.5 to pave a mile but the Alljoy project was the paving of 1.6 miles of pathway and the estimated cost of the project is \$200,000. Colin Kinton says he spoke with some contractors and did mathematics and the Alljoy project was estimated using \$18 a square foot with 4 inch of paving. Vice-Chairman Richardson says can the Commission lump all of the school safety routes pathway projects together because he doesn't want to put one or two on the list and not fund the rest of the school safety route projects. The Chairman then asks if there is a project that a Commissioner wants added to the already Top Tier, 2nd Tier or 3rd Tier list. Commissioner Robinson says he would like the small Sheldon Park added. The Chairman explains that any project under \$50,000 can't be considered. Commissioner Covert says he would like the Flashing yellow signals and Battery Backup projects added. Commissioner Robinson wants the BJWSA building added. The Chairman asks if there is any other support for the BJWSA building. No one raises their hands so it's taken off the list. Commissioner Graber would like to discuss the USCB upgrades to the theatre. Chairman Forrest would like to see 278 from SC 170 to I-95 resurfaced. Colin Kinton says there is a SCDOT contract underway to repave Argent Blvd and Hwy 278 from SC 170 to the Beaufort-Jasper County line which will be 5 miles along Hwy 278. The Chairman is happy with that and asks it be taken off his list. Commissioner Robinson says he wants the TCL buildings added to the list. Commissioner Robinowich asks if there is anyone interested in giving money to the Charter Schools. Vice-Chairman Richardson says he has been told there is a considerable amount of surplus in the Beaufort County school district so why haven't the Charter schools had access to that. Vice-Chairman Richardson says he is also trying to figure out why Riverview Charter is having to pay rent to the school district if Riverview is also a Beaufort County public school. The Chairman says giving \$8M for a building that Riverview charter school doesn't own gives him concern. He says giving \$22M for a brand new building gives him concern as well. Vice-Chairman Richardson asks what everyone's thoughts are on the Yemassee project. He feels the location and railway access is key to having this project succeed but he is worried about if there is anyone that is already interested in that location if the infrastructure is built. Commissioner Graber believes there is an industrial park in Hampton County that hasn't been successful which he says could be because it doesn't have rail connectivity. He thinks industrial parks haven't done well in Beaufort County. Commissioner Covert says he would like to have Yemassee project stay on the list because economic development is one of the key components when deciding what projects should go on the list. Commissioner Robinson brings up the Sheldon sidewalk projects. Chairman Forrest says this is a project that may have conditions attached like none of the money will go to right of ways. Commissioner Graber would like to talk to the Spanish Moss Trail, Depot Road sidewalk and Parris Island Gateway Intersection changes. Chairman Forrest calls Riverview Charter school up to the podium. Mr. Foster of Riverview Charter says there is a flaw in the SC law when it comes to Charter Schools. Right now, as the

law is written Charter schools do not get any capital improvement funding, whether it is a locally sponsored charter school or a state sponsored charter school. He says if they can't secure money for an expansion of Shell Point or secure money for a new K-8 building, Riverview Charter is in jeopardy of having their current 500+ enrollment stay where it is rather than go up to the enrollment max they can legally have of 690 students. Commissioner Robinowich asks why does Riverview Charter have to pay to rent the Shell Point Elem. Building. The Director of Riverview Charter responds by saying under the state law for charter schools, districts do have to provide charter schools with space in a school if that space is available but under state law, the district can also require payment for that space. Vice-Chairman Richardson presents a Beaufort County Performing Arts Center project. He says this is a project that has been worked on for the last 5 years. It is a regional facility to handle numerous type of conventions and entertainment. The cost is \$50M. He says this type of facility, which is in several other cities, is designed to be used by those within a 50 mile radius of it. He asked the developer how would something like this be run here in Beaufort? Vice-Chairman Robinson suggested putting in some conditions in place with this project because there are so many what-if's. Some conditions Vice-Chairman Richardson would like to see attached to the projects are: The Town of Hilton Head would have to come up with the land, and the developer would have to have a foundation that funded the center in perpetuity for deferred maintenance. He believes the Commission should come up with other conditions as well to be connected to this project but that this could really be a big game changer for Beaufort County bringing in money to the County. The Vice-Chairman said the positive is that Hilton Head already has the infrastructure to go along with this project. He understands that \$50M is a big number but he believes it'll be worth it. Commissioner Graber asked about the existing HHI Arts Center. Vice-Chairman Richardson said the existing Art Center had two plans for it when it opened. It had a 350 seat performance facility and a 1200 seat facility to build on the back that would handle all sorts of things. Vice-Chairman Richardson said the 350 seat theatre doesn't work. In his opinion there isn't a strong business plan in place to make it work. He says it probably should have never been built. He says a theatre type facility can't be used for other purposes whereas a Performing Arts Center can. It can host local HS graduations, concerts, conferences, plays. He says it's a big number, it's a big idea but with some caveats it could change Beaufort County for the good. Commissioner Graber asks who would own the facility. Vice-Chairman says he's not sure. Commissioner Robinson would like to know if there are any facilities in SC like the one being proposed that are making money.

County Attorney Josh Gruber takes the podium to discuss details about the language the Commissioners must come up with for the ballot question. Mr. Gruber handed out material to the Commissioners with highlighted sections showing what part of the ballot question they will need to develop and what part is standard legal wordage that is already accepted. Mr. Gruber says there is a section highlighted that explains how conditions can be put on projects. He says even though the Commission has the lawful authority, the Commission has to find a way administratively functional and can make it work and carry it out. Vice-Chairman Richardson asks, if the Commission is to put conditions on a project or the circumstances change for a project and a project is funded some other way and the project comes off the list. Will the money slotted for the list go to the next project or will the sales tax just end early? Mr. Gruber said it can be handled like that or the Commission can put contingency projects on the list. He says if you start with a \$100M list of projects, the Commission goes ahead and puts together a \$120M list of projects. Mr. Gruber says in this case, if a project on the list is paid for with other funds, that

money will just go down to the next project on the list. Vice-Chairman Richardson also asks if the Commission should put a timeline on the Port of Port Royal sale. Mr. Gruber said it would be permissible to do this but he said he isn't sure that would be wise to do and Mr. Gruber said he doesn't think he could answer that question for Vice-Chairman Richardson. Mr. Kubic said he thinks the Commission could put a deadline on the sale. Commissioner Graber says his concern about a deadline is if the Port property is broken apart into 3 sections and within the deadline two of the sections are sold but not the last one, what happens then.

Chairman Forrest says he will sum up the meeting in just a few minutes but first he would like to add some projects to the list that haven't yet been discussed. He wants the USCB sports complex added - \$16.4M, OLLI learning center added for \$4M and the Bluffton Parkway Phase 6 - \$5M.

Chairman Forrest hopes the list put together today is the list the Commission will finalize at the next meeting. Commissioner Robinowich asks, if there is a project that Commissioners receive new information about, can it be added to the list? The Chairman says yes but he hopes it would be minimal additions. Commissioner Robinson asks the list of Top Tier, 2nd Tier, 3rd Tier and other projects be sent to the Commissioner but also a list of the projects that were presented during the public meetings that the Commissioner's didn't discuss at all to make sure nothing was forgotten about.

Chairman Forrest then asks the Commission if they have any questions for Kim Statler of the Lowcountry Economic Alliance in regard to the Yemassee project. Vice-Chairman Richardson asks if residents pay \$22M for this, what makes the LEA think it's going to work and be successful. Mrs. Statler says the LEA did bring in an Engineering Consultant firm. She says in 2008 this property was first identified as prime area along Hwy 21 and Hwy 17 with access also to I-95 that wasn't wet. She says the Yemassee property is so valuable is after Hwy 17 was widened through Colleton County, that opened up truck traffic to come to and from Charleston. Boeing also announced they will be expanding which gives Beaufort County an opportunity to be part of Boeings Tier two and Tier three suppliers. She says the key part to this property is infrastructure. Vice-Chairman Richardson asks if the County buys it and puts in \$12M worth of infrastructure and use that as away to bring in a business and tell them they need to pay for the rest instead of Beaufort County paying \$22M to build everything and have it still sitting empty 10 years from now. Mrs. Statler says the flexibility lies after the infrastructure (roads, sewer, water) is put in. She said Beaufort County can't be competitive with other areas of the State without infrastructure already put in place. Commissioner Robinson asks if Hampton County is a competitor of Beaufort for bringing in businesses. Mrs. Statler says the consulting firm looked at that and said Beaufort County has the advantage of offering a quality of life to the CEO of the business, here in Beaufort, the CEO can draw from a 60 mile circumference labor pool. She said the other pieces include the Yemassee property is closer to I-95 and when this property is opened, all of the property in the Point South corridor is also opened up. Mrs. Statler points out as well, the large exiting military pool which totals about 1,000 people a year from the 3 installations in Beaufort County. These exiting military pool have tremendous skill sets that can give a CEO instant employees.

Chairman Forrest says he would like to know before the next meeting: any conditions any of the Commissioners would like to add to a project, or know something about a project or if a

Commissioner would like to add or delete a project. At the next meeting, Chairman Forrest would like to spend the first hour finalizing the list, put the list in priority order, and finalize the question and then send it to County Council.

The Chairman asked Commissioner Graber what he wanted to discuss about the Spanish Moss Trail. He says this would link the Whale Branch Early College HS and nearby communities, which he said are predominately lower income, with the rest of the County. Commissioner Graber says he's been told that people from around the country seek out bike trails, come to the town for a weekend, stay in the local hotels, eat at the local restaurants just to ride the trail which means this could be a recreational feature for Northern Beaufort County. Commissioner Graber says he doesn't have a breakdown of why the Trail would cost \$9M but he believes this is a worthy project. Colin Kinton stands up to address the breakdown of the \$9M cost. Mr. Kinton says the cost is broken down into different phases of work and will get the cost of each phase to the Commissioners. Commissioner Graber says the Depot Road sidewalk is part of connecting walkers and bikers to the Spanish Moss Trail. Vice-Chairman Richardson asks how many more miles would this add to the existing Trail. Mr. Kinton says at least 4 to 5 miles more out to Whale Branch Early College HS.

Mr. Kubic says he wants to let the public know that all of the information discussed at today's meeting will be available on the County web by Friday afternoon.

The Chairman asks what the total is of projects put on today's list. He's told \$300M. He then tells the Commissioners to start thinking about where they will cut. Chairman Forrest asks for a motion to adjourn the meeting. A motion is given, a second is provided and Chairman Forrest adjourns the meeting.

Commission adjourned at 2:50 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: June 4, 2014



Capital Project Sales Tax Commission Work Session
May 29, 2014

Summary of Projects Discussed by Commission at First Work Session:

Top Tier

1. Bluffton Parkway - \$28M
2. US 278 Initiatives – (Planning & Engineering of Bridges replacement, Windmill Harbour, Pinckney Island Connection/Haig Point Boat Landing, Access Management, Widening of US 278 from HHI Bridges to Squire Pope Road) - \$24M
3. USCB Arena - \$24M
4. May River Initiatives - \$19M
5. Town of Port Royal Port property - \$17M
6. City of Beaufort Waterfront Park Extension/Downtown Parking Garage - \$19.5M
7. Parris Island Gateway @ Savannah Hwy Intersection- \$.75M

2nd Tier

1. Hilton Head Island Ward 1 Sewer - \$3.4M
2. US 278 Traffic Adaptive Signal Control - \$.3M
3. Mast Arm Upgrades - \$2M
4. Sea Island Parkway @ Lady's Island Drive rebuild - \$2M

3rd Tier

1. Bluffton Parkway/ SC 46 Roundabout Improvements - \$1.5M
2. Meridian Road Pathway - \$1.5M
3. Middle Road/Coosa SRTS (safe routes to schools) pathway - \$2M
4. US 21 Woods Memorial Bridge ITS - \$.4M

Total = \$146M

Other Projects still being discussed:

1. School Safety Pathways - \$17M (*the pathway projects included in this are:*
Burnt Church Rd & Ulmer Road - \$3.75M, Joe Frazier Road - \$7M, Meridian Road - \$1.5M, Middle Road/Coosa - \$2M, Stuart Point - \$2M, Alljoy Road - \$.75M))
2. Flashing Yellow Signals & Battery Backup - \$1M
3. Charter Schools - \$28.8M (Riverview Charter = \$22M; Bridges = \$6.8M)
4. Yemassee Park - \$23M
5. Sheldon Sidewalks - \$6.8M
6. Spanish Moss Trail - \$9M
7. Depot Road sidewalk - \$.5M
8. Beaufort County Arts Center - \$50M
9. USCB Sports Center - \$16.4M
10. USCB OLLI Center - \$4M
11. Bluffton Parkway Phase 6 (Planning/Engineering) - \$5M

Total = \$162M

Projects Presented but currently not being discussed:

- Salem Road connection
- Bluffton Parkway Phase 1 Pathway Completion
- Lake Point Dr. and Old Miller Road Pathways and connections
- Port Royal Spine Road
- WK Alston Connector
- Bluffton Parkway Development Corporation
- Water & Stormwater System on the Port Royal Port property
- Parris Ave. Park
- Resurfacing of Port Royal owned roads
- New Port Royal sidewalks
- HHI Roadway resurfacing
- William Hilton/Shelter Cove Improvements

- HHI Fire Station #2
- Island Recreation Center Expansion
- HHI Arts Center of Carolinas
- HHI multi-use pathways
- Recreational Facility Rehabilitation & Restoration
- Beaufort City Southside Park
- USCB Civic Center
- USCB Center of the Arts Theatre/Auditorium Renovation
- TCL Building Replacement
- New TCL Building
- BJSWA Building
- Comcast Sports Global Spectrum Venue
- Beaufort Commerce Park Expansion
- Graves Property
- Sheldon Downtown Beautification – can't be funded with CIP funds. A project must be \$50,000 or higher to be considered a capital improvement project
- Beaufort County Transfer Waste Station
- Repaving of Big Estate Road and Keans Neck Road
- Olympic Size Pool at Whale Branch Early College HS
- Expansion of existing Dale Community Center



COUNTY COUNCIL OF BEAUFORT COUNTY

Multi Government Center ♦ 100 Ribaut Road

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Agnes Garvin
Beaufort County Elections and Voter Registration
P.O. Drawer 1228
Beaufort, SC 29901-1228

August 12, 2004

HAND DELIVERED

RE: Capitol Project Sales Tax

Dear Agnes:

Enclosed please find a certified copy of the Beaufort County One Percent Sales and Use Tax Ordinance No. 2004/24 for your records.

Should you have any questions or comments please do not hesitate to contact me.

With kindest regards,

Stacy D. Bradshaw

/sdb

enc.: as stated

cc: Gary Kubic w/o enclosure
County Council members w/o enclosure
Capitol Project Sales Tax Commission Members w/o enclosure

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TO IMPOSE A ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM, WITHIN BEAUFORT COUNTY, PURSUANT TO THE *CAPITAL PROJECT SALES TAX ACT*, S.C. CODE ANN. 4-10-300, *ET SEQ.*; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF SUCH TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED; TO PROVIDE FOR THE MAXIMUM AMOUNT OF GENERAL OBLIGATION BONDS TO BE ISSUED IN ORDER TO FINANCE THE CAPITAL PROJECTS AUTHORIZED HEREUNDER SUCH BONDS TO BE PAYABLE FROM, AND SECURED BY, THE CAPITAL PROJECT SALES AND USE TAX AUTHORIZED HEREBY AS WELL AS THE FULL FAITH, CREDIT AND TAXING POWER OF BEAUFORT COUNTY; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS OF SUCH TAX OR BONDS AND THE MAXIMUM AMOUNT OF NET PROCEEDS TO BE RAISED BY SUCH TAX FOR THE PAYMENT OF THE COST OF SUCH PROJECTS OR FOR THE PAYMENT OF DEBT SERVICE ON ANY BONDS ISSUED TO PAY SUCH COSTS; TO PROVIDE FOR A COUNTYWIDE REFERENDUM AND TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO PROVIDE CONDITIONS PRECEDENT TO THE IMPOSITION OF SUCH TAX AND CONDITIONS OR RESTRICTIONS ON THE USE OF SUCH TAX REVENUE; TO ESTABLISH THE PRIORITY, AND EXCEPTIONS THERETO, IN WHICH THE NET PROCEEDS OF SUCH TAX, IF APPROVED IN A REFERENDUM, ARE TO BE EXPENDED FOR THE PROJECTS AND PURPOSES STATED; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM BY THE BEAUFORT COUNTY BOARD OF ELECTIONS AND VOTER REGISTRATION, TO PROVIDE FOR THE ADMINISTRATION OF SUCH TAX, IF APPROVED; TO PROVIDE FOR THE PAYMENT OF SUCH TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

BE IT ENACTED BY THE BEAUFORT COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, IN PUBLIC MEETING DULY ASSEMBLED:

Section 1. Recitals and legislative findings. As an incident to the adoption of this ordinance, the Beaufort County Council of Beaufort County, South Carolina (the "County Council") has made the following findings:

(a) The South Carolina General Assembly has enacted the *Capital Project Sales Tax Act*, S.C. Code Ann. 4-10-300 *et seq.* (the "Capital Project Sales Tax Act" or "Act"), pursuant to which the County governing body may impose a one percent sales and use tax by ordinance, subject to a referendum, within the county area for a specific purpose or purposes and for a limited amount of time to collect a limited amount of money, and pursuant to which Beaufort County may utilize the revenues from such tax to pay directly and, or, to pay the debt service on any bonds issued by the County to pay the cost of any projects authorized by such Capital Project Sales Tax Act.

(b) The County Council, as the governing body of the County, is authorized to create a commission subject to the provisions of the Capital Project Sales Tax Act for the purpose of considering proposals for funding capital projects within the County area and the formulation of a referendum question which is to appear on the ballot. The County Council adopted a Resolution pursuant to the Capital Project Sales Tax Act creating the Beaufort County Capital Sales Tax Commission (the "Commission") for the purpose of considering proposals for funding capital projects within the County and the formulation of a referendum question which is to appear on the ballot. Members of the Commission were appointed by the County Council and by the municipalities of Beaufort County in accordance with the provisions of the Capital Project Sales Tax Act.

(c) The Commission has considered proposals for funding of one or more capital projects within the County and the Commission has, by vote taken in public meetings duly advertised, identified the purpose for which the proceeds of the proposed capital projects sales and use tax shall be used and, in furtherance thereof, approved the projects described in this ordinance, established the maximum time for which the sales and use tax may be imposed at five (5) calendar years, established the maximum aggregate principal amount of general obligation bonds

to be issued to finance the projects approved herein and specified that the proceeds of the tax may be pledged to the payment of any such bonds, authorized that grants, if any, may be applied towards the payment of any portion of the cost of a project; established the maximum cost of the projects to be funded from the proceeds of such tax and/or bonds and the maximum amount of net proceeds expected to be raised by the tax and used to pay the cost of such projects or debt service and costs of issuance relating to such bonds, established conditions precedent to the imposition of the sales and use tax and conditions and restrictions on the use of sales and use tax revenue collected pursuant to the Capital Project Sales Tax Act, established the priority in which the net proceeds of the sales and use tax are to be expended for the purposes stated, and formulated the ballot question that is to appear on the ballot pursuant to S.C. Code §4-10-330(D) (1976, as amended) of the Capital Project Sales Tax Act.

(d) The Beaufort County Council finds that the imposition of a capital projects sales and use tax in the County, subject to the limitations specified in this ordinance and for the purpose of paying, either directly or through payment of debt service on general obligation bonds, the proceeds of which are used to pay all reasonable or necessary expenses incidental to the purchase, acquisition, construction, repair, alteration, improvement of the projects including without limitation the expenses of studies; land title and mortgage title policies, architectural, engineering and construction management services; legal, accounting, organizational, marketing or other special services related to the financing of the projects and issuance of bonds, if any; financial or underwriting fees and expenses incurred in connection with issuing bonds; rating agencies' fees; initial trustee and paying agent fees; recording and filing fees; and all other necessary and incidental expenses as more specifically described in Subsection 3.2 hereof (the "Capital Projects"), all of which the Council finds will serve the proper public and corporate purposes of Beaufort County and its municipalities by enhancing the safety, efficiency and aesthetics of the public infrastructure of Beaufort County, thereby promoting public health and safety, desirable living conditions and economic development within the County and meeting the future needs of the County and its citizens.

Section 2. Adoption of Commission Report. Except as provided by law and to the extent that the Report of the Beaufort County Capital Sales Tax Commission is inconsistent with the

terms, conditions and provisions of this Ordinance, the capital projects itemized in the report of the Beaufort County Capital Sales Tax Commission are hereby approved and adopted.

Section 3. Adoption of Capital Projects Sales and Use Tax Subject to Referendum.

3.1. A capital projects sales and use tax, as authorized by the Capital Project Sales Tax Act, S.C. Code §4-10-300 *et seq.* is hereby imposed in the County, subject to a favorable vote of a majority of the qualified electors voting in a special referendum on the imposition of such tax to be held in Beaufort County on November 2, 2004 (the "Referendum"), and to the restrictions and limitations set forth in this Ordinance.

3.2 The capital projects sales and use tax authorized by this Ordinance shall be expended for the purpose of paying, either directly or through payment of debt service on general obligation bonds, the proceeds of which are used to pay, the cost of the designing, engineering, constructing, expanding, relocating and improving the Capital Projects which shall include the following approved by the Commission:

- \$650,000: Intersection improvements to the Gardens Corner Intersection at U.S. 21 & U.S. 17;
- \$6,000,000: Construction of the Bluffton Parkway with pathways from Simmonsville Road to S.C. 170;
- \$1,100,000: Intersection improvements to Squire Pope Road intersection at U.S. 278;
- \$5,750,000: Multi-lane widening improvements to Lady's Island Drive with pathways from Sea Island Parkway to Ribaut Rd.;
- \$4,500,000: Improvements to the Waterfront Park, City of Beaufort;
- \$4,700,000: Improvements and resurfacing of William Hilton Parkway with pathways from Squire Pope Road to Sea Pines Circle;
- \$15,500,000: Improvements to U.S. 278 including frontage roads, intersection & access management improvements from S.C. 170 to Jenkins Road;
- \$17,500,000: Construction of a new parallel bridge to the McTeer Bridge on Lady's Island Drive across the Beaufort River;
- \$165,000: Traffic signal installation at the intersection of Edinburgh Avenue & Vaigneur Road with Ribaut Road;
- \$1,440,000: Multi-lane widening improvements to Burnt Church Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$5,000,000: Paving & improvements to the following named, but not prioritized. County maintained dirt roads:

(continued on next page)

Eddings White Road.....	Off Seaside Road	Joe Allen Drive	Off Patterson Road
Kiebold Road	Off Bay Point Road	Patterson Road	Off Clarendon Road
Honeysuckle Lane	Off Alston Road	Foreman Hill Road.....	Off Ulmer Road
Stony Hill Loop.....	Off Palmetto Bluff Road	John Fripp Cr.	b/w Sea Island Parkway & Folly Road
Mosse Road.....	between Lands End & Bay Point Road	Mt. Pisgah Church Road.....	Off Keans Neck Road
Levant Road.....	Off Old Miller Road	Old Dawson Acres.....	Off Trask Parkway
Ramsey Loop.....	Off Ramsey Road	Woodduck Lane.....	Off Flycatcher Lane
Bessies Lane.....	Off Stuart Point Road	Scipio Road.....	Off S.C. 802
Nathan Pope Road.....	Off Seaside Road	Estrolita Road	Off Bay Point Road
Phoenix Road.....	Off S.C. 46	Northview Drive.....	Off Peryclear Drive
Shamrock Road.....	between Lands End & Bay Point Road	Major Road.....	Off Warsaw Island Road
Bay Point Road.....	Off Lands End Road	Rainbow Road.....	Off Gibbett Road
Sea Pines Drive.....	Off Janette Drive	St. Pauls Church Road	b/w Paris Island Gateway & Josephine Rd
Sandy Ridge Road.....	Off Salem Drive West	Middlefield Circle	Off Keans Neck Road
Fiddler Road..	between Middle Road & Brickyard Point Road	Oxeye Lane.....	Off Marsh Hawk Drive
Hunt Ter.....	Off Keans Neck Road	Prayer House Lane	b/w Tom Fripp Road & Dulamo Road
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Tabby Road.....	Off Tanglewood Drive	Stone Street.....	Off Guccrad Avenue
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- \$750,000: Construct a multi-purpose biking & walking trail / pathway from the MC Riley School to the Bluffton Library;
- \$236,500: Construct sidewalks in the Town of Port Royal for Columbia, Edinburgh, London, Madrid and West Paris Avenues;
- \$1,500,000: Multi-lane widening improvements to Simmonsville Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$4,140,000: Multi-lane widening improvements to S.C. 802 with pathways from S.C. 170 to S.C. 280;
- \$1,000,000: Improvements to the Pigeon Point Park, City of Beaufort;
- \$1,720,000: Intersection improvements and a roundabout construction for the intersection of S.C. 46 and Buckwalter Parkway;
- \$1,000,000: Long Term Conceptual Engineering & Design on U.S. 278 from S.C. 170 to Jenkins Road;
- \$2,780,000: Construction of the Foreman Hill Road Extension from U.S. 278 to Ulmer Road;
- \$60,000: Traffic signal installation at the intersection of U.S 278 and Sun City Boulevard;
- \$6,000,000: Land acquisition and the construction of a Municipal Court and Police Facility for the City of Beaufort on City property at the intersection of Boundary Street and Ribaut Road;
- \$920,000: Construction of turning lanes on U.S. 17 at Big Estate Road, Bull Corner Road and the Sheldon Piggly Wiggly;
- \$300,000: Construction of drainage improvements for Johnny Morrall Circle at Ribaut Road;
- \$1,240,000: Intersection improvements and a roundabout construction for the intersection of S.C 46 and S.C. 170;
- \$5,575,000: Multi-lane widening improvements with pathways to S.C. 170 from S.C. 46 to Bulltomb Road;
- \$6,600,000: Multi-lane widening improvements with pathways to Buckwalter Parkway;
- \$12,000: Improvements and resurfacing of Smilax Ave;
- \$1,000,000: Improvements to Southside Park, City of Beaufort;
- \$4,750,000: Land acquisition and improvements for the Okatie East Regional Park;
- \$4,000,000: Construction of frontage and back access roads for the Robert Smalls Parkway from S.C. 280 to S.C. 802;
- \$5,000,000: Multi-lane widening improvements to U.S. 17 from U.S. 21 (Gardens Corner) to Big Estate Road;
- \$6,195,000: Multi-lane widening improvements with pathways to S.C. 170 from Bulltomb Road to U.S. 278;

- \$120,000: Land acquisition and improvements for the Town of Yemassee Park.

TOTAL ESTIMATED COST OF ALL CAPITAL PROJECTS: \$117,203,500.

3.3. The capital projects sales and use tax authorized herein shall be imposed for a period not to exceed five (5) calendar years from the date of imposition.

3.4. Subject to the provisions of Section 4 of this ordinance, the maximum aggregate principal amount of bonds to be issued to pay the cost of the Capital Projects is \$117,203,500 and it is anticipated that the capital projects sales and use tax authorized hereby will be pledged to the payment of debt service with respect to such bonds. In addition, the County may accept any grants and any other lawful sources of funds to apply to or pay for the Capital Projects provided herein. The maximum cost of the Capital Projects to be funded from the proceeds of the capital projects sales and use tax (including costs relating to the bonds) is \$122,203,500, the maximum amount of bonds to be issued is \$117,203,500 and the maximum amount of net proceeds anticipated to be used to pay such cost or debt service shall be \$122,203,500 which includes the repayment of a principal amount of bonds of \$117,203,500 and interest and expenses relating thereto of not exceeding \$5,000,000.

3.5. The sales and use tax imposed herein shall be imposed only if approved by a majority of qualified electors voting in favor of imposing such tax for the stated purposes in the Referendum. The imposition of such tax shall be subject to the additional conditions and restrictions set forth in this Ordinance and as otherwise imposed by law. The bonds referred to herein shall only be issued only if approved by a majority of qualified electors voting in favor thereof as part of the Referendum.

3.6. It is anticipated that the components of the Capital Projects will be funded to the extent practicable simultaneously from the proceeds of tax revenues and, or, general obligation bonds(s). If sufficient funds are not available to fund completely all components of the Capital Projects simultaneously or in the order provided herein, the County Council shall, by subsequent resolution or resolutions, approve funding for the Capital Projects as funds become available using the system set forth in this Subsection 3.6. The County will fund portions of the Capital

Projects as may be necessary to fulfill the conditions of any grant associated with such portion of construction. The County will utilize any remaining funds to undertake those components of the Capital Projects in the most orderly means available. The County shall not commence construction on any component of the Capital Projects unless and until it has arranged funding for completion of such portion of the Capital Project.

3.7 If a sales and use tax is approved by a majority of the qualified electors voting in the Referendum, such tax is to be imposed on the first day of May, 2005, provided the Beaufort County Voter Registration and Election Commission shall certify the results and the County Council shall by resolution declare the results of the referendum and certify such results to the South Carolina Department of Revenue timely.

3.8. The capital projects sales and use tax imposed by this ordinance, if approved in the referendum conducted on November 2, 2004, shall terminate on the earlier of:

- (1) the final day of the fifth (5th) calendar year following imposition of the tax; or
- (2) the end of the calendar quarter during which the Department of Revenue receives a certificate from the County Administrator or the County Treasurer indicating that no more bonds approved in the referendum remain outstanding that are payable from the sales tax and that all the amount of the costs of the Capital Projects will have been paid upon application of the net proceeds during such calendar quarter.

3.9. Amounts of sales and use tax collected in excess of the required net proceeds must be applied, if necessary, to complete the Capital Projects; otherwise, the excess funds must be credited to the general fund of the governmental entity or entities receiving the proceeds of the tax, in the proportion in which they received the net proceeds of the tax while it was imposed.

3.10. The capital projects sales and use tax levied pursuant to this ordinance must be administered and collected by the South Carolina Department of Revenue in the same manner that other sales and use taxes are collected. The Department may prescribe amounts that may be added to the sales price because of the tax.

3.11. The tax authorized by this ordinance is in addition to all other local sales and use taxes and applies to the gross proceeds of sales in the applicable area that is subject to the tax imposed by Chapter 36 of Title 12 of the Code of Laws of South Carolina, and the enforcement provisions of Chapter 54 of Title 12 of the Code of Laws of South Carolina. The gross proceeds of the sale of items subject to a maximum tax in Chapter 36 of Title 12 of the Code of Laws of South Carolina are exempt from the tax imposed by this ordinance. The tax imposed by this ordinance also applies to tangible personal property subject to the use tax in Article 13, Chapter 36 of Title 12 of the Code of Laws of South Carolina.

3.12. The capital projects sales and use tax authorized by this ordinance shall be administered in all respects in accordance with the Capital Project Sales Tax Act and as otherwise required by law.

Section 4. Authorization to Issue General Obligation Bonds Payable from the Proceeds of the Capital Project Sales and Use Tax.

4.1. There is hereby authorized to be issued from time to time in one or more series a maximum of \$117,203,500 aggregate principal amount of general obligation bonds of the County. Such bonds shall be secured by the full faith, credit and taxing power of the Beaufort County and by the proceeds of the capital project sales and use tax authorized hereby. Bonds issued pursuant to this ordinance shall not be counted toward the Beaufort County's 8% constitutional debt limitation.

4.2. Anything herein to the contrary notwithstanding, nothing in this ordinance shall be construed as prohibiting the County from issuing revenue bonds to pay for any portion of the Capital Projects to the extent that the County identifies an appropriate source of revenue to be pledged to the payment of such bonds.

Section 5. Capital Project Sales and Use Tax Referendum: Ballot Question.

5.1. The Voter Registration and Election Commission of Beaufort County shall conduct a referendum on the question of imposing a capital projects sales and use tax in the area of the County on Tuesday, November 2, 2004, between the hours of 7 a.m. and 7 p.m. under the election laws of the State of South Carolina. The Beaufort County Voter Registration and Election Commission shall publish in a newspaper of general circulation the question that is to appear on the ballot with the list of capital projects and the cost of projects, and shall publish such election and other notices as are required by the Capital Project Sales Tax Act.

5.2. The question to be included on the ballot of the referendum to be held in the Beaufort County on November 2, 2004, must read substantially as follows:

OFFICIAL BALLOT
GENERAL ELECTION
BEAUFORT COUNTY, SOUTH CAROLINA
NOVEMBER 2, 2004

Beaufort County One Percent Capital Projects Sales Tax Referendum

Local Question #1

MUST A SPECIAL ONE PERCENT SALES AND USE TAX BE IMPOSED IN BEAUFORT COUNTY FOR NOT MORE THAN FIVE (5) YEARS TO RAISE THE AMOUNTS SPECIFIED FOR THE FOLLOWING PURPOSES?

- \$650,000: Intersection improvements to the Gardens Corner Intersection at U.S. 21 & U.S. 17;
- \$6,000,000: Construction of the Bluffton Parkway with pathways from Simmonsville Road to S.C. 170;
- \$1,100,000: Intersection improvements to Squire Pope Road intersection at U.S. 278;
- \$5,750,000: Multi-lane widening improvements to Lady's Island Drive with pathways from Sea Island Parkway to Ribaut Rd.;
- \$4,500,000: Improvements to the Waterfront Park, City of Beaufort;
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- \$1,440,000: Multi-lane widening improvements to Burnt Church Road with pathways from U.S. 278 to the Bluffton Parkway;
- \$5,000,000: Paving & improvements to the following named, but not prioritized, County maintained dirt roads:

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- \$750,000: Construct a multi-purpose biking & walking trail / pathway from the MC Riley School to the Bluffton Library;
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- \$6,195,000: Multi-lane widening improvements with pathways to S.C. 170 from Bulltomb Road to U.S. 278;

- \$120,000: Land acquisition and improvements for the Town of Yemassee Park.

TOTAL ESTIMATED COST OF ALL CAPITAL PROJECTS: \$117,203,500.

In order to pay the costs of the capital projects pending receipt of the sales tax revenues, must the County also be authorized to issue not exceeding \$117,203,500 of its general obligation bonds and pledge the proceeds of the sales tax, if authorized, to the payment thereof?

The maximum amount of net proceeds of the tax which may be used to pay the cost or debt service on the bonds must not exceed \$5,000,000. The maximum amount of sales tax that may be collected must not exceed the sum of \$122,203,500 which includes the direct costs of the capital projects plus the amount of \$5,000,000 being the maximum amount of cost or debt service on bonds that may be paid from such source. The \$122,203,500 is to be repaid from the net proceeds of the sales and use tax and if such sales and use tax is inadequate to repay the \$122,203,500, any balance shall be paid by Beaufort County.

CONDITIONS AND RESTRICTIONS ON THE USE OF SALES AND USE TAX REVENUE COLLECTED UNDER THE CAPITAL PROJECT SALES TAX ACT: The capital projects sales and use tax shall be expended for design, engineering, construction or improvement of the highways, roads, streets, bridges, parks and other capital projects listed above. Net proceeds of the capital project sales and use tax, if approved, must be expended for the purposes stated in the priority listed; provided, however, that the order of funding of the projects may be adjusted on the basis of construction schedules or other events that may affect the schedule for any particular project; and provided that multiple projects may be funded simultaneously based on the formula or system contained in the ordinance adopted by the Beaufort County Council which shall include the authority to pay directly the cost of such projects or to issue bonds and/or to borrow funds in advance of receiving the net proceeds of the one percent sales and use tax, the estimated cost of such bonds or other borrowing not to exceed \$5,000,000. The expenditure of revenues from the capital projects sales and use tax, if approved, shall be subject to acquisition of title, right-of-way, design and engineering considerations, environmental issues, the discovery of historic sites or endangered species, the receipt of necessary permits, funding of projects from other sources, bids in excess of project estimates, qualifications of bidders, cost overruns, exhaustion or insufficiency of net sales and use tax revenues to complete all projects in the order and priority provided herein and other unforeseen circumstances and conditions.

INSTRUCTIONS TO VOTERS: All qualified electors desiring to vote in favor of imposing the tax for the stated purposes and authorizing the general obligation bonds in connection therewith as outlined above and subject to the limitations and conditions set forth above shall vote "YES" and all qualified electors opposed to levying the tax and issuing such general obligation bonds shall vote "NO".

___ YES

___ NO

5.3. In the referendum on the imposition of a special projects sales and use tax in the County, all qualified electors desiring to vote in favor of imposing the tax for the stated purposes and issuing the general obligation bonds shall vote "Yes" and all qualified electors opposed to levying the tax shall vote "No". If a majority of the votes cast is in favor of imposing the tax, then the tax should be imposed as provided in the Capital Project Sales Tax Act, S.C. Code Ann, 4-10-300 *et seq.* Expenses of the referendum shall be paid by the County.

5.4. Upon receipt of the returns of the referendum, the County Council shall, by resolution, declare the results thereof. The results of the referendum, as declared by resolution of the County Council, shall not be open to question except by suit or proceeding instituted within thirty (30) days from the date the County Council shall adopt a resolution declaring the results of such referendum.

Section 6. Imposition of Tax Subject to Referendum. The imposition of a capital projects sales and use tax in the County is subject in all respects to the favorable vote of a majority of qualified electors casting votes in a referendum on the question of imposing a capital projects sales and use tax in the area of the County in a referendum to be conducted by the Beaufort County Voter Registration and Election Commission on November 2, 2004 and the favorable vote of a majority of the qualified electors voting in such referendum shall be a condition precedent to the imposition of a capital projects sales and use tax to the provisions of this ordinance.


Section 7. Effective Date. Except as otherwise provided by law, this ordinance shall take effect immediately, upon adoption.

AND SO IT IS ORDAINED, this 9th day of August, 2004.

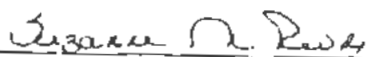
COUNTY COUNCIL OF BEAUFORT COUNTY

By:  _____
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:


Kelly J. Golden, Esquire
Staff Attorney

ATTEST:



Suzanne M. Rainey, Clerk to Council

First Reading:	June 28, 2004, By Title Only
Second Reading:	July 26, 2004
Public Hearing:	August 9, 2004
Third and Final Reading:	August 9, 2004

Capital Project Sales Tax Commission Minutes – April 10, 2014

Call to Order:

Mr. Gary Kubic, Beaufort County Administrator, called the meeting. He welcomed the new commission members. On behalf of Council and Administration Mr. Kubic thanked the Commission members for their time in volunteering during this process.

Mr. Kubic explained The County Channel will carry the meetings live allowing the public to see and hear what is happening without having to travel to the meeting. After it is carried live all of the meetings can be found online as well.

Pledge of Allegiance:

Mr. Kubic leads the Commission members and audience in the Pledge of Allegiance

Introduction of Commission Members/Attendance

All of the members introduced themselves to the public and said what area of Beaufort County they are representing: Jeffrey Robinowich – Bluffton, Scott Graber – Port Royal, Mike Covert – Bluffton, Scott Richardson – Hilton Head Island, Craig Forrest – Beaufort County. (Bill Robinson as the 6th member of the Commission representing Beaufort was absent)

Presentation of Capital Project Sales Tax Act & Freedom of Information Act to Commission Members:

Mr. Joshua Gruber, County Attorney, explained on Feb. 24 County Council adopted a resolution to create the Project Sales Tax Commission made up of 3 members representing the County at large and 3 members representing the municipalities. Primary role of the Commission is to consider proposals for funding within the county area. The commission then formulates the referendum question that is to appear on the ballot. That question is forwarded to County Council and Council will either approve the question or send it back to Commission. If approved, it will appear on the November 2014 ballot.

Mr. Gruber provided the Commission members an example of the ballot question. Under the elements of capital project sales tax referendum ballot question there are three components: 1) Time – the commission is allowed to impose the capital project sales tax in increments of 2 years for no longer than 8 years, 2) Amount – 2 specific items which is the maximum cost of the projects brought before the commission and whether or not as the projects will pay as they go or will the County be permitted to take out bonds. The bonds would be paid off gradually, 3) Types of projects that are considered capital – roads, highways, streets, bridges, buildings like courthouses, libraries, jails, athletic fields, cultural, historical, water, sewer, flood control, beach re-nourishment, dredging of waterways....etc. Mr. Gruber says the list is not exclusive to projects the Commission wants to bring forward. Mr. Gruber advises the Commission to

determine how long they want the referendum to last so they can figure out how much money will be collected, and then the Commission will know how many projects they can fund. What happens after the ballot question is formed? County Council can't amend the wording of the referendum. They must approve it or reject in its entirety. If approved by Council, it will be sent to the Beaufort County Board of Elections.

Important Dates for Commission Members:

Mr. Gruber expressed the importance of dates the Commission must pay attention to when deciding meetings. All referendum questions must be submitted by August 15th at noon to the County Board of Elections to be on the November ballot. Also important, the Commission will be submitting an ordinance to County Council. County Council must approve the ordinance in three separate readings. Without calling special meetings, an ordinance will need to be submitted to County Council by June 24, 2014. In the same statute that lays out the timeline, it also states there is nothing that says the Commission must submit a question to County Council if the Commission feels they haven't had adequate time to compile a list of projects.

Commission Holding Future Public Meetings:

How will the Commission go about carrying out their duties? Mr. Gruber instructed the Commission they will be holding a series of public meetings where the citizens of Beaufort County and the government entities within Beaufort County will be invited to provide what projects they believe should be on the final list. Mr. Gruber stressed in holding these public meetings, the Commission is considered a public body for the purposes of the South Carolina Freedom of Information Act. As a public body, the Commission is required to hold all meetings in the public allowing the citizens to hear what actions the Commission is taking in regard to their life. A meeting is defined as a quorum of this body meeting together for purposes relating to the Capital Project Sales Tax. 4 members are considered a quorum. It is required, when having a meeting, to advertise publically the date, time and location of each meeting. Mr. Gruber told the Commission there is a way of the Commission meeting inadvertently. If a group email is sent to all of the members and a conversation among members continues through email, this is considered a meeting and under the SC Freedom of Information Act all of the email exchanges are considered improper because the meeting was not advertised. Mr. Gruber said Commission members should not exchange emails with one another about projects they are for or against. Only have these discussions in an open scheduled public meeting. No chance encounters provision – if a Commission member shows up at a restaurant and there are other Commission members there. As long as they don't discuss the Capital Project Sales Tax material they are ok to stay at that restaurant.

Commission Members Questions:

Commissioner Scott Richardson asked if this meant none of the Commission members were allowed to speak to one another at all. Mr. Gruber said Commission members can speak outside

public meetings but they can't speak about anything relating to the Capital Project Sales Tax Commission. Mr. Gruber also said it was fine to exchange emails in regard to "can I get a ride to this meeting" or "are you going to be at this meeting" but it would not be ok to exchange emails saying "I want to add this project to the list or take this project off the list".

Commissioner Richardson asked if emails could be exchanged if a question was asked "I didn't hear exactly what happened about so and so, can you let me know?" or "I can't remember what was said about a project?" Mr. Gruber said this line of questioning in an email would be ok but also reminded Commissioner Richardson that all of the CPSTC meetings will be carried live on The County Channel and all of the meetings will be placed online afterwards for the public to view.

Commissioner Forrest wanted to know if the public meetings would be held as a town hall with sharing information or will it be more like a testimony of information. Mr. Gruber let Commissioner Forrest know the Commission can decide how the meetings are run.

Commissioner Forrest asked, with the restrictions of the Commission getting together and discussing the projects not in a public meeting manner, how are agendas to future meetings and conversations on how the meetings should be run – when will those decisions take place? Mr. Gruber answered the Chairman of the Commission is typically in charge of what goes on the agenda. Mr. Gruber did point out discussions can take place among Commission members from a coordination aspect but discussions could not take place where Commission members were vying for one project verses another project – substantive information can't be discussed outside a public meeting. Commissioner Forrest asked if it was ok then to work with the staff liaison to the Commission, Joy Nelson, in putting the agenda together and how the public meetings will be run. Mr. Gruber said that was ok. Commissioner Gruber asked in regard to the projects that come before the Commission, will people walk to the podium or will the Commission get input from the municipalities. Mr. Gruber said the Commission will most likely hear from both the public and the municipalities. Commissioner Richardson asked where and how will it be decided the public meetings don't get out of hand. Mr. Gruber suggested deciding parameters before the meeting starts allowing the public to know what they can and can't do during a presentation. Commissioner Forrest believes there is tight definition of what the Commission can do. He is worried there may be public comment during the public meetings where people are not presenting projects but rather discussing tax increase. Commissioner Forrest asked if concerns from the public should be shared with County Council just as the Commission will be sharing the project list. Mr. Gruber said the sole purpose of the Commission is to write the language for the ballot question that will be presented to County Council. Mr. Gruber said there will be time for the public to come forward and voice their opinion on whether or not the referendum should be passed in November before the election. Commissioner Robinowich asked if he was able to speak to city managers about the projects or the public about the projects but he could not speak with the other Commission members about the projects. Mr. Gruber said conversations between Commissioner Robinowich and a city manager or person would not be considered a public

meeting so therefore it would be ok. Mr. Gruber did stress that ultimately all conversations should take place in a public meeting and conversations with others should be shared with the other Commission members in a public meeting.

Mr. Kubic Gives Overview and Background Information on 2004 Capital Projects Sales Tax Commission:

Mr. Kubic said most people will come forward and say they want A, B, C but doesn't bring any other information to support their request. For the benefit of the public, well prepared presentations are a benefit to the Commission. Mr. Kubic suggested a point of contact for those who would like to submit a presentation early. He also said by the seventh meeting the 2004 Commission had, there was little participation. All of those who wanted to have their projects heard came to the initial meetings. Reliance on minutes and submittals are very important for the record. Mr. Kubic also suggested setting parameters of the presentations earlier than later. Mr. Gruber expanded on the public submitting project suggestions early. Mr. Gruber also explained the Commission will be in existence until the question is submitted to County Council. If for any reason a Commission member should have to step down, there are steps in place to replace a member.

Election of Chairman and Vice-Chairman of 2014 Capital Project Sales Tax Commission

Mr. Kubic took to the podium to elect the Chairman and Vice-Chairman of the Commission. Mr. Kubic called for nominations for Chairman. Commissioner Craig Forrest nominated himself. Commissioner Robinowich made a motion to nominate Commissioner Forrest. Commissioner Mike Covert made a second to nominate Commissioner Forrest. No other nominations were made for Chairman. The Commission voted unanimously for Chairman Forrest. Mr. Kubic handed Chairman Forrest the gavel. Chairman Forrest then asked for nominations for the Vice-Chairman of the Commission. Commissioner Graber nominated Commissioner Richardson for Vice-Chairman. Commissioner Robinowich made a second to the nomination. Chairman Forrest asked for any discussion or further nominations. With none, the Commission voted unanimously for Commissioner Richardson to be Vice-Chairman.

Chairman Forrest made a motion to adopt the Robert Rules of Order in conducting Commission meetings. Vice-Chairman Richardson made a second to the motion. Commission voted unanimously to adopt the Robert Rules of Order.

Discussion of Dates for Future Meetings

Chairman Forrest asked for Mr. Gruber's input for the adoption of the meeting schedule. Mr. Gruber suggested, due to the size of Beaufort County, to hold meetings both North of the Broad River and South of the Broad River. Mr. Gruber suggested to have two meetings North and two meetings South. He said after the first four, if additional meetings are necessary than those meetings can be scheduled. Vice-Chairman Richardson asked if the Commission meetings

should coordinate with County Council meetings or City Council meetings. Vice-Chairman Richardson said he didn't think Beaufort City or the County would make a presentation since they already have a Capital Improvement List in existence. Mr. Gruber stated while the municipalities have lists, he expects each municipality to come forward and give a presentation because of priority of projects. Mr. Gruber said to focus on looking at the Commission's schedule first to ensure there is a quorum at each meeting. He also suggested making the meetings during evening hours to ensure the public and government representatives can attend. Mr. Gruber asked, based on Mr. Gruber's experience, how many projects should the Commission expect to see. Mr. Gruber said it's hard to say a number but the list will most likely be extensive. Mr. Gruber said it would be good for the public to know they should come forward to the Commission with their top projects they want added to the list.

Vice-Chairman Richardson told the body he would like to meet on Mondays from 4-6 p.m. or 5-7 p.m. Commissioner Robinowich said the 4th Monday of each month is bad for him. Mr. Kubic said the day of week didn't matter but the time of the meeting was very important and suggested having the meetings at 6pm or later. Chairman Forrest asked with permission of the Commission to work with Mrs. Nelson out the days and locations. Mr. Gruber has a conflict with the second Monday of each month. Chairman Forrest said there may be conflicts with each member for one meeting or another but would like to start working with Mrs. Nelson to get the dates scheduled. Vice-Chairman Richardson said he would like to set some criteria for the presenters. The first set of criteria Vice-Chairman Richardson would like to see during a presentation is if there is another source of money to help pay for a specific project. He also stressed he want the list to be a need list not a want list. Chairman Forrest brought up the material he was sent (Capital Project Sales Tax Act & Freedom of Information Act) and asked what is a capital project? He wants the Commission to know exactly what a capital project is and all agree on the same definition. Chairman Forrest also stressed the presenters to only present a need list verses a want list. Chairman Forrest wants the government entities to know as well, he does not want to see a list of 100-200 projects. He wants those entities to narrow that list down and give a list of priorities of projects. He said the Commission doesn't have the time to go through large lists of projects. Commissioner Gruber remarked he believes all of the Commission members should be of the understanding they represent the entire County not just the municipality they live in. Chairman Forrest agreed. He said if the #1 project on the list is North of the Broad, #2 shouldn't automatically go to South of the Broad. Chairman Forrest wants the final list to represent the most needed projects in Beaufort County regardless of where the project is geographically.

Chairman Forrest moved on to the timeline the Commission is working with. He said he believes the Commission's work needs to be done by the beginning of June. Commissioner Gruber responded with the fact that the Commission, under the time constraints, will be meeting every Monday from now until June. Chairman Forrest said he doesn't see how the Commission can get around not meeting each Monday until June. Chairman Forrest is very concerned with the time constraints facing the Commission. Mr. Gruber said August 11th is the last Monday Council

would have for a third reading of the ballot question. This means the first meeting Council would need the language for its June 24th meeting. This allows Council to have 3 readings to adopt or reject the ordinance from the Commission.

Vice-Chairman Richardson suggested meeting dates of April 21 & April 28. Give staff 2 weeks and then meet again on May 12 & May 19. This would then give some leeway on more meetings at the end of May and beginning of June. Commissioner Graber asked if it would be possible to have the May 12 North of the Broad.

Discussion of Criteria for Presentations of Projects

Vice-Chairman Richardson asked to next set the criteria for the presentations. Chairman Forrest asked if public comment should come next. Staff suggested waiting for public comments. Vice-Chairman Richardson started with his suggestions of criteria which were: any other source of money, economic impact including costs after the project is completed, job creation, county improvement as a whole verses a local project, enhancement of the quality of life. Chairman Forrest asked for members comments on Vice-Chairman Richardson's list.

What is a Capital Project?

Chairman Forrest wants to make sure the Commission knows what the definition is of a capital project. Chairman Forrest described a capital project as one that is of high cost and large in size. Mr. Gruber took to the podium and said, according to South Carolina, a capital project to be an item that is \$50,000 in value or a useful in life in excess of five years. Chairman Forrest believes a capital project is a long term investment made in order to build upon, add or improve on capital intensive projects. A capital project is any undertaking which requires the use of notable amounts of capital both financial and labor to complete. Capital projects are often defined by their large scale and large cost relative to other investments requiring less planning and resources. Chairman Forrest said he hopes the Commission will be looking at a list that will benefit the county's quality of life. Commissioner Graber asked if Hwy 170 widening was a sales tax project. Staff said yes. Vice-Chairman Richardson mentioned a concern of his that he doesn't want to exclude any projects that may not cost as much but could still have a positive impact on the county as a whole. Chairman Forrest said that's a good part of being on the Commission. He doesn't want to rule anything out either but if all of the Commission members agree on what a capital project is, it would make steps moving forward easier. Chairman Forrest believes the high cost, high quality; high impact projects should be given higher priority. He doesn't want to exclude projects if they don't cost as much but he doesn't believe a \$10,000 project should be at the top of the list. Vice-Chairman Richardson said to be mindful of what SC defines as a capital project, what Chairman Forrest said and let the criteria dictate how high a project should go on the list. Commissioner Covert agreed with Vice-Chairman Richardson that a combination of the definitions and criteria is a great starting point for prioritizing the projects.

Motion Made to Accept Criteria and Definition of a Capital Project

Vice-Chairman Richardson makes a motion to have the capital project definition of the state, Chairman Forrest's definition of a capital project and the criteria discussed to be the standard of what the Commission looks at when prioritizing the projects. Commissioner Graber reiterated Vice-Chairman Richardson's concern that the Commission shouldn't exclude a project if it doesn't cost much but that the Commission should focus on the bigger more expensive projects. Chairman Forrest hopes with the prioritizing of the government entities and the public lists, and a framework of what the Commission is looking for, the Commission has a great starting point when hearing the presentations. Vice-Chairman Richardson asked if everything just discussed was on legal ground. Mr. Kubic took to the podium to make a few suggestions. He said when the penny sales tax was passed in 2006, it had two sunset provisions. Either to run for 5 years or until \$152M was collected. What came first was the collection of the \$152M. Mr. Kubic said what's important about that is the county averaged receiving \$30M a year for 5 years and in 2008 when the economy dropped, the county still never went under the estimate of collection. Mr. Kubic then told the Commission all of the collected products that will be presented are going to be available for the public to see through the county webpage. Commissioner Graber asked Mr. Kubic if the South Carolina definition of a capital project in regard to the \$50,000 threshold apply to the Commission. Mr. Gruber said the language that is contained in the Capital Project Sales Tax Act identifies 7 or 8 things that are rated as capital projects like roads, coliseums, beach re-nourishment, etc... but it does include 'may' in the definition so while those projects are listed as examples, a capital project isn't just limited to what is listed in the Act. Mr. Gruber continued to say while there is nowhere in the Act that gives a minimum of what a project must cost to be considered a capital project, the \$50,000 threshold is given as a guideline because most capital projects do cost more than \$50,000 or have a life expectancy of 5 years. He said there is no hard definition of that term within the Capital Project Sales Tax Act. Commissioner Graber then asked Mr. Kubic, with Mr. Kubic's experience does he believe most of the projects the Commission will see will be more than \$50,000. Mr. Gruber said yes, typically. Mr. Kubic wanted to reiterate what Commissioner Gruber said in that within the comprehensive plans that have already been submitted by the municipalities those typically are major capital improvements developed by the representatives of those communities and are usually very large projects. Mr. Kubic believes the Commission will see the very large projects early on from the government entities.

Vice-Chairman Richardson asked the Chairman if he could restate his motion which is to include the language the Commission agreed on for the criteria of each projects, the language of what a capital project is based on the Capital Project Sales Tax Act, what Chairman Forrest read earlier in the meeting and to include the public will be able to see projects on the website.

Commissioner Graber made a second to the motion. The Commission voted unanimously for the motion.

Public Comment

Chairman Forrest announced the last part of the meeting is for Public Comment. The Chairman asked that all speaking to please address the Chairman, to keep the comments related to what they have heard in tonight's meeting and to have the comments no longer than 3 minutes.

Diane Moreno from Bluffton addressed the Commission and said that most of her comments are for County Council because she thought the full Council would be in session. Ms. Moreno said she has come to the meeting because of the proposed 1% tax increase. She said several years ago Council invited a company to set up shop and hire locals. Mr. Moreno said the company said they needed an expensive piece of equipment to begin and that Council voted to buy this piece of equipment for the company at the cost of \$85,000. She said the company got the equipment but the county never got the company. She said the taxpayers were on the hook for the cost and now she said she questions the spending habits of Council. Ms. Moreno would like to know where the money went. She asked, did the county get the money back because the money could then be used for projects. Ms. Moreno said Council has also spent money to buy land for walking trails, business parks, save the rivers. She said the County now owns \$150M in land. Chairman Forrest interrupted Ms. Moreno and apologized for doing so. He did ask that her comments be restricted to what she has seen and heard during tonight's meeting. He also agreed with Ms. Moreno in that the comments she is making should be given to County Council. Ms. Moreno said that's why she prefaced her comments that they were intended for Council. She went on to say that she did like how the Commission made the decision tonight that the Commission will look at projects as a needs basis not a wants basis. She said she hopes the Commission will very carefully look at the projects and just not do what Council wants the Commission to do. She hopes the Commission will consider looking at the fact that most people in the County do not want the sales tax and wants the Commission to carefully look at all documentation for the projects that are presented.

Ann Ubelis from Lady's Island addressed Commission and thanked them for allowing her to speak. She said she is not in favor of additional tax. She said we recently had a raise in our millage rate and how and at this point we do not know how much tax revenue is coming in as a result of the millage rate. She says since we don't know the tax revenue from the millage rate, some of the money could be used for capital projects. She finds the 1% sales tax especially troubling because there was recently an ordinance amended in 2012-2013 where the ordinance 93-20 of the road maintenance fee that is on every vehicle registration. She says that money is supposed to be used for purchase, condemnation, construction, ownership, maintenance and repairs of all county roads and bridges. It is also amended to maximize the potential federal grant funding. It is necessary to amend the ordinance to expand funding for the county and state owned roads. Ms. Ubelis is asking the Commission to take this fee into consideration when looking at projects. She says there are approximately 217,000 eligible drivers in Beaufort County as of the 2010 census. Of those 30% are from 1 car households, 60% are from 2 or more car households. She said when you consider \$10 from each of these car owners, which she says doesn't include trucks and other vehicles. She says that is a large amount of money going towards capital projects and does not want to see the 1% sales tax fail to take this into consideration. She asks


the Commission to take into consideration whether or not replacing a building would be less expensive than replacing one. Would it be better to sell a county building rather than rent it? If the Commission does this, consider it ending early if the projects come in early ahead of time and under budget. Also consider penalizing the contractor if the project goes over budget and takes longer to complete and putting that money back into the taxpayer base. Ms. Ubelis would also like the Commission to make sure the money gathered by the 1% sales tax to be put in an account that can't be touched by anything other than the projects on the final list and that once the project list is submitted and if the referendum is approved that no other projects can be added to the list after the vote.

Adjournment

Chairman Forrest closed the public comment portion of the meeting. He asked for a motion to adjourn the meeting. A second was given and everyone voted to unanimously adjourn.

Commission adjourned at 6:24 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: April 21, 2014

Capital Project Sales Tax Commission Minutes – April 21, 2014

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

Approval of Meeting Minutes:

Chairman Forrest asked for a motion to approve the minutes from the April 10, 2014 meeting. A motion was made, a second was given and the Commissioners approved the minutes unanimously.

Public Comment:

Chairman Forrest calls for public comment and asks the public who will make comments to keep their comments pertinent to what the Commission has under its purview and that is to write a ballot question which includes a priority list of projects.

Beaufort County Councilwoman Laura VonHarten states a Solid Waste Transfer Station needs to be built in Beaufort County. She explains this transfer station is needed due to the Hickory Hill landfill, in Jasper County, being full in the next 13 years if not before, causing Beaufort County to have to transport its trash to other landfills in South Carolina. Vice-Chairman Richardson asks Councilwoman VonHarten why this wouldn't fall under the County's Capital Improvement Plan and why it should be added to this list. Councilwoman VonHarten responds the Transfer Station is needed for the entire county and the project will cost millions of dollars to build. She says, if the county takes on the project itself, taxes will most likely have to be raised in a way Council wouldn't want to. She explains this would be a very large enclosed building where trash would be taken, compacted, and stored until it can be taken to a landfill in another part of the state. Vice-Chairman Richardson asks Councilwoman VonHarten if she has a proposal for such a project to give to the Commission. She said she does not have a proposal. She has facts and figures from a 2005 study on this topic but says those are probably outdated. Vice-Chairman Richardson asks for more information.

Gary Kubic, Beaufort County Administrator states that each Councilman has the opportunity to state what they would like added to the project list. He continues to say as the County Administrator, he believes the reason for not having many people show up for the meeting is the other municipalities are probably doing what the county is doing which includes meeting with staff and preparing a portfolio. Then after staff prepares a list, then staff must take it to Committee for their approval. Mr. Kubic says the county is also working on including other municipalities in the conversation of projects if a project reaches into their municipality. Mr. Kubic says the county has another week of work to do before he could present to the Commission. Chairman Forrest asks for something in writing before the presentation is made. Mr. Kubic said he would pass on to the Commission an idea of the presentation allowing the Commission to prepare any questions. Mr. Kubic then asked for permission for Mr. Josh Gruber, County Attorney, to take the podium to discuss some housekeeping issues. Chairman Forrest then asked the Commission if they had any questions for Mr. Kubic. Vice-Chairman Richardson spoke up and state he was stunned that no one was here to speak. He explained there is limited

time. Vice-Chairman Richardson said he knows the county has a list, Bluffton has a list, Hilton Head has a list but where are those lists. He said the Commission crammed in tonight's meeting and not one government agency showed up to present any projects. Mr. Kubic said he was at the meeting in support of the Commission and that he has a protocol to follow before he can present his ideas of what projects the county would like added to the list. He explains the county's list is quite extensive and wants the county to do their presentation right which takes planning. Commissioner Covert stated he shared Vice-Chairman Richardson's feeling on being disappointed and he is honestly perturbed by no one showing up to present projects. Commissioner Covert is worried with only 3 public meetings left, there won't be enough time to hear from everyone who wants to present projects. Mr. Kubic responds he can understand Commissioner Covert's concern but that the county will have a full presentation ready for the Commission after discussing with staff and County Council. Vice-Chairman Richardson asks Mr. Kubic how long his presentation will be and if it will be able to be done in the 10 minutes the Commission is allowing for each presentation. Mr. Kubic responds saying he doesn't think he can do it in 10 minutes but will try his best to do so. Vice-Chairman Richardson says he doesn't see how the county will be able to present their list in 10 minutes and feels this could turn into a "train wreck" if all of the municipalities are waiting to see what the other municipalities are going to present, meanwhile the Commission is trying to come up with a final list. Commissioner Robinowich asks Mr. Kubic if the Town of Bluffton has submitted a list of projects to the county. Mr. Kubic said Councilman Stewart sent an email out to all the municipalities asking for a CIP list. All of those lists are currently on the Beaufort County website under the Capital Project Sales Tax Commission site. Mr. Kubic said he can't presume the lists each municipality submitted is what they will present to the Commission but that each CIP list is on the website for research materials. Mr. Gruber added that each municipality has a list as part of their Comprehensive Plan which is required by state law. He said the county's list is a half a billion dollars so the county is trying to pick from that list and scale it down so it's manageable for the Commission. Chairman Forrest restated that he does not want anyone to hand him a CIP list. He wants to know what the priorities are from the CIP list but does not want to see an entire CIP list. Chairman Forrest added, as for the 10 minute limit for presentations, the Commission will work with each entity. The Chairman then asked if there was anyone else to speak.

Councilwoman Bensch approached the podium and asked for Bluffton Parkway to I-95 be completed. She stated this is a necessary project because it fits some of the parameters the Commission has set for the projects including economic development & a project that will benefit the county as a whole. She believes this road construction would be a wonderful tool for Beaufort County.

Items Commission Members Must Make Decisions On:

Chairman Forrest called Mr. Gruber to the podium. Mr. Gruber said tonight would be a good opportunity to discuss some other items the Commission must make decisions on other than compiling the list of projects and writing a ballot question. One of those items, if the referendum is passed, how long will it run? 2 years, 4, 6 or 8 years? Based upon historical data from the county's last penny sales tax, the county will receive approximately \$30M a year. One of the other items is, will the county bond the projects or pay as we go. The last item, are there any

conditions the Commission should put on the projects. Mr. Gruber provided an example. He said the Commission wants to put a condition on the county as to collect a sales and use tax upon the state matching funds in the amount of \$50M. Mr. Gruber said if there are no conditions, that fine but he wanted the Commission to know they could add conditions to the ballot language if they so decide. Chairman Forrest asked Mr. Gruber if the 2006 referendum was bonded or pay as you go? He said the 2006 referendum allowed the county to bond an amount not to exceed \$150M for the projects on the list. Vice-Chairman Richardson asked if the Commission can put financial restrictions on each project. For example, if the Commission is told a project would cost \$10M but once the project is started and completed, it actually cost \$15M, can the Commission give a final price of a project and no matter when the project is completed, the Commission will still only give \$10M to the project not what it actually cost. Mr. Gruber said Yes, the Commission can put whatever restrictions the Commission wants but if all of the projects are paid for and there is remaining money, those monies would go back to help pay off projects. Mr. Gruber did so though, if there is extra money, those monies can't go towards paying off projects not included on the Commission's final project list. Vice-Chairman Robinson asked if the Commission will get a better estimate than \$30M a year. Mr. Gruber said this is a good estimate because even in 2012 when the sales tax ended, \$30M was the amount the county brought in. Chairman Forrest says the \$30M is a reasonable figure. Chairman Forrest says he wants to use the \$30M figure when deciding how long the Commission wants to have the referendum. He believes a 6 year time period which total approximately \$180M is a good amount to set the referendum at for collecting funds. Commissioner Robinowich states he would like to see the projects before putting a timetable on how long the tax should be collected. Vice-Chairman Richardson and Commissioner Covert agree with Commissioner Robinowich. Mr. Gruber told the Commissioners that they will most likely see requests that exceed \$240M a year. Commissioner Robinowich asked if the projects presented to the Commission are going to be necessary. He said again that the commission wants to see a need list not want list. Vice-Chairman Richardson says he still would rather wait to see the list before saying how long the tax will be around. Commissioner Robinson stressed to everyone who is going to present projects to make sure they submit a short list, not a 40 page list of projects. Chairman Forrest said as far as conditions go, he believes the Commission should think long and hard about adding conditions like getting match money. He believes looking back at the 2006 referendum was the leverage the county had going to the state not having their hand out. Chairman Forrest says he feels strongly in having a strong number and how many years the tax will be in place. He's not against conditions but would need convincing to put conditions on this referendum. Vice-Chairman Richardson asks if Beaufort County were to bring more to the table through this referendum, if passed, would it make Beaufort more appealing to the State Infrastructure Bank. He mentions the project involving straightening Bluffton Parkway inside Bluffton Town limits which he thinks is a \$22M project. Commissioner Robinowich asks if the widening Hwy 170 was part of the 2006 referendum. Chairman Forrest answered yes. Commissioner Robinowich asks why it has taken so long for the project to start if it was approved in 2006. Mr. Kubic answered when the economy dipped in 2008 many of the projects on the 2006 referendum list were affected by impact fees causing the ranking of the projects to change. Hwy 170 was put at the bottom of the list. Mr. Kubic said the Hwy 170 project ended up being funded by sales tax monies as well as the State Infrastructure Bank grant. Chairman Forrest said he shouldn't depend too highly on the State Infrastructure Bank. Commissioner Robinowich also asked if the St. Gregory frontage road was in the 2006 referendum. Mr. Kubic said the money is in place for the

project. Mr. Kubic said from his point of view, once the Commission approves the list and it's passed, the county will go after every way to match the funds raised by the referendum. He said once there is a pot of money, there are options to get state and federal grants that would match the monies raised for projects.

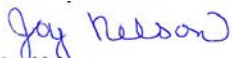
Chairman Forrest asked for any more public comment. No one was there

Vice-Chairman Richardson suggested some ways to rank projects as the Commissioners hear presentations. He suggested having a check sheet. He is worried since no one showed up tonight that the presentations are going to be long. Commissioner Covert likes the idea of ranking projects based on how many criteria they meet when presented. Chairman Forrest assumes each municipality will put their projects in priority before presented. Commissioner Graber is a little reluctant to using just the check sheet. He says at the end of the day, he believes the needs list will most likely vary for each Commissioner but he does think it is good to say we are going to prioritize the list based on projects needed verses wanted.

Mr. Kubic asked, with permission of Chairman Forrest, to send out an email to all of the municipalities reminding them of the criteria and that their presentation should be submitted beforehand. Chairman Forrest agreed. Chairman Forrest also reiterated that if a municipality hands him a CIP list he will be very upset. He wants a smaller list of projects that are needed and meet the criteria the Commission has laid out. Chairman asks for a motion to adjourn. A motion is made, a second is provided. He adjourns the meeting.

Commission adjourned at 7:22 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: April 28, 2014

Capital Project Sales Tax Commission Minutes – April 28, 2014

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

Approval of Meeting Minutes:

Chairman Forrest asked for a motion to approve the minutes from the April 21, 2014 meeting. A motion was made, a second was given and the Commissioners approved the minutes unanimously.

Public Comment:

Chairman Forest reminded the public the Commission is to listen and take into consideration the projects presented and what order those projects should go, if a 1 cent sales tax referendum is put on the ballot in November of 2014. He stressed 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 said the Commission has two missions: to formulate a question that will appear on the ballot and to prioritize a list of projects that would be included in the referendum.

Chairman Forrest reminded the presenters to try and stick to the 10 minute limit for presentations and that all questions from the Commissioners will be held until the presentation is completed.

He also let the public know if they do want to make a presentation to check in with Mrs. Nelson and that each presenter should address the Chairman and Commission and state their name and affiliation at the Podium.

Bluffton Mayor Lisa Sulka is called to the podium.

Town of Bluffton Presentation:

Mayor Sulka says the Town has many needs but there are 3 major needs she will be presenting:

1. Bluffton Parkway Phase 5B – 2.5 mile realignment of Bluffton Parkway costing \$28M – there are no other sources of funding for this project, project opens up key commercial areas for growth and tax revenue would increase. Operation and maintenance costs would be similar to the existing Bluffton Parkway Phases 1-4. There would be short-term construction and engineering jobs for this project and long-term jobs would come from commercial enterprises on sites opened by the Parkway.

2. May River Initiatives – sewer connections in six areas along the May River, hydrology projects – expansion of stormwater pilot program. Taxes and fees could fund this project but that could take decades, it is not eligible for Community Development Block Grants, sewer operation

and maintenance costs are handled by BJWSA but the stormwater maintenance would be taken on by the Town of Bluffton, construction and engineering jobs would be needed for the project, this project helps Beaufort County as a whole because people, beyond Bluffton, use the May River for recreational and job purposes.

3. Bluffton Public Development Corporation – need infrastructure in this commerce park to bring in more businesses and economic development. The MCIP could supplement the funding but waiting for this funding could put off the project for years. Once the project is completed the Business Park's Property Owner's Association will handle all of the maintenance costs. It's an area that will focus on bringing jobs to Beaufort County which will bring in tax revenue.

Questions from the Commission to the Town of Bluffton:

Vice-Chairman Richardson asks about Bluffton Parkway Phase 5B – why should we go back and fix something when we should have done it right the first time. Mayor Sulka said she believes that is a case of misinformation. She said this project was on the list to be funded in the 2006 referendum but it kept being bumped further down the list and then the money from the referendum ran out leaving this project unfinished. Vice-Chairman said \$28M is a lot of money to construct 3 miles. Colin Kinton, Beaufort County Traffic Engineer, stood up to answer the question. Mr. Kinton said the cost of \$28M is a realistic number. It's to acquire right of ways, actual construction, inspections and more during a project. Commission Covert said he agrees that \$10M a mile just seems a little outside of normalcy. Mr. Kinton said there are Engineers who come up with the cost estimate and the cost estimate is in today dollars. Then that cost estimate is forecasted out 3-5 years. There is also a 20%-30% contingency amount of money put into the cost estimate. Vice-Chairman Richardson asks Mr. Kinton if there is a minimum number of bids the County requires for a project. Mr. Kinton said 3-5 bids. Vice-Chairman asks if the impact fees that could fund some of the projects, if a project is funded from the 1 cent sales tax and impact fees are collected later, could some money be returned? Gary Kubic, Beaufort County Administrator, walks to the podium and says all of the Engineers estimates would be made available to the Commission members. Mr. Kubic says this project is a joint endorsement between the County and Town because it is the only project that was on the 2006 referendum that didn't get completed. The County is obligated by law to seek any funding source for projects. As far as fees, Mr. Kubic explained those have to be created by traffic studies or impact studies. If fees are in place, they were predicated on emerging needs of a prior study. If a new study were made for additional fees then there would be a new process for assigning those fees. Commissioner Graber asks Mayor Sulka the path of the project appears to follow the SCE&G right of way, will the right of way be acquired from SCE&G and will the County pay market value for the right of way. Jim Ayers, Town of Bluffton Engineer, says not necessarily because there are several land owners along the project route that also have right of ways. Mr. Ayers explains the cost estimate of the project does include purchase of right of ways from the land owners. Mr. Graber asks what percentage of the cost estimate is for right of way purchase. Mr. Ayers said he didn't know but would pass that to the Commission. Commissioner Graber asks

the Mayor if a business or person has expressed interest in opening a business in the area of this new route once it is completed. Mayor Sulka says yes. She says this area of the new route is where the Town would like to see growth and where the Town can handle growth. The Mayor also stressed by straightening this section of Bluffton Parkway will make it easier for hurricane evacuations and give a better opportunity to talk with Jasper County about taking Bluffton Parkway all the way to Exit 3 at Interstate 95. Commissioner Robinowich brings up extending Bluffton Parkway to Exit 3 is very important. He says so far Beaufort County has been blessed but one day he says it could happen if a hurricane were to come and the entire County will have to evacuate. He says extending Bluffton Parkway to Exit 3 is going to be a blessing. Chairman Forrest comments the Bluffton Parkway is currently functioning. He says it may not be exactly the way everyone wants it but it does work. Chairman Forrest says the Town may feel some push back because of the cost. Chairman Forrest says he had also heard a significant amount of the right-of-ways were going to be donated. He asks if that is still the case? Mayor Sulka says there are some that still plan to be donated and says she will get a breakdown of what is going to be donated and what the market value of the donation is. Chairman Forrest says this project stands out because it was leftover from the 2006 referendum. He says the public may ask, "if you didn't deliver in 2006 what makes us think you will deliver in 2015". Vice-Chairman Richardson asks Mayor Sulka who owns the land at the Bluffton Public Development Corporation. Mayor Sulka says the Town owns 11 acres and the remaining 38 acres is owned by the developer of the Park. Vice-Chairman Richardson asks exactly where the road would be built. Mayor Sulka says it is a ring road that would complete the road off the circle and go around to where the nature path is on Buckwalter Parkway. Chairman Forrest asks would the right-of-way have to be purchased. Mr. Ayers says the Town owns one right-of-way and the other right-of-way would have to be acquired from the existing developer. Chairman Forrest says the \$6M price tag seems high. Mr. Ayers says the Town will get a better explanation of costs to the Commission. Vice-Chairman Richardson asks for a breakdown on costs of all the projects. Commissioner Graber asks about the May River Initiatives. He asks if there is a proof that septic tanks are failing and if those failings are polluting the May River. Mr. Ayers says the study can't for certain say the septic tanks are polluting the May River but there are years of studies showing an increase of bacteria and concurrent failing septic tanks that drain into the May River water shed. Commissioner Covert asks Mr. Ayers if he has documentation that shows were bacteria into the May River where Oyster beds have been closed. Mr. Ayers says yes. Commissioner Covert asks for the documentation. Commissioner Covert then asks about the ring road at the Bluffton Public Development Corporation – he asked the Mayor to send addition information to the Commission on whether the \$6M is just for the road or if that also includes utility, water and sewer, etc. Commissioner Covert also asks if the Town has looked at impact fees to fund this project? Mayor Sulka says the Town already has an impact fee structure through the County. She explains the utility tax credits are something they work with the utility companies on. Mayor Sulka says the utility companies worked with the Town in the purchase of 11A last year. She added, MCIP revenue would be a way the Town could bring in money if businesses move into the area.

Beaufort County Presentation:

Mr. Kubic addresses the Commission first by answering the question that Chairman Forrest asked earlier in the meeting and Commissioner Covert remarked on – why can you do it now but you couldn't then? Mr. Kubic said the worst economic down turn occurred in 2008. Impact fee collection went down to zero which was a major factor in funding the projects. He goes on to say if it weren't for the State Infrastructure Bank we wouldn't have gotten this far along on the 2006 referendum list of projects. Mr. Kubic then gives a quick summary of the Beaufort County presentation. He tells the Commission, the list they are about to see is 25 projects that started out as 85 projects. Colin Kinton, then takes the podium to go over each project and says when the County was picking projects they looked at the need for each project including safety, capacity improvement, connectivity, multi-modal needs and economic development. He says the County also looked at public requests, and infrastructure utilization.

The following are the Beaufort County projects presented.

1. Bluffton Parkway Phase 5B - 2.5 mile realignment of Bluffton Parkway costing \$28M
2. US 278 Traffic Adaptive – updating the software in the traffic signals along US 278 from Hwy 170 to the Hilton Head Island bridges. The software would allow the traffic signals to automatically update timing during heavy traffic times.
3. Planning and Engineering of US 278 widening from the Hilton Head Island bridges to Squire Pope Road. Currently the widening of the bridges is not on the SCDOT list and the road is already at capacity. One of the bridges is almost at its lifespan.
4. Jenkins Island HHI Gateway project. Change median crossovers in front of the Blue Heron Point and Windmill Harbour.
5. CC Haig Boat Landing and Pinckney Wildlife access change. Easier and safer access to both.
6. US 278 Access Management – changing intersections for different roads along US 278 between the HHI bridges and Hwy 170.
7. Spanish Moss Trail – adding several miles to the existing pathway
8. Depot Road sidewalk
9. Salem Road pathway construction
10. Technology improvements to Woods Memorial Bridge informing motorists the bridge is open and providing re-routing information.
11. Bluffton Parkway Phase 1 Pathway Completion – connecting 0.1 mile of sidewalk between the 46 traffic circle and Myrtle Park.

12. Adjustments to Bluffton Parkway/SC 46 Roundabout
13. Burnt Church Rd, MC Riley, Ulmer Rd Pathway and Intersection Improvements
14. Lake Point Drive and Old Miller Rd pathways and connections
15. Joe Frazier Road – turn lanes, bike and pedestrian improvements
16. Parris Island Gateway at Savannah Highway – new mast arms for the traffic signal and a second left turn lane will be added
17. Parris Island Spine Road – new 0.9 miles of 2-lane roadway and multi-use pathway
18. Mast Arm Upgrades to signals across the County making the traffic signal much more wind resistant.
19. Flashing Yellow Arrow Upgrades – new safer traffic signals with addition flashing yellow arrow for left turns
20. Traffic Signal Battery Backup System – allows traffic signals to stay on when there is a power outage. Battery will last 8-12 hours.
21. Sea Island Parkway @ Lady's Island Drive Intersection Rebuild – install new mast arms to replace failing traffic poles and lines
22. Meridian Road – bike and pedestrian pathway along Meridian Road to Lady's Island Drive
23. Middle Road/Coosa Safe Routes to School – 2.4 miles of pathway connection.
24. WK Alston Connector – road to connect WK Alston to Wal-Mart parking lot off Robert Smalls Parkway
25. Bluffton Parkway Phase 6 Planning and Engineering – planning and engineering for the extension of Bluffton Parkway to Exit 3 of I-95.

All projects total just under \$90M.

Questions from the Commission to Beaufort County Officials:

Commissioner Graber asks if the projects were put in order of priority. Mr. Kinton says no. He grouped the projects in order of location. Commissioner Graber said he was perplexed because the 4th project Beaufort County presented was to benefit one neighborhood – Windmill Harbour. Mr. Kubic addressed the Windmill Harbour project doesn't just affect one neighborhood. He says it affects all motorists driving down US 278, locals and tourists. Vice-Chairman Richardson interjects and explains to Commissioner Graber the Windmill Harbour intersection is one of the dangerous intersections in the County with people coming off the bridge at a high rate of speed.

Mr. Graber asks if the County plans to prioritize the projects. Mr. Kinton says the way the projects are grouped together, it is in a priority structure. Commissioner Covert suggests going item by item and asking questions on each project.

1. All questions asked during the Town of Bluffton project

2. Commissioner Covert asks about maintenance costs and if this software upgrade is necessary or every time there is a software upgrade, is Beaufort County going to want to replace the signals? Mr. Kinton says this new software upgrade will be sufficient for the County for the next 10-15 years. Commissioner Covert asks if there are any SCDOT funds that could fund this project. Mr. Kinton says not at this time there are no SCDOT funds for this project. In the entire Lowcountry region, the top priority for the SCDOT is to widen and resurface Hwy 17 from Exit 5 to the Georgia state line. Mr. Kinton explains this project will take all SC and Federal money for this region.

Vice-Chairman Richardson makes a statement about the fact that in the Beaufort County presentation, every project is listed as having no other funding available. He asks couldn't all of the projects be funded within the County or Town budget? Mr. Kinton says the County would have to raise taxes in order to fund these projects.

3. Vice-Chairman Richardson asks if this project includes raising the Karl Bowers Bridge? Mr. Kinton says yes. Commissioner Covert asks the \$5M marked for this project is only for planning and engineering of the project. Mr. Kinton says yes. Chairman Forrest comments he believes \$5M is too low.

4. Commissioner Robinowich asks if this project could be called something other than the Windmill Harbour project because by calling it that, there is a perception the project is only helping the residents of Windmill Harbour. Chairman Forrest says there have been several scenarios for this project. Chairman Forrest would like a detailed plan of what the County plans to do with this intersection.

5. Commissioner Graber asks Mr. Kinton at sometime these bridges will have to be replaced. Mr. Kinton says yes. Commissioner Graber then asks why should we pay \$5M for a project that SCDOT will pay for. Mr. Kinton explains if the planning and engineering is done for the project, then it makes it easier for the County to ask for state and federal funding for the construction of the project.

6. no questions

7. Vice-Chairman Richardson asks for clarification on what the project of the Spanish Moss Trail includes. Mr. Kinton says the trail would include all the colors indicated on the map and build a bridge over Robert Smalls Parkway. Commissioner Graber asks about other sources of funding

for this project. Mr. Kinton says there are hints there could be matching funds but at this time there are no definite other funds. Vice-Chairman Richardson asks if this Spanish Moss Trail is really wanted. Mr. Kinton says it gets a tremendous amount of use and is an attraction for visitors. Mr. Kubic asks the Commission to imagine Hilton Head Island without all of the bike and pedestrian paths currently in place and what that provides the public's quality of life and connectivity. Mr. Kubic said the Spanish Moss Trail is the beginning of pathways North of the Broad River. Commissioner Robinson asks if there are any security measures that will be taken for those who are riding the trail all the way out to Whale Branch because the trail goes through some rural areas. Chairman Forrest brings the attention to the fact that Beaufort County is asking for \$27M in pathway projects and he feels that is a lot of money for pathway projects.

8. no questions

9. Commissioner Covert asks why someone would want to walk all the way from Battery Park to downtown. Mr. Kinton says the people may not have a vehicle to drive, or they choose to use an alternate way of getting to their destination.

10. Commissioner Covert asks if there is a plan to replace the Woods Memorial Bridge. Mr. Kinton says no.

11. no questions

12. Vice-Chairman Richardson asks why was it designed the way it was in the first place. Mr. Kinton says this is the first multi-lane roundabout constructed by SCDOT. Chairman Forrest asked about the accident history and said there is usually an educational process when a roundabout is opened. Mr. Kinton says there were quite a few accidents when the roundabout opened but most of the accidents were fender benders. SCDOT did look at the roundabout and made significant lane marking and sign changes and the amount of accidents have gone down significantly. Chairman Forrest says he has a hard time spending \$1.5M on the roundabout if it's only been open for a few years.

13. no questions

14. Vice-Chairman Richardson asks if pathways are really necessary. Mr. Kinton says the Town gets requests regularly from residents for more pathways.

15. no questions

16. no questions

17. Vice-Chairman Richardson asks why should Beaufort County pay for that road when whoever buys the Port Royal Port will come in and build the road. Mr. Kinton says infrastructure does provide economic growth. The land has been on the market for 10 years and creating correct infrastructure may make the land more appealing for a buyer. Vice-Chairman Richardson

asks what the asking price is for the land. Commissioner Graber says the price is changing constantly. Vice-Chairman Richardson says he'd rather come up with the \$18M and purchase the land and then do whatever we want to do with it. Commissioner Graber agrees with Vice-Chairman Richardson in the purchase of the port. Mr. Kubic speaks up and suggests the Commissioners reach out to the Town of Port Royal about proposing the purchase of the Port when they present to the Commission.

18. no questions

19. Commissioner Covert remarks to Mr. Kinton that he had mentioned these new flashing yellow lights were going to be a new Federal Standard. Commissioner Covert asks, if these are going to be a new Federal Standard than why don't we just wait and have the federal government pay for the new signals. Mr. Kinton responds the Federal government can set standards but doesn't have to pay for the implementation of the standards. Chairman Forrest says the chances of receiving any money from Columbia or Washington D.C. for any project is very slim.

20. no questions

21. no questions

22. Vice-Chairman Richardson asks if this project is to re-do the road and construct pathways? Mr. Kinton says it's primarily to do the pathways but there may be some traffic calming road work as well.

23. no questions

24. Vice-Chairman Richardson asks why wouldn't Wal-Mart pay for this road? Mr. Kinton replies saying some of the land is owned by the School District and some of the land is owned by Wal-Mart. So far Beaufort County has received easement from the School District but haven't received anything from Wal-Mart.

25. Vice-Chairman Richardson is worried it will be difficult for Beaufort taxpayers to approve building a road that is primarily in Jasper County. Mr. Kinton says there are benefits to building the road because of another hurricane evacuation route and another road running parallel to US 278. He says by paying for the design and engineering now, it sets up Beaufort County for additional funding for the actual construction of the road.


Chairman Forrest asks for any more comments or questions for Beaufort County. He then asks if there are any other public comments. Chairman Forrest reminds the public of the next two public meetings – May 12 at Whale Branch Early College HS and May 19 at HHI Town Council Chambers.

Adjourn:

Chairman asks for a motion to adjourn. Vice-Chairman Richardson gives the motion and Commissioner Robinowich seconds the motion. All vote unanimously to adjourn.

Commission adjourned at 8:20 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 12, 2014

Capital Project Sales Tax Commission Minutes – May 12, 2014

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 April 28, 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 15th.

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 2nd and 3rd 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 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 BJSWA 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 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 ultimate 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 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. 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 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 SCSPA property and will interconnect Sands Beach, redevelopment areas of the SCSPA 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 SCSPA 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 SCSPA 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 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 Sheldon, Paige Point, Big Estate, Jenkins, Seabrook, and Stuart Point, 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.

Commission adjourned at 9:02 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 19, 2014

Capital Project Sales Tax Commission Minutes – May 19, 2014

Call to Order:

Chairman Forrest opened the meeting and asked that everyone who will be making a presentation to try to keep the presentation within the 10 minute allotted time. He then asked everyone to stand and say the Pledge of Allegiance.

Attendance: Capital Project Sales Tax Commissioners in attendance were Commissioner Covert, Vice-Chairman Richardson, Chairman Forrest, Commissioner Graber and Commissioner Robinson. Commissioner Robinowich was absent.

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 in attendance approved the minutes unanimously.

Public Comment:

Chancellor Jane Upshaw from USCB is called to the podium.

Mrs. Upshaw gives a brief history of the University. She stresses there are many degree programs, a Water Quality lab, Athletics and Hospitality training now at USCB which wouldn't have been possible without the collaboration of several entities in the region. In addition to that, Mrs. Upshaw says there has been 140% growth in enrollment, 650 students living in dorms at the Hilton Head Gateway campus, and graduates who want to stay in Beaufort County. Mrs. Upshaw says all of the projects that USCB is going to present will be community resources and will generate revenue. There are four specific projects presented:

1) Convention Civic Center – 94,000 square foot facility with a 4,000 seat arena, 12 conference rooms, offices, and locker rooms for athletic and entertainment events with an additional 750 parking spaces. The benefits of this civic center include: money brought to the local economy from the shows that will perform at the arena and the fact there is no other such arena in all of Beaufort County. The estimated cost is \$35M.

2) Recreational Wellness Sports Complex – currently USCB uses facilities in the Town of Hardeeville. This new complex will be for USCB use plus a place to host teams traveling to Beaufort County. The complex will include: 1,000 seat baseball field, 400 seat soccer field, 500 seat softball field, cross country track and walking trail, concession stand, restrooms, coaches offices, lockers, admissions/ticketing booth. The land and parking infrastructure already exists for this project. The estimated cost is \$16M.

3) Center for the Arts Theatre/Auditorium Renovation – this building has not been updated in 25 years. The seating, lighting, sound system and stage rigging would be replaced. The finishes and wiring would also be updated. This auditorium is used 250 days out of the year. By updating it, the auditorium becomes a more attractive establishment attracting more organizations to use and rent it. The estimated cost for this project is \$2M.

4) Osher Life Long Learning Institute – 12,800 square foot facility that has 2 OLLI classrooms, small demonstration kitchen, offices, multipurpose room and parking spaces. The OLLI program has 1500 participants. It is the only program that provides non-credit curriculum to those 50 years and older. The estimated cost is \$4M.

Questions to Chancellor Upshaw from the Commission:

Commissioner Graber has concerns about USCB building their own sports complex and what that would mean for Richard Gray Athletic Complex. Mrs. Upshaw stated the Richard Gray Athletic Complex is not owned by USCB rather by the Town of Hardeeville. The Town lets USCB use it and help pay maintenance costs. Mrs. Upshaw says there are two advantage to having the fields on campus verses 7 miles away: allowing the student body to walk from class to a game and being a host to summer camps. Right now the University has the dorms to host summer baseball/softball/soccer camps, can provide the food services but can't provide buses to take the campers from campus to the Richard Gray Athletic Complex. Commissioner Graber says the Commission will have some hard decisions to make and is happy with the Richard Gray Athletic Complex. The USCB Athletic Director said over the last 8 years in the relationship with Hardeeville, USCB has spent approximately \$300,000 on maintenance of the complex.

Mayor Billy Keyserling – City of Beaufort is called to the podium.

Mayor Keyserling said the City of Beaufort adopted the vision of Beaufort in 2009. The projects he is presenting go along with that vision of redevelopment and revitalization. Mayor Keyserling gives some background on the City in regard to population decline since 2001, per capita income decline since 2001 and unemployment has gone up 4%. These numbers come after a block by block analysis of the City was completed. He says from these numbers, Beaufort is a city that must look at redevelopment and revitalization in aggressive manner. The 3 projects Keyserling discusses are:

1) Expansion of Waterfront Park - 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 harbor master building, and opens up opportunities for non motorized watercraft storage and use. Mayor Keyserling says this park will generate more revenue by attracting more people to the downtown area. As more people come, he believes more people will spend money in local restaurants and local stores. He also hopes that with this Park attracting more families to the downtown area, more of those families will want to move back into the residential areas of downtown. The estimated cost is \$3.5M.

2) Parking Garage – 450 car garage designed as part of the City's Master Plan adopted in February of 2014. Mayor Keyserling says while some residents were against this at first, are now supporting it if it follows certain criteria. The Mayor said parking was removed from the general fund. He says every penny that doesn't pay for the overhead of parking, goes back into downtown through marketing and maintenance. The estimated cost is \$16M

3) Southside Park – This is a community park in which the city has started an arboretum that will help put spent money back into the community. This park will have 1.5 miles of trails, multi-use green that can be divided into multiple playing fields, tennis courts, basketball courts, playgrounds and dog park. Mayor Keyserling says with the Spanish Moss trail only being a ½ block away from this park, that will be a big benefit to the park. He believes this community park will help rejuvenate the Mossy Oaks area. The estimated cost is \$2M. Mayor Keyserling finished by saying all of these projects will help in renewing the downtown economic vitality.

Questions for Mayor Keyserling from the Commission:

Commissioner Robinson asks if the \$16M cost of the parking garage includes the land. Mayor Keyserling says yes and the firewall that needs to go around the garage. Vice-Chairman Richardson asks exactly where this garage would go. The Mayor says it is where Port Republic

Square is and the old Piggly Wiggly was by Emily's. Commissioner Graber asks if he understands correctly that if this garage and park are linked because if the Marina parking lot was changed into a park, the city will lose 95 parking spaces. The Mayor said at least 95 spaces. Commissioner Graber said he went over to the Trask/Piggly Wiggly parking lot today and counted 29 cars but there were 125 spaces leaving 94 empty spaces. Commissioner Graber says he assumes the city has studies that show parking is a problem and would like to see the studies showing the problem. The Mayor says there are 2 versions of a study. Commissioner Covert says he assumes if the parking garage is built there will be a net gain of parking spots for the City. The Mayor says he sees using the garage as a tool to building the City back like providing churches free parking on Sundays and Wednesday evenings if those churches redevelop their surface lots. Commissioner Covert asks how high the garage would go. Mayor Keyserling says there are two versions: 2 stories and 4 stories.

Bridges Preparatory Charter School – Charlie Calvert, Vice-Chairman is called to the podium.

Mr. Calvert explains that Bridges Prep is currently in the old Boys and Girls Building on Boundary Street. The school also leases the Charles Lind Brown Recreation Center for K and 1st grade classes. Mr. Calvert says there is currently 358 students and 142 on the waiting list. Bridges Prep is funded through the state verses through the Beaufort County School District. That gives Bridge Prep \$5300 per child with a budget of \$2.7M. By 2018 Bridges is expected to have 780 students therefore needing to expand. Mr. Calvert says Bridges Prep uses a STEM-infused curriculum and a Paideia instructional method. He then says under state law, Charter schools do not receive any capital improvement funds, therefore leaving these funds to private donations. Mr. Calvert says it typically takes a Charter school for 3-5 years before being able to receive a loan. He says projections show \$40M in revenue over the lift of Bridges 10 year charter. Mr. Calvert also says by expanding Bridges, more teachers will be needed, creating more jobs. Mr. Calvert says this will help Beaufort County as a whole because their charter is through the state which means their attendance zones are statewide bringing the opportunity for more families to move to Beaufort. It will also allow children who live near the school to walk to school giving low to moderate income children the chance to attend a Charter School. Mr. Calvert says Bridges Prep is asking for \$6.8 from the Commission to build a K-8 facility around the current building the school is using. The school is putting up \$1.4M to buy the current building the school is using. Mr. Calvert says the benefits of building this new school is redevelopment of a blighted area, increasing property values, reduces pressure on Bluffton schools and opens attendance zones allowing residents more choice on where to live and home invest. Mr. Calvert says the school already uses underutilized facilities being paid for by the tax payers like the Beaufort Library, Charles Lind Brown Recreation Center, Washington Park. Mr. Calvert wants Bridges Prep to be a walk-able school in downtown Beaufort that can use underutilized facilities already in the community.

Questions to Mr. Calvert from the Commission:

Vice-Chairman Richardson asks to have Mr. Calvert clarify how much money the school is asking for. Mr. Calvert says \$6.8M. Commissioner Graber asks for a better breakdown of the \$6.8M. He says he will email that but that the \$6M will cover building 37,000 square feet of classrooms, \$400,000 for technology and \$400,000 for infrastructure. Commissioner Covert asks for clarification if the \$6.8M is to purchase the old Boys & Girls Club building and to build a

new facility. Mr. Calvert said no. The school is already buying the old building. The \$6.8M will just be for the new facility.

Scott Liggett – Town of Hilton Head is called to the podium

Mr. Liggett explains he came back this week to answer some questions the Commission had last week in regard to the projects he presented. Mr. Liggett tells the Commission he has a representative from the Hilton Head PSD to answer questions about the Ward 1 Sewer Project and Deputy Chief Brad Tadluck in regard to the Station Fire 2 replacement. Mr. Liggett says in respect to time there are not any representatives from the Island Rec Center to discuss those projects or the Arts Center but the packets given to the Commission do provide more information on both projects. **PSD representative is called to the podium.** He explains that Hilton Head PSD is one of three public water, wastewater and recycling utilities on the island. Ward 1 Sewer Projects is something PSD and the Town have been working to improve since 2004. The progress made in this project is the 93% of PSD customers are now hooked up to the sewer system. The Town has helped with funding with more than \$3M going towards installing sewer. All of the areas needing sewer connection are low to moderate income areas where the burden will be put on the customer if sewer connection was made. There is “Project SAFE (Sewer Access for Everyone)” where more than \$350,000 has been donated from PSD customers since 2001. This has helped more than 150 families go from septic to sewer. The Town has also helped donating to the program. PSD requests \$3.4M which will provide sewer installation to Marshland Road, Dillon Road, Spanish Wells Road, and Gumtree Road. This is a public health issue for all of Hilton Head Island. Trying to get rid of as many failing septic tanks as possible and convert the public over to sewer connection.

Questions to the PSD from the Commission:

Vice-Chairman Richardson asks how many customers does the PSD serve? The answer, about 18,000 customers. Vice-Chairman Richardson then asked, why wouldn't the customers be expected to pay for this themselves. The PSD has two sources of funding – user rates and property taxes. Sewer is always paid by the customer receiving it so in the low to moderate income areas, they can't afford to pay for it. Vice-Chairman Richardson says he understand but says there are 18,000 customers that could be billed for this installation. The Vice-Chairman is told there is a PSD cost of service rate structure so the utility rates are based on this. The Vice-Chairman asks if the PSD Commission came together and said they will pay for this, can they do that. The answer is yes, but only by raising utility rates to current customers and while there are 18,000 customers the PSD has about 12,000 payable accounts. Vice-Chairman Richardson says this is an option the Commission needs to look at that there is another way to fund this project. Commissioner Graber says he agrees with Vice-Chairman Richardson and says the reason the Commission asks every applicant for a cost analysis is so the Commission can do the math and see how many people are going to be impacted by a project so the Commission can make meaningful comparisons. Commissioner Graber asks for any soil studies that have been done in the areas suggested in the project. Commissioner Graber also asked for a list of areas on the Island that do have failing septic tanks.

Fire Chief Deputy Brad Tadluck comes to the podium to address the re-building of Fire Station #2. Chief Deputy Tadluck says there was a question about Fire Station #2 being inside

Sea Pines. He says this area has no backup because it is in the tip of the Island and moving the station would cause slower response times to areas within Sea Pines and it would cause ISO problems. Fire Station #2 ran 35% of its calls outside the gates of Sea Pines and can backup anywhere on the Island if necessary. Chief Deputy Tadluck says this building is 40 years and has undergone 2 renovations. He says this is a critical building that needs to be rebuilt due to cracks in the foundation, sewer issues and it's not built to any hurricane standard.

Questions to the Chief Deputy from the Commission:

Chairman Forrest says his questions of how many calls occur outside the gates and if there is anywhere else to put the station were answered. Vice-Chairman Richardson asks if Fire and Rescue Funding usually comes from the Town. Chief Deputy Tadluck says yes. Vice-Chairman Richardson asks why this project isn't being funded by the Town. Chief Deputy Tadluck says this building is in the Town's CIP plan but the money has not been allocated yet. Vice-Chairman Richardson asks where the new Fire Station falls on the list of Town CIP's. Mr. Liggett comes to the podium and says it is #1 for its Safety category. Commissioner Graber said he had asked in the Commission's prior meeting for ratings of the roads that need to be repaved. Mr. Liggett said he has requested those ratings from the SCDOT but have not received the list from the SCDOT yet but when he does, he will forward to the Commission.

Chris Campbell – Sheldon Township

Downtown area of Sheldon – build a park near the Railroad tracks. Mr. Campbell says building this park would make the Downtown area more appealing and it would be good for the community. He is asking for \$15,000. The Park would be built by volunteers and says, other than private donations, there is no other source of funding.

Colin Kinton – Beaufort County is called to the podium:

Mr. Kinton says he spoke to the Commission a few weeks ago and is now back to discuss some sidewalk projects that Councilman Gerald Dawson would like to see completed in the Northern part of Beaufort County in the Lobeco & Sheldon areas:

- 1) 2 miles of pathway and safe route to school for Whale Branch Elem school and Whale Branch Middle school. The sidewalk would go along Stuart Point Road between Trask Parkway and Delaney Circle
- 2) 1 mile of sidewalk would be constructed along Bruce K Smalls Road between Big Road and Campbell Road. This would connect already existing sidewalk in the area.
- 3) 1.5 miles of sidewalk would be built along Paige Point Road between Trask Parkway and Frasier Landing Road.
- 4) 1.4 miles of sidewalk would be built along Big Estate Road between Charleston Highway and Big Estate Circle
- 5) Approximately 0.65 miles of sidewalk will be built along Charleston Highway between Jacob White Road and Jenkins Road. This will extend pathway along Charleston Highway that stops at Jacob White Road.

Questions to Mr. Kinton from the Commission:

Chairman Forrest asked if these projects were consistent with what Mr. Williams from Sheldon asked at the last meeting. Mr. Kinton responded yes. Chairman Forrest asks that he remembers Mr. Williams also asking about some resurfacing projects and if Mr. Kinton had any information

on those projects yet. Mr. Kinton said he didn't know about those. Chairman Forrest tells Mr. Kinton it would very helpful that when the Commission goes into deliberations they will know where a sidewalk is being proposed to be built, if the estimated cost includes the right of way cost. He says he has an issue with Communities asking for sidewalks, the County paying for them and then having to buy the right of way from a resident. Chairman Forrest says if a community wants a sidewalk, they should go talk to the right of way owner and ask them to give up the right of way to help their neighbors. Mr. Kinton says he will get the information to the Commission. Vice-Chairman Richardson says he believes these are pretty low impact roads. Mr. Kinton says with the exception of Charleston Highway (US 17) that is correct. He says these are low volume rural roadways. Vice-Chairman Richardson asks who owns these roads. Mr. Kinton says the SCDOT. Vice-Chairman Richardson asks if they qualify for the Rural Roads fund which is a fund that all Counties have access to. Chairman Forrest interjects and says there are no more enhancement funds for sidewalks from the SCDOT. Vice-Chairman Richardson tells Mr. Kinton if Beaufort County has decided not to pay for these roads, why should the Commission. Mr. Kinton says sidewalks are a life wellness safety issue for pedestrians. Vice-Chairman Richardson asks again why can't the County pay for this? Mr. Kinton says the County can if taxes are raised. Commissioner Graber would like to see a breakdown of the estimated costs for each sidewalk. He says this is a part of Beaufort County that doesn't have a lot of people and these projects would cost a lot of money. He would like to know how many people will benefit from the sidewalk projects. Mr. Kinton said he could provide a number of how many people live within a certain distance of the sidewalks. Gary Kubic, Beaufort County Administrator, took to the podium and said these sidewalk projects are to benefit the local schools. Mr. Kubic says the state penalizes school districts if the district has to bus a child due to lack of pathways for the child to have an alternate route to and from school whether it be on foot or by bike. Commissioner Graber said he was delighted to see the pathway project that would connect Whale Branch Elem school and the pathway project by Coosa Elem on Lady's Island but Commissioner Graber says he also sees pathway projects on the list that do not link communities with schools. Mr. Kubic says the County is trying to show the complexity and need of everyone throughout Beaufort County. Mr. Kubic says if the Commission does want to agree to some projects but not all, to please take a look at the pathways near the schools first. Commissioner Robinson says his concern is building these pathways and then not having any one ever use them. He said if you are to drive down US 17 in Gardens Corner where there are pathways you never see anyone on them. Commissioner Covert asked with the projects the County has submitted, is there a difference between pathway and sidewalk. Mr. Kinton said they are the same thing.

Mr. Foster and Ms. Thomas – Riverview Charter School

Ms. Thomas said she came back tonight to clarify some questions the Commission had about Riverview Charter not being able to have funds to build their own facility. She explains that Riverview Charter is educating 2.5% of the students in Beaufort County on 1.5% of the money. She says that because of the State Funding Formula for Charter schools the state will give Riverview Charter school \$4.7M next year out of the Beaufort County School District's \$335M budget. Ms. Thomas says there is that disconnect that makes it very hard for Charter schools to have any money for capital needs. Ms. Thomas shows a piece of paper the School District has been using to explain their budget to the public. She explains Charter schools do get some money from the first 3 lines but Charter schools don't get any money from the lines below that including the \$102M given to the District for facility needs.

Questions to Ms. Thomas from the Commissioner:

Commissioner Covert asks why is it that Riverview Charter and Bridges Prep are given different amounts for each pupil. Ms. Thomas explains that the money allocated for each pupil depends on if a Charter school is sponsored by the local school district or by the state charter district.

Commissioner Graber says while he thinks Riverview Charter is doing a superb job, he has concerns if the Commission were to give money to Riverview Charter, the Commission will be setting a second line of taxation for education. Ms. Thomas says she is scared if that second line isn't opened. She points out that 38 schools in SC were given Federal perfect report cards and one quarter of those schools were Charter schools. It shows Charter schools are doing something positive in the state but the legislature still hasn't done anything to help with the funding of these schools. She would like SC to do what other states like Colorado, Idaho and Georgia have done which is set up referendums to fund Charter schools.

Donald Graham – Alljoy Road Pathway Project is called to the podium:

Mr. Graham says he is a resident in the Alljoy area of Bluffton. He is talking to the Commission as a concerned citizen. He said Alljoy Road was originally constructed to have a sidewalk/bike path. Due to budget constraints of the Road's improvements, the bike path was eliminated. Mr. Graham says the road is heavily traveled by vehicles, runners and bikers all using the same roadway. He says there has been one pedestrian fatality on the roadway as well as injuries. In 2012, Mr. Graham says there are 2700 trips along Alljoy. He says by building a 1.6 mile bike path, it will keep the citizens living in the area safer. He believes that if this project is not completed than there will be more accidents. Mr. Graham says there have been several studies done nationally that show bike paths improve the wellness of life and helps with the rise of obesity. Also studies have shown when bike paths are built near neighborhoods the value of those homes go up which means the tax base goes up as well. The estimated cost of this project is \$183,000. Chairman Forrest asks if this bike path is part of the County's pathway plan. Mr. Graham says no it isn't. Vice-Chairman Richardson asks where he got the estimated cost from. He said he got the numbers from Ward-Edwards civil engineering firm. Vice-Chairman said he wasn't sure if this number was too low because in comparison to the County's estimates for sidewalks it was much lower. He says maybe Mr. Graham should introduce Ward-Edwards to the County. Commissioner Covert comments the right of way is already taken care of. Mr. Graham says yes, it will be very easy for this pathway to be put in.

Van Willis – Town of Port Royal is called to the podium:

He explains he came back tonight to explain some more about his projects presented last week. He said he had discussions with the County Administrator and County Attorney about the County buying the port and maintains ownership. Mr. Willis said the County is not interested in this option. Another option would be the Port Royal takes on the ownership of the Port which Mr. Willis doesn't want to do so the best option would be to put together a Redevelopment Authority that would handle the transaction. The second question is how would the proceeds from the Port be handled – any proceeds would have to be re-invested into the Port. The Town is asking if the property is purchased, Phase 1 TIF projects and the spine road be funded.

Questions to Mr. Willis from the Commission:

Vice-Chairman Richardson asks if the Port is bought, why should the spine road be constructed to hand over to several developers who come in and by the parcels. Mr. Willis says he disagrees

with the Vice-Chairman. Commissioner Graber says what appeals to him about this project is the public access to a lot of waterfront. He says if the Commission recommends money for this project, how do they know the waterfront will stay part of Port Royal and not be sold off like other parcels of the property planned to be sold off. Mr. Willis says the Ports Authority has already promised to deed the waterfront area to the Town, regardless of the sale and keeping the waterfront was also part of the Town's Redevelopment Plan written in 2004.

Mayor Lisa Sulka of Bluffton –

Mayor Sulka wanted to thank the Commission for taking time out of their busy schedules and lives to be part of the Commission. She says she hopes the public that has watched the meetings understands a little bit better of what this County needs to improve the County as a whole.

Josh Gruber, County Attorney makes some brief comments to the Commission. He says all of the Commission members should have received in their email a sample ordinance from the 2004 Capital Project Sales Tax Commission. Commissioner Covert asks if it was a general ordinance brought into the County and then specifics written in when necessary. Mr. Gruber says yes, many parts of it are general wording. He said what this Commission will want to focus on is the list of projects, how many years the referendum will last – 2,4,6 or 8 and whether or not the bonding can take place to pay for the projects. Commissioner Covert asks, since the wording was used back in 2004, would the County feel comfortable with very similar wording this time. Josh says yes, many of the same wording could be used for this ordinance. Chairman Forrest said the main part of the ordinance is already done, the commission just has to plug in the specifics. Vice-Chairman asks about conditional language. Mr. Gruber says when the Commission is going through the process he will definitely flag any concern about language. Mr. Gruber recommends to the Commission when compiling the list of projects that if they know they will have \$200M, make a list of \$250M projects so if some projects receive funding from another source or can no longer be done, there is always a project that money will fall down to.

The Chairman then asks the Commission members to start working on their priority list and if any of the Commission members have their own project they want added to the list to go ahead and add it. He then adjourns the meeting.

Commission adjourned at 8:44 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: May 29, 2014

Capital Project Sales Tax Commission Minutes – May 29, 2014

Call to Order:

Chairman Forrest asks everyone to stand and say the Pledge of Allegiance

Attendance:

Chairman Forrest, Commissioner Covert, Commissioner Robinowich, Commissioner Robinson, Commissioner Graber were in attendance. Commissioner Richardson arrived 3 minutes into the meeting.

Approval of Meeting Minutes:

Chairman Forrest asks for a motion to approve the minutes from the May 19, 2014 meeting. A motion is made, a second is given and the minutes were unanimously approved. Commissioner Richardson was absent for the vote.

Explanation of Work Session:

Chairman Forrest takes a few minutes to explain to the public in attendance of the meeting that this is a work shop for the Commissioners. This isn't a time or place to take testimony from the public. He did tell the public that the Commissioners would stay after the meeting for those who had specific questions. The Chairman did explain though that it is ok for the Commissioners to ask Beaufort County staff for clarification if they had a question. Chairman Forrest then says he would like to go around the table and have each Commissioner list the projects they are in favor of.

Commissioner Robinson:

City of Beaufort Downtown Park and Parking Garage, Port Royal Port land, Bluffton Parkway, USCB Coliseum, Joe Frazier Road, Meridian Road, Middle Road/Coosa Elem. School, Stuart Point Sidewalk, US 278/Jenkins Road/Windmill Harbour Improvements, Pinckney Island/Haig Point Entrance

Commissioner Graber:

Bluffton Parkway 5B, US 278 Bridge Widening Engineering/Planning, Spanish Moss Trail, Depot Road Sidewalk, Joe Frazier Road, Parris Island Gateway, Meridian Road, Coosa/Middle Road Pathway, May River initiatives, Port Royal Port land, Hilton Head Resurfacing, Hilton Head Ward 1 Sewer, Beaufort City Downtown Park and Parking Garage, US 278 Jenkins Road/Windmill Harbour Improvements, Pinckney Island/Haig Point Connection

Commissioner Robinowich:

May River Initiatives, Bluffton Parkway 5B, Port Royal Port, USCB Coliseum, Ward 1 Sewer, US 278 Corridor Improvements, US 278 Engineering/ Planning, US 278 Jenkins Road/Windmill Harbour Improvements, Pinckney Island/ Haig Point Connection

Commissioner Covert:

Before announcing his projects, Commissioner Covert addressed the public in attendance. He thanked all of the presenters but unfortunately, he said there have been rumors that this

Commission was created to set a sales tax precedent and he wanted to set the record straight. He nor his colleagues, are here to increase sales taxes on businesses or homeowners. He said the Commission is here to recommend to County Council what projects the Commission is in favor of and then Council will decide whether or not to send the ballot language and list to the Board of Elections. Commissioner Covert said ultimately it will be up to the citizens of Beaufort County to vote this tax up or down in November. He then listed what projects he is in favor of. Bluffton Parkway, US 278 Traffic Adaptive Plan, Bridge Replacement and Widening, Windmill Harbour entrance, Woods Bridge ITS project, Bluffton Parkway 46 circle, Mast Arms upgrades, Flashing Yellow upgrades, Battery Backup for Signals, Sea Island/Lady's Island signal rebuild, May River Initiatives, USCB Arena under the revision, Port Royal Port land, Hilton Head Island Fire Dept. #2, HHI Ward 1 Sewer, TCL building replacement. Commissioner Covert said the Commission is dealing with more than a half a billion dollars worth of projects and that his projects as well as the other Commissioners projects are those of health, safety and welfare of Beaufort County citizens.

Vice-Chairman Richardson:

All US 278 changes between Moss Creek and Squire Pope Road, US 21 Memorial Bridge signals, Bluffton Parkway pathway completion, Bluffton Parkway/SC 46 Roundabout correction, Parris Island Gateway intersection, Mast Arm upgrades, Flashing yellow lights upgrade, Backup Battery signals, Sea Island/Lady's Island intersection, US 278 to I-95, May River, Port Royal Port property, Beaufort Park and Downtown Parking Garage, USCB Arena (adjustment), Beaufort County Performing Arts Venue, Yemassee project

Chairman Forrest:

Chairman Forrest started by saying when there is \$630M worth of projects being presented it is hard to narrow that list down. He said at the most, this referendum would bring in \$240M if the referendum lasts its legal full length of 8 years. Bluffton Parkway 5B, Traffic Adaptive System, Planning/ Engineering HHI Bridges, Windmill Harbour Entrance, Pinckney Island Entrance, Spanish Moss Trail, ITS Initiatives, Parris Island Gateway intersection, Mast Arm signal upgrade, Sea Island/Lady's Island intersection, Bluffton Parkway Phase 6, US 278 from 170 to I-95 resurfacing, USCB Sports Complex, OSHI learning center, TCL building replacement, Yemassee project, Sheldon resurfacing, May River Initiatives, Port Royal Port Property, Resurfacing of roads in Port Royal, Ward 1 Sewer, HHI Resurfacing of roads, Waterfront Park and Downtown Parking Garage.

Commissioner Robinowich asks if everyone could go around the table again to see if there are any additions. The Chairman asks all of them if there are any additions and Commissioner Robinowich asks what the Commissioner's opinions are in regard to the Charter Schools requests. He says, the schools have a remarkable success rate and wanted to bring it up for discussion. Josh Gruber, County Attorney, stands up and suggests putting the projects that at least 4 Commissioners voted for on one list and then go down from there. After the initial list is created, Josh said the priority of that list can begin, making it easier for the Commissioner's.

Vice-Chairman Richardson brings up to go back to the list and look at what projects can really be paid for by the County or municipalities. He said he really picked projects that are game changers for the County as a whole, not paving projects. He said if the Commission does one of

these smaller projects, then the Commission should approve all of these smaller projects. Vice-Chairman Richardson suggests talking about the big projects first. Commissioner Robinson said if some of these big projects are funded than that takes the pressure off the County and Municipalities allowing the groups to pay for the smaller projects. Commissioner Graber says some of these projects have the pre-requisite to get 4,5,6 votes from the Commission but he would like to first talk about the big projects like the bridges over to Hilton Head. He said he spoke to a friend of his that works for SCDOT and wants to share the information he acquired. Chairman Forrest says he would like to start talking about the big projects that he believes all of the Commissioners voted for like the Bluffton Parkway Phase 5B project, Hwy 278 Changes from Moss Creek to Squire Pope Road, the Downtown Beaufort Park and Parking Garage, Port of Port Royal, May River Initiatives. Vice-Chairman says let's talk about 5B. Vice-Chairman says his problem with this project is if the road is changed than it will take 20 seconds faster to get from one place to the next. He said he hasn't heard of any complaints from anyone on how it is configured right now. He also said when he started thinking about the projects, the project extending Bluffton Parkway Phase 6 through Jasper County seems like a more important road than Phase 5B. He said right now he has a tough time embracing spending \$28M on a project that there isn't a lot of benefit. He said it's really a development project. He traveled up and down Bluffton Parkway and said he saw a lot of for sale signs and there is a lot of land that hasn't been developed yet. Commissioner Covert said he agrees the \$28M doesn't add up for such a short distance, however, speaking with life and safety people, in the event of a hurricane, the area that needs to be realigned will become a bottleneck area. He says in this regard he supports that project but he also agrees with Vice-Chairman Richardson in that Bluffton Parkway needs to be extended through Jasper County but that Jasper County needs to come to the table with some funding. He said the property where the road will go through is useless property but will become very high valued property once the road is built. Commissioner Covert says he is in favor of the project but not the dollar value of the project. Commissioner Graber says he called the State Highway Engineer, David Cook, asking him what it costs to pave 1 mile of road. Mr. Cook said roughly \$1M a mile if the project is uncomplicated. Commissioner Graber says the Phase 5B project is \$28M for 2.5 miles which equates about \$7.6M a mile. He said he is really uncomfortable paying this much for the project. Commissioner Graber said he isn't accusing of Bluffton but that they may have come in with a high number thinking the Commission would pare it down but he is uncomfortable with \$7.6M a mile. Chairman Forrest said with a \$28M price tag, this project raises a lot of questions. He said from his background, he believes this isn't the County's or Town's price tag but the consultant they brought in. Chairman Forrest also has a problem with the price but says take a look at it from a voters standpoint. This project was on the 2006 tax referendum that didn't get finished. The Chairman says by default, since this wasn't finished in 2006 and the voters approved it in 2006, this project will end up on the list. He says there really isn't a way around it. He also thinks that when the flyover is opened and the extension to I-95 is completed, the need for this re-alignment will be needed. Vice-Chairman Richardson says he's trying to find the middle ground and would like to see a bear boned cost of what it will cost just to build a straight 4-lane road through the property. This wouldn't include pathways, curb cuts, and entrances into neighborhoods. The Chairman says if the Commission is uncomfortable with the cost, than other number can they go with since the only experts the Commission has to go to is Beaufort County staff and the Town and the only number they both have provided is the \$28M so how do you change that number without going through a new Engineering estimate. Commissioner Graber says he doesn't believe he has to

accept the \$18.2M just for construction. He understands the rest of the costs for the project but not the construction cost. He suggests having the neighborhoods that will soon have access to Bluffton Parkway chip in money for the access points of construction. County Administrator Gary Kubic speaks up and says in 2005 when Florence & Hutchinson was tasked with coming up with an estimate for this project, it was predicated on road construction federal standards. If a project is not built according to federal standards, Mr. Kubic said that project is then exempt from any federal money or grants. He also said the federal standards are much more extensive than a normal roadway. Commissioner Robinson says he also has a hard time with the \$18M for the paving of the project. Chairman Forrest says he has more of a problem with the \$10M part of the project than with the \$18M part of the project. He asks really what does the \$10M really give you? He then asks, what does the Commission want to do with this project? Vice-Chairman Richardson suggests deferring the discussion about 5B and let everything already discussed sink in. Commissioner Robinson asks exactly why the construction is \$18M. County Traffic Engineer Colin Kinton says the \$18M is about \$1.6M a lane mile. He says in 2006, the County used the estimate of \$1M a mile and actually came up short on a few projects so this \$18M estimate is more in line with the estimate of \$1.6M a mile.

The Top Tier projects, which are projects that 5 or 6 Commissioners voted for, are put on screen. The Bluffton Parkway Phase 5B is number 1. Chairman Forrest asks the Commissioners if any of them have a problem with the rest of the Top Tier list other than #1 since they decided to defer discussion on 5B. Commissioner Graber says he would like to comment on the Windmill Harbour entrance change. He said DOT is about to improve part of the entrance to Windmill Harbour by adding an acceleration heading east for about \$1M. The Chairman says the acceleration lane is the first part of the project but the second part is to offset the westbound left hand turn into Windmill Harbour. The Chairman asks when Commissioner Graber was speaking to SCDOT was he surprised when they told him it would cost \$1M for an acceleration lane. Commissioner Graber said he did not considering the cost of many of the other projects on the list. Vice-Chairman Richardson says there are several Hwy 278 projects from Moss Creek to Squire Pope Road and he believes that all of them should be done, not just one because they all affect each other. Commissioner Graber just wanted to point out that the DOT was already working on a project that was pitched to the Commission and he doesn't want to earmark money if the project or part of the project is already being funded. The Chairman says the only thing that DOT is building is the acceleration lane and the left turn. Commissioner Robinowich says in regard to the Port Royal Port land project, he believes the Port would accept an offer of a lot less than the \$22M appraisal value and believes an offer of \$15 should be submitted if that project is passed by the voters. The Chairman then asks if the Commission should start putting price tags on the Top Tier projects. Bluffton Parkway - \$28M, US 278 Initiatives (Moss Creek – Squire Pope Road) - \$24M, USCB complex - \$24M. Vice-Chairman Richardson explains he had a discussion with Chancellor Jane Upshaw of USCB about scaling down the project from the original convention center to an arena. The \$24M is the scaled back number. May River Initiatives - \$19M. Commissioner Graber said he spoke to Dean Moss who told Commissioner Graber there are 3 specific areas that need sewer but the other 3 areas named in the May River Initiatives do not need sewer right now. Commissioner Covert said anything that threatens a body of water in our community needs to be looked at and steps need to be taken to improve it. Vice-Chairman Richardson suggests the Commission putting conditions on a project. Chairman Forrest says yes the members can do that. Port of Port Royal - \$17M, Waterfront

Park/Downtown Parking Garage - \$19M, Ward 1 Sewer Projects - \$3.4M - Vice-Chairman Richardson says he didn't put this on his list of projects because this is something that Hilton Head PSD could pay for with a rate increase. US 278 Traffic Adaptive Plan - \$300,000, Mast Arms Upgrade - \$2M, Sea Island Intersection - \$2M, Bluffton Parkway Roundabout - \$1.5M, Meridian Road pathway - \$1.5M. Vice-Chairman and Commissioner Graber both say they heard the County had already planned on doing this project. County Engineer Colin Kinton says he has also heard about this agreement between the County and the City of Beaufort to build the Meridian Road pathway as part of a TIF agreement that ended years ago. Gary Kubic said it isn't on any existing list. Middle Road/Coosa Elem. School - \$2M. Vice-Chairman Richardson asks for the County to explain why the County is saying it will cost \$1.5 to pave a mile but the Alljoy project was the paving of 1.6 miles of pathway and the estimated cost of the project is \$200,000. Colin Kinton says he spoke with some contractors and did mathematics and the Alljoy project was estimated using \$18 a square foot with 4 inch of paving. Vice-Chairman Richardson says can the Commission lump all of the school safety routes pathway projects together because he doesn't want to put one or two on the list and not fund the rest of the school safety route projects. The Chairman then asks if there is a project that a Commissioner wants added to the already Top Tier, 2nd Tier or 3rd Tier list. Commissioner Robinson says he would like the small Sheldon Park added. The Chairman explains that any project under \$50,000 can't be considered. Commissioner Covert says he would like the Flashing yellow signals and Battery Backup projects added. Commissioner Robinson wants the BJWSA building added. The Chairman asks if there is any other support for the BJWSA building. No one raises their hands so it's taken off the list. Commissioner Graber would like to discuss the USCB upgrades to the theatre. Chairman Forrest would like to see 278 from SC 170 to I-95 resurfaced. Colin Kinton says there is a SCDOT contract underway to repave Argent Blvd and Hwy 278 from SC 170 to the Beaufort-Jasper County line which will be 5 miles along Hwy 278. The Chairman is happy with that and asks it be taken off his list. Commissioner Robinson says he wants the TCL buildings added to the list. Commissioner Robinowich asks if there is anyone interested in giving money to the Charter Schools. Vice-Chairman Richardson says he has been told there is a considerable amount of surplus in the Beaufort County school district so why haven't the Charter schools had access to that. Vice-Chairman Richardson says he is also trying to figure out why Riverview Charter is having to pay rent to the school district if Riverview is also a Beaufort County public school. The Chairman says giving \$8M for a building that Riverview charter school doesn't own gives him concern. He says giving \$22M for a brand new building gives him concern as well. Vice-Chairman Richardson asks what everyone's thoughts are on the Yemassee project. He feels the location and railway access is key to having this project succeed but he is worried about if there is anyone that is already interested in that location if the infrastructure is built. Commissioner Graber believes there is an industrial park in Hampton County that hasn't been successful which he says could be because it doesn't have rail connectivity. He thinks industrial parks haven't done well in Beaufort County. Commissioner Covert says he would like to have Yemassee project stay on the list because economic development is one of the key components when deciding what projects should go on the list. Commissioner Robinson brings up the Sheldon sidewalk projects. Chairman Forrest says this is a project that may have conditions attached like none of the money will go to right of ways. Commissioner Graber would like to talk to the Spanish Moss Trail, Depot Road sidewalk and Parris Island Gateway Intersection changes. Chairman Forrest calls Riverview Charter school up to the podium. Mr. Foster of Riverview Charter says there is a flaw in the SC law when it comes to Charter Schools. Right now, as the

law is written Charter schools do not get any capital improvement funding, whether it is a locally sponsored charter school or a state sponsored charter school. He says if they can't secure money for an expansion of Shell Point or secure money for a new K-8 building, Riverview Charter is in jeopardy of having their current 500+ enrollment stay where it is rather than go up to the enrollment max they can legally have of 690 students. Commissioner Robinowich asks why does Riverview Charter have to pay to rent the Shell Point Elem. Building. The Director of Riverview Charter responds by saying under the state law for charter schools, districts do have to provide charter schools with space in a school if that space is available but under state law, the district can also require payment for that space. Vice-Chairman Richardson presents a Beaufort County Performing Arts Center project. He says this is a project that has been worked on for the last 5 years. It is a regional facility to handle numerous type of conventions and entertainment. The cost is \$50M. He says this type of facility, which is in several other cities, is designed to be used by those within a 50 mile radius of it. He asked the developer how would something like this be run here in Beaufort? Vice-Chairman Robinson suggested putting in some conditions in place with this project because there are so many what-if's. Some conditions Vice-Chairman Richardson would like to see attached to the projects are: The Town of Hilton Head would have to come up with the land, and the developer would have to have a foundation that funded the center in perpetuity for deferred maintenance. He believes the Commission should come up with other conditions as well to be connected to this project but that this could really be a big game changer for Beaufort County bringing in money to the County. The Vice-Chairman said the positive is that Hilton Head already has the infrastructure to go along with this project. He understands that \$50M is a big number but he believes it'll be worth it. Commissioner Graber asked about the existing HHI Arts Center. Vice-Chairman Richardson said the existing Art Center had two plans for it when it opened. It had a 350 seat performance facility and a 1200 seat facility to build on the back that would handle all sorts of things. Vice-Chairman Richardson said the 350 seat theatre doesn't work. In his opinion there isn't a strong business plan in place to make it work. He says it probably should have never been built. He says a theatre type facility can't be used for other purposes whereas a Performing Arts Center can. It can host local HS graduations, concerts, conferences, plays. He says it's a big number, it's a big idea but with some caveats it could change Beaufort County for the good. Commissioner Graber asks who would own the facility. Vice-Chairman says he's not sure. Commissioner Robinson would like to know if there are any facilities in SC like the one being proposed that are making money.

County Attorney Josh Gruber takes the podium to discuss details about the language the Commissioners must come up with for the ballot question. Mr. Gruber handed out material to the Commissioners with highlighted sections showing what part of the ballot question they will need to develop and what part is standard legal wordage that is already accepted. Mr. Gruber says there is a section highlighted that explains how conditions can be put on projects. He says even though the Commission has the lawful authority, the Commission has to find a way administratively functional and can make it work and carry it out. Vice-Chairman Richardson asks, if the Commission is to put conditions on a project or the circumstances change for a project and a project is funded some other way and the project comes off the list. Will the money slotted for the list go to the next project or will the sales tax just end early? Mr. Gruber said it can be handled like that or the Commission can put contingency projects on the list. He says if you start with a \$100M list of projects, the Commission goes ahead and puts together a \$120M list of projects. Mr. Gruber says in this case, if a project on the list is paid for with other funds, that

money will just go down to the next project on the list. Vice-Chairman Richardson also asks if the Commission should put a timeline on the Port of Port Royal sale. Mr. Gruber said it would be permissible to do this but he said he isn't sure that would be wise to do and Mr. Gruber said he doesn't think he could answer that question for Vice-Chairman Richardson. Mr. Kubic said he thinks the Commission could put a deadline on the sale. Commissioner Graber says his concern about a deadline is if the Port property is broken apart into 3 sections and within the deadline two of the sections are sold but not the last one, what happens then.

Chairman Forrest says he will sum up the meeting in just a few minutes but first he would like to add some projects to the list that haven't yet been discussed. He wants the USCB sports complex added - \$16.4M, OLLI learning center added for \$4M and the Bluffton Parkway Phase 6 - \$5M.

Chairman Forrest hopes the list put together today is the list the Commission will finalize at the next meeting. Commissioner Robinowich asks, if there is a project that Commissioners receive new information about, can it be added to the list? The Chairman says yes but he hopes it would be minimal additions. Commissioner Robinson asks the list of Top Tier, 2nd Tier, 3rd Tier and other projects be sent to the Commissioner but also a list of the projects that were presented during the public meetings that the Commissioner's didn't discuss at all to make sure nothing was forgotten about.

Chairman Forrest then asks the Commission if they have any questions for Kim Statler of the Lowcountry Economic Alliance in regard to the Yemassee project. Vice-Chairman Richardson asks if residents pay \$22M for this, what makes the LEA think it's going to work and be successful. Mrs. Statler says the LEA did bring in an Engineering Consultant firm. She says in 2008 this property was first identified as prime area along Hwy 21 and Hwy 17 with access also to I-95 that wasn't wet. She says the Yemassee property is so valuable is after Hwy 17 was widened through Colleton County, that opened up truck traffic to come to and from Charleston. Boeing also announced they will be expanding which gives Beaufort County an opportunity to be part of Boeings Tier two and Tier three suppliers. She says the key part to this property is infrastructure. Vice-Chairman Richardson asks if the County buys it and puts in \$12M worth of infrastructure and use that as away to bring in a business and tell them they need to pay for the rest instead of Beaufort County paying \$22M to build everything and have it still sitting empty 10 years from now. Mrs. Statler says the flexibility lies after the infrastructure (roads, sewer, water) is put in. She said Beaufort County can't be competitive with other areas of the State without infrastructure already put in place. Commissioner Robinson asks if Hampton County is a competitor of Beaufort for bringing in businesses. Mrs. Statler says the consulting firm looked at that and said Beaufort County has the advantage of offering a quality of life to the CEO of the business, here in Beaufort, the CEO can draw from a 60 mile circumference labor pool. She said the other pieces include the Yemassee property is closer to I-95 and when this property is opened, all of the property in the Point South corridor is also opened up. Mrs. Statler points out as well, the large exiting military pool which totals about 1,000 people a year from the 3 installations in Beaufort County. These exiting military pool have tremendous skill sets that can give a CEO instant employees.

Chairman Forrest says he would like to know before the next meeting: any conditions any of the Commissioners would like to add to a project, or know something about a project or if a

Commissioner would like to add or delete a project. At the next meeting, Chairman Forrest would like to spend the first hour finalizing the list, put the list in priority order, and finalize the question and then send it to County Council.

The Chairman asked Commissioner Graber what he wanted to discuss about the Spanish Moss Trail. He says this would link the Whale Branch Early College HS and nearby communities, which he said are predominately lower income, with the rest of the County. Commissioner Graber says he's been told that people from around the country seek out bike trails, come to the town for a weekend, stay in the local hotels, eat at the local restaurants just to ride the trail which means this could be a recreational feature for Northern Beaufort County. Commissioner Graber says he doesn't have a breakdown of why the Trail would cost \$9M but he believes this is a worthy project. Colin Kinton stands up to address the breakdown of the \$9M cost. Mr. Kinton says the cost is broken down into different phases of work and will get the cost of each phase to the Commissioners. Commissioner Graber says the Depot Road sidewalk is part of connecting walkers and bikers to the Spanish Moss Trail. Vice-Chairman Richardson asks how many more miles would this add to the existing Trail. Mr. Kinton says at least 4 to 5 miles more out to Whale Branch Early College HS.

Mr. Kubic says he wants to let the public know that all of the information discussed at today's meeting will be available on the County web by Friday afternoon.

The Chairman asks what the total is of projects put on today's list. He's told \$300M. He then tells the Commissioners to start thinking about where they will cut. Chairman Forrest asks for a motion to adjourn the meeting. A motion is given, a second is provided and Chairman Forrest adjourns the meeting.

Commission adjourned at 2:50 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: June 4, 2014

Capital Project Sales Tax Commission Minutes – June 4, 2014

Call to Order:

Chairman Forrest reminds the public in attendance this meeting is not for the public to speak or ask questions rather a work session for the Commission members. He does let the public know the Commission members will remain after the meeting for those who have questions. He then asks everyone to stand and say the Pledge of Allegiance

Attendance:

Chairman Forrest, Commissioner Covert, Commissioner Richardson, Commissioner Robinson, Commissioner Graber were in attendance. Commissioner Robinowich arrived 5 minutes into the meeting.

Approval of Meeting Minutes:

Chairman calls for a motion to approve the minutes from the May 29, 2014 meeting. Mr. Graber makes the motion. Mr. Robinson seconds the motion. The vote: Yeas - Mr. Covert, Mr. Robinson, Mr. Graber, Mr. Forrest, Mr. Richardson Nays – none. Commissioner Robinowich was absent for the vote.

Final Projects List Formed:

The Chairman explains he will go around the table and each Commissioner will announce 1 project they would like to see on the final list. The list below is what projects each Commissioner suggested to put on the final list.

Commissioner Graber: Town of Port Royal Port property - \$17M, Parris Island Gateway intersection improvements - \$.75M, Port Royal Spine Road - \$6M, Depot Road Sidewalk - \$.5M, Spanish Moss Trail - \$9M, HHI road resurfacing - \$5.5M

Commissioner Robinson: Downtown Parking Garage/Waterfront Park Extension - \$19.5M, USCB Arena - \$24M, TCL Building Replacement - \$6M, Beaufort City Southside Park - \$2.1M

Commissioner Robinowich: Bluffton Parkway 5B - \$28M, SRTS Pathways - \$17M, Bluffton Parkway Phase 6 - \$3M, Flashing Yellow Lights & Battery Backup - \$1M

Commissioner Covert: May River Initiatives - \$19M, US 278 Traffic Adaptive - \$.3M,

Vice-Chairman Richardson: US 278 Initiatives - \$24M, Beaufort County Arts Center - \$50M, USCB Sports Complex - \$16.5M, Yemassee Industrial Park - \$23M

Chairman Forrest: Hilton Head Ward 1 Sewer Projects - \$3.4M, Mast Arm Upgrades - \$2M, US Hwy 21 ITS Initiatives - \$.4M, USCB OLLI building - \$4M

All 6 commissioners took the above list and voted on each project.

Vote of Final Projects:

Port of Port Royal: contingency language proposed by Chairman Forrest - \$17M is approved to be spent on the purchase of the Port. The \$17M will be given to the Town to pay for the Port, but the \$17M must be paid back to the County once the land is sold. If the Port is bought for less than \$17M, the town will pay back the County at the price the land sold for and keep the remaining money up to \$17M. Once the Town buys the port, the Town will appoint a Redevelopment Authority that will begin to sell the port property in parcels. If those parcels sell for more than \$17M, the Town will only have to pay back to the County the \$17M . The Town

will be able to keep the remaining money to use for infrastructure. The vote: Unanimous putting the project on the final list.

Parris Island Gateway/Savannah Hwy Intersection: The vote: Unanimous putting the project on the final list.

Port Royal Spine Road: Mr. Richardson makes a motion to take this project off the final list. Mr. Covert seconds the motion. The vote: Yeas – Mr. Forrest, Mr. Covert, Mr. Richardson, Mr. Robinowich, Mr. Robinson Nays – Mr. Graber. The motion passes.

Depot Road Sidewalk: contingency language suggested – no money will be spent on purchasing right-of-ways. The \$500,000 cost will only go to construction. Mr. Covert makes a motion to take this project off the list saying this project doesn't fall under the criteria the Commissioners set forth of this being a needed project rather than a wanted project. The Chairman seconds the motion for discussion. Mr. Graber says he doesn't believe this is just a wanted project. He says it's about the safety of children who ride their bike down Depot Road and do so on the road rather than a sidewalk. Mr. Robinson says from an economic value, it connects downtown Beaufort to the Spanish Moss Trail. The Chairman calls for a vote to take this project off the list. The vote: Yeas – Mr. Covert Nays – Chairman Forrest, Mr. Graber, Mr. Robinson, Mr. Robinowich, Mr. Richardson. The project remains on the list.

Mr. Kubic suggests the Commission take a vote on the contingency language. Chairman Forrest makes the motion to not pay money for any right-of-way for any sidewalk project on the list. Mr. Graber seconds the motion. Yeas – Chairman Forrest Nays – Mr. Covert, Mr. Graber, Mr. Robinson, Mr. Robinowich, Mr. Richardson. The motion fails.

Hilton Head Road Resurfacing – Vice-Chairman Richardson makes a motion to table topic until later in the meeting. Mr. Covert seconds the motion. Motion is passed with Mr. Graber making the only Nay vote. Discussion is tabled.

Downtown Parking Garage/Waterfront Park Extension – Mr. Richardson makes a motion to keep this project on the final list. Mr. Robinowich seconds. The vote – unanimous. The motion passes.

USCB Arena – Mr. Richardson makes a motion to keep this project on the final list. Mr. Robinowich seconds. The vote – unanimous. The motion passes.

TCL Building Replacement – Mr. Robinson makes a motion to approve the project. Mr. Robinowich seconds. Mr. Richardson says he believes TCL could find funding from another source for this project. The vote – Yeas – Mr. Forrest, Mr. Graber, Mr. Robinson, Mr. Robinowich. Nays – Mr. Richardson, Mr. Covert. The motion passes.

Beaufort City Southside Park – Mr. Robinson makes a motion to approve the project. Mr. Richardson seconds. Mr. Robinson says he believes in the 2004 referendum, which didn't pass, there was \$1M for the City to renovate this park. He says the park isn't necessary but will improve the wellness of life for those living near and around the park. The vote – Yeas – Mr. Richardson, Mr. Covert, Mr. Robinowich, Mr. Robinson. Nays – Mr. Graber, Mr. Forrest. The motion passes.

Bluffton Parkway 5B – Mr. Robinowich makes a motion to have this project added to the final list. Mr. Covert seconds. Mr. Richardson says he is worried because of the price and the rest of Bluffton Parkway Phase 6 out to I-95 is not completed. He says people at SCDOT say this part of Bluffton Parkway is not going to make a difference until all of Bluffton Parkway from HHI to I-95 is completed. Mr. Richardson also said he has heard some of the residents living in the neighborhoods that will back up to the new Bluffton Parkway 5B are not happy about the road being there. Mr. Graber says he doesn't understand how straightening the road will improve the

safety of motorists. He has also heard from residents saying they are not in favor of the road because the new road will run in the back of their neighborhood. Mr. Covert says he believes the price tag is very high, but this project was approved by Beaufort County taxpayers in the 2006 referendum and doesn't understand how the Commission could not put this project on the list when the taxpayers have already voted once before they wanted the project completed. Mr. Robinowich stresses the same fact of the taxpayers approving this in 2006. He also says there are currently two kinks in the road that can cause confusion among drivers who are not used to the route. Chairman Forrest also has issues with the cost of the project but also stresses this project was passed by the voters in 2006. He has difficulty supporting this project but would like to let the public have the opportunity to vote for it. Colin Kinton with Beaufort County addresses the project. He says from a capacity level, this road is not needed right now, but once the flyover is complete, the road will be very much needed because there will be much more traffic travelling Bluffton Parkway to get onto and off Hilton Head Island. Mr. Kinton says the County used to use the \$4M a mile estimate but that is an old estimate so the County now uses the estimate of \$6M a mile. Mr. Covert asks for clarification in that the cost is \$1.5M a lane per mile. Mr. Kinton answers yes. Mr. Richardson asks if in Mr. Kinton's opinion this project should be done in the next 4-5 years. Mr. Kinton says yes. Once the flyover is complete which is scheduled to be completed in November 2015, this project will be very necessary and this project is expected to take 2 years. Mr. Graber does not agree with the statement that just because the voters voted for this project in 2006 means they want it again. He believes voters voted for various different projects that were on the 2006 list, not just because of one project. Chairman Forrest asks the Commission for those all in favor of the Bluffton Parkway Phase 5B remaining on the list. Yeas – Mr. Forrest, Mr. Robinson, Mr. Robinowich, Mr. Covert. Nays – Mr. Graber, Mr. Richardson. The motion passes.

SRTS Pathways – Mr. Robinowich makes a motion to pass. Mr. Robinson seconds. The motion is passed with a unanimous vote.

Bluffton Parkway Phase 6 – Mr. Richardson makes a motion to have Jasper County pitch in to help pay for the \$5M planning and engineering part of this project. Mr. Richardson makes a motion to have Jasper County pay \$2M and Beaufort County pay \$3M for this project. Mr. Graber seconds the motion. Mr. Covert asks how much of this project is in Jasper County. No exact percentage is known but most believe the majority of this project is in Jasper County. Mr. Robinowich says Phase 6 is a big part of Phase 5B. He believes Jasper County should contribute money but is afraid if they don't, the project won't be completed. Mr. Kubic lets the Commission know Beaufort County is currently working with the SCDOT in a study about Exit 3 off I-95 to determine where the exit should be. His suggestion is to identify the monetary amount for the partnership but also a time limit. Mr. Richardson amends his motion to Beaufort County pay \$3M, Jasper County pay \$2M within 3 years. The motion passes with Chairman Forrest being the only Nay vote.

Flashing Yellow Lights & Battery Backup – Mr. Robinowich makes a motion to pass. Mr. Covert seconds. The Commission votes unanimous to pass it.

May River Initiatives – Mr. Covert makes a motion to pass this. Mr. Richardson seconds the motion. Mr. Graber says the projects in the Alljoy, Myrtle Island and Old Town are necessary but the projects in Pritchardville, Stoney Creek and Gascoigne Bluff are not. Mr. Graber says most people in Gascoigne Bluff probably don't want sewer lines because they have functioning septic tanks. Mr. Robinson says he doesn't agree with this project. He believes BJWSA needs to be more responsible to these citizens and provide a healthier environment. Mr. Robinson says

BJSWA should go out and bond the money to make this project happen if it's necessary. Mr. Covert says the May River needs to be protected due to the economic impact it provides to the community. Mr. Richardson makes a motion to amend this project be passed but if a community opts out of it, the money slated to be used for that community is put back into the total amount for all the projects. Mr. Covert seconds. Mr. Graber asks how this could possibly be done. Mr. Richardson withdraws his motion and the motion on the table is to pass this project as presented to the Commission by the Town of Bluffton. Motion passes. Yeas – Mr. Forrest, Mr. Richardson, Mr. Covert, Mr. Robinowich. Nays – Mr. Graber, Mr. Robinson..

US 278 Traffic Adaptive – Mr. Covert makes the motion to pass. Mr. Robinowich seconds. Motion passes unanimously.

US 278 Initiatives - Mr. Richardson makes a motion to pass. Mr. Covert seconds. Motion passes unanimously.

Beaufort County Arts Center – Mr. Richardson makes a motion to pass. Mr. Robinowich seconds. Mr. Richardson believes this is a game changer for Beaufort County bringing art, culture, concerts and more to the County. He believes this will make Beaufort County known for something other than its beaches and golf courses. Walt Graber is introduced to explain more about the Arts Center. He explains how this new center will have year round events providing a location for residents and visitors to go and enjoy culture and entertainment. Walt Graber explains an economic impact study has been done and the amount of money this is expected in the next few years to bring to the County will exceed what the Heritage brings in. Estimations are about \$107M in the second or third year it is open. He also believes this will bring in new types of tourists. Walt Graber says bringing this type of cultural program to Beaufort County will be a benefit like the Spoleto Festival has been a benefit for Charleston. Mr. Richardson makes a motion the Commission contribute \$50M, Town of Hilton Head provides the land, County Council would approve of the business plan developed by a Foundation that would run the center by Dec. 31. If Council doesn't approve of the plan, the project would fall off the list. Mr. Robinson says \$50M is too high and is worried about the maintenance costs. Commissioner Graber likes the idea of this Arts Center but believes this is too much of a concept and would like to see more details in what the \$50M would be spent on. Chairman asks for a vote on the motion. – Yeas – Mr. Richardson. Nays – Mr. Forrest, Mr. Covert, Mr. Robinowich, Mr. Robinson, Mr. Graber

USCB Sports Complex – Mr. Richardson makes a motion to pass. Mr. Robinowich seconds. Mr. Graber says he doesn't see the need to build this new complex when USCB already has access to a great sports complex in Hardeeville. Mr. Robinson says in order for the University to attract the right kind of athletes, it needs a sports complex on campus. Mr. Richardson believes this will be used by the entire County for regional tournaments, attracting more tourists to the area. He also believes it will bring in more students. The Chairman asks for a vote – Yeas – Mr. Forrest, Mr. Richardson, Mr. Covert, Mr. Robinowich, Mr. Robinson. Nays – Mr. Graber. The motion passes.

Yemassee Industrial Park – Mr. Robinson makes a motion to pass. Mr. Robinowich seconds. Kim Statler with the Lowcountry Economic Alliance explains why this project is in a very strategic spot being between Charleston and Savannah, near I-95, along the new Hwy 17 corridor and close to a railway. Mr. Graber said he was here when several businesses were not able to come here and believes Beaufort County is known to be hostile to industry and doesn't think just by acquiring land, it will bring industry. Mr. Robinowich says some of those businesses that Mr. Graber mentioned wanted to be along the river and Beaufort County was very protective of their

environment when new businesses wanted to move in to the area. Mr. Graber asks why the Beaufort Commerce Park and Hampton County industrial park aren't full. Mr. Robinowich explains because those aren't in the perfect location like the Yemassee Park will be. Mr. Richardson and Mr. Covert both say there are endless possibilities with this land being in between Boeing and Gulfstream. The Chairman asks for a vote. Yeas – Mr. Forrest, Mr. Richardson, Mr. Robinowich, Mr. Covert, Mr. Robinson. Nays – Mr. Graber. Motion passes.

Hilton Head Ward 1 Sewer Projects – Mr. Forrest makes a motion to pass. Mr. Richardson seconds. Mr. Robinson says he believes Hilton Head PSD should pay for this and says he spoke with Pete Nardi from HHPD who explained why that can't happen. Mr. Nardi explains this project is to protect the waterways. He explains the money for this project will not hook up one home to sewer lines but the money will go towards building infrastructure and pump stations.

Chairman calls for a vote. Motion passes unanimously.

Mast Arm Upgrades – Mr. Forrest makes a motion to pass. Mr. Richardson seconds. The Commission votes unanimously. Motion passes.

US Hwy 21 ITS Initiatives – Mr. Forrest makes a motion to pass. Mr. Covert seconds. Commission votes unanimously. Motion passes.

USCB OLLI building – Mr. Forrest makes a motion to pass. Mr. Robinowich seconds. Mr. Richardson believes this is a want project. The Chairman calls for a vote. Yeas – Mr. Forrest. Nays – Mr. Richardson, Mr. Covert, Mr. Robinowich, Mr. Robinson, Mr. Graber. Motion fails.

Commissioner Graber makes a motion to add the Spanish Moss Trail to the final list of projects. Commissioner Robinson seconds the motion. Commissioners Forrest, Covert, Robinowich, Robinson and Graber vote unanimously to add the Spanish Moss Trail to the final list of projects. Vice-Chairman Richardson was absent for the vote.

Length of Referendum

Discussion begins on how long the referendum should remain in place using the estimation of raising \$30M a year. Mr. Robinowich asks for an estimation of how much this sales tax will cost a family a year. Josh Gruber responds it's hard to say because the spending habits are so different for each family but that during the last referendum that lasted from 2006-2012, approximately \$30M was raised each year.

Chairman Forrest asks for a motion on the amount of years the sales tax referendum will be in place. Vice-Chairman Richardson makes a motion for the sales tax referendum to last 8 years. Commissioner Robinson seconds the motion. During discussion of the motion, Commissioner Covert asks of the estimated \$30M a year raised by the sales tax referendum, how much of that \$30M is funded by tourists versus local residents. Mr. Gruber said there are numbers that show anywhere from 35% to 65%. Mr. Kubic said he uses the statistics of 60% is raised by locals and 40% is raised by tourists. Commissioner Covert makes the statement that home sales and vehicle sales are not subject to this sales tax referendum. Mr. Gruber agrees. Chairman Forrest asks for a vote on the motion.

The vote: Yeas – Mr. Graber, Mr. Robinson, Mr. Robinowich, Mr. Covert, Vice-Chairman Richardson. Nays – Chairman Forrest. The motion passes.

Mr. Richardson asks if the money for the projects is collected before the 8 years, does the County stop collecting the tax? Josh Gruber says yes. That is a stipulation the County made

during the 2006 referendum - whichever comes first, the money estimated to pay for the projects or the time limit of the referendum.

The Chairman asks if there is a motion to be made for a monetary amount to be associated with the amount of years the referendum is in place. Vice-Chairman Richardson asks how these projects will be funded – by bonding the entire amount for the projects or for each project. Mr. Kubic answered it's a two step process: 1) have all the projects be prepared (planning, engineering, designing) as quickly as possible with a bond anticipated note. This way the entity pays only interest and keeps rolling that over until all bids, or as many as possible are acquired. 2) now the entity has a much better idea on total cost and then the entity can bond that amount through a general obligation bond. Mr. Kubic says this is how the County approached the 2006 referendum with none of the projects taking priority over the other.

Chairman Forrest asks for discussion on the \$240M amount being associated with the 8 year time limit, stating whichever comes first, 8 years or \$240M. The Chairman then says the Hilton Head resurfacing project was tabled and not revisited. He makes a motion to add it to the final list. Mr. Graber seconds. The vote: Yeas – unanimous. Motion passes.

Mr. Richardson asks if the County can go down the list and say which ones can be done quickly and which ones will take more time. Mr. Kubic says he can only speak to the projects the County presented because he doesn't know the details of the other projects. Mr. Kubic also explains if the Commission has already decided to bond money for all of the projects then there is no need to prioritize the projects because all projects will all be funded. Josh Gruber explains the Commission has 3 options: 1) prioritize the projects from 1 – 21 2) categorize the projects into Public Safety, Entertainment, Recreation, etc and then rank the categories 3) acquire money for all the projects and therefore it's guaranteed the projects will be funded and no prioritization is necessary.

Commissioner Covert makes a motion to accept the projects on the final list as a group with no prioritization. Commissioner Robinowich seconds the motion. Vice-Chairman Richardson asks what happens if there isn't enough money to pay for all of the projects. Mr. Gruber explained that since the Commission agreed to bond all monies for the total amount of the projects, it's like having cash in hand. He says a follow up question could be – what if the proceeds from the sales tax are not what the Commission is estimating. Mr. Gruber says the bond notes are fully backed by the full faith and credit of the County.

Chairman Forrest says there's a motion on the table from Mr. Covert and a second from Mr. Richardson to fully fund the project list with no prioritization of the projects for whichever comes first, the 8 years the referendum is in place or how much it costs to fund the projects. The vote is unanimous. The motion passes.

Chairman Forrest asks for a final number on the cost of the projects. Josh Gruber responds with \$221.45M.

Mr. Robinson asks if the County would be the entity to gather the bids for these projects if the referendum is passed. Mr. Kubic says the County would assume the bidding mechanics but there would be a collateral effort with the entity that presented the project.

Chairman Forrest asks Josh Gruber what the next step is. Josh Gruber says the Commission has covered the 4 items in the statute which are 1) purpose for which the proceeds will be used – the final list of projects 2) the time of year increments the sales tax will be imposed – 8 years 3) whether or not the projects will all be bonded – yes 4) prioritization - no. The Chairman asks if there is anything else the Commission needs to do at this point. Josh Gruber says the Commission has done everything necessary.

The Chairman thanked all the Commissioners for their hard work and dedication. He also thanked the Beaufort County staff that worked closely with the Commission. Mr. Richardson said he believes this list is made up of good solid projects and is proud of what the Commission did. Mr. Covert agreed with Mr. Richardson and said it was an honor to be part of the Commission and have the chance to represent the taxpayers. He said no one wants to pay more taxes but there are needs that have to happen. He says it's now for the citizens to speak their voice and say if they agree or disagree with the list. Mr. Robinson says it was a tough process and couldn't approve all of them but thanked everyone for coming together. Mr. Robinson said it was a pleasure to work with all the Commissioners and learn more about the County. Mr. Robinson said again the Beaufort County staff was wonderful to work with and thanked them. Mr. Gruber said the debates the Commissioners had were good and is very proud of how the process went. Mr. Kubic says he is sure Council appreciates the difficult work the Commission did in a short amount of time. He also invited the Commission to come to the Council meeting in which first reading will be given (June 23) on this issue. Mr. Kubic said in his 40 plus years in Government, he has gone through processes like this before and it makes him and other leaders of municipalities aware of what the public wants and it makes the municipalities work together. He says for those who move here later in life or grow up here, if this list passes, there will be more job opportunities, property values will increase as a result, the public will be safer and have a better quality of life here in Beaufort County. He thanked the Commission for being able to go through the process.

Chairman Forrest asks for a motion to adjourn. Mr. Robinson makes the motion. Mr. Robinson seconds. The meeting is adjourned.

Commission adjourned at 3:46 p.m.

Capital Project Sales Tax Commission

By: 

Joy Nelson
Capital Project Sales Tax Commission Staff Liaison

Ratified: June 9, 2014



*Beaufort County Comprehensive
Plan*

Priority Investment



Priority Investment

The purpose of the Priority Investment Element is to tie the capital improvement needs identified in other elements to forecasted revenues for the next ten years. It is, in essence, a ten-year Capital Improvements Plan that is meant to guide the County's five-year Capital Improvements Program (CIP) and annual budgeting processes.

SOUTH CAROLINA PRIORITY INVESTMENT ACT (PIA)

In June 2007, the governor signed into law the South Carolina Priority Investment Act (PIA). The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act. One of the amendments adds the Priority Investment Element to the list of required elements for local comprehensive plans. The PIA states the following regarding this new element:

"A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action."

PROCESS

To prepare the list of public infrastructure projects, County Departments were contacted and asked to provide a prioritized list of capital improvements based on needs identified in the Community Facilities and Transportation Elements as well as those facilities needed to maintain existing service levels and repair/replace obsolete or worn out facilities.

10-YEAR CAPITAL IMPROVEMENTS PLAN

The result of this process is a 10-year Capital Improvements Plan (CIP) (Appendix 12-A). The projects are listed by department, construction date, facility costs, and, where appropriate, annual operating expenses. Projected revenues are shown in Appendix 12-B. The detailed schedule of road projects is provided in Appendix 12-C. The projects in the 10-year CIP represent the best efforts of County departments to identify and prioritize capital needs to address existing deficiencies and future needs. The inclusion of projects in the 10-year CIP, however, does not connote de-facto approval of the items or their priorities. Further analysis, prioritization, and review of projects will need to occur prior to the actual implementation of the capital projects.

FUNDING GAP

Appendix B provides a comparison of capital project needs and projected revenues over the next 10 years. Table 12-1 summarizes the projected funding gap.

**Table 12-1: Beaufort County Capital and Road Projects
Projected 10-Year Funding Gap**

	Projected Revenue ¹	Projected Cost ¹	Funding Gap ¹
County Capital Projects	\$229,400	\$365,800	\$136,400
Road Projects	\$360,200	\$624,700	\$264,500
Total	\$589,600	\$990,500	\$400,900

¹ in thousands

The primary source of revenue for county capital projects are General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the County's projected future property tax revenue stream. The State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of the County's taxable property. Beaufort County pays approximately \$5 million annually toward existing debt and increases it's bonding capacity by about \$5 million annually due to increases in assessed property value. Therefore, once the County exhausts its existing bonding capacity of \$39 million, only an additional \$10 million can be borrowed annually. To issue

bonds in excess of the 8 percent limitation would require the County to hold a referendum.

Impact fees are the other major revenue source for county capital projects. While Beaufort County has enacted impact fees for roads, parks and libraries, revenue from impact fees can only fund the cost the County will incur to provide capital improvements to accommodate new development. Impact fees cannot be used to address existing capital deficiencies. Impact fees also cannot be used to establish a higher level of service for future projects than what is currently being provided.

NEXT STEPS

Beaufort County department heads should continue to meet over the next year to further refine the Capital Improvements Plan. County staff will need to establish a methodology to prioritize capital improvements that are required to achieve and maintain desired levels of service and to repair and replace public facilities. County staff will also need to identify additional sources of revenue to fund the refined list of capital projects.

RECOMMENDATIONS

Recommendation 12-1: Determine Needed Capital Improvements

Beaufort County should establish a methodology to prioritize capital improvements required to achieve and maintain desired levels of service and to repair and replace public facilities. This methodology should take into account both capital costs and the cost to operate and maintain proposed capital improvements in order to achieve the best use of funds and potential overall cost savings.

- Beaufort County should set the relative priorities among types of public facilities as follows:
 - Priority 1 – New public facilities and improvements to existing facilities that eliminate public hazards.
 - Priority 2 – The repair, renovation or replacement of obsolete or worn out facilities that are necessary to achieve or maintain existing levels of service.
 - Priority 3 – New and expanded facilities that reduce or eliminate existing deficiencies in levels of service.
 - Priority 4 – New and expanded facilities necessary to serve new development and redevelopment projected during the next five years.

- Beaufort County shall develop and annually update a five-year Capital Improvements Program (CIP) that plans for needed capital facilities that are within the fiscal capability of the County.
- Beaufort County shall prepare as part of the annual budget process a Capital Improvements Budget (CIB) that lists appropriations for the capital improvements projects in the first year of the CIP.

Recommendation 12-2: Develop a Funding Strategy

Beaufort County should develop a coordinated funding strategy to fund needed capital projects. Possible future revenue sources may include, but are not limited to:

- G.O. Bonds: Seek Additional funding from G.O. bonds by holding a referendum to exceed the County's 8% bonding capacity;
- Impact Fees: Revise existing transportation, park, and library impact fees;
- Capital Projects Sales Tax: Hold a referendum to establish a 1% capital projects sales tax once the current tax expires; and
- Grants: Seek additional funding through private, state and federal grants.
- User Fees: Consider user fees for county services where appropriate or feasible.

Recommendation 12-3: Coordination with Other Agencies and Jurisdictions

Beaufort County shall coordinate the provision of capital improvements with other relevant agencies and jurisdictions.

- Beaufort County shall coordinate the provision of public facilities with municipalities in Beaufort County, surrounding counties and municipalities, and the Beaufort County School District.
- Beaufort County shall coordinate with the Beaufort-Jasper Water & Sewer Authority, the State Department of Transportation and other state agencies as necessary regarding proposed capital improvements.

Appendix 12-A: 10-Year Capital Improvements Plan

Item #	Title of Project	Item Cost	Project Rollup Cost	Priority	CIP Expenditures										Funding Sources	Annual Operating Expenses			
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		Salaries and Benefits	Facility O&M Cost	Total	Effective Date
Public Safety																			
1	Public Safety Misc. Improvements		\$1,383,866		\$1,383,866														
	Detention Center - Create additional housing Capacity	\$150,000		1													\$0	\$0	\$0
	Animal Control Improvements (Small Building)	\$753,866		3													\$0	\$0	\$0
	Administration Building - Security improvements	\$270,000		1													\$0	\$0	\$0
	Myrtle Park Bluffton Office - Security Improvements	\$65,000		1													\$0	\$0	\$0
	Rear Chemical Storage Building (Up-Fits)	\$25,000		2													\$0	\$0	\$0
	New Helicopter Hangar (Up-Fits)	\$100,000		3													\$0	\$0	\$0
2	Courthouse - Security system replacement, exterior improvements	\$1,100,000	\$1,100,000	1	\$1,100,000												\$0	\$0	\$0
3	Animal Shelter - Southern Beaufort County		\$4,600,000			\$4,600,000													
	Construction of a 24,000 sf Facility	\$3,600,000		2													\$558,000	\$400,000	\$958,000
	Land (10 acres)	\$1,000,000		2													\$0	\$0	\$0
4	Detention Center Expansion - Property		\$3,000,000			\$3,000,000													
	Purchase alternate housing site	\$350,000		1													\$0	\$0	\$0
	Design of duplex apartment	\$110,000		1													\$0	\$0	\$0
	Construction of duplex apartment	\$1,716,000		1													\$0	\$0	\$0
	Buy Smith property	\$300,000		1													\$0	\$0	\$0
	Relocate residents	\$24,000		1													\$0	\$0	\$0
	Realign Marsh Drive	\$250,000		1													\$0	\$0	\$0
	A&E Fees	\$250,000		1													\$0	\$0	\$0
5	Detention Center Expansion - Construction		\$10,000,000	1													\$1,500,000	\$500,000	\$2,000,000
	A&E Fees	\$1,000,000				\$1,000,000													
	Construction	\$9,000,000				\$9,000,000													
6	LEC, EM, EMS and MIS Complex @ \$43,863,234																		
	24 Acres for LEC, EM, EMS and MIS Complex	\$15,600,000	\$15,600,000	1	\$15,600,000														
	Demo & Site Work for LEC, EM, EMS and MIS Complex	\$1,982,304	\$1,982,304	1	\$1,982,304														
	Construction 70,000 sf for LEC & EM Facility	\$17,500,000	\$17,500,000	1	\$17,500,000												\$60,000	\$60,000	\$150,000
	Sheriff's Office (50,000 sf)																		
	Emergency Management Center (20,000 sf)																		
	Construction 35,000 sf for EMS & MIS Facility	\$8,356,000	\$8,356,000	1	\$8,356,000														
	EMS (17,500 sf) - Relocation of Existing Facility																\$0	\$0	\$0
	MIS (17,500 sf) - Relocation of Existing Facility																\$0	\$50,000	\$50,000
	A&E Fees		\$1,500,000	1															
	LEC	\$1,000,000			\$1,000,000														
	EMS	\$500,000			\$500,000														
	Sale of Depot Road Facility	(\$500,000)	(\$500,000)	1													\$0	(\$50,000)	(\$50,000)
	Arthur Home Building		\$2,450,000	1	\$2,450,000												\$0	\$15,000	\$15,000
	Building improvements for Magistrates	\$2,450,000																	
7	EMS Facilities within Fire Stations																		
	2010		\$791,000		\$791,000														
	EMS Station Palmetto Bluff - New Fire Station	\$416,000		2													\$348,656	\$10,588	\$357,424
	EMS Station Lady's Island - LISH FD HQ Renovations	\$375,000		2													\$348,656	\$10,188	\$357,044
	2014		\$440,000		\$440,000														
	EMS Station Burton Area - New Fire Station	\$440,000		2													\$348,561	\$15,548	\$364,129
	Subtotal	\$68,203,170																	
DSN																			
8	DSN - Build 2 New CTH Homes North of the Broad River		\$820,928		\$820,928														
	Replacement of Ivy Lane CTH Home	\$410,464		1													\$0	\$0	\$0
	Replacement of Broad River CTH Home	\$410,464		1													\$0	\$0	\$0
9	DSN - Purchase 5 Apartments/Townhouses for Supported Living	\$725,000	\$725,000	2	\$725,000												\$135,047	\$30,293	\$165,340
10	DSN - Build 2 New CTH Homes in Bluffton		\$842,928																
	Bluffton 1	\$421,500		1		\$421,500											\$155,931	\$79,607	\$235,538
	Bluffton 2	\$421,428		2		\$421,428											\$155,931	\$79,607	\$235,538

Appendix 12-A: 10-Year Capital Improvements Plan

Item #	Title of Project	Item Cost	Project Rollup Cost	Priority	CIP Expenditures										Funding Sources	Annual Operating Expenses				
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		Salaries and Benefits	Facility O&M Cost	Total	Effective Date	
11	Administration Building / Program Building - Funded in 2008 CIP	\$0	\$0												2008 CIP	\$140,000	\$50,000	\$190,000	2009	
	Subtotal	\$2,388,856																		
Emergency Management																				
12	Misc. Improvements		\$1,835,000			\$1,835,000														
	TMC Cameras	\$400,000		3												\$0	\$10,000	\$10,000	2011	
	Mobile Data Computer Replacements	\$500,000		3												\$0	\$0	\$0	2011	
	ITS Camera Installation (Hurricane Evacuations)	\$500,000		3												\$0	\$10,000	\$10,000	2011	
	Automatic Vehicle Locator	\$435,000		3												\$0	\$40,500	\$40,500	2011	
13	Radio Central Control System Replacement, Phase I & II		\$9,000,000																	
	Phase I	\$5,300,000		1		\$5,300,000										\$0	\$451,000	\$451,000	2011	
	Phase II	\$3,700,000		1			\$3,700,000									\$0	\$167,000	\$167,000	2011	
14	Computer Aided Dispatch (CAD) Replacement	\$5,000,000	\$5,000,000	1			\$5,000,000													
15	Outdoor Warning System - Funded in 2008 CIP	\$0	\$0	1											2008 CIP	\$0	\$22,240	\$22,240	2009	
	Subtotal	\$15,835,000																		
Boat Landings																				
16	Boat Landings - 2009		\$1,650,000			\$1,650,000														
	White Hall Boat Landing - Parking Improvements	\$750,000		2												\$0	\$1,000	\$1,000	2010	
	Port Royal Boat Landing - Parking Improvements	\$750,000		2											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2010	
	Ailjoy Boat Landing - Float/dock system improvements	\$150,000		2												\$0	\$1,000	\$1,000	2010	
17	Boat Landings - 2010		\$650,000			\$650,000														
	White Hall Boat Landing - Ramp/Float/Dock Improvements	\$325,000		2											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2011	
	Wallace Creek Boat Landing - Ramp/Float/Dock	\$325,000		2												\$0	\$1,000	\$1,000	2011	
18	Boat Landings - 2011		\$1,975,000			\$1,975,000														
	Station Creek Boat Landing - Ramp/Float/Dock	\$150,000		2												\$0	\$1,000	\$1,000	2012	
	Hilton Head Island - New Facility	\$1,500,000		3											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2012	
	C.C. Haigh Jr. Boat Landing - Ramp/Float/Dock	\$325,000		2												\$0	\$1,000	\$1,000	2012	
19	Boat Landings - 2012		\$3,250,000			\$3,250,000														
	Ailjoy Boat Landing - Parking Improvements	\$1,000,000		2												\$0	\$1,000	\$1,000	2013	
	Lady's Island (Whitehall) Boat Landing - Parking Improvements	\$750,000		2												\$0	\$1,000	\$1,000	2013	
	Fort Frederck Access Road Improvements	\$750,000		2											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2013	
	Sands Boat Landing - Parking Improvements	\$750,000		2												\$0	\$1,000	\$1,000	2013	
20	Boat Landings - 2013		\$3,000,000			\$3,000,000														
	May River Boat Landing - New Facility	\$1,600,000		3											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2014	
	Station Creek Boat Landing - Parking Improvements	\$1,200,000		2												\$0	\$1,000	\$1,000	2014	
21	Boat Landings - 2014		\$2,600,000						\$2,600,000											
	Broad River Boat Landing - New Facility	\$2,000,000		3											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2015	
	Sams Point Boat Landing - Parking Improvements	\$600,000		2												\$0	\$1,000	\$1,000	2015	
22	Boat Landings - 2015		\$2,850,000						\$2,850,000											
	New River Boat Landing - New Facility	\$1,500,000		3												\$0	\$1,000	\$1,000	2016	
	Brickyard Point Boat Landing - Parking Improvements	\$600,000		2											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2016	
	Russ Point Boat Landing - Parking Improvements	\$750,000		2												\$0	\$1,000	\$1,000	2016	
23	Boat Landings - 2016		\$3,050,000						\$3,050,000											
	Oklatie River - New Facility (Access from SC 170)	\$750,000		3												\$0	\$1,000	\$1,000	2017	
	Grays Hill Boat Landing - Parking Improvements	\$600,000		2											DNR Funds / CIP G.O. Bonds	\$0	\$1,000	\$1,000	2017	
	Combahee Boat Landing - New Facility	\$1,500,000		3												\$0	\$1,000	\$1,000	2017	
24	Boat Landings - 2017		\$2,500,000								\$2,500,000									
	Warsaw Island Boat Landing - New Facility	\$1,000,000		3											DNR Funds / G.O. Bonds	\$0	\$1,000	\$1,000	2018	
	Village or Coffin Creek - New Facility	\$1,500,000		3												\$0	\$1,000	\$1,000	2018	
	Subtotal	\$21,525,000																		
Public Works																				
25	PW - CIP		\$2,442,000																	
	Storm Water Utility - New Addition	\$227,000		2		\$227,000									Stormwater Utility	\$0	\$0	\$0	2010	
	Grounds Maintenance - New Office Building	\$340,000		2		\$340,000									G.O. Bonds	\$0	\$0	\$0	2010	
	Public Works Office - Expansion / Improvements	\$825,000		2		\$825,000									G.O. Bonds	\$0	\$4,500	\$4,500	2011	

Appendix 12-A: 10-Year Capital Improvements Plan

Item #	Title of Project	Item Cost	Project Rollup Cost	Priority	CIP Expenditures									Funding Sources	Annual Operating Expenses					
					2009	2010	2011	2012	2013	2014	2015	2016	2017		2018	Salaries and Benefits	Facility O&M Cost	Total	Effective Date	
	Grounds Maintenance - New Storage / Equipment Shed	\$125,000		2		\$125,000									G.O. Bonds	\$0	\$1,000	\$1,000	2011	
	General Support / Roads & Drainage North - New Office	\$340,000		3			\$340,000								G.O. Bonds	\$0	\$3,000	\$3,000	2013	
	Facility Maintenance - New Workshop / Warehouse	\$230,000		2			\$230,000								G.O. Bonds	\$0	\$0	\$0	2013	
	Grounds Maintenance - Burton Wells Maintenance Shed	\$145,000		3						\$145,000					G.O. Bonds	\$0	\$500	\$500	2015	
	Public Works South Office - Addition / Improvements	\$210,000		2						\$210,000					G.O. Bonds	\$0	\$0	\$0	2015	
26	Regional Solid Waste Transfer Facility																			
	Land		\$1,525,000			\$1,525,000														
	Property Acquisition (20 Acres @ 50,000 / Acre)	\$1,000,000		2											G.O. Bonds	\$0	\$0	\$0	2011	
	Pre-Development Costs	\$525,000		2											G.O. Bonds	\$0	\$0	\$0	2011	
	Construction & Equipment		\$4,726,375			\$4,726,375														
	Constructing Transfer Station (Reduced Disposal Fees will Offset O&M)	\$2,200,000		3											G.O. Bonds	\$120,000	\$0	\$120,000	2012	
	Constructing MRF (Revenue Generated will Offset O&M)	\$1,100,000		2											G.O. Bonds	\$120,000	\$0	\$120,000	2012	
	Equipping Transfer Station	\$1,026,375		3											G.O. Bonds	\$0	\$0	\$0	2012	
	Equipping MRF	\$400,000		2											G.O. Bonds	\$0	\$0	\$0	2012	
27	Modernization of 3 Convenience Centers		\$1,000,000																	
	St. Helena Facility	\$333,333		2					\$333,333						G.O. Bonds	\$0	\$0	\$0	2015	
	Hilton Head Facility	\$333,333		2						\$333,333					G.O. Bonds	\$0	\$0	\$0	2016	
	Simmonsville Facility	\$333,334		2							\$333,334				G.O. Bonds	\$0	\$0	\$0	2017	
	Subtotal	\$9,693,375																		
	Libraries																			
28	Beaufort Library		\$2,379,760			\$2,379,760														
	Renovation - Beaufort Br. Phase II	1,189,860		1											G.O. Bonds	\$0	\$0	\$0	2010	
	Renovation - Beaufort Br. Phase I	1,189,860		1											G.O. Bonds	\$0	\$0	\$0	2010	
29	New Regional Library - N. Beaufort Co. (St. Helena)	\$7,170,000	\$7,170,000	1	\$7,170,000										See Note below title	\$396,000	\$355,000	\$751,000	2010	
	Note: Funding Sources: Impact Fees Grants G.O. Bonds & Donations																			
30	Lobeco - New Branch		\$2,309,140									\$2,309,140								
	Renovation and Add-on	\$2,009,140		2											25% Impact Fees 75% G.O. Bonds	\$102,615	\$112,385	\$215,000	2018	
	Land Purchase	\$300,000		2																
31	Pritchardville - New Branch		\$10,520,000			\$10,520,000									25% Impact Fees 75% G.O. Bonds	\$496,000	\$355,000	\$851,000	2014	
	Land Purchase	\$2,000,000		1																
	Development & Construction Cost	\$8,520,000		1																
32	Okatie - New Branch		\$10,520,000			\$10,520,000									25% Impact Fees 75% G.O. Bonds	\$496,000	\$355,000	\$851,000	2015	
	Land Purchase	\$2,000,000		2																
	Development & Construction Cost	\$8,520,000		2																
33	Lady's Island - New Branch		\$8,400,000							\$8,400,000					25% Impact Fees 75% G.O. Bonds	\$496,000	\$355,000	\$851,000	2017	
	Land Purchase	\$2,000,000		2																
	Development & Construction Cost	\$6,400,000		2																
34	Hilton Head Island - New Branch (Renovation and Add-on)	\$10,700,000	\$10,700,000	2		\$10,700,000										\$0	\$331,875	\$331,875	2013	
35	Burton Wells		\$16,950,000	1		\$16,950,000														
	New Branch	\$14,500,000														\$587,740	\$654,535	\$1,222,275	2011	
	Move Tech Office, Admin & IT	\$2,450,000														\$0	\$77,725	\$77,725	2011	
36	Renovation at Beaufort Library Phase III		\$5,200,000			\$5,200,000									G.O. Bonds	\$0	\$0	\$0	2012	
	Renovation and Add-on	\$4,000,000		1																
	Parking																			
	Land Cost	\$200,000		1																
	Facility (50 spaces)	\$1,000,000		1																
	Subtotal	\$74,148,900																		
	Administrative Office Space																			
37	South County General Administration Building																			
	Land (5 acres)	\$1,000,000	\$1,000,000	1	\$1,000,000										G.O. Bonds/ Lease Revenue					
	Construction of 31,786 sf Facility Current Lease: \$338,000 - New Operating Cost: \$300,000 Net Operational Difference: (\$38,000)	\$7,154,550	\$7,154,550	1	\$7,154,550												\$0	(\$38,000)	(\$38,000)	2011
	Construction of 97,906 sf Addition or Facility	\$22,029,300	\$22,029,300	3						\$22,029,300							\$7,300,000	\$1,900,000	\$9,200,000	2016

Appendix 12-A: 10-Year Capital Improvements Plan

Item #	Title of Project	Item Cost	Project Rollup Cost	Priority	CIP Expenditures										Funding Sources	Annual Operating Expenses			
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		Salaries and Benefits	Facility O&M Cost	Total	Effective Date
38	South County Human Services Building Land (5 acres)	\$1,000,000	\$1,000,000	3										\$1,000,000	G.O. Bonds/ Lease Revenue				
39	Construction of 60,000 sf Facility	\$13,500,000	\$13,500,000	3									\$13,500,000	G.O. Bonds	\$0	\$0	\$0	2019	
40	Voter Registration / Warehouse BIV #6 Construction of 10,000 sf Facility Current O&M: \$50,000 - Projected O&M: \$20,000 Net Operational Difference: (\$30,000)	\$1,750,000	\$1,750,000	2		\$1,750,000									G.O. Bonds	\$0	(\$30,000)	(\$30,000)	2011
	Subtotal	\$46,433,850																	
Planning																			
41	Fishing Village - Option Selection and Cost Development TBD	\$4,200,000	\$4,200,000	3					\$4,200,000						G.O. Bonds	Offset by Revenues	Crates Revenue		2014
	Subtotal	\$4,200,000																	
PALS - South																			
42	Buckwalter Park - One Year Soccer Field and Light 3	\$1,500,000	\$1,500,000	1	\$1,500,000										G.O. / Imp. fees	\$0	\$35,000	\$35,000	2010
43	Buckwalter Park - Complete Rec Center	\$2,300,000	\$2,300,000	1	\$2,300,000										G.O. / Imp. fees	\$70,000	\$50,000	\$120,000	2010
44	Buckwalter Park - Aquatics Center	\$5,000,000	\$5,000,000	1		\$5,000,000									G.O. / Imp. fees	\$350,000	\$110,000	\$460,000	2011
45	Buckwalter Park - Baseball Complex	\$5,800,000	\$5,800,000	1			\$5,800,000								G.O. / Imp. fees	\$70,000	\$45,000	\$115,000	2012
46	Develop Camp St. Marys	\$4,500,000	\$4,500,000	2			\$4,500,000								G.O. / Imp. fees	\$70,000	\$60,000	\$130,000	2013
47	Purchase 25 Acres in Okatie	\$1,900,000	\$1,900,000	2				\$1,900,000							G.O. / Imp. fees	\$35,000	\$35,000	\$70,000	2014
48	Develop Daufuskie Park	\$1,400,000	\$1,400,000	2															
49	Okatie Park Development	\$5,000,000	\$5,000,000	2					\$5,000,000						G.O. / Imp. fees	\$70,000	\$25,000	\$95,000	2015
50	Develop Jones Tract Park	\$5,000,000	\$5,000,000	2						\$5,000,000					G.O. / Imp. fees	\$70,000	\$25,000	\$95,000	2016
51	Develop Okatie Preserve	\$4,000,000	\$4,000,000	2							\$4,000,000				G.O. / Imp. fees	\$105,000	\$15,000	\$120,000	2017
52	Buckwalter Tennis Center	\$2,500,000	\$2,500,000	3								\$2,500,000		G.O. Bonds	Leased Facility / No Cost				2018
53	Complete Buckwalter Passive Areas	\$2,000,000	\$2,000,000	3								\$2,000,000		G.O. / Imp. fees	\$35,000	\$10,000	\$45,000	2019	
54	Develop Altamaha		\$450,000										\$450,000		\$35,000	\$10,000	\$45,000	2019	
	Phase I	\$450,000		3										State Funds Donor Funds G.O. Bonds					
	Phase II	TBD		3															
	Subtotal	\$41,350,000																	
PALS - North																			
55	Lady's Island Park Development (Crystal Lake - land)	\$1,500,000	\$1,500,000	1	\$1,500,000										G.O. / Imp. fees	\$150,000	\$75,000	\$225,000	2010
56	Improvements to Existing Facilities		\$1,000,000		\$1,000,000														
	Bladen Street Tennis Courts - Lights	\$150,000		2											G.O. Bonds	\$0	\$0	\$0	2010
	Bladen Street Tennis Courts - Resurfacing	\$500,000		2											G.O. Bonds	\$0	\$0	\$0	2010
	Indoor Pools Resurfacing	\$200,000		2											G.O. Bonds	\$0	\$0	\$0	2010
	Mink Point Center Improvements	\$150,000		2											G.O. Bonds	\$0	\$0	\$0	2010
57	Lady's Island Community Park Phase I	\$1,000,000	\$1,000,000	1	\$1,000,000										G.O. Bonds	\$100,000	\$125,000	\$225,000	2010
58	Improvements to Existing Facilities		\$1,000,000			\$1,000,000									G.O. Bonds	\$0	\$0	\$0	2011
	Agnes Major Center Expansion	\$500,000		2		\$1,000,000													
	Scott Center Restroom / Picnic Shelter	\$200,000		2															
	Greene Street Center Parking Lot Resurfacing	\$100,000		2															
	Gloria Potts Center Restroom & Picnic Shelter	\$200,000		2															
59	Fort Fremont Park Phase II Ranger Station / RR	\$1,100,000	\$1,100,000	3		\$1,100,000									G.O. Bonds	\$150,000	\$75,000	\$225,000	2011
60	Lady's Island Community Park Phase II	\$1,000,000	\$1,000,000	1		\$1,000,000									G.O. / Impact 30%	\$0	\$0	\$0	2011

Appendix 12-A: 10-Year Capital Improvements Plan

Item #	Title of Project	Item Cost	Project Rollup Cost	Priority	CIP Expenditures										Funding Sources	Annual Operating Expenses				
					2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		Salaries and Benefits	Facility O&M Cost	Total	Effective Date	
61	Burton Wells Phase III (Adult Complex)	\$2,200,000	\$2,200,000	2			\$2,200,000								G.O. Bonds	\$0	\$25,000	\$25,000	2012	
62	St. Helena Park Expansion	\$1,600,000	\$1,600,000	2			\$1,600,000								G.O. / Impact 25%	\$85,000	\$50,000	\$135,000	2013	
63	Lady's Island Community Park Phase III	\$1,800,000	\$1,800,000	1				\$1,800,000							CIP / Impact 25%	\$0	\$25,000	\$25,000	2014	
64	Burton Wells Tennis Complex	\$1,500,000	\$1,500,000	3					\$1,500,000						G.O. Bonds	\$75,000	\$50,000	\$125,000	2015	
65	Grays Hill Neighborhood Park	\$1,700,000	\$1,700,000	3						\$1,700,000					G.O. / Impact 25%	\$85,000	\$50,000	\$135,000	2016	
66	Lands End Neighborhood Park	\$1,700,000	\$1,700,000	3						\$1,700,000					G.O. / Impact	\$85,000	\$50,000	\$135,000	2016	
67	Lobeco Community Park	\$1,200,000	\$1,200,000	2							\$1,200,000				G.O. / Impact	\$85,000	\$50,000	\$135,000	2017	
68	Castle Rock / Jericho Park	\$2,400,000	\$2,400,000	3								\$2,400,000			G.O. / Impact 25%	\$85,000	\$50,000	\$135,000	2018	
69	Gloria Potts' Park Expansion	\$1,100,000	\$1,100,000	2									\$1,100,000	G.O. Bonds	\$0	\$25,000	\$25,000	2019		
70	Burton Wells Park Phase IV (Road) Necessary to Accommodate New Library	\$1,500,000	\$1,500,000	1		\$1,500,000								G.O. Bonds	\$0	\$5,000	\$5,000	2011		
	Subtotal	\$23,300,000																		
	Hilton Head Island Airport																			
71	Tree Obstruction Removal / Mitigation (South)	\$1,000,000	\$1,000,000	1	\$1,000,000										95% FAA Grants 2.5% State Grants 2.5% Airport Enterprise Fund	\$0	\$5,000	\$5,000	2010	
72	New Aircraft Rescue & Fire Fighting Station	\$1,300,000	\$1,300,000	1	\$1,300,000												\$0	\$10,000	\$10,000	2010
73	Tree Obstruction Removal / Mitigation (North)	\$4,000,000	\$4,000,000	1		\$4,000,000											\$0	\$15,000	\$15,000	2011
74	Air Carrier Terminal Expansion / Renovations	\$1,500,000	\$1,500,000	2		\$1,500,000											\$0	\$10,000	\$10,000	2011
75	Tree Obstruction Removal / Mitigation (Sides)	\$2,000,000	\$2,000,000	1			\$2,000,000										\$0	\$7,500	\$7,500	2012
76	Commercial Terminal Automobile Parking Expansion	\$1,400,000	\$1,400,000	2			\$1,400,000										\$0	\$3,000	\$3,000	2012
77	New Taxiways / Apron Expansion / Heliport	\$2,800,000	\$2,800,000	2			\$2,800,000										\$0	\$5,000	\$5,000	2013
78	Land Acquisition (Dillon Road)	\$1,700,000	\$1,700,000	3				\$1,700,000									\$0	\$0	\$0	2014
79	Precision Approach (ILS) Equipment Installation	\$3,000,000	\$3,000,000	2					\$3,000,000								\$0	\$15,000	\$15,000	2015
80	Runway / Taxiway Rehabilitation	\$5,000,000	\$5,000,000	2						\$5,000,000							\$0	\$0	\$0	2016
81	Aircraft Hangars	\$2,500,000	\$2,500,000	2							\$2,500,000					\$0	\$15,000	\$15,000	2017	
82	Land Acquisition (Summit Drive)	\$9,000,000	\$9,000,000	3								\$9,000,000				\$0	\$0	\$0	2018	
	Subtotal	\$35,200,000																		
	Beaufort County Airport (at Lady's Island)																			
83	Tree Obstruction Removal / Mitigation	\$1,000,000	\$1,000,000	1	\$1,000,000										95% FAA Grants 2.5% State Grants 2.5% Airport Enterprise Fund	\$0	\$1,000	\$1,000	2010	
84	Runway Overlay / Widening / Grooving	\$1,000,000	\$1,900,000	1		\$1,900,000											\$0	\$0	\$0	2011
85	Parking Lot Relocation / Sanitary Sewer	\$1,000,000	\$1,000,000	1			\$1,000,000										\$0	\$3,600	\$3,600	2012
86	Parallel Taxiway / Apron Expansion / Heliport	\$1,800,000	\$1,800,000	2			\$1,800,000										\$0	\$5,000	\$5,000	2013
87	Runway Extension	\$15,000,000	\$15,000,000	2				\$15,000,000									\$0	\$5,000	\$5,000	2014
88	Terminal Expansion	\$1,400,000	\$1,400,000	2					\$1,400,000								\$0	\$6,000	\$6,000	2015
89	Apron Expansion / Fuel Farm Upgrade	\$1,300,000	\$1,300,000	2						\$1,300,000							\$0	\$3,000	\$3,000	2016
90	Aircraft Hangars	\$1,500,000	\$1,500,000	2							\$1,500,000						\$0	\$10,000	\$10,000	2017
	Subtotal	\$24,900,000																		
	NON-ROAD TOTALS	\$367,178,151	\$367,178,151		\$43,998,563	\$85,361,364	\$45,280,814	\$30,222,012	\$38,122,013	\$25,150,347	\$39,914,648	\$20,985,350	\$19,711,157	\$17,052,018		\$15,651,557	\$7,648,171	\$23,299,728		

Appendix 12-B: 10-Year CIP Projected Revenues

Projected County Capital Project Revenues	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
Existing Debt Capacity	\$39,003,390										\$39,003,390
New Debt Capacity resulting from annual debt payments	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$50,000,000
New Debt Capacity resulting from increases in assessed value	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$50,000,000
Federal and State Grants for Airport Capital Facilities	\$3,300,000	\$7,400,000	\$4,400,000	\$4,600,000	\$16,700,000	\$4,400,000	\$6,300,000	\$4,000,000	\$9,000,000	\$0	\$60,100,000
Library Impact Fees	\$0	\$4,237,500	\$0	\$2,675,000	\$2,630,000	\$2,630,000	\$0	\$2,100,000	\$577,285	\$0	\$14,849,785
Park Impact Fees (Northern Beaufort County)	\$1,140,000	\$1,500,000	\$174,000	\$1,350,000	\$570,000	\$1,500,000	\$1,500,000	\$1,200,000	\$750,000	\$735,000	\$10,419,000
Park Impact Fees (Southern Beaufort County)	\$0	\$600,000	\$660,000	\$480,000	\$540,000	\$450,000	\$1,020,000	\$360,000	\$720,000	\$220,000	\$5,050,000
TOTAL COUNTY CAPITAL PROJECT REVENUES	\$53,443,390	\$23,737,500	\$15,234,000	\$19,105,000	\$30,440,000	\$18,980,000	\$18,820,000	\$17,660,000	\$21,047,285	\$10,955,000	\$229,422,175
TOTAL COUNTY CAPITAL PROJECT EXPENSES	\$43,998,563	\$85,361,364	\$45,280,814	\$30,222,012	\$38,122,013	\$25,150,347	\$39,914,648	\$20,985,350	\$19,711,157	\$17,052,018	\$365,798,286
COUNTY CAPITAL PROJECT SURPLUS/(DEFICIT)	\$9,444,827	(\$61,623,864)	(\$30,046,814)	(\$11,117,012)	(\$7,682,013)	(\$6,170,347)	(\$21,094,648)	(\$3,325,350)	\$1,336,128	(\$6,097,018)	(\$136,376,111)

Projected Transportation Project Revenues	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
Sales Tax	\$150,000	\$7,100,000	\$14,325,000	\$26,050,000	\$43,960,000	\$40,450,000	\$20,040,000	\$0	\$0	\$0	\$152,075,000
South County Road Impact Fees	\$800,000	\$1,300,000	\$5,700,000	\$12,200,000	\$9,990,000	\$15,100,000	\$9,835,000	\$8,325,000	\$6,000,000	\$0	\$69,250,000
North County Road Impact Fees	\$1,342,750	\$2,387,750	\$2,780,000	\$3,210,000	\$4,000,000	\$2,700,000	\$2,400,000	\$1,500,000	\$1,000,000	\$0	\$21,320,500
Congressional Earmark	\$394,000	\$14,896,000	\$4,090,000	\$2,810,000	\$8,510,000	\$0	\$0	\$0	\$0	\$0	\$30,700,000
Guideshare/SCDOT	\$500,000	\$13,225,000	\$23,325,000	\$39,700,000	\$700,000	\$700,000	\$700,000	\$0	\$0	\$0	\$78,850,000
Tag-CTC Funds	\$40,000	\$0	\$0	\$210,000	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Enhancement Grants	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Town of Hilton Head Island	\$0	\$0	\$500,000	\$300,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$1,100,000
Traffic Mitigation	\$93,000	\$0	\$0	\$550,000	\$140,000	\$300,000	\$350,000	\$300,000	\$0	\$0	\$1,733,000
Admissions Fees	\$0	\$0	\$985,000	\$1,700,000	\$300,000	\$300,000	\$0	\$0	\$0	\$0	\$3,285,000
Additional Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$760,000	\$700,000	\$0	\$0	\$1,460,000
TOTAL ROAD PROJECT REVENUES	\$3,319,750	\$38,908,750	\$51,905,000	\$86,730,000	\$67,900,000	\$59,550,000	\$34,085,000	\$10,825,000	\$7,000,000	\$0	\$360,223,500
TOTAL ROAD PROJECT EXPENSES	\$52,010,000	\$86,730,000	\$67,900,000	\$61,250,000	\$46,535,000	\$56,775,000	\$76,500,000	\$74,000,000	\$56,000,000	\$47,000,000	\$624,700,000
ROAD PROJECT SURPLUS/(DEFICIT)	(\$48,690,250)	(\$47,821,250)	(\$15,995,000)	\$25,480,000	\$21,365,000	\$2,775,000	(\$42,415,000)	(\$63,175,000)	(\$49,000,000)	(\$47,000,000)	(\$264,476,500)

Appendix 12-C: 2007 Road CIP Schedule

Project Number	Project Name	FY 08/09				FY 09/10				FY 10/11				FY 11/12				FY 12/13			
		PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals
1	US 17 Widening	\$300,000	\$0	\$23,550,000	\$23,850,000	\$0	\$0	\$40,000,000	\$40,000,000	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0
2	US 278 Signal System & ITS Architecture Plan & Street Lighting	\$200,000	\$0	\$220,000	\$420,000	\$0	\$0	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	Burnt Church Road Phase 1 Widening	\$0	\$0	\$1,470,000	\$1,470,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	SC 46 Widening	\$0	\$0	\$3,300,000	\$3,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	US 21/SC 802 Connector	\$0	\$750,000	\$750,000	\$1,500,000	\$0	\$0	\$3,460,000	\$3,460,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Bluffton Parkway Phase 5A and 5B	\$400,000	\$4,000,000	\$0	\$4,400,000	\$400,000	\$5,000,000	\$7,800,000	\$13,000,000	\$0	\$0	\$20,000,000	\$20,000,000	\$0	\$0	\$20,000,000	\$20,000,000	\$0	\$0	\$0	\$0
7	Squire Pope Rd/US 278	\$0	\$0	\$680,000	\$680,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	US 21 (Boundary Street) Improvements & Parallel Road	\$750,000	\$1,000,000	\$0	\$1,750,000	\$550,000	\$4,000,000	\$500,000	\$5,050,000	\$250,000	\$3,000,000	\$3,500,000	\$6,750,000	\$100,000	\$0	\$3,850,000	\$3,750,000	\$100,000	\$0	\$4,000,000	\$4,100,000
9	SC 802 (Ribaut Road) Improvements	\$0	\$0	\$1,040,000	\$1,040,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	US 278 (W.H. Pkwy) Reurfacing	\$0	\$0	\$1,600,000	\$1,600,000	\$0	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11	US 278 Frontage Roads	\$300,000	\$1,000,000	\$250,000	\$1,550,000	\$150,000	\$1,500,000	\$1,050,000	\$2,700,000	\$100,000	\$1,500,000	\$1,000,000	\$3,500,000	\$50,000	\$500,000	\$1,850,000	\$2,400,000	\$0	\$0	\$2,250,000	\$2,250,000
12	Simmonsville Road Widening	\$0	\$1,500,000	\$2,000,000	\$3,500,000	\$0	\$0	\$3,300,000	\$3,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	US 21/SC 802 Widening & Savannah Hwy Widening	\$750,000	\$500,000	\$0	\$1,250,000	\$750,000	\$2,000,000	\$3,000,000	\$5,750,000	\$0	\$3,500,000	\$10,000,000	\$13,500,000	\$0	\$0	\$13,000,000	\$13,000,000	\$0	\$0	\$8,450,000	\$8,450,000
14	US 278 Widening, Phase 2&3	\$800,000	\$500,000	\$0	\$1,300,000	\$800,000	\$2,500,000	\$0	\$3,300,000	\$450,000	\$3,000,000	\$8,000,000	\$11,450,000	\$0	\$0	\$10,000,000	\$10,000,000	\$0	\$0	\$13,350,000	\$13,350,000
15	SC 170 Widening	\$0	\$2,700,000	\$0	\$2,700,000	\$700,000	\$2,000,000	\$3,900,000	\$6,600,000	\$0	\$1,000,000	\$8,000,000	\$9,000,000	\$0	\$0	\$7,200,000	\$7,200,000	\$0	\$0	\$0	\$0
16	US 21 Business Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000	\$0	\$1,000,000	\$0	\$1,000,000	
17	Melphrae Road/US 278 & Foreman Hill Road Connection	\$0	\$0	\$0	\$0	\$50,000	\$250,000	\$0	\$300,000	\$0	\$0	\$1,200,000	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,280,000	\$2,280,000
18	Northern Beaufort ByPass	\$500,000	\$0	\$0	\$500,000	\$1,000,000	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$1,500,000	\$0	\$1,500,000	\$0	\$2,000,000	\$0	\$2,000,000
19	SC 170 Robert Smalls Parkway	\$50,000	\$100,000	\$150,000	\$300,000	\$50,000	\$100,000	\$500,000	\$650,000	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$400,000	\$400,000	\$250,000	\$0	\$0	\$250,000
20	Old Miller Road Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000	\$25,000	\$150,000	\$500,000	\$675,000	
21	Transit Service (LRTA)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	Joe Frazier Road Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000	\$50,000	\$250,000	\$0	\$300,000	
23	Sam's Point Rd/Bridyard/Holly Hill Intersection	\$0	\$50,000	\$250,000	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	US 278 Widening, Phase 4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	Bluffton Parkway, Phase 6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
26	Buck Island Road Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000
27	Bruin Road Extension	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000	\$200,000	\$500,000	\$0	\$700,000	
28	Burnt Church Road Widening Phase 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	Western Beaufort ByPass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	US 21 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	Midtown Drive & Broad River Drive Connection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	US 278 Bridge Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	SC46/SC170 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34	Robert Smalls to Ribaut Rd Connector	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	Commerce Park Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000	\$250,000	\$0	\$500,000	\$0	\$0	\$1,000,000	\$1,000,000
36	Beaufort-Yemassee Rail-Trail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000	\$200,000	\$1,000,000	\$6,500,000	\$7,700,000	
TOTALS		\$4,050,000	\$12,100,000	\$35,860,000	\$52,010,000	\$4,460,000	\$17,360,000	\$64,930,000	\$86,730,000	\$1,800,000	\$12,000,000	\$54,100,000	\$67,900,000	\$1,900,000	\$2,250,000	\$57,100,000	\$61,250,000	\$3,325,000	\$4,900,000	\$38,310,000	\$46,535,000

Appendix 12-C: 2007 Road CIP Schedule

Project Number	Project Name	FY 13/14				FY 14/15				FY 15/16				FY 16/17				FY 17/18				TOTALS		
		PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals	PE	R/W	Construction	FY Totals			
1	US 17 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000,000	
2	US 278 Signal System & ITS Architecture Plan & Street Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,100,000	
3	Burnt Church Road Phase 1 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	
4	SC 46 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
5	US 21/SC 802 Connector	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,515,500	
6	Bluffton Parkway Phase 5A and 5B	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000,000	
7	Squire Pope Rd/US 278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,000	
8	US 21 (Boundary Street) Improvements & Parallel Road	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,000,000	
9	SC 802 (Ribaut Road) Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,265,000	
10	US 278 (W.H. Pkwy) Resurfacing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700,000	
11	US 278 Frontage Roads	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,600,000	
12	Simmonsville Road Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
13	US 21/SC 802 Widening & Savannah Hwy Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,700,000	
14	US 278 Widening, Phase 2&3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000,000	
15	SC 170 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,200,000	
16	US 21 Business Improvements	\$0	\$0	\$5,000,000	\$5,000,000	\$0	\$0	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,593,000
17	Maphus Road/US 278 & Foreman Hill Road Connection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800,000	
18	Northern Beaufort ByPass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	
19	SC 170 Robert Smalls Parkway	\$150,000	\$1,000,000	\$0	\$1,150,000	\$0	\$1,000,000	\$2,000,000	\$3,000,000	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$0	\$12,400,000
20	Old Miller Road Extension	\$0	\$0	\$225,000	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
21	Transit Service (LRTA)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	Joe Frasier Road Improvements	\$0	\$0	\$1,500,000	\$1,500,000	\$0	\$0	\$2,000,000	\$2,000,000	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
23	Sam's Point Rd/Brickyard/Holy Hill Intersection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$360,000	
24	US 278 Widening, Phase 4	\$1,000,000	\$1,000,000	\$0	\$2,000,000	\$0	\$1,000,000	\$3,000,000	\$4,000,000	\$0	\$0	\$5,000,000	\$5,000,000	\$0	\$0	\$5,000,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$18,000,000
25	Bluffton Parkway, Phase 6	\$0	\$3,000,000	\$5,000,000	\$8,000,000	\$0	\$0	\$15,000,000	\$15,000,000	\$0	\$0	\$15,000,000	\$15,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000,000
26	Buck Island Road Widening	\$0	\$2,000,000	\$0	\$2,000,000	\$0	\$0	\$3,000,000	\$3,000,000	\$0	\$0	\$2,500,000	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000
27	Bruin Road Extension	\$100,000	\$0	\$8,000,000	\$8,100,000	\$0	\$0	\$8,000,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000,000
28	Burnt Church Road Widening Phase 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	Western Beaufort ByPass	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	US 21 Widening	\$0	\$0	\$0	\$0	\$1,500,000	\$3,500,000	\$5,000,000	\$10,000,000	\$0	\$0	\$10,000,000	\$10,000,000	\$0	\$0	\$10,000,000	\$10,000,000	\$0	\$0	\$10,000,000	\$10,000,000	\$0	\$0	\$40,000,000
31	Midtown Drive & Broad River Drive Connection	\$0	\$0	\$0	\$0	\$100,000	\$300,000	\$100,000	\$500,000	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
32	US 278 Bridge Widening	\$5,000,000	\$5,000,000	\$15,000,000	\$25,000,000	\$0	\$0	\$25,000,000	\$25,000,000	\$0	\$0	\$35,000,000	\$35,000,000	\$0	\$0	\$35,000,000	\$35,000,000	\$0	\$0	\$35,000,000	\$35,000,000	\$0	\$0	\$155,000,000
33	SC46/SC170 Widening	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
34	Robert Smalls to Ribaut Rd Connector	\$0	\$0	\$0	\$0	\$1,000,000	\$2,000,000	\$3,000,000	\$3,000,000	\$0	\$0	\$3,000,000	\$3,000,000	\$0	\$0	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000
35	Commerce Park Roadway Improvements	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
36	Beaufort-Yemassee Rail-Trail	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000,000
TOTALS		\$6,250,000	\$12,000,000	\$38,525,000	\$56,775,000	\$2,600,000	\$7,600,000	\$86,100,000	\$78,500,000	\$0	\$0	\$74,000,000	\$74,000,000	\$0	\$0	\$56,000,000	\$56,000,000	\$0	\$0	\$47,000,000	\$47,000,000	\$0	\$0	\$666,933,500

CAPITAL IMPROVEMENT PLAN
1-3 YEAR PLAN COVERING FY 2014 through 2016

Project		Sector		Budget		Funding						
Sidewalks												
Item	Description	Project #	Sector	Estimated Original Budget	Modified Budget	Federal/State Sources	General Fund - Current	TIF I	TIF II	Private Partnership	Bond/Debt	Fund Balance Committed/Assigned
1	Sidewalk Upgrades / Repairs		ALL	\$75,000/YR			\$ 75,000.00					
2	Southside Blvd. Sidewalk Replacement		3	\$ 133,800.00								
Street & Street Resurfacing												
Item	Description	Project #	Sector	Estimated Original Budget	Modified Budget	Federal/State Sources	General Fund - Current	TIF I	TIF II	Private Partnership	Bond/Debt	Fund Balance Committed/Assigned
3	Joshua Circle & Court Road Resurface		3	\$ 119,316.00								
4	Stone Marten Resurface		4	\$ 72,600.00								
5	Battery Shores Resurface		4	\$ 441,570.00								
6	Mast Arm - Craven/Carteret	T1110	1	\$ 125,000.00				\$ 85,250.00				\$ 39,750.00
7	Jericho Woods Resurfacing		2	\$ 100,000.00								
Drainage												
Item	Description	Project #	Sector	Estimated Original Budget	Modified Budget	Federal/State Sources	General Fund - Current	TIF I	TIF II	Private Partnership	Bond/Debt	Fund Balance Committed/Assigned
8	Battery Shores Drainage		3	\$ 158,040.00								
9	Craven/Charles Street Drainage		1	\$ 182,047.50								
10	North/West Drainage		1	\$ 72,621.00			\$ 72,621.00					
11	North/Euhaw Drainage		1	\$ 52,308.00								
12	Point Outfall (Port Republic)		1	\$ 15,116.40								
13	Twin Lake Drainage		3	\$ 92,541.00								
14	First Blvd. Pond Improvements		3	\$ 144,534.00								
15	Southside Canal Improvements		3	\$ 260,502.00								
16	Cottage Farm Drainage		3	\$ 29,550.00								
17	Ott Property Drainage		3	\$ 28,080.00								

CAPITAL IMPROVEMENT PLAN
1-3 YEAR PLAN COVERING FY 2014 through 2016

Project		Sector		Budget		Funding						
18	Johnny Morral Drainage		3	\$ 177,528.00								
19	North Hermitage Drainage - Phase I		2	\$ 100,000.00								
48	North Hermitage Drainage - Phase II		2	\$ 120,000.00								
20	South Hermitage Drainage		2	\$ 38,583.00								
21	Azalea Drive Drainage		3	\$ 50,064.00	\$ 83,000.00							
22	Pigeon Point and Boundary Drainage		1	\$ 30,456.00								
49	Duke Street West		1	\$ 50,000.00			\$ 5,735.00					\$ 44,265.00
23	Battery Creek Headwaters Improvement - Phase I (County shared)		4	\$ 250,000.00			\$ 100,000.00					
Street Lighting												
Item	Description		Sector	Estimated Original Budget	Modified Budget	Federal/State Sources	General Fund Current	TIF I	TIF II	Private Partnership	Bond/Debt	Fund Balance Committed/Assigned
24	Street Light Replacement/Improvement	T1106	1	\$ 555,000.00				\$ 455,000.00		\$ 100,000.00		
25	Christmas Decorations for new Street lighting		1	\$ 120,000.00								
Other												
Item	Description		Sector	Estimated Original Budget	Modified Budget	Federal/State Sources	General Fund Current	TIF I	TIF II	Private Partnership	Bond/Debt	Fund Balance Committed/Assigned
26	Fire Station, Mossy Oaks	C0806	3	\$ 2,273,967.12							\$ 2,273,967.12	
27	Arsenal HVAC replacement		1	\$ 25,000.00				\$ 25,000.00				
28	Allison Road Improvements - Phase I	C0807	3	\$ 821,043.60		\$ 400,000.00	\$ 80,500.00					\$ 340,543.60
29	Basil Green Park		1	\$ 1,068,240.00								
30	Bicycle Improvements - Sharrows	T1114	1	\$ 152,000.00					\$ 152,000.00			
31	Bicycle Improvements - Dedicated Bike Facilities	T1115	1	\$ 47,400.00					\$ 47,400.00			
32	Downtown Wayfinding Signage	T1117	1	\$ 15,000.00					\$ 15,000.00			
33	East Boundary Street - Phase I	T1116	1	\$ 34,269.00					\$ 34,269.00			
34	Boardwalk Trail around Cemetary	T1118		\$ 250,000.00					\$ 250,000.00			
35	Beaufort Plaza Trailhead Park	T1119		\$ 250,000.00					\$ 250,000.00			
36	Beaufort Plaza Road network	T1111		\$ 1,200,000.00					\$ 1,200,000.00			

CAPITAL IMPROVEMENT PLAN
1-3 YEAR PLAN COVERING FY 2014 through 2016

Project		Sector		Budget		Funding					
37	Roundabout at Ribuat & Boundary	T1120	2	\$ 750,000.00				\$ 750,000.00			
38	Greenlawn Drive Improvements	T1121		\$ 1,250,000.00				\$ 1,250,000.00			
39	East Boundary Street - Phase II		1	\$ 30,264.00							
40	Green Street Streetscape - Phase I		1	\$ 650,000.00							
41	Green Street Streetscape - Phase II		1	\$ 650,000.00							
42	Green Street Streetscape - Phase III		1	\$ 650,000.00							
43	Duke Street Streetscape - Phase II	S1102	1	\$ 725,258.75		\$ 500,000.00	\$ 75,630.00			\$ -	\$ 149,628.75
44	Pedestrian Crossings		1	\$ 31,500.00							
45	Banner Area		1	\$ 73,860.00							
46	Sycamore Streetscape		1	\$ 71,790.00							
47	Washington Street Park - ownership issues regarding park		1	\$ 100,000.00							
48	Day Dock	T1112	1	\$ 300,000.00		\$ 100,000.00					\$ 200,000.00
49	Mooring Field	C0808	1	\$ 133,408.00		\$ 100,000.00			\$ 33,408.00		
50	Arthur Park Improvements		3	\$ 25,000.00							
51	Southside Park - Step I		3	\$ 75,000.00							
52	Access through Quality Inn	T1113	4	\$ 100,000.00				\$ 100,000.00			

TOTALS BY
FUNDING
SOURCE

\$ 1,100,000.00 \$ 409,486.00 \$ 565,250.00 \$ 4,048,669.00 \$ 133,408.00 \$ 2,273,967.12 \$ 774,187.35

Notes: All costs estimates are based on 2012 dollars.

Current Active

CAPITAL PROJECTS PROPOSED FOR FUNDING

Stormwater (See Note 1*)	
Buckwalter Area Wetland Restoration/Ditch Modification Project	725,000
Targeted Land Acquisition per May River Watershed Action Plan (See Note 2**) <i>Parcels in Stoney Creek and Rose Dhu Sub-Watersheds</i>	1,800,000
Sidewalks & Pathways	
Sidewalk Connections South of Bluffton Parkway <i>Burnt Church Road, Goethe/Shults Roads, Buck Island/Simmonsville Roads</i>	2,100,000
Tech Park	
Ring Road (Innovation Drive from Roundabout to Buckwalter Parkway)	2,200,000
Economic Development Parcel Land Acquisition	4,000,000
Sewer & Water	
BIS Sewer - Remaining Phases	5,180,000
Jason Street-Able Street-Whispering Pines	950,000
Old Town	900,000
Parks & Recreation	
May River Access Parcel	3,000,000
Parks & Recreation Improvements (See Note 3***)	TBD
Roadway Improvements	
Bluffton Parkway Phase 5B	22,400,000
GRAND TOTAL	43,255,000

* *Note 1: The two line items in this section represent just \$2.525 million of high-priority projects out of \$41.115 million total projected costs for the May River Watershed Action Plan.*

** *Note 2: These parcels are in the high-priority list for the Headwaters of the May River; however, numerous other parcels remain potential targets for land acquisition or conservation easements.*

*** *Note 3: List excludes parks & recreation improvements on sites currently under the purview of Beaufort County PALS to avoid "double dipping" on funding requests to be submitted by PALS.*

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2014- 2023
CIP FY 14
(Proposed CIP Budget Workshop)

FY- 15_proposal for budget		ACCEL	In Bid or Obligated	SLIDE or CNAP?	New	Change	TIF
PROJECT		FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020-2024
A	PATHWAYS						
1	PATHWAY REHABILITATION	200	210	220	230	240	1300
2	US 278-B (Fresh Market Shoppes to Shelter Cove / Chaplin) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design						
	b. r/w acquisition						
	c. legal						
	d. construction	1 320					
3	US 278-B (Shelter Cove / Chaplin to Mathews North) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design						
	b. r/w acquisition	TBD					
	c. legal	FY14					
	d. construction		1,170				
4	US 278-B (Gardner Drive to Jarvis Park / Honey Horn) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design	FY14					
	b. r/w acquisition	TBD					
	c. legal	FY14					
	d. construction		930				
5	US 278 (GUM TREE ROAD TO SQUIRE POPE ROAD) (Sidewalk installed with Cross Island Parkway) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design	FY14					
	b. legal	10					
	c. construction			550			
6	US 278 - (Village at Wexford to Arrow Road)						
	a. design	FY14					
	b. r/w acquisition	TBD					
	c. legal	FY14					
	d. construction	250					
7	US 278-B (Jarvis Park / Honey Horn to Graves Bridge) (up to 1/2 Traffic Impact Fees, Hosp Tax)						
	a. design	170					
	b. r/w acquisition						
	c. legal	50					
	d. construction				1,690		
8	SINGLETON BEACH ROAD (Segment installed from US 278 to Chaplin Community Park) (1/2 Traffic Impact Fees and Hosp Tax/Beach Fee?)						
	a. design		30				
	b. r/w acquisition		TBD				
	c. legal		10				
	d. construction				300		
9	US 278 (Squire Pope Road to near Welcome Center) (Sidewalks exist on both sides of US 278 east of the Welcome Center) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design		60				
	b. legal		20				
	c. environmental		30				
	d. construction			600			
10	US 278 (Stoney Area from the ends of existing sidewalks to Jenkins Island) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design			30			
	b. r/w acquisition			TBD			
	c. legal			10			
	d. construction					300	
11	US 278 (JENKINS ISLAND TO BRIDGE) (1/2 Traffic Impact Fees and Hosp Tax)						
	a. design			40			
	b. legal			20			
	c. environmental			30			
	d. construction					400	
TOTAL PATHWAY IMPROVEMENTS		2,000	2,460	1,410	2,220	940	1300

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2014- 2023
CIP FY 14
(Proposed CIP Budget Workshop)

PROJECT		FY	FY	FY	FY	FY	FY
		2015	2016	2017	2018	2019	2020-2024
ROADWAY IMPROVEMENTS							
1	TRAFFIC SIGNAL MAST ARMS (TIF Funded in District)						
	a. Spanish Wells / US 278 Replacement	150					
	b. Mall Blvd / US 278 Replacement		100				
	c. Pembroke Drive / US 278 Replacement			96			
	e. Gum Tree Road / US 278 Replacement				150		
2	PRIVATE (DIRT) ROADS ACQUISITION	25	TBD	TBD	TBD	TBD	TBD
3	MATHEWS DRIVE/MARSHLAND ROAD ROUNDABOUT	TBD					
4	MATHEWS DRIVE / CHAPLIN AREA CONNECTIVITY (Inter-Parcel Connectivity on East side of Mathews Drive South)	TBD					
5	WM. HILTON PARKWAY INTERSECTION IMPROVEMENTS AT SQUIRE POPE ROAD-westbound third lane	30		300			
6	BLUFFTON PARKWAY- Phase 5A BEAUTIFICATION			1000			
7	ARROW /TARGET ROAD IMPROVEMENT		800				
8	MISCELLANEOUS TURNING LANE IMPROVEMENTS						
	a. EB Wm. Hilton Pkwy @ Queens Folly		15	150			
	b. WB Wm. Hilton Pkwy @ Beach City Road		10	75			
	c. Arrow Road at Palmetto Bay Road		10	75			
	TOTAL ROADWAY IMPROVEMENTS	205	935	1,696	150	0	0
C PARK DEVELOPMENT							
1	PARKS UPGRADES	60	200	200	200	200	1,000
	b. Driessen Beach Park - small picnic shelter	45					
	c. Veteran's Memorial - benches, pergolas, site furnishings	15					
	d. Crossings Park - picnic shelters (2) in meadow area	80					
2	SHELTER COVE COMMUNITY PARK	2,250					
3	RECREATION CENTER ENHANCEMENTS						
	a. Feasibility Study / Preparation of a Business Plan	complete					
	b. Masterplan	FY14					
	c. design	500	250				
	c. Construction		5,000	2,500			
4	YACHT COVE COMMUNITY PARK (Parks Impact Fees)						
	a. design (in-house)	40					
	b. construction		1000				
5	FORD SHELL RING PARK (Hosp. Tax, Parks Impact Fees?)						
	a. design	25					
	b. construction			500			
6	CHAPLIN COMMUNITY PARK BOARDWALK to COLLIER BEACH PARK		TBD				
7	COLLIER BEACH PARK (Beach Fee)			400			
	TOTAL PARK DEVELOPMENT	3,015	6,450	3,200	200	200	1,000

CAPITAL IMPROVEMENTS PROGRAM
FISCAL YEARS 2014- 2023
CIP FY 14
(Proposed CIP Budget Workshop)

PROJECT	FY	FY	FY	FY	FY	FY
	2015	2016	2017	2018	2019	2020-2024
D EXISTING FACILITIES & INFRASTRUCTURE						
1 REHABILITATION & RENOVATION of EXISTING CAPITAL ASSETS (FY Taxes)	191	191	191	191	191	955
2 CLEAN UP, SAFETY & DEMOLITION ON TOWN PROPERTY & UNSAFE STRUCTURES ORDINANCE DEMOLITION (Lease Account & FY Taxes)	291	291	291	291	291	1,455
3 TOWN HALL OFFICE SPACE RECONFIGURATION (Hospitality Tax)	100					
4 FIRE STATION # 2 REPLACEMENT (Sea Pines) (Hospitality Tax)						
a. design	275					
b. construction		2,500				
5 FIRE RESCUE TRAINING CENTER ENHANCEMENTS	215					
TOTAL EXISTING FACILITIES & INFRASTRUCTURE	1,072	2,982	482	482	482	2,410
E NEW FACILITIES & INFRASTRUCTURE						
1 COLIGNY / POPE AVE INITIATIVE AREA IMPROVEMENTS with COMMUNITY PARK unedited from FY12						
a. Design						
c. Construction						
	FY14					
	3,624					
2 SEWER SERVICES PROJECTS (Some Timing TBD)						
a. Gumtree Road Area Sewer	500					
b. Indigo Run Hotel Site (coordinate with Park project)	40					
c. Jenkins Island (coordinate with Park project)		40				
TOTAL NEW FACILITIES & INFRASTRUCTURE	4,164	40	0	0	0	0
F BEACH MAINTENANCE						
1 BEACH MANAGEMENT & MONITORING (Beach Fee)	500	500	500	500	500	2,500
2 BEACH RENOURISHMENT (Beach Fee)						
a. Island-wide project	17,750					
TOTAL BEACH MAINTENANCE	18,250	500	500	500	500	2,500
A PATHWAYS	2,000	2,460	1,410	2,220	940	1300
B ROADWAY IMPROVEMENTS	205	935	1,696	150	0	0
C PARK DEVELOPMENT	3,015	6,450	3,200	200	200	1,000
D EXISTING FACILITIES & INFRASTRUCTURE	1,072	2,982	482	482	482	2,410
E NEW FACILITIES & INFRASTRUCTURE	4,164	40	0	0	0	0
F BEACH MAINTENANCE	18,250	500	500	500	500	2,500
TOTALS (THOUSAND OF DOLLARS)	28,706	13,367	7,288	3,552	2,122	7,210
0900 Aug 30, 2013						



Town of Port Royal Capital Improvements Plan

As of October 2013

Town of Port Royal, SC
Capital Improvements Plan
October 2013

Introduction:

The Town of Port Royal, SC (Town) has developed a list of capital related projects to undertake as funding becomes available for such projects. This Capital Improvements Plan (CIP) is categorized into the following sections:

- New public infrastructure
- Renovation/Repair of infrastructure

The CIP provides a brief description of each project and a current probable cost in today's dollars. Projects are listed in priority order. As various funding sources become available the priority of projects may change.

Funding Sources:

The Town has a number means by which to fund the CIP. These are:

- **Cash funded using current year tax revenues.** This source of funding is very limited and varies year by year based on the Town's operating budget. It cannot be relied upon to cover debt service or long term borrowing as the amount available year to year varies. It can be used as match for grants.
- **Grant Funding** - Grant funding is available from many sources and the Town has been very successful in obtaining a number of grants over the years for various projects. CDBG, Coastal Impact Grants and other various grants have been obtained to construct needed sewer services, construct public access facilities and perform environmental studies such as the Town's OCRM grant for the Stormwater Inventory and Septic Tank study.
- **TIF financing** - Tax Increment Financing (TIF) has been a successful long term debt process that the Town successfully used to construct many capital projects in the Millennium TIF Zone. The Town also has the ability to place a TIF on the SCSPA property once the property is sold and begins to generate tax revenues.
- **General Obligation Debt** - General Obligation (GO) Debt is available for the Town as the Town currently has no long term debt obligations that impact the right of the Town to issue up to 8% debt. GO debt is funded from tax revenues and obligates a portion of the Town's tax revenues for a period of 10 to 20 years.

- **Local Option Sales Tax** - Local Option Sales Taxes is a Beaufort County program that uses increases in local sales tax (“penny tax”) to fund bond debt to be used for capital project construction. Beaufort County has used such funding to construct many major project in the county including the resurfacing of Ribaut Road. Beaufort County determines the projects to be funded.

Public Infrastructure Project Needs as of October 2013:

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 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: \$2,000,000.00**
2. **Construct New Port Property Spine Road from End of Paris Ave. to Ribaut Road (New)** - 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 will be a 22 foot wide residential areas and 36 feet wide in commercial areas with paved roads with sidewalks, curbs and stormwater drainage. **Estimated cost: \$5,000,000.00**
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. **Estimated Cost: \$210,000.00**
4. **Add Sidewalks (Various Areas of Town) (New)** - Install new sidewalks in various areas in Port Royal to provide pedestrian interconnectivity. **Estimated Cost: \$150,000.00**
5. **Intersection Improvements at Edinburgh Ave., Vaigneur Road and Ribaut Road (Renovation/Repair)** - Reconstruct intersection to provide left turn storage and proper alignment of all roadways to create a new signalized intersection with mast arm traffic signals and pedestrian crossing systems. **Estimated Cost: \$350,000.00**
6. **Installation of Mast Arm Traffic Signals at Old Savannah Highway and Parris Island Gateway (Renovation/Repair)**- Replace existing wire hung traffic signals with mast arm traffic signals and complimenting pedestrian signal system. **Estimate Cost: \$250,000.00**
7. **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. **Estimated Cost: \$480,000.00**

8. Waterfront Promenade (New) - 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**

9. Marina Blvd. and Parris Island Gateway Intersection Improvements (Renovate/Repair) - Realign intersection of Marina Blvd. and Parris Island gateway and provide connection to Wrights Point Lane. Rebuild intersection at Marina Blvd. and add new mast arm traffic signals and pedestrian signal system. **Estimated Cost: \$600,000.00**

10. Multiple Roadway Interconnectivity Projects (New) - Connect the following streets:

- a. Harbison Place to Castle Rock Road
- b. Paris Ave. to Richmond Ave.
- c. Broad River Drive to Midtown Development
- d. Extend Madrid Ave. to align with Royal Palm road and construct new mast arm signalized intersection at Ribaut Road.
- e. Extend Battery Creek Road/Ridemour Place to Smilax Ave.

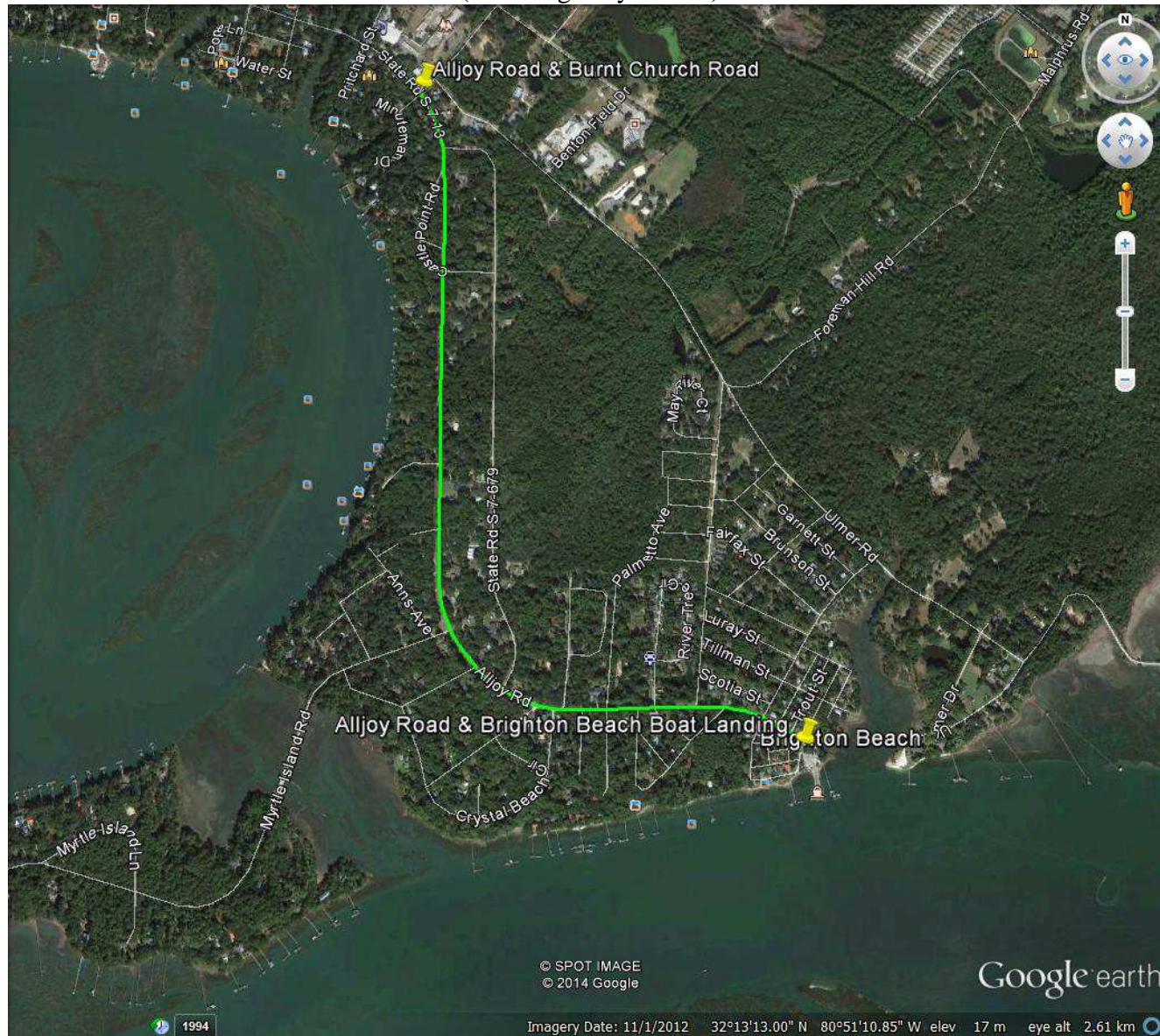
Estimated Cost: \$950,000.00

11. Tree Improvements/Pocket Parks/Landscaping (New) - 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: \$220,000.00**

Total Funding Needs as of October 2013 = \$10,430,000.00

ALLJOY ROAD BIKE PATH

(State Highway S-7-13)



Description: Asphalt paved eight foot wide bike path – 1.6 Miles

Cost: \$183,600.00 (No other funding sources.)

Key Facts: This bike path was to be constructed as a part of the improvements to Alljoy Road approximately three to five years ago. Because of budget constraints, an asphalt overlay was constructed on the roadway but the bike path was deleted from the project. The road is traveled by many bicycles as well as joggers & pedestrians. There has been one documented fatality since the roadway was improved and may be more documented injuries. There have been several unreported minor injuries. Since the paving of the dirt road named Forman Hill Road, this whole area of the community (including traffic from the west side of Bluffton) has been connected to major highways resulting in an increase in the average daily automobile trip count.

Maintenance will be approximately \$2,500.00 for the first 5 to 7 years with root repairs & patching in year 7 for approximately \$17,200.00. The combined maintenance cost for 7 years is approximately \$4,600/year.

There are no anticipated job creations as a result of this project.

The project will help keep the local citizens of Beaufort County in this area safer by separating the automobile traffic from other forms of traffic. It has been demonstrated in several studies throughout the nation that bike and trail paths have promoted an increase in wellness statistics, helping reduce the rise in obesity and good general health. Studies are now showing that obesity will soon overtake cancer as the number one disease related killer.

Although no cost benefit studies has been done on this project, studies for municipalities and others are readily available on the internet and have shown the introduction of bike paths in communities have had a direct impact in raising property values for residential communities resulting in more revenues to the tax base.

ALLJOY ROAD BIKE PATH ESTIMATED COSTS
May 19, 2014

Item #	Description	Quantity	Unit Type	Unit Cost	Amount
1	Bike Path - 4" base, 1.5" Asphalt	8500	Sq. Yd.	\$ 13.50	\$ 114,750.00
2	Signage, Drive Cuts, Landscaping(25%)	\$ 28,687.50	Lump Sum	\$ 1.00	\$ 28,687.50
3	Professional Fees, Surveys (15%)	\$ 17,212.50	Lump Sum	\$ 1.00	\$ 17,212.50
4	Contingency (20%)	\$ 22,950.00	Lump Sum	\$ 1.00	<u>\$ 22,950.00</u>
	TOTAL				\$ 183,600.00

Capital Improvement Projects Were Selected Based on The Following Criteria:

- **Need:**
 - **Safety**
 - **Capacity Improvement**
 - **Connectivity**
 - **Multi-modal needs**
 - **Economic Development**
- **Public Requests**
- **Infrastructure Utilization**
- **No Other Funding Available**

A Total of 25 Projects Were Identified Totaling \$89,450,000

PROJECT 2014: 1 - Bluffton Parkway Phase 5B

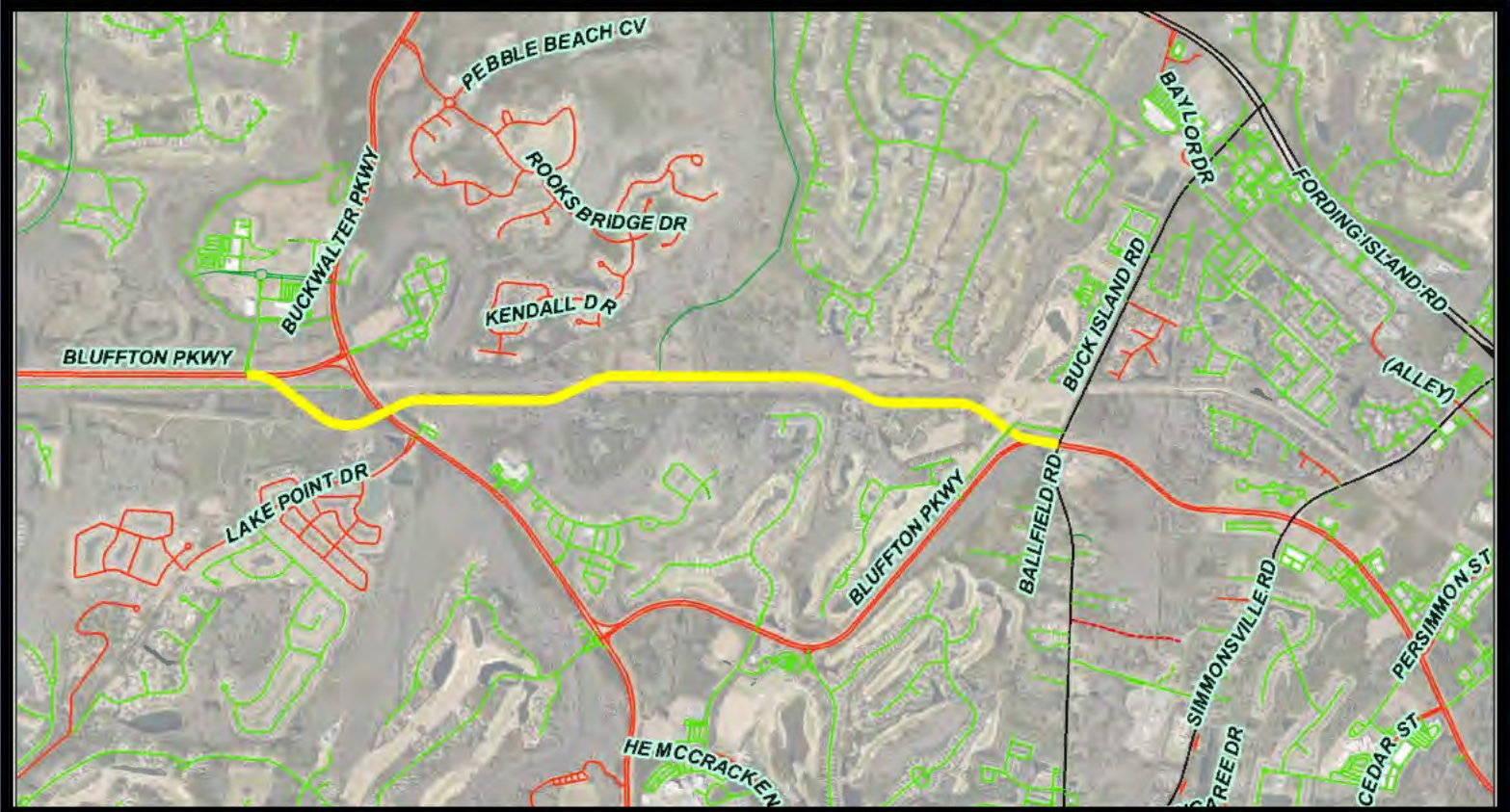
BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New construction straightening 3 miles of Bluffton Parkway between Buckwalter Parkway and Buck Island Road.



ESTIMATED TOTAL COST

\$28,000,000

PROJECT BENEFITS:

Allow a more efficient pathway for motorists traveling along Bluffton Parkway between SC Hwy 170 and Buck Island Road

PROJECT CRITERIA:

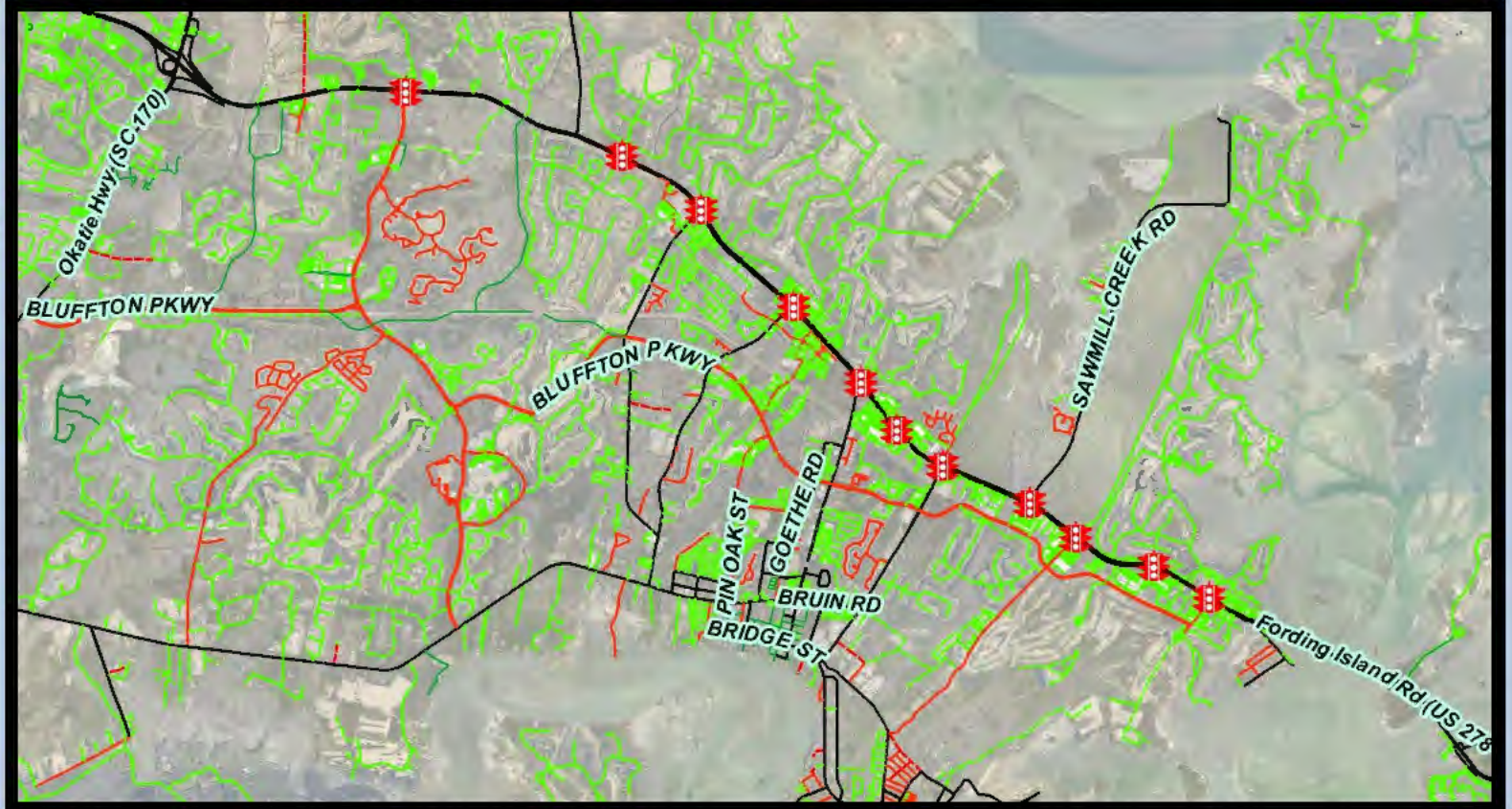
1. Other sources of money - None
2. Revenue Generated - an easier traffic flow will create more traffic bringing tourists and locals to this area of Bluffton Parkway
3. Maintenance Costs - Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of another route from SC Hwy 170 to the Hilton Head Island bridges
6. Benefit Cost Study - No

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY/TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

This is an adaptive signal control stretching along US Hwy 278 from SC Hwy 170 to Buckingham Plantation Drive.



ESTIMATED TOTAL COST
\$300,000

PROJECT BENEFITS:

These type of signals allow for change signal timing depending on traffic patterns. For example, during beach traffic, holidays and special events. It improves traffic flow by minimizing delay.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Makes Bluffton and Hilton Head more appealing when there is less traffic during high traffic times
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of an easier traffic flow through one of the busiest areas of Beaufort County
6. Benefit Cost Study – Yes, Benefit to Cost Ratio of 10 to 1

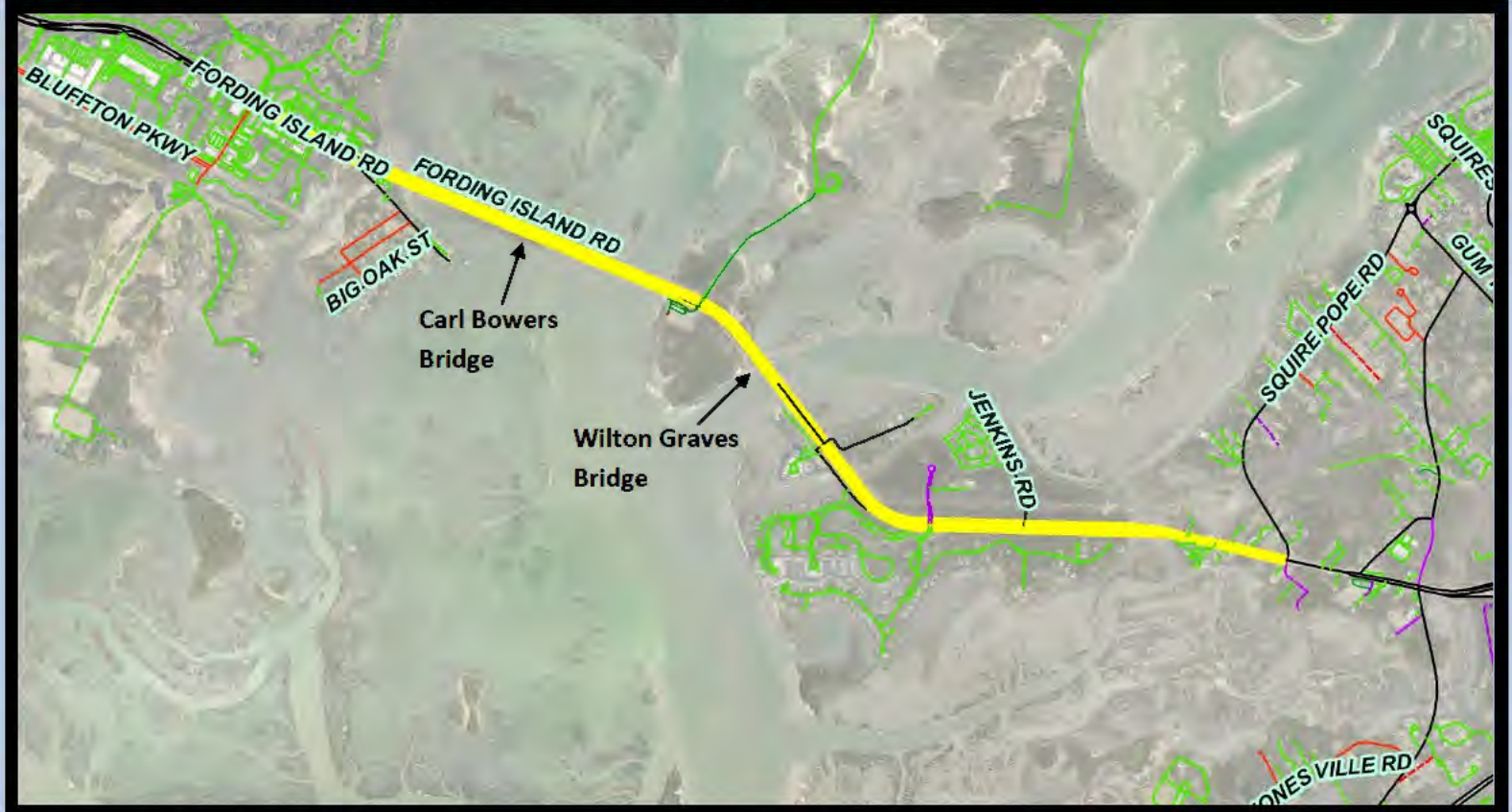
PROJECT 2014: 3 - Planning and Engineering of US 278 Widening to Hilton Head Island (HHI Gateway)

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Widening the current Hilton Head Island bridges from 4 to 6 lanes. Once on Hilton Head Island, US Hwy 278 will be widened from 4 lanes to 6 lanes to Squire Pope Road.



ESTIMATED TOTAL COST

\$5,000,000

PROJECT BENEFITS:

The Hilton Head Island bridges are approaching the end of their lifespan. SCDOT does not currently have this project on any list to be replaced. This section of US Hwy 278 is currently over capacity. New bridges and more lanes will accommodate a very high trafficked area.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - No
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of an easier traffic flow through one of the busiest areas of Beaufort County.
6. Benefit Cost Study - No

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 0-5 years

PROJECT SUMMARY:

This would change the way residents and guests enter and exit Windmill Harbour.



PROJECT BENEFITS:

The new intersection would create a more efficient and safer entrance for residents, guests and motorists driving by the subdivision along US Hwy 278.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Yes
4. Job Creation - No
5. County Improvement - Yes, this project will improve the safety for Windmill Harbour residents as well as any motorist driving by the subdivision along US Hwy 278.
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$5,000,000

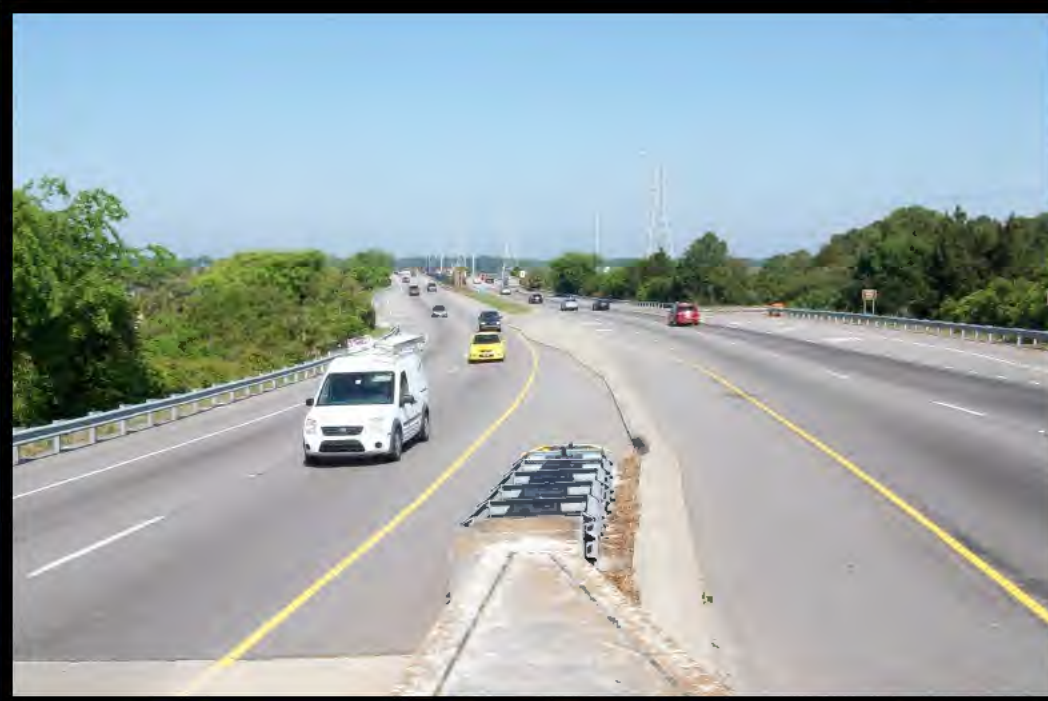
PROJECT 2014: 5 – US 278 Pickney Island Wildlife Connection/ C.C. Haig Point Boat Landing (HHI Gateway)

PROJECT LOCATION: TOWN OF HILTON HEAD ISLAND

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New intersection construction for entering and exiting Pickney Island Wildlife and Haig Point Boat Landing.



ESTIMATED TOTAL COST

\$3,500,000

PROJECT BENEFITS:

Safety and access improvement.
Prior studies have been completed for USFW supporting the extension of turn lanes and connection under the bridge.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer entrance and exit for Beaufort County residents and tourists
6. Benefit Cost Study - No

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Modifications made to the following median openings on US 278:

Tanger 2 (New Mast Arms)

Hilton Head BMW (Left Turn Lane)

Old Navy (Eliminate Left Turns Out)

Gatherings (Eliminate Left Turns Out)



PROJECT BENEFITS:

Modifications of median crossovers on US 278 to allow for safer crossings. Improved left-turn lanes and elimination of dangerous movements with high conflict potential.

PROJECT CRITERIA:

- 1. Other sources of money - None
- 2. Revenue Generated - None
- 3. Maintenance Costs - Yes
- 4. Job Creation - No
- 5. County Improvement – Yes, creation of safer intersections along a very busy section of US 278
- 6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$2,500,000

PROJECT 2014: 7 - Spanish Moss Trail

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction will include a multi-use pathway and the building of a bridge over Robert Smalls Parkway.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – By creating pathways like this, Beaufort becomes more appealing for marathons and races to come to the area bringing money into the local economy
3. Maintenance Costs – this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Will allow pedestrian and bicycle connections to Beaufort, Port Royal, Burton, Laurel Bay and many other residential and commercial areas via one single trail.



ESTIMATED TOTAL COST

\$9,000,000

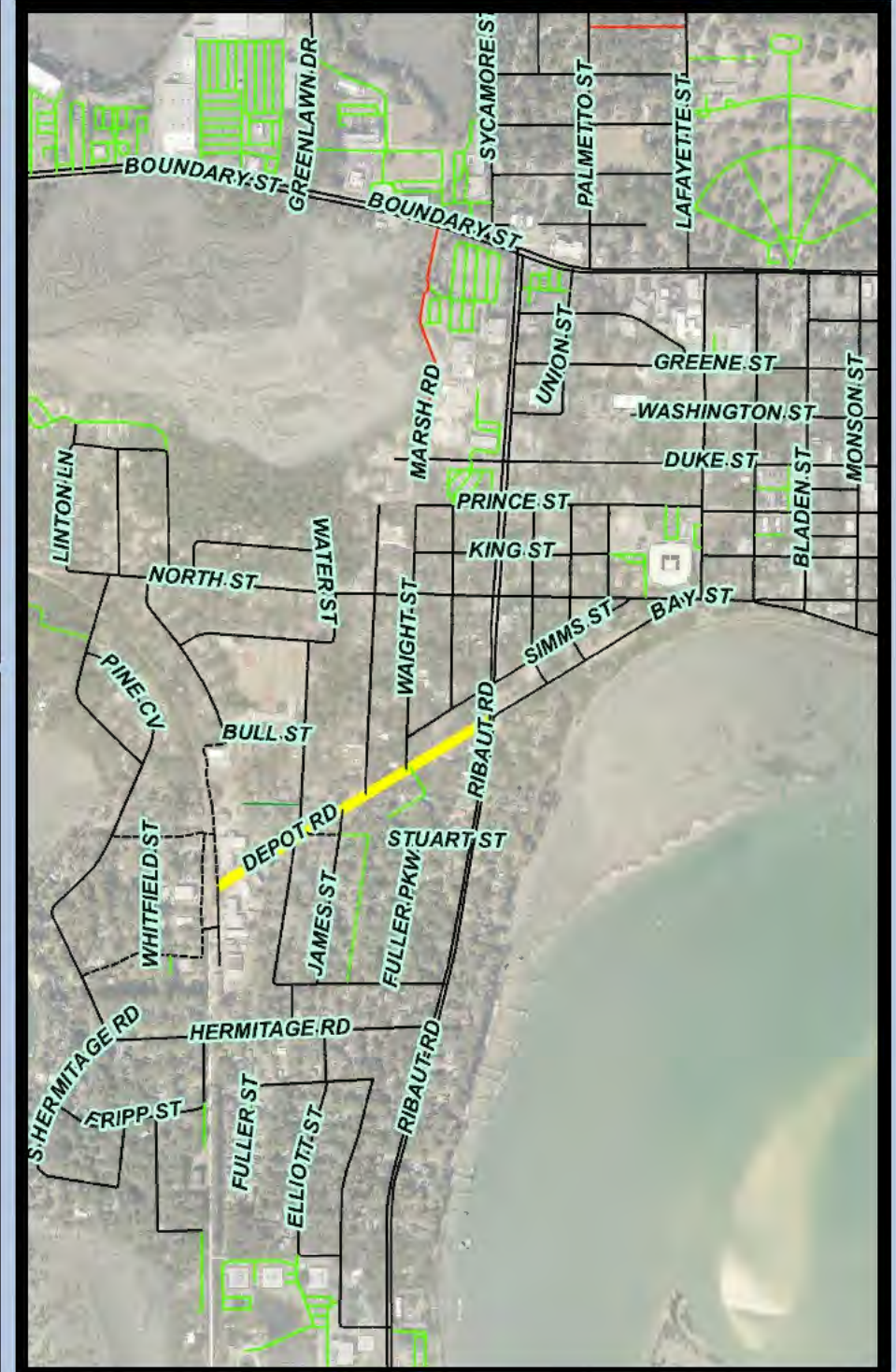
PROJECT 2014: 8 - Depot Road

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction of 0.4 miles of sidewalk from Ribaut Road to the Spanish Moss Trail.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – does not increase current maintenance costs
4. Job Creation - Yes
5. County Improvement - Yes, creation of pathways promotes activity and opportunities.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Allowing the public access to walk or bike along Ribaut Road, down Depot Road to the Spanish Moss Trail safely.

ESTIMATED TOTAL COST

\$500,000

PROJECT 2014: 9 - Salem Road

PROJECT LOCATION: UNICORPORTATED
BEAUFORT COUNTY/CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Pathway construction for 0.9 mile
from Robert Smalls Parkway to
Battery Point.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer pathway for bikers and pedestrians
6. Benefit Cost Study - No

PROJECT BENEFITS:

Provides safer connection between
Battery Point to pedestrian facilities
on Robert Smalls Parkway and the
Spanish Moss Trail.

ESTIMATED TOTAL COST

\$1,000,000

PROJECT 2014: 10 - US 21 Bus./Woods Memorial Bridge & Ribaut Road ITS

PROJECT LOCATION: CITY OF BEAUFORT

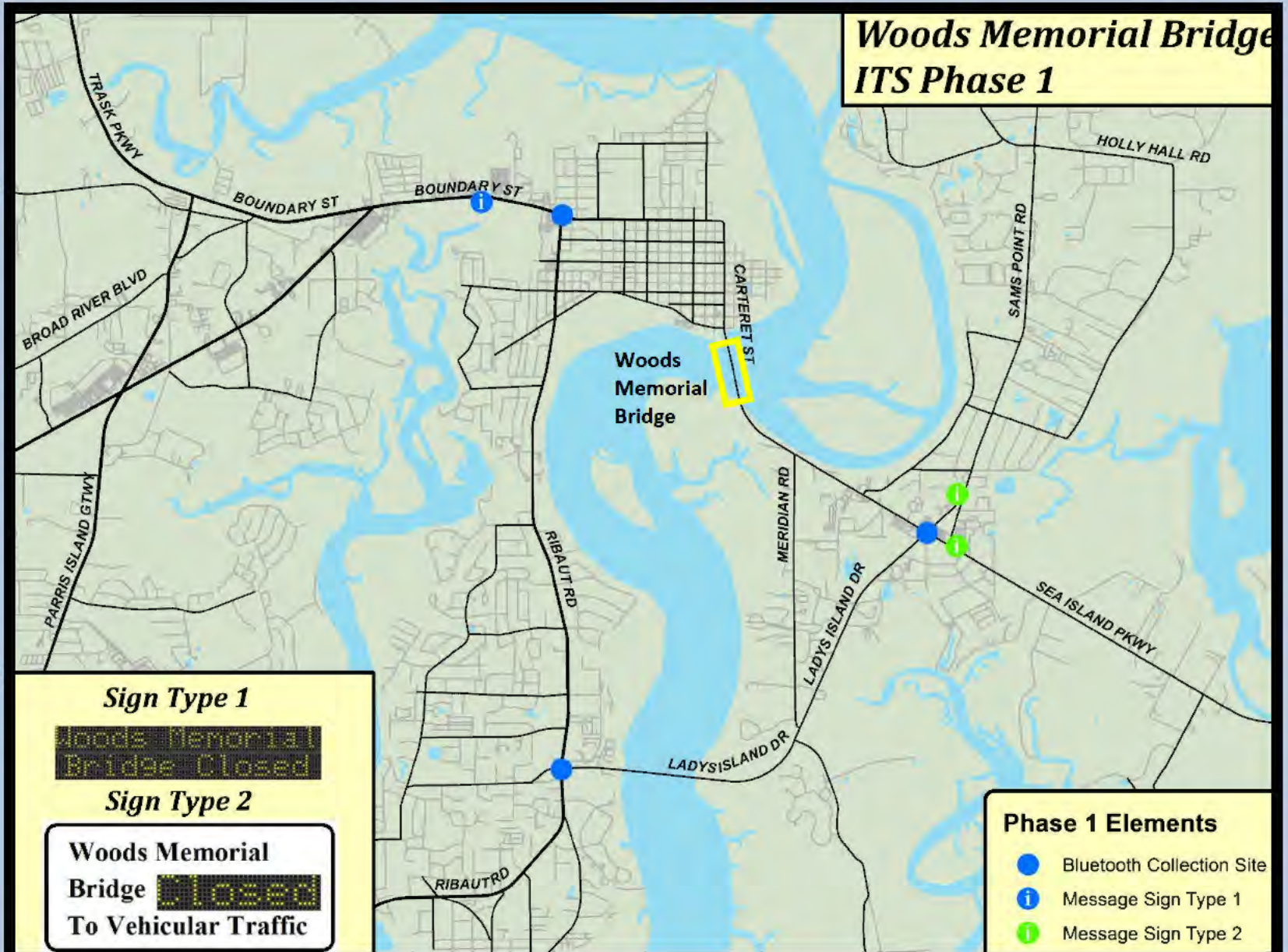
TIME FRAME: 0-5 years

PROJECT SUMMARY:

Road network surrounding the Woods Memorial Bridge allowing it to notify motorists when the bridge is about to open and informing drivers of alternate routes.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs –Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, less congestion creates a better traffic environment for residents and tourists
6. No



PROJECT BENEFITS:

Will decrease congestion and delay at the Woods Memorial Bridge and on the surrounding network.

ESTIMATED TOTAL COST

\$400,000

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 0.1 mile of sidewalk along Bluffton Parkway between the roundabout at SC 46 and Bluffton Parkway and the offices at Myrtle Park.



ESTIMATED TOTAL COST
\$150,000

PROJECT BENEFITS:

This will connect two existing sections of an already existing multi-use pathway providing a safer route for pedestrians.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, it provides a safer way for those living or working near this area who must use the sidewalk to reach their destination.
6. Benefit Cost Study - No

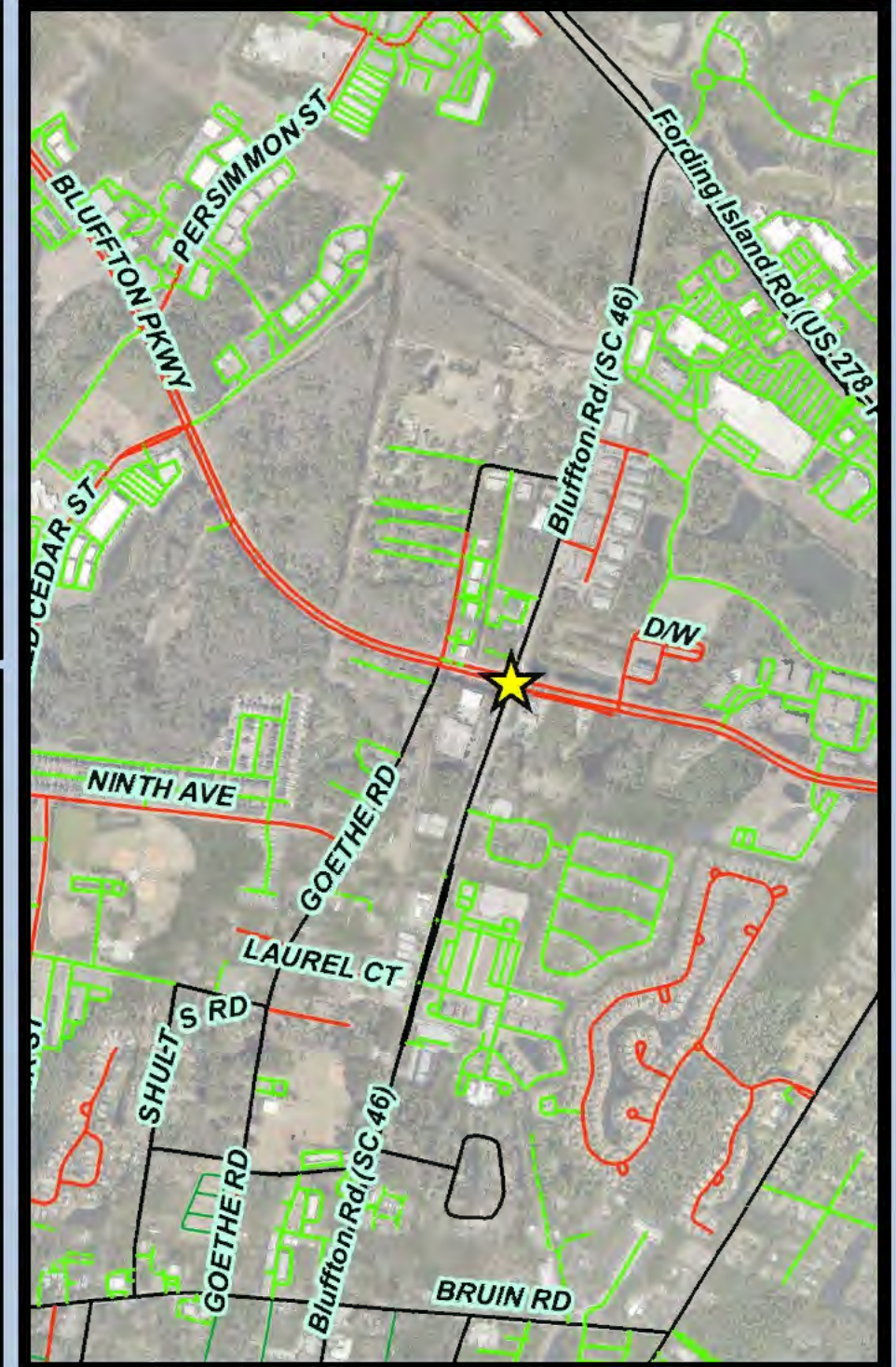
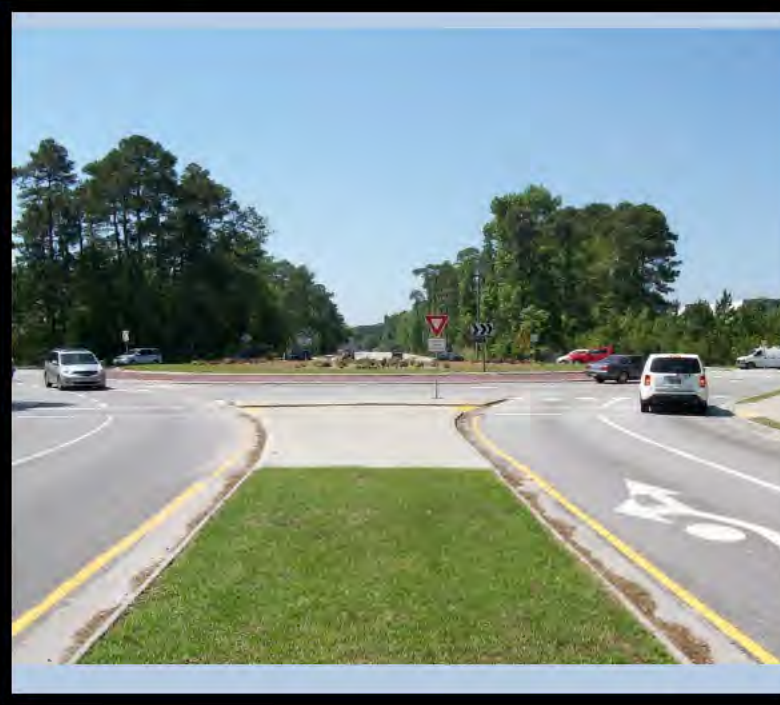
PROJECT 2014: 12 – Alignment Adjustments to Bluffton Pkwy/ SC 46 Roundabout

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Redesign and construction of the SC 46 and Bluffton Parkway Roundabout. The existing roundabout will remain in place. The approaching roads will be slightly re-aligned to allow for better traffic flow and reduced accident potential.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - an easier traffic flow will create more traffic bringing tourists and locals to this area of Bluffton Parkway
3. Maintenance Costs - Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of another route from SC Hwy 170 to the Hilton Head Island bridges
6. Benefit Cost Study - No

PROJECT BENEFITS:

Modifications to this existing roundabout will correct flaws in the design that will allow for safer passage through the roundabout.

ESTIMATED TOTAL COST

\$1,500,000

PROJECT 2014: 13 - Burnt Church Road, MC Riley, Ulmer Rd., Pathway and Intersection Improvements

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 2 miles of bike and pedestrian connections as well as sidewalks to residential areas. A roundabout will be built at Burnt Church Road and Bruin Road. Pedestrian and bike access will be created for 0.7 miles connecting PALS and MC Riley Elementary School.



PROJECT BENEFITS:

Creating more bike and pedestrian pathways throughout the county improves mobility of residents and makes it easier for residents to reach their destination. The new roundabout will correct safety concerns.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer pathways and roadways improves the lives of those living in the area.
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$3,750,000

PROJECT 2014: 14 - Lake Point Dr. and Old Miller Rd. Pathways & Connections

PROJECT LOCATION: TOWN OF BLUFFTON

TIME FRAME: 0-5 years

PROJECT SUMMARY:

1 mile of pathway construction and new 2-lane connector with pathways from Sandy Point Drive to Old Miller Road. Traffic calming will be added.



PROJECT BENEFITS:

Pathway and traffic calming will provide safer travel for residents and guests. Provides an alternate route for emergency vehicles to go from May River Road to Buckwalter Parkway.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of safer pathways and roadways improve the lives of those living in the area
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$2,100,000

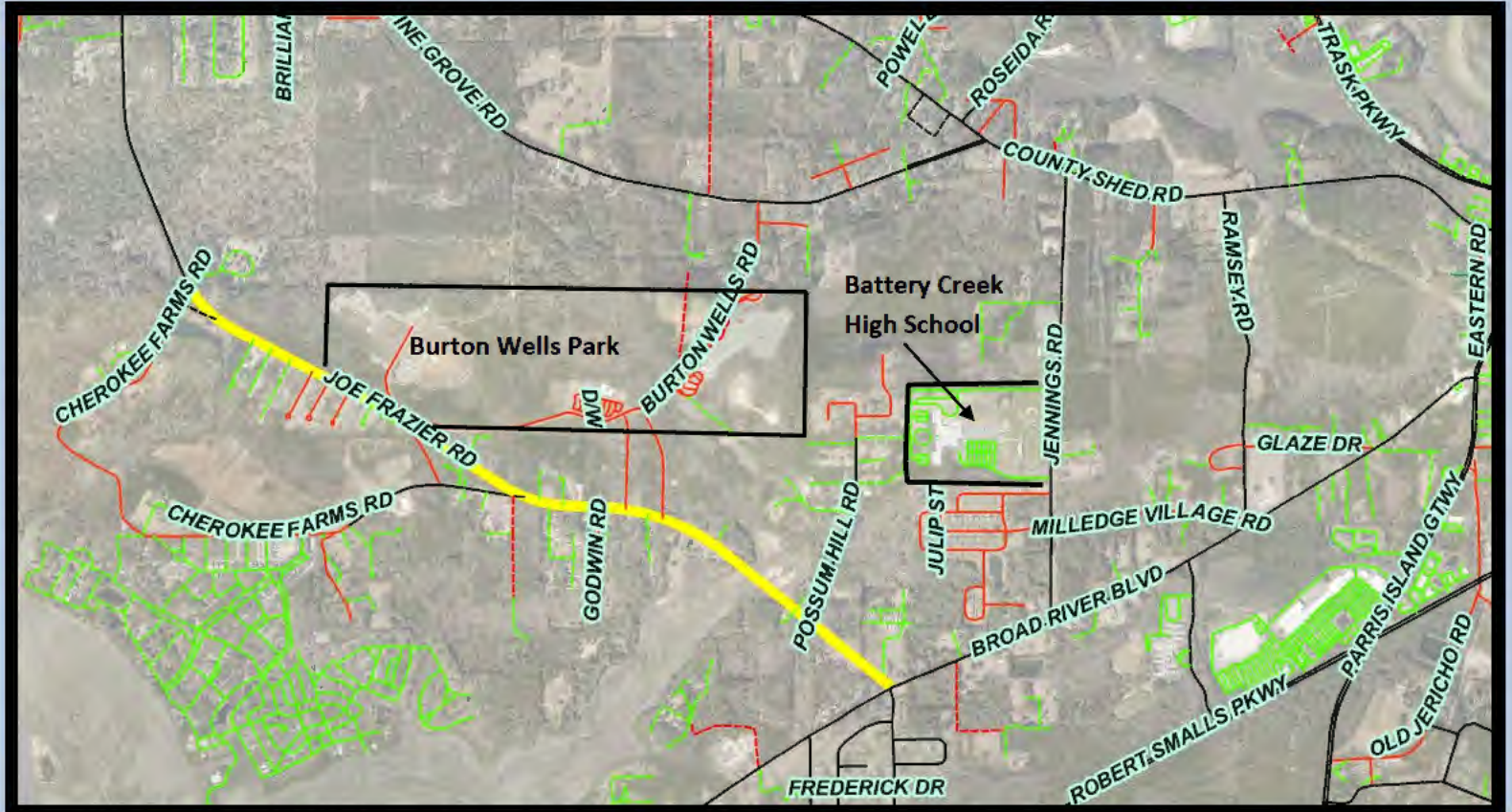
PROJECT 2014: 15 - Joe Frazier Road

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Turn lanes, bike and pedestrian improvements will be made to 2.1 miles of Joe Frazier Road and will add turn lanes on Joe Frazier Road.



PROJECT BENEFITS:

Provides bike and pedestrian connections to residential areas along Joe Frazier Road, Burton Wells Recreation Complex and existing facilities on Broad River Boulevard. The addition of turn lanes will improve capacity and efficiency of the roadway.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement – Yes, allows residents in this area to be able to safely walk and bike to their destination.
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$7,000,000

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY & TOWN OF PORT ROYAL

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Re-build the existing intersection to allow dual left turn lanes at the intersection of Parris Island Gateway and Savannah Highway. New mast arms would also be installed.



PROJECT BENEFITS:

Currently there is only one left turn lane for traffic moving northbound causing congestion. A second left turn lane would be added to improve traffic flow.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of an easier and safer traffic flow for a busy intersection
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$750,000

PROJECT 2014: 17 - Port Royal Spine Road

PROJECT LOCATION: TOWN OF PORT ROYAL

TIME FRAME: 0-5 years

PROJECT SUMMARY:

New 0.9 miles of roadway along existing railroad right-of-way connecting the Port of Port Royal to Ribaut Road.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – Yes
3. Maintenance Costs – Yes
4. Job Creation - Yes
5. County Improvement - Yes, creation of pathways promotes activity and opportunities.
6. Benefit Cost Study - No

PROJECT BENEFITS:

Presents commercial and residential development opportunities.

ESTIMATED TOTAL COST

\$5,000,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES
TIME FRAME: 0-5 years

PROJECT SUMMARY:

Replacement of the following existing span wire intersections:

SC 170 at Callawassie

SC 170 at Riverbend

US 278 at Tanger 2

US 278 at Tanger 1

US 278 at SC 46

US 278 at Malphrus

Ribaut Road at Duke St

Ribaut Road at North St

Ribaut Road at Bay St

Ribaut Road at Hermitage St

Sea Island Pkwy at Beaufort High

May River Road at Buck Island Rd



PROJECT BENEFITS:

Mast arms are more durable than the traditional span wire intersection and are capable of handling 130 mph winds. This will minimize destruction of the signal system during a tropical storm or hurricane type event. Improved aesthetics and reduced maintenance costs.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersections without raising maintenance costs
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

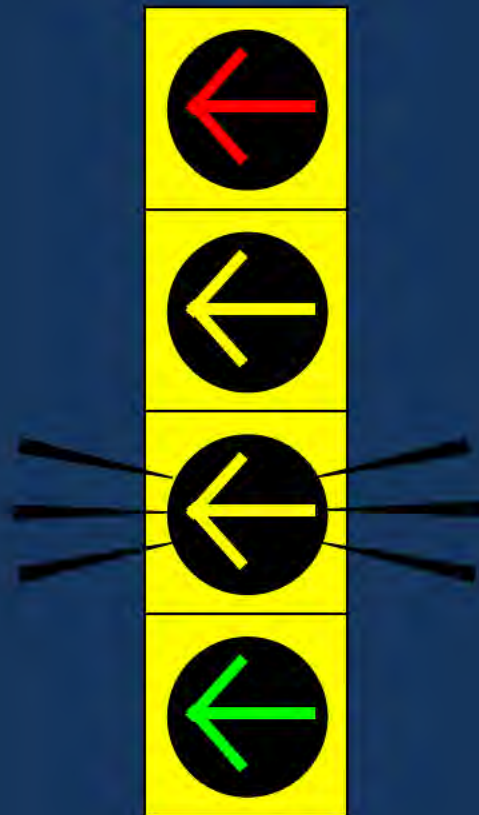
\$2,000,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Replacement of current traffic signals, countywide, with new left turn signal displays.



PROJECT BENEFITS:

Flashing yellow arrow signal heads have been shown to reduce crashes, decrease driver confusion and decrease delay. In addition, they provide more flexibility to handle variable traffic volumes.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Yes
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersection for Beaufort County motorists
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$500,000

PROJECT LOCATION: MULTIPLE MUNICIPALITIES
TIME FRAME: 0-5 years

PROJECT SUMMARY:

20 current traffic signals throughout Beaufort County would have battery backup power installed allowing the intersections to operate during a power outage.

PROJECT BENEFITS:

This helps prevent gridlock and dangerous situations during a power outage. Also, this keeps officers out of the intersection during a power outage.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Yes
4. Job Creation - No
5. County Improvement – Yes, creation of safer intersections for motorists who are driving during a power outage
6. Benefit Cost Study - No

ESTIMATED TOTAL COST

\$500,000

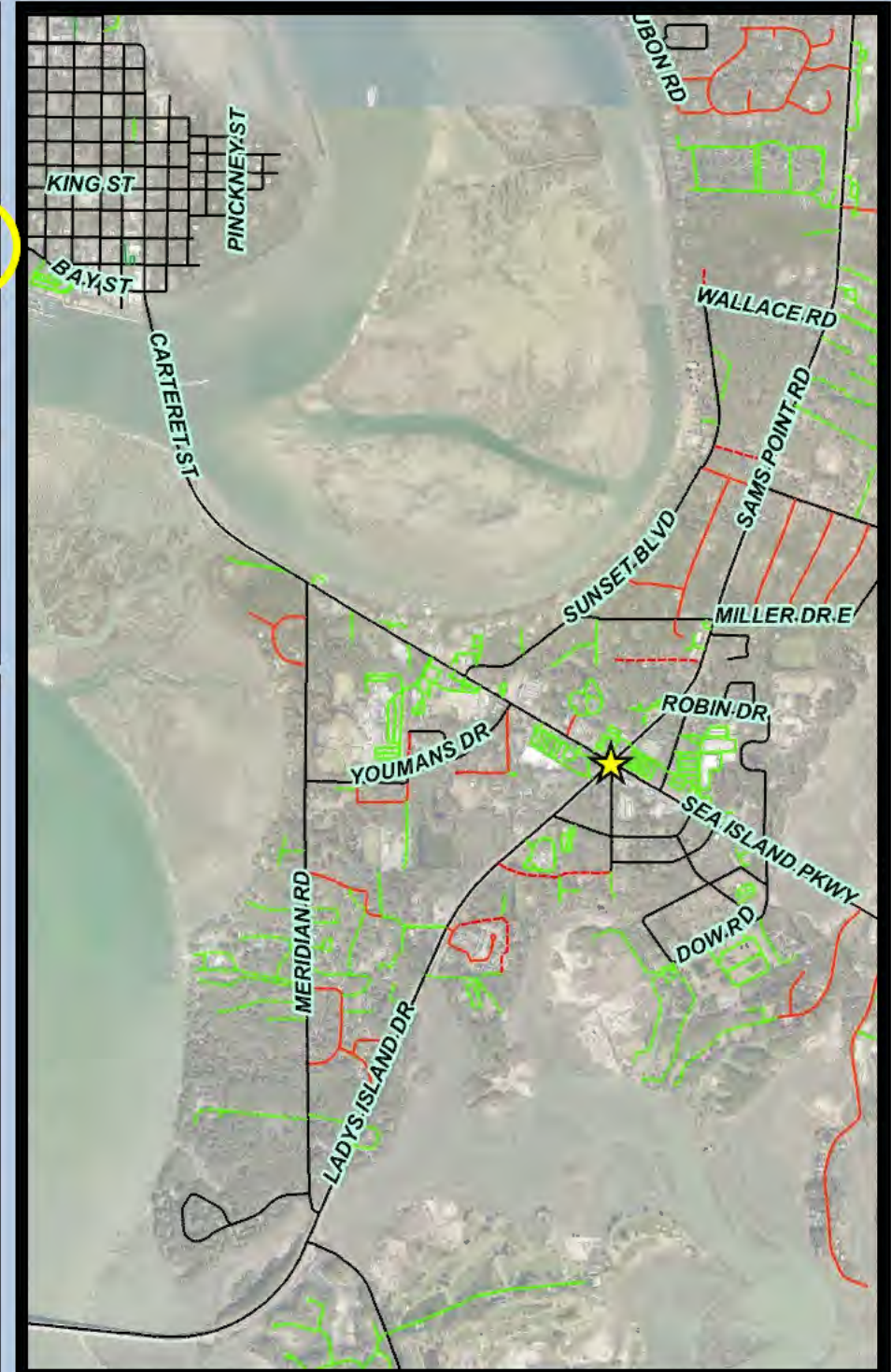
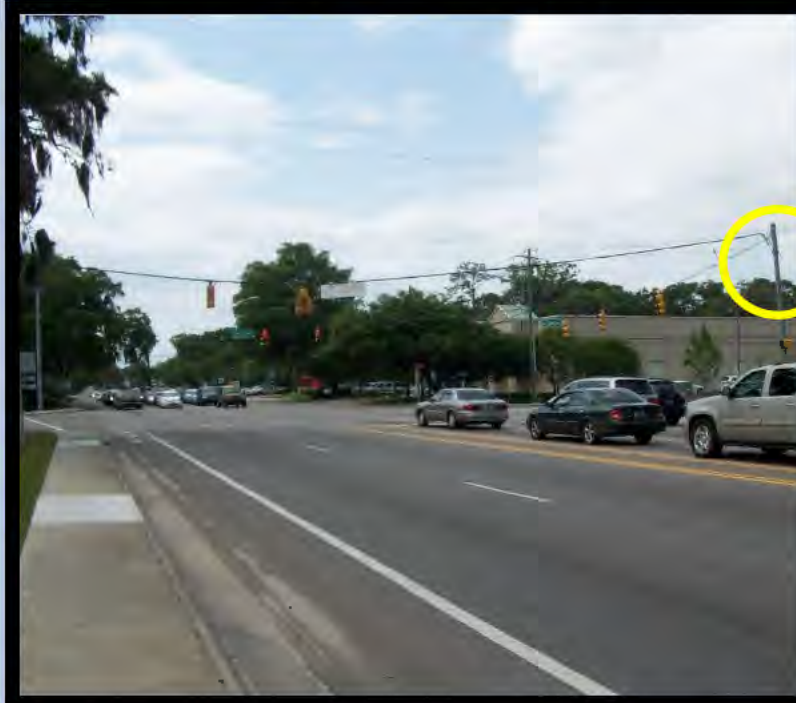
PROJECT 2014: 21 - Sea Island Parkway (US-21) @ Ladys Island Drive (US-21B) Intersection Rebuild

PROJECT LOCATION: CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Rebuild the intersection at Sea Island Parkway and Ladys Island Drive by installing new mast arms to correct failing poles. Implement new signal phasing.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer intersection for Beaufort County motorists
6. Benefit Cost Study - No

PROJECT BENEFITS:

The current signal support poles are failing, which creates a potential safety hazard. The new mast arm and signal phasing will create a safer, more efficient intersection.

ESTIMATED TOTAL COST

\$2,000,000

PROJECT 2014: 22 - Meridian Road

PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Provides 1.6 miles of bike and pedestrian connections along Meridian Road to bike and pedestrian facilities on Ladys Island Drive and Sea Island Parkway.



PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - Yes
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of a safer pathway for bikers and pedestrians
6. Benefit Cost Study - No

PROJECT BENEFITS:

The completion of this bike and pedestrian connection will provide a safe pedestrian connection between Ladys Island Drive and downtown Beaufort.

ESTIMATED TOTAL COST

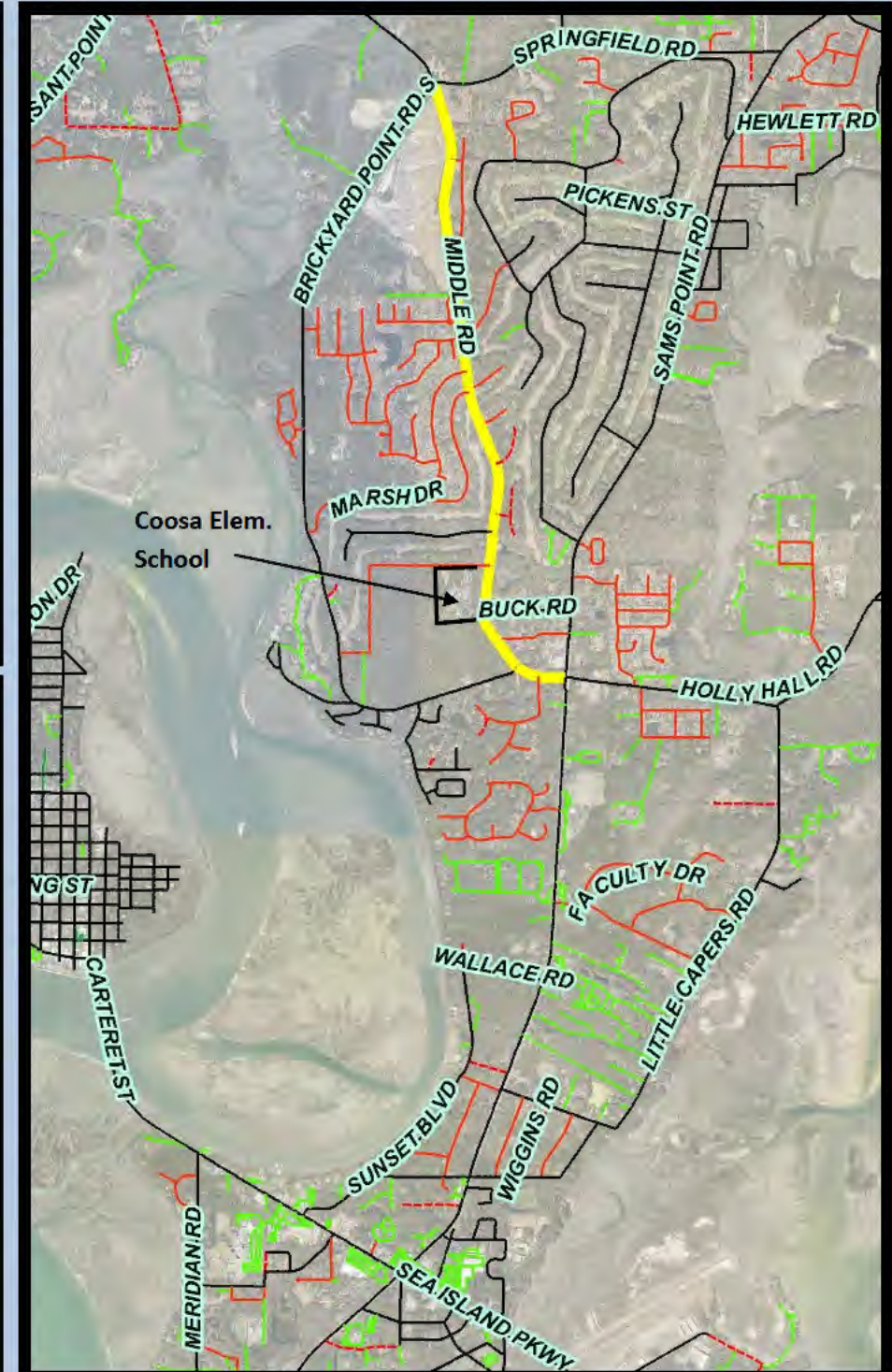
\$1,500,000

**PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY**

TIME FRAME: 0-5 years

PROJECT SUMMARY:

**2.4 miles of pathway construction
between Brickyard/Sams Point to
Springfield Rd.**



PROJECT CRITERIA:

- 1. Other sources of money - None**
- 2. Revenue Generated - Yes**
- 3. Maintenance Costs – Does not increase current maintenance costs**
- 4. Job Creation - No**
- 5. County Improvement - Yes, creation of pathways promotes healthy living and creates an alternative route for those needing to reach their destination**
- 6. Benefit Cost Study - No**

PROJECT BENEFITS:

**Provides connection between
residential areas along Middle Road
to Coosa Elementary School and
pedestrian facilities on Sams Point
Road.**

ESTIMATED TOTAL COST

\$2,000,000

PROJECT 2014: 24 - WK Alston Connector

PROJECT LOCATION: UNINCORPORATED
BEAUFORT COUNTY & CITY OF BEAUFORT

TIME FRAME: 0-5 years

PROJECT SUMMARY:

Construction of 300 feet of new 2-lane road with sidewalk connecting WK Alston to Wal-Mart.

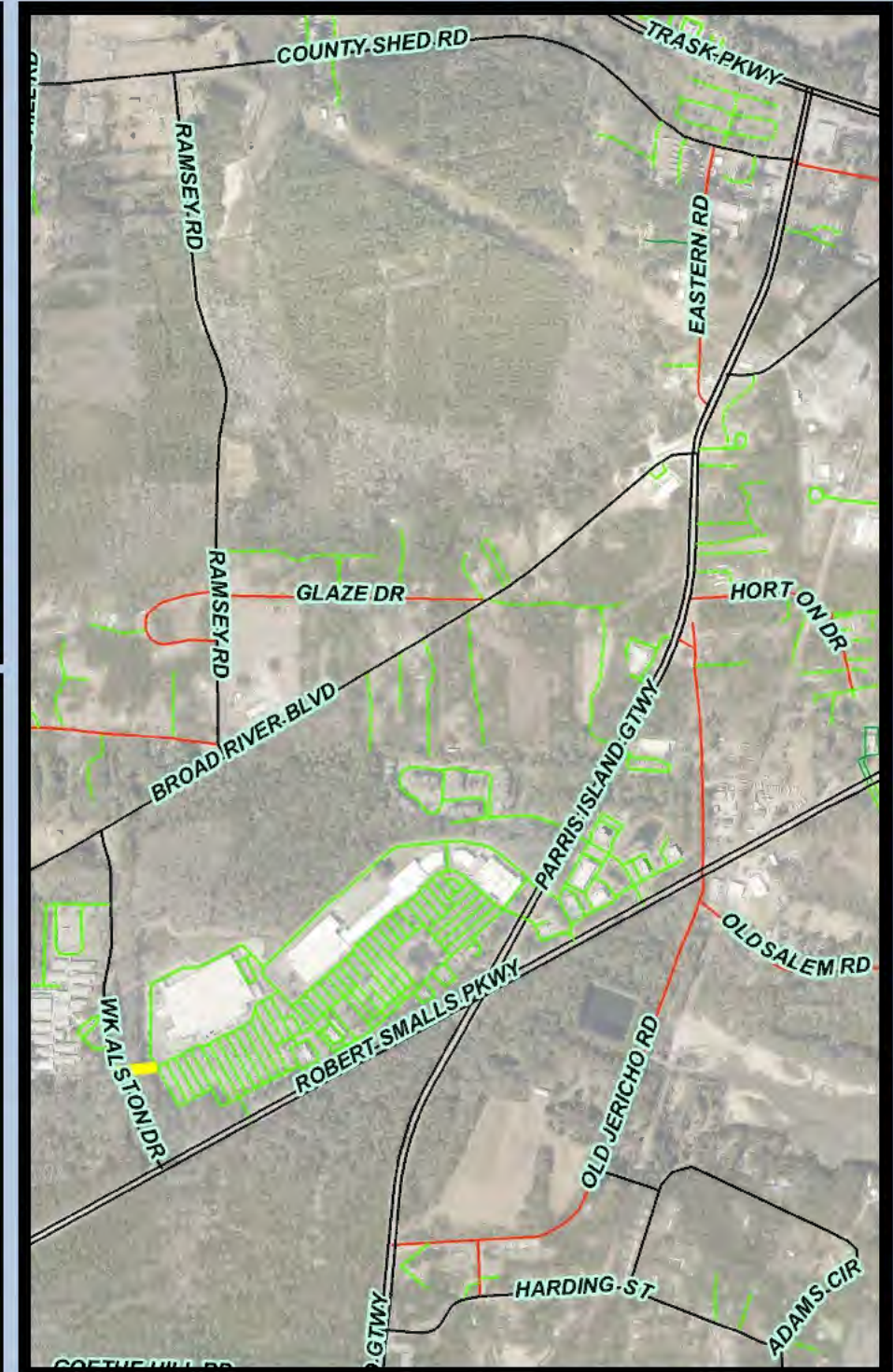


PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated - None
3. Maintenance Costs - Yes
4. Job Creation - No
5. County Improvement - Yes, creates safer pathway for residents to reach their destination
6. Benefit Cost Study - No

PROJECT BENEFITS:

Provides an additional driveway to serve as an exit/entrance to the Wal-Mart and Cross Creek shopping center in an effort to reduce congestion and improve safety at the exiting driveways on Robert Smalls Parkway.



ESTIMATED TOTAL COST

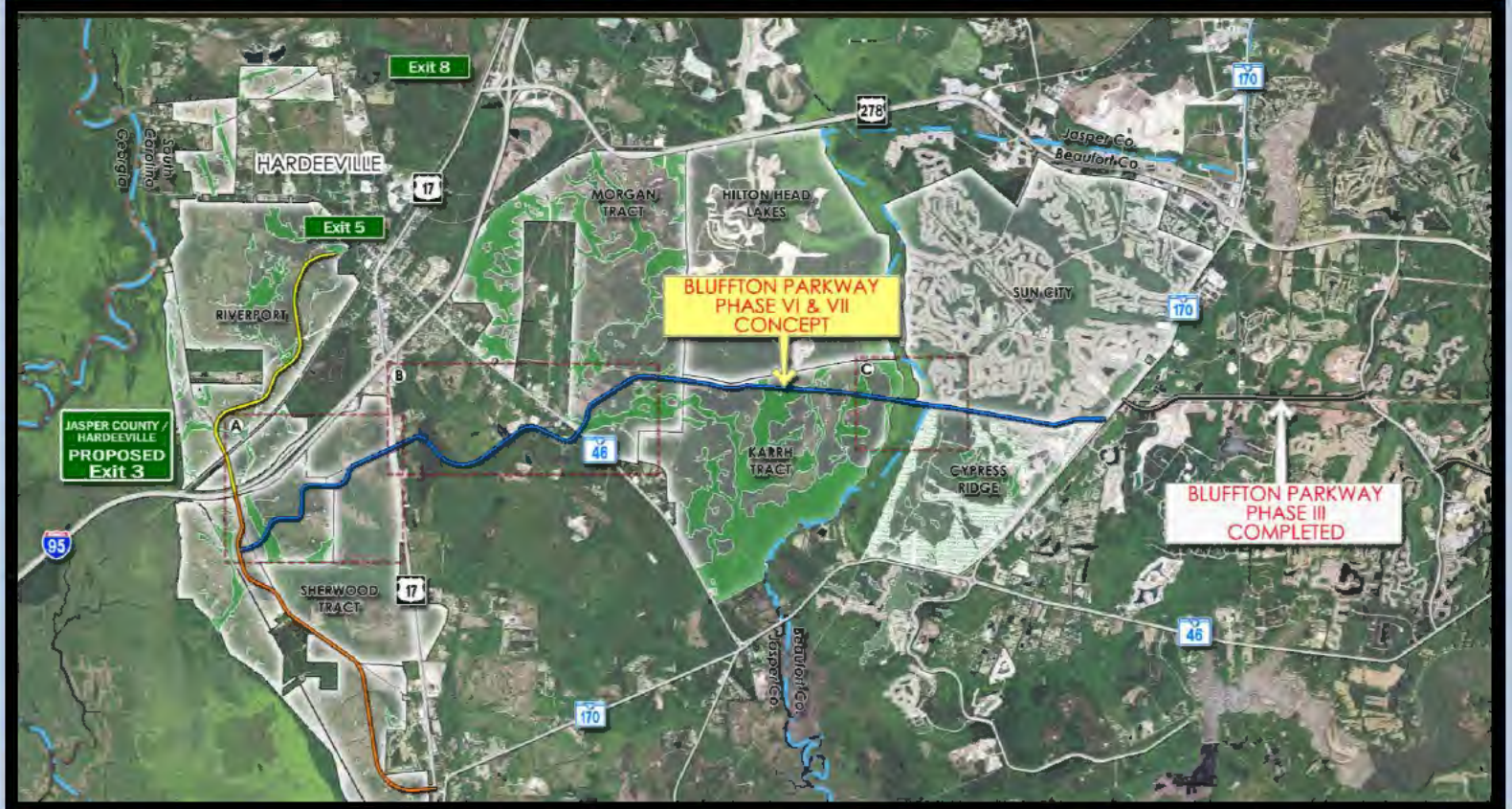
\$500,000

PROJECT LOCATION: UNINCORPORATED BEAUFORT COUNTY

TIME FRAME: 15+ years

PROJECT SUMMARY:

Extension of Bluffton Parkway from SC 170 to Interstate 95.



ESTIMATED TOTAL COST
\$5,000,000

PROJECT BENEFITS:

This extension provides a parallel route to US Hwy 278 from I-95 to Pinckney Island easing congesting during high traffic periods. It also provides a second evacuation route for Hilton Head and Bluffton residents.

PROJECT CRITERIA:

1. Other sources of money - None
2. Revenue Generated – Makes Bluffton and Hilton Head more appealing
3. Maintenance Costs – Does not increase current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of another route to Hilton Head Island makes the area more appealing to tourists. It also creates another evacuation route for locals.
6. Benefit Cost Study - No

Capital Improvement Projects Summary

Project Category	Category Total Cost
Capacity Improvement & Economic Development	\$40,500,000
Intersection Safety Improvements	\$14,750,000
Complete Streets Projects	\$13,850,000
Connectivity	\$7,000,000
Bicycle/Pedestrian Improvements	\$9,650,000
Intelligent Transportation System/Signal System	\$3,700,000
TOTAL COSTS OF CAPITAL IMPROVEMENT PROJECTS	\$89,450,000

Capital Sales Tax Commission BJWSA Project Request



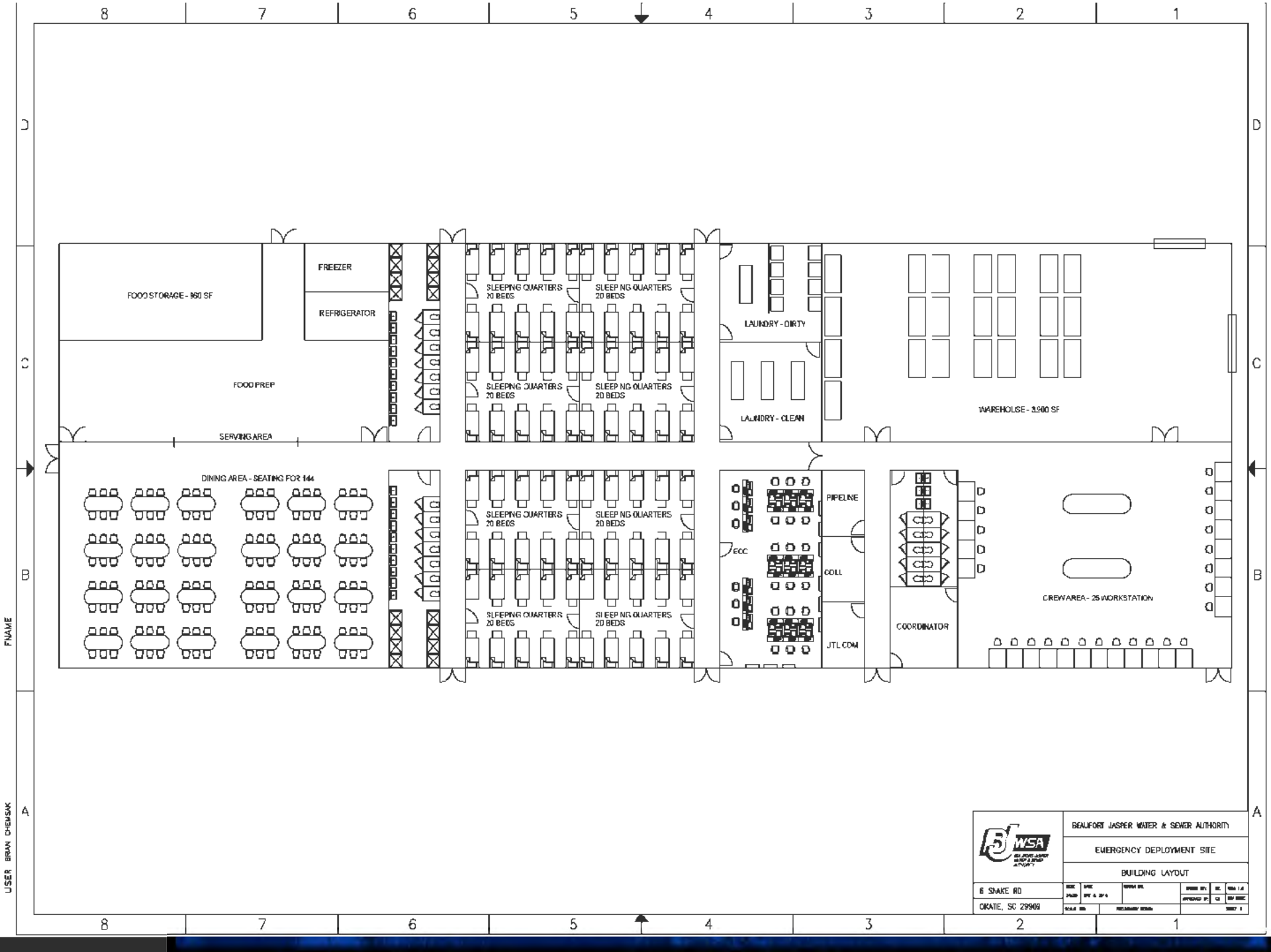
**Presented by: Ed Saxon, PE
General Manager
Beaufort-Jasper Water & Sewer Authority
May 12, 2014**




BJWSA Project Request

- Construction of Critical Operations Center at Chelsea WTP Site
- BJWSA has county-wide responsibility to coordinate and manage water/sewer services during declared emergencies
- 25,000 sq ft facility to shelter, feed & support 150 personnel
- Includes Upgraded BJWSA EOC & Operations Area
- Estimated Cost \$5.5M





		BEAUFORT JASPER WATER & SEWER AUTHORITY			
		EMERGENCY DEPLOYMENT SITE			
BUILDING LAYOUT					
6 SNAKE RD OKAITE, SC 29909		DATE: 07/4/2014 SCALE: AS SHOWN	DRAWN BY: [blank] PROJECT NO: [blank]	SHEET NO: [blank] OF: [blank]	REV. 1: [blank] REV. 2: [blank]

USER: BRIAN CHEMISK

FNAME

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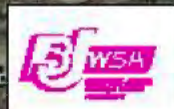
1

BUWSA EMERGENCY DEPLOYMENT BUILDING
25,000 SF FFE. 25.0'

Snake Rd

Snake Rd

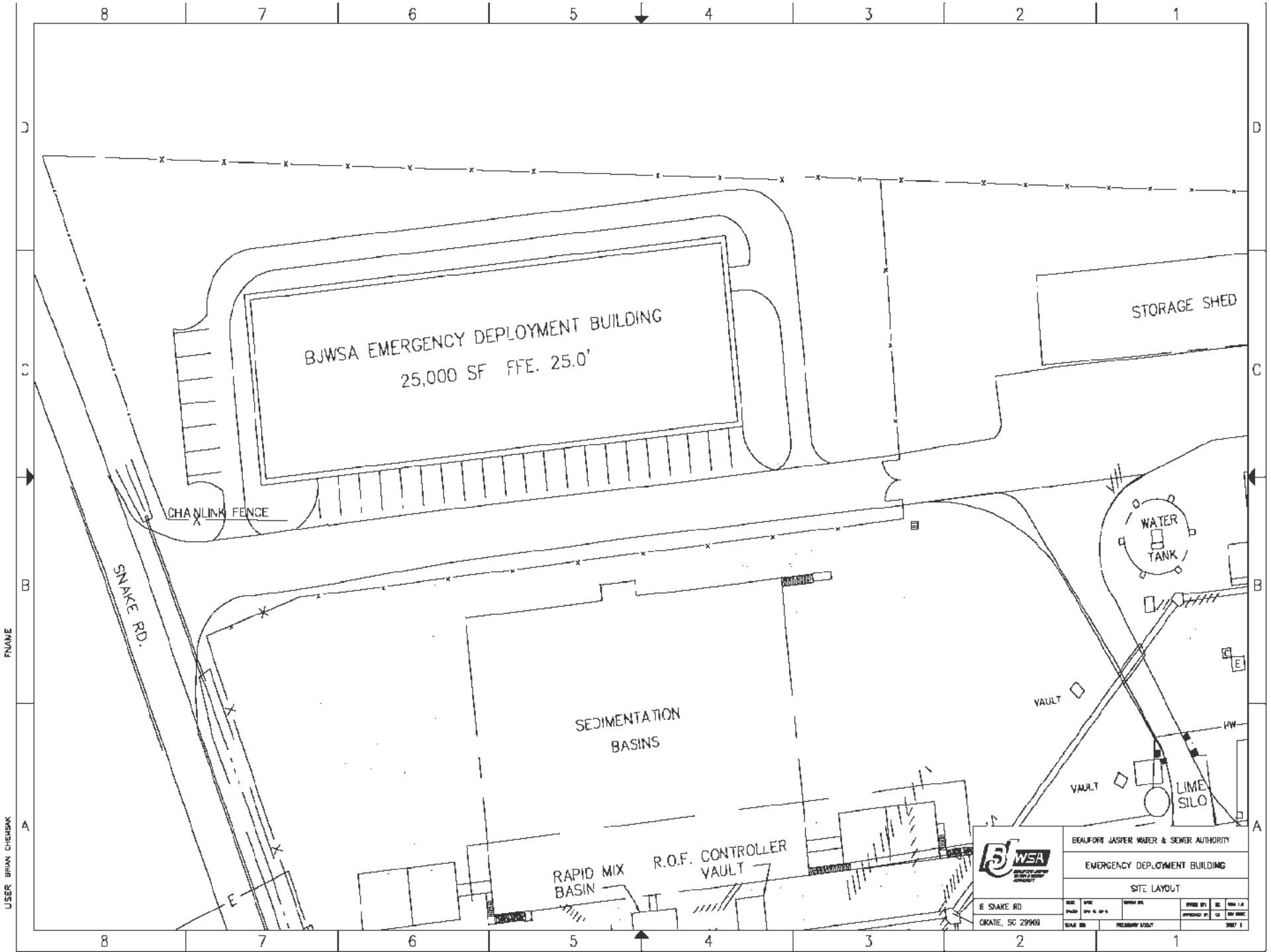
ADDITIONAL PARKING AS NEEDED



BEAUFORT JARPER

EMERGENCY

5 SNAKE RD
NEW ORLEANS, LA 70112



BJWSA EMERGENCY DEPLOYMENT BUILDING
25,000 SF FFE. 25.0'

STORAGE SHED

CHAN LINK FENCE

SNAKE RD.

SEDIMENTATION
BASINS

WATER
TANK

LIME
SILO

RAPID MIX
BASIN

R.O.F. CONTROLLER
VAULT

VAULT

VAULT



BEAUFORT JASPER WATER & SEWER AUTHORITY

EMERGENCY DEPLOYMENT BUILDING

SITE LAYOUT

6 SNAKE RD

OKLAIE, SC 29909

DATE	SCALE	DESIGNED BY	DATE	SCALE	DESIGNED BY	DATE
DATE	SCALE	DESIGNED BY	DATE	SCALE	DESIGNED BY	DATE

USER: BRIAN CHEMISAK

FNAME: A B C D

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Commission's Questions Response

- Funding From other sources? – Could be funded by the issuance of a BJWSA Bond but BJWSA customers rates would be increased to include the debt service
- Will revenue be created? – No
- What are maintenance & personnel costs? – No new personnel and the minimal maintenance costs will be included in BJWSA's O&M budget
- Will project create jobs? – Only during the 16 month construction phase



Commission's Questions Response

- Will it help the county as a whole? – Yes, by ensuring adequate water/sewer services are available to protect public health and safety to allow the county to “reopen” in a timely manner after events requiring mandatory evacuations
- Has a cost benefit study been done? - No





Bridges Preparatory Public Charter School

BEAUFORT COUNTY REQUEST

BRIDGES PREPARATORY SCHOOL

“BPS”

- Bridges Preparatory Public Charter School (BPS)
 - BPS has selected a site location, purchasing Boys and Girls Club on Boundary Street in Downtown Beaufort
 - Opened in 2013-2014 with Kindergarten through 6th grade
 - BPS will add a grade level each year thereafter and ultimately serve grades Kindergarten through 12th
 - Teacher to student ratio 14:1 ~ Class size: 20 students
-

BRIDGES PREPARATORY SCHOOL SUCCESSSES

- 96% of 358 students signed intents to re-enroll
 - All classes FULL for next year with 142 on waiting list (grades K-7)
 - 100% of teachers returned signed contracts for next year
 - Students from Beaufort, Bluffton, St. Helena, Whale Branch, Port Royal, Okatie, Yemassee, Jasper and Hampton Counties
-

BRIDGES PREPARATORY SCHOOL FACTS

- Funding ~ New Money into Beaufort County
 - Funded by the State of South Carolina
 - BPS educates with \$5,300 per child versus BCSD's \$10,600
 - We educate 358 children grades K-6 (this school year)
 - 2013-14 budget ~ \$2.7 Million
 - Projected Fund Balance ~ \$500,000+
 - Purchasing permanent facility, adding 4 classes per year, up to 780 students by 2018
 - Need to expand and redevelop the site due to demand
-

BRIDGES PREPARATORY SCHOOL INNOVATION

- PAIDEIA instructional method
 - STEM-infused curriculum
 - Paideia National Organization school partnership will:
 - Highlight the belief that each child is unique
 - Successfully educate the whole child
 - Character-based education
 - Small class size
 - Curriculum aligned with State and National Standards
-

BRIDGES PREPARATORY SCHOOL GOVERNANCE

BPS functions as an organization through the order of the following entities:

- South Carolina Public Charter School District
 - BPS Charter School Board of Directors
 - BPS Head of School
 - BPS Faculty
 - BPS Parents
 - Professional Fiscal Management:
 - Accounting firm McKay, Kiddy & Associates
 - Audit firm Elliott-Davis
-

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

1. Are there other sources of funds? **Restricted**

- No state funding for charter school buildings other than private sources
 - Start-up charter schools need 3-5 years of funding to obtain external capital (need 3-5 years of financial statements to get a loan)
 - Private equity ~ increases the interest rate and is still a lease; BPS would *not* own its facilities
-

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

2. Will the project create revenue? **Yes**

- BPS is a state-funded public charter school
 - Our funding is from the State of SC, *not* from the local county school district
 - Projections show \$40 million in revenue over the life of our initial 10-year charter
-

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

2. Will the project create revenue? **Yes**

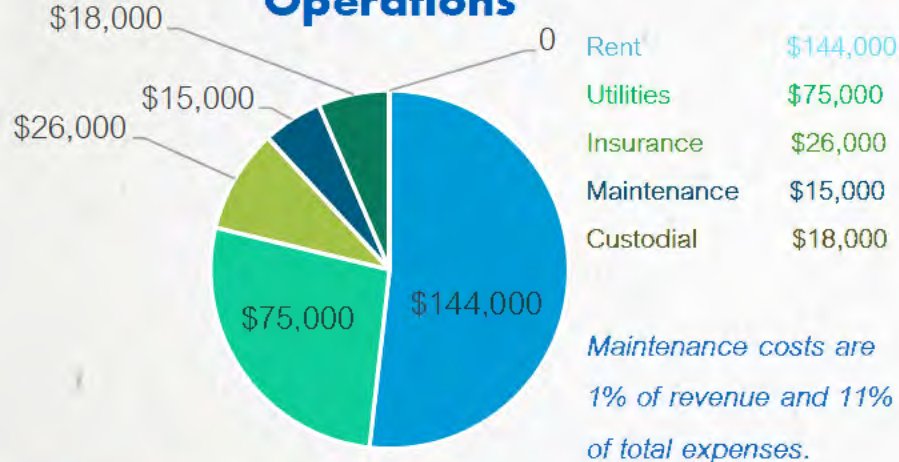
5-year BPS Revenue Projections:

- Year 2014-15 - \$3,205,988
- Year 2015-16 - \$3,548,787
- Year 2016-17 - \$4,075,888
- Year 2017-18 - \$4,602,989

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

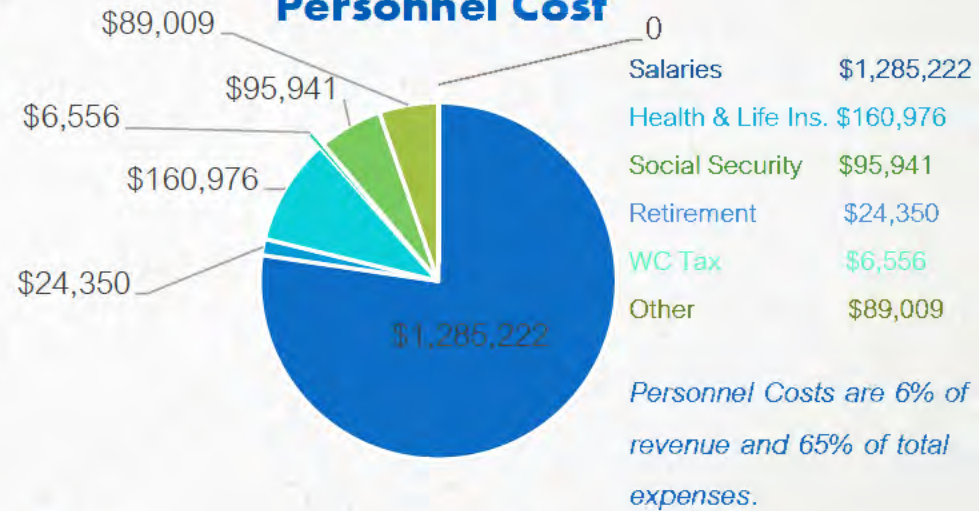
3. What are the maintenance and personnel costs?

Operations



■ Rent ■ Utilities ■ Insurance ■ Maintenance ■ Custodial

Personnel Cost



■ Salaries ■ Retirement
 ■ Group Health & Life Insurance ■ Workers Comp Tax
 ■ Social Security ■ Other

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

4. Will this create jobs? **Yes**

<u>FISCAL YEAR</u>	<u>TOTAL JOBS</u>	<u>ESTIMATED PAYROLL</u>
• Year 2014-15	37	\$1,989,481
• Year 2015-16	45	\$2,435,935
• Year 2016-17	53	\$2,670,564
• Year 2017-18	62	\$3,064,325
• Year 2018 -19	72	\$3,111,274

BRIDGES PREPARATORY SCHOOL 6 COUNTY QUESTIONS

5. Will this help Beaufort County as a whole? **Yes**

- BPS does not take money from the local district, leaving BCSD more money to educate fewer children
 - BPS has no attendance zones inside the state, therefore, children from all over South Carolina can attend
 - Encourages new residents to move to Beaufort County
 - Reduces the migration of Beaufort students to overcrowded Bluffton schools
-

BRIDGES PREPARATORY SCHOOL & COUNTY QUESTIONS

6. Has a cost benefit study been done on the project?

If the project was privately funded, the interest cost would be close to \$3 million over 5 years. If funded, all of the saved interest will be available to improve instruction.



BRIDGES PREPARATORY SCHOOL

WHAT WE NEED

- BPS invests \$1.4 million
 - This investment buys the Boys and Girls Club building on Boundary Street and initial renovation (2013)
 - Paid for with cash flow from a successful year
 - County Request: \$6.8 million builds a full K-8 facility
 - Bridges uses local contractors to redevelop the old Boys and Girls Club building and site
-

BRIDGES PREPARATORY SCHOOL BEAUFORT FACILITY

- Redevelopment of a blighted area, increasing property values
 - Reduces pressure on Bluffton schools as the migration of students to Bluffton from Beaufort slows down
 - Beaufort County will be known for its school choice leadership - an incentive for industry and resident relocation
 - Open attendance zone allows residents more choice on where to live and home investment
-

BRIDGES PREPARATORY SCHOOL "BPS"

- BPS's proposal is an economic stimulus and redevelopment opportunity leveraging public/private investment
 - \$40 million projected NEW revenue over 10 years
 - The proposed school site leverages existing underutilized public assets already supported by tax dollars:
 - Downtown Beaufort Co. Library, Charles Lind Brown Center, county athletic fields and city parks
 - BPS reduces cost to tax payers by providing revenue and/or cost-share to Beaufort County and The City of Beaufort when utilizing their facilities
-



CAPITAL SALES TAX PROJECTS

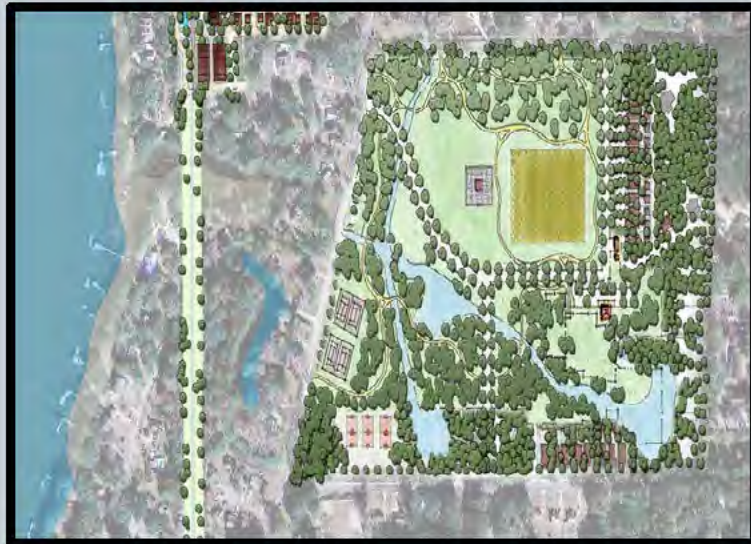


**Presented to Beaufort County Capital Sales Tax
Commission
May 19, 2014**

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

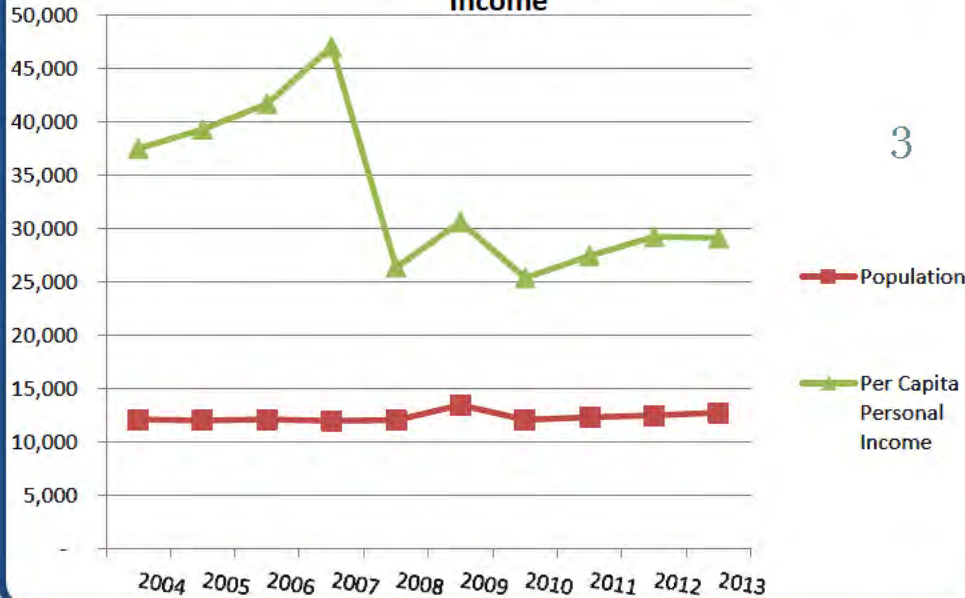


Celebrates the waterfront and the city's natural environment



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

Historical Demographics of Population and Per Capita Income

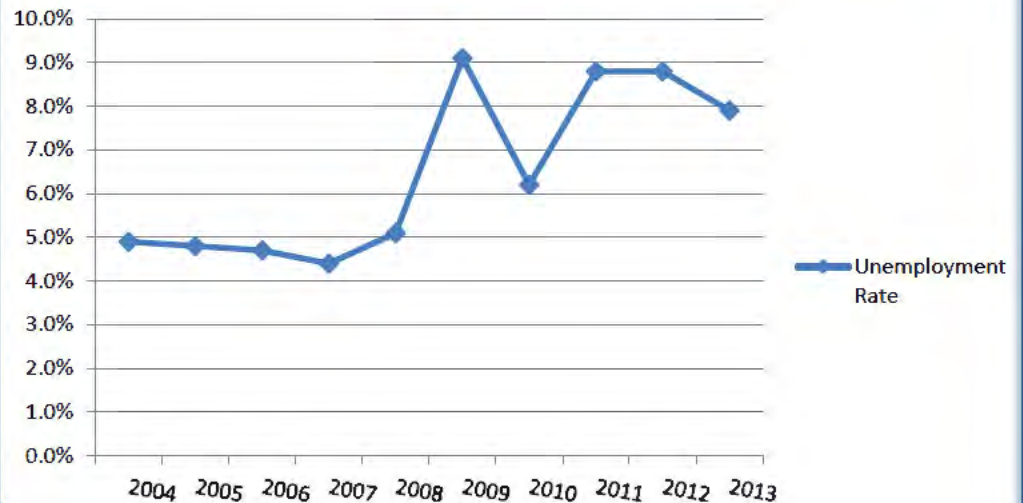


Some Statistics Between 2001 and 2013

- 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



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

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.

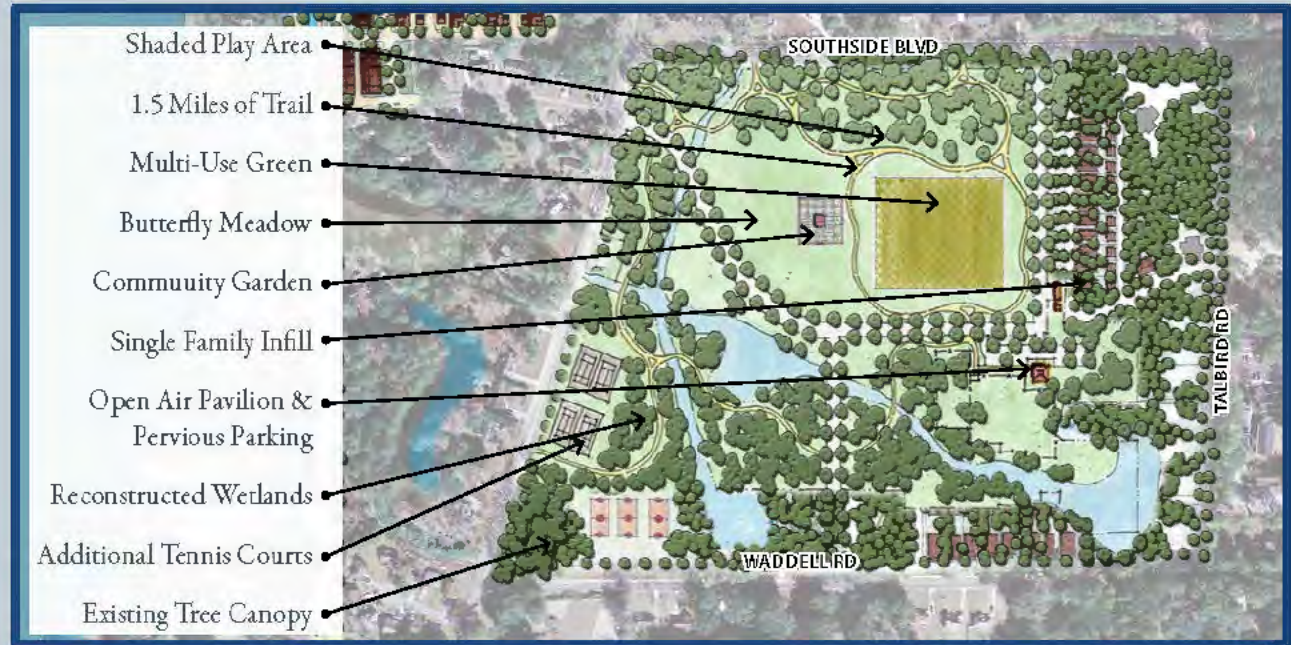
Will the project help Beaufort County as a whole? Yes, by making the historic downtown core of the City of Beaufort, the county seat, more attractive to residents and visitors and therefore more economically viable.



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

COMMUNITY *Vision* of Hilton Head Today's Inspiration Tomorrow's Legacy

Bridging Past Successes to Legacy of Future Prosperity

How a Quality Performing Arts & Entertainment Venue Can Ensure Hilton Head's Economic Future

Hilton Head Island was at a crossroads sixty years ago when the original bridge from the mainland was being considered. In 1954 some disagreed a bridge was necessary. Quickly, however, it became the essential component to establishing today's internationally renowned community.



Now Hilton Head Island once again faces critical decisions about how best to proceed if we are to re-invigorate the vibrant community we have grown to cherish. It's evident the local economy is no longer as financially strong as it once was. Real estate development and construction have waned. Island businesses have moved to the mainland. Visitor growth has languished. Resident growth has nearly topped out. And, despite some recent encouraging upgrades, much of Hilton Head's existing commercial facilities have visibly deteriorated.



Six decades from when those original drawbridge footings were put in place, there's need for a new 21st century gateway—one that can provide access to a new generation of excitement and stimulus for the community's future economic prosperity!

Our vision seeks to establish an economic foundation whereby Hilton Head Island can become known as an international destination for performing arts, culture, entertainment and major conferences in addition to its other attractions.

"A venue like this proposed Performing Arts & Entertainment Pavilion would be an ideal addition to our Island and a major contributor to a lifestyle that will increase the Island's overall appeal"

– Tom Crews, Chairman Land Management Ordinance Rewrite Committee

Maintaining Hilton Head Ideals & Reputation



The Hilton Head Island of tomorrow should not be about “reinventing” our community. Quite the opposite. Community Vision believes it should be about formulating a thoughtful strategic plan that can utilize what we already have to better enhance the qualities that enrich our lives. We believe our focus should be adding fresh vitality to our Island’s natural assets and finding ways to supplement the countless positive accomplishments already in place.

Recognized and Admired — There’s little argument Hilton Head Island’s reputation is well established. Our unique community is recognized and admired globally for its attractions and attentiveness to preserving the natural environment.

New Economic Engine Needed — Truth is, a new economic engine is what’s needed, not a new rebranding! A visionary strategy is required to build upon the benefits of the now completed private real estate communities which, while development was underway, sustained the Island economically for more than 50 years.

Elevating Our Ideals — Our vision is not a departure from the ideals that have made Hilton Head Island what it is, but rather one that elevates the existing fabric of our community’s persona. Our bold idea is simply to expand one very significant aspect of who we already are so that both full-time and part-time residents will benefit while the Island simultaneously experiences an economic boost.

A Harmonizing Theme — By attracting a fresh flow of year-round visitors – many for the first time – all facets of our Island’s current economy will be lifted. The hospitality industry will flourish. Retail, real estate and financial entities will be boosted, and a host of support services will be positively impacted. Moreover, this vision harmonizes nicely with other recent proposals regarding Hilton Head Island’s future, including the Mayor’s 2012 Task Force “Vision for 2025.”

“A performance venue, intelligently designed and operated, allows our performing and cultural institutions to develop events that we have never dreamed of for lack of appropriate space, and can help define the unique culture of our region.”

– John Morris Russell



Concept is Founded on Tested, Real-Life Research



Augmenting What Exists—With a thriving arts and cultural scene, Hilton Head will reach its full potential in attracting people who expect more than good weather, beautiful beaches and golf to enrich their lives. Working from that premise, Community Vision studied 15 existing major non-metropolitan arts centers in America to assess the validity of our concept. Several things became apparent:

1. Hilton Head Island is Ideal for Such a Venue

- *Hilton Head Island already exceeds all 15 from the standpoint of having an overall existing foundation of support operations and facilities—such as adequate quality of hotel accommodations and rentals, plus restaurants, recreation facilities, nearby shopping, transportation access, a desirable climate and positive reputation.*
- *By having such a high quality performance venue Hilton Head Island's reputation as a preferred hospitality destination for all ages would certainly be increased. Such a venue could not only broaden the economic diversification of the Island, but with appropriate programming also attract a clientele with a higher demographic profile—one that has great appeal to area realtors. Additionally, it would provide significant tax and fee revenue for both Town and County treasuries.*

2. Success Depends on Two Essential Conditions

The research also disclosed two significant findings critical to the success of such an undertaking:



Performers like Yo Yo Ma (above) and major dance troupes would find Hilton Head Island a welcoming tour stop.

- **Public Support** — *All the successful venues that were studied had strong community support coupled with vital public/private partnerships.*
- **Venue Capacity** — *In every single case economic success was keyed directly to the audience capacity of the facility! The conclusion: A 1,500 to 5,000 indoor/outdoor formula would be best for the Island. The 1,500 figure is significantly greater than any local performance facility.*



Positive Economic Impact of Arts & Entertainment



Indoor/Outdoor Seating — The centerpiece of this vision is a multi-purpose Center for Performing Arts and Entertainment. We envision an architecturally stunning pavilion complex that would seat 1,500 in a climate-controlled interior hall with capacity for 5,000 more in a picturesque outdoor terraced lawn. One current concept (see next page) is two-tier seating indoors combined with a stage that can play to audiences indoors or outside.

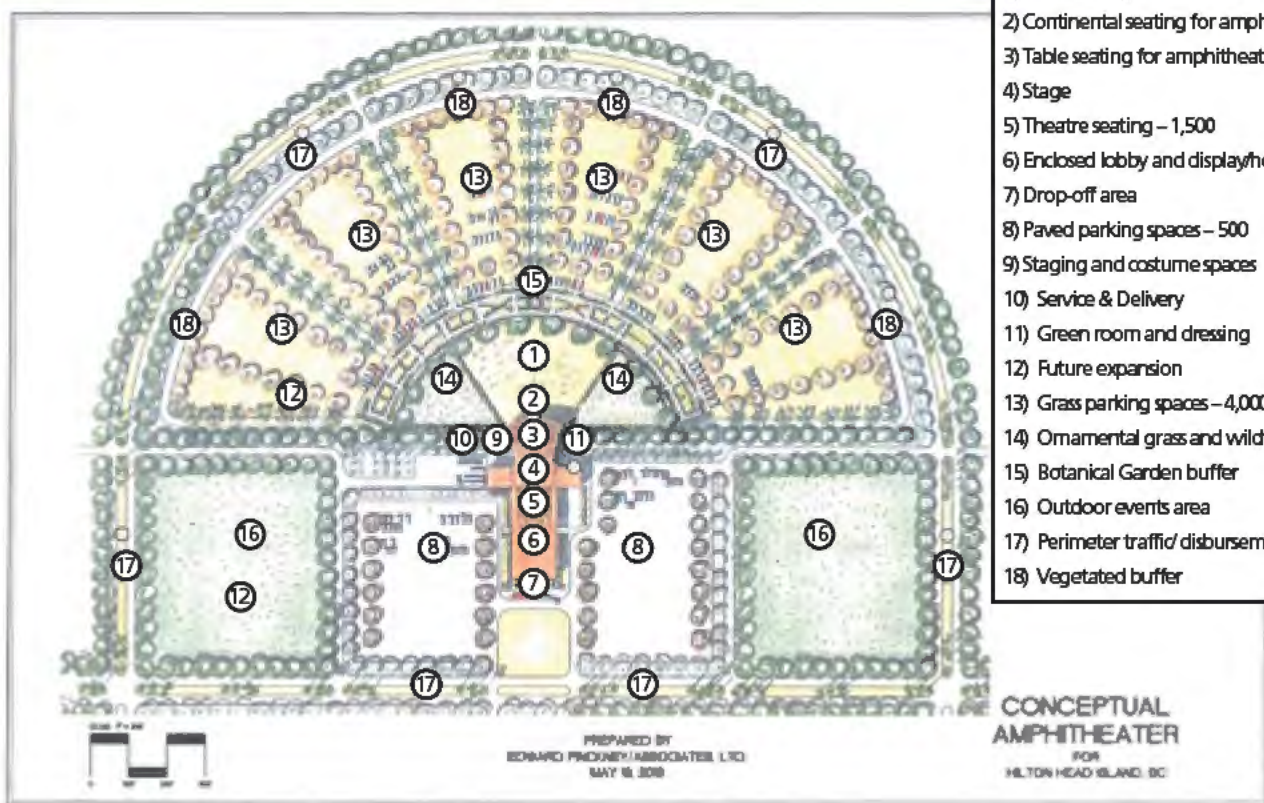
Such a pavilion would feature a level of programming that one associates with venues such as Aspen, Tanglewood, Sarasota and Sun Valley. A dozen or so live events might include the likes of Yo Yo Ma, Alvin Ailey Dancers, Norah Jones, the Vienna Boys Choir, Garrison Keillor, Wynonna and other noted celebrities and world-class speakers. Such performances would be supplemented throughout the year by our own Hilton Head Symphony Orchestra, Hilton Head Choral Society, Gullah celebrations and other locally produced performances.

300 Events and Functions Annually — Additionally envisioned is an expansive reception area, perfect for art shows, symposiums and exhibitions. There might be a high tech lecture theater and 'workshop' meeting spaces for smaller performances by local groups. We anticipate around 300 events and functions annually. We expect the Artist and Entertainment Series engagements, starring performers, such as those noted above, who are known to draw large attendance and produce significant revenue, would be expected to perform in the outdoor portion of the venue. Major conference gatherings in conjunction with our Island's major hotel properties would be possible as well.

This venue could provide a home for the new Hilton Head Island Institute, and allow for expansion of its Aspen Institute type programming. The Island's World Affairs Council could consider it as their venue for gatherings that might draw more than 1,000, as could jazz festivals, various seasonal events and major assemblages for youth, spiritual and other organizations. Almost every major organization in the area could benefit.



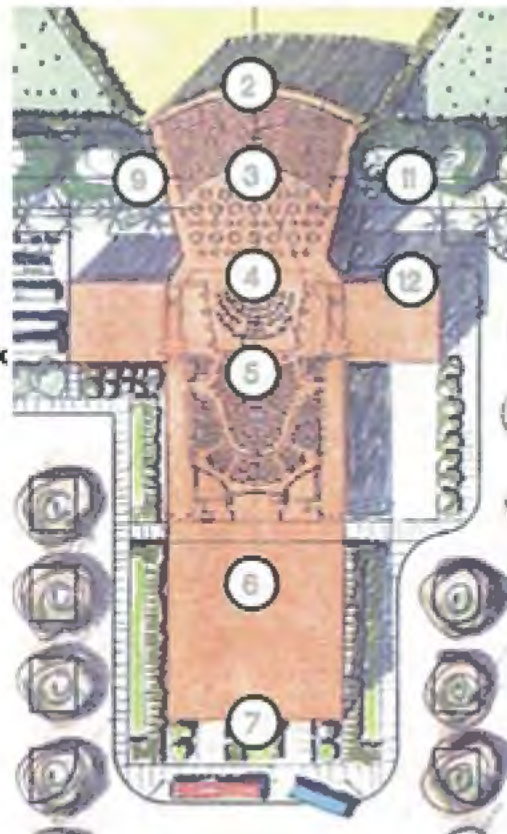
Local events by the Hilton Head Symphony Orchestra (left) and Choral Society would be featured along with major celebrities like Wynonna Judd.



- 1) Grass-seating for amphitheatre – 4,000
- 2) Continental seating for amphitheatre – 1,000
- 3) Table seating for amphitheatre – 260
- 4) Stage
- 5) Theatre seating – 1,500
- 6) Enclosed lobby and display/hosting area
- 7) Drop-off area
- 8) Paved parking spaces – 500
- 9) Staging and costume spaces
- 10) Service & Delivery
- 11) Green room and dressing
- 12) Future expansion
- 13) Grass parking spaces – 4,000
- 14) Ornamental grass and wildflower meadow
- 15) Botanical Garden buffer
- 16) Outdoor events area
- 17) Perimeter traffic/disbursement boulevard
- 18) Vegetated buffer

- Seating**
- 1500 Indoor Total
 - 1000 Orchestra
 - 500 Balcony
 - 5000 Outdoor Total
 - 4000 Lawn
 - 740 Continental Bench
 - 260 Patio Table

Amphitheater Detail



2. 740 CONTINENTAL SEATING
3. 260 PATIO TABLE SEATING
4. BI-WAY STAGE
5. 1500 INDOOR SEATING
6. ENCLOSED LOBBY & DISPLAY AREA
7. DROP-OFF AREA
9. STAGE/COSTUME SHOPS
11. GREEN ROOM DRESSING ROOMS
12. MEETING ROOMS

Paved Parking

Paved Parking

Here is What The Economic Models Reveal



To develop an economic model, John Salazar, University of South Carolina Beaufort Professor and Director of the Lowcountry and Resort Islands Tourism Institute, used actual local tourism data and coupled it with projection data compiled for this specific concept by the prestigious Arts Consulting Group (ACG). Earlier ACG had validated the feasibility that Hilton Head Island could host a world-class performance and entertainment center, while simultaneously serving the cultural needs of residents and local organizations for a community our size. It is noteworthy that Dr. Salazar previously performed similar economic modeling for both The Heritage and The Concours d'Elegance.

The consultants' studies forecast the first full year of operation by such a Performing Arts and Entertainment Center would attract 212,000 admissions. The studies projected roughly 45% visitors and 55% full- and part-time residents. Figures would grow to 258,000 after five years with the admissions reversing to a ratio of 55% visitors and 45% residents.

Expected total economic impact would grow from \$81.9 million in the first full year to \$116.7 million in year five. By just the second year, the economic outcome from lodging, food, transportation, retail and recreation resulting from the pavilion complex would exceed that of The Heritage Golf Tournament – \$93.2 million compared to \$77.5 million. Heritage related employment would be exceeded by 550 jobs and tax revenue by almost \$1 million. **Overall, this represents over one-half billion dollars favorable impact over a five year period.**

"The proposed Performing Arts & Entertainment Center is predicted to generate a significant positive impact in Beaufort County in terms of jobs and compensation, output, and local government net revenues."

— Economics Professor John Salazar



Source: Economic Impact Study, Dr. John Salazar and Dr. Robert Carey, Regional Transactions Concepts, March 20, 2013

The figures generated by the Lowcountry & Resort Islands Tourism Institute speak for themselves. They are posted in greater detail on the Community Vision of Hilton Head website.

Key is Appropriate Space Plus Year-Round Programming



While Hilton Head Island's economic future would be improved by the introduction of new kinds of industry and diversification, the reality is that we can accomplish economic prosperity now by simply augmenting what exists.

Permanency—Economic prosperity can be achieved by building facilities that will allow for high and more sustained levels of attendance. This in turn will establish a reliable, permanent source of revenue that cannot be taken away by outside parties like the PGA or its corporate sponsors. In doing so, Hilton Head Island maximizes the natural environment, intellect, skill sets and physical facilities it already has in place.

Sustained Capacity is Achievable — Unfortunately, the full potential economic impact of a performing arts and entertainment component has been obscured locally by existing facilities that lack a sufficient number of seats combined with a sufficient number of “revenue-production days” to generate the revenue needed to support the presentation of desired events and stay afloat financially.

Validated Research— The good news, based on the experience of others and validated by economic research, is that when a simple alteration to that dynamic of “seats + performing dates” is provided, the entire financial picture changes to a positive. Moreover, hotel conference space could be booked in advance to synchronize with and promote major performances, and the 12-month schedule would attract a year-round flow of repeat and new visitors.

ANNUAL CALENDAR POSSIBILITIES												
	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
ARTS CENTER		Edinburgh		WAC Holiday eve	Spring Festival - March National Speaker		Winter Band					Carrie Swartz Masterclass
	WHDG Sea/Mon pre	Artists Series	WHDG Sea/Mon pre	WHDG Symposium Start	WHDG Sea/Mon pre	Artists Series	WHDG Presents Holiday eve	Artists Series	WHDG Sea/Mon pre	WHDG Sea/Mon pre	Artists Series	WAC
	WAC Holiday eve	Imagination	WAC Holiday eve		Spring Festival & Education Speaker	WAC Holiday eve National	WAC Holiday eve National	WAC Holiday eve National	WAC Holiday eve National	WAC Holiday eve	WAC Holiday eve	
	Artists Series	WHDG Sea/Mon	WHDG SFC	WHDG Holiday eve	Artists Series	WAC Holiday eve	Ball Festival	Artists Series	Edison Arts Festival - Dance + Art + Music	WAC Holiday		WHDG Sea/Mon pre
ARTS CENTER			Irish Festival	Heritage Festival - Golf + Lunch + Scottish Cultural	Spring Festival - WAC Culture National Speaker	Edison Festival		WHDG Youth Musician Festival	Compass Workshop - Concert		Artists Series	WAC
	WHDG Sea/Mon pre	WAC	Artists Series	WHDG Pops P/Act Sunday eve	Artists Series	Artists Series		Artists Series	Guest Symphony	WHDG Holiday eve	Children's Concert	Artists Series
	WAC Holiday eve		WAC Holiday eve	WAC Holiday eve	Spring Festival History	Youth Choral Festival	Choral Conductors Conference	Resurrection Organists Guild	WAC Holiday eve	WAC Holiday eve		
	WHDG Presents Holiday eve	Artists Series	WHDG Sea/Mon pre	Artists Series	WHDG Sea/Mon pre	WAC Holiday eve	WHDG Pops P/Act Sunday eve	WAC Holiday eve	WHDG Pops P/Act Sunday eve	Artists Series	WHDG Sea/Mon pre	Christmas
ARTS CENTER			Partnership Concert			WHDG Pops P/Act Sunday eve			Gullah Festival			

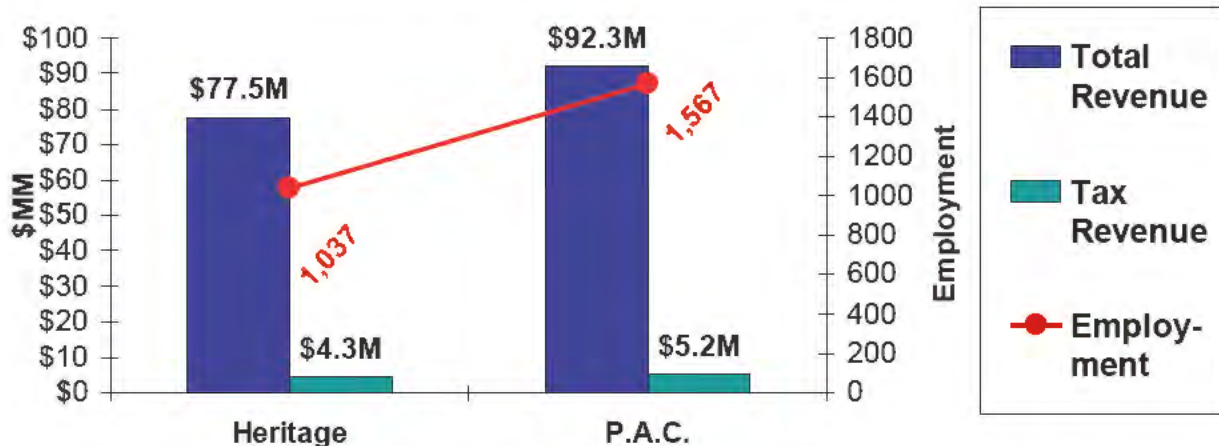
Game-Changing Opportunity at Our Doorstep



This Performing Arts & Entertainment Pavilion is indeed a “game changing opportunity” for the future of Hilton Head Island. It’s a highly practical direction to pursue — not only for the Island’s long-term economic vitality but also as the lifeblood for enduring success as a desirable upscale community. This new performance facility will exist with and enhance the current Arts Center. By having a venue like this, we will suddenly possess a combination of natural, recreational and cultural assets that will be the envy of every vacation destination in America.

Our Economy Becomes the Big Winner — This vision of year-round activity expands the appeal of our entire community. Our economy gets boosted year-round. Seasonally challenged hotels, shops, restaurants, recreational services and others will garner a continuous stream of additional revenue that exceeds that of the single-event Heritage Golf Tournament, but with no overhanging threat of being taken away. The local lifestyle will be energized and property values enhanced for future generations.

Economic Impact Comparisons



Source: Economic Impact Study, Dr. John Salazar and Dr. Robert Carey, Regional Transactions Concepts, March 20, 2013

Community Vision of Hilton Head, Inc.

Community Vision of Hilton Head is a non-profit organization founded in 2006 to initiate a professional assessment of the long-range Performance Facility needs of the Hilton Head Area. The recession of 2007-2011 and its severely negative impact on the local economy led to a community-wide effort to chart a new course for the Island’s future health and prosperity. As a part of this effort, CVHH has developed the vision presented here, as a major contribution to that rejuvenated, healthy and prosperous future for our Island.



Support Our Vision

Please join us as a supporter. Send us your contact information. Tell your social groups, civic clubs and friends. Ask us to make a presentation to your group. Even send us a contribution to help spread the message!

Our Email:

CVHHHiltonHead@gmail.com

Our mailing address:

CVHH
Box 5387
Hilton Head, SC 29938

Our website:

CommunityVisionHiltonHead.org

Our phone contact:

843-671-5060

INTERNATIONAL SPORTS, ENTERTAINMENT AND SHOPPING

Project Justifications:

- **Providing this venue will increase the quality of life for all Beaufort County residents of all ages with multiple interests not currently available to them in Beaufort County**
- **A substantial increase to our year round state tourism industry**
- **Beaufort County does not have a regional facility like this**
- **This is the last non incorporated big tract of land in this part of Beaufort County**
- **Access Roads, already in place or under construction**
- **Utilities are readily available and have the capacities**
- **If Beaufort County is willing to invest in this International**
- **Facility then the South Carolina Parks, Recreation and Tourism and The South Carolina Commerce Department are willing to invest in it as well**
- **Fits right in with and enhances existing shopping district**
- **Thousands of high quality jobs will be created by this**
- **venue**
- **Top tier companies will want to locate divisions of their**
- **companies here to offer their employees and their families a higher quality of life**
- **Current Beaufort County companies will be able to hire**
- **and keep their employees because we are offering them and their families a higher quality of life**

INTERNATIONAL SPORTS, **ENTERTAINMENT AND SHOPPING** **QUESTIONS AND ANSWERS**

- **Can the project be funded from any other sources of money? If Beaufort County wants this project and is willing to invest then The State Parks, Recreation and Tourism Department and The South Carolina Commerce Department will invest with Beaufort County and the developer.**
- **Will the project create revenue? Revenue will be generated through Aquarium, sports, Concerts and event ticket sales taxes, user fees, tenant fees, Naming rights, accommodation tax, community events, exhibitions and conventions.**
- **Economic impact will be 500 million per year for Beaufort County**
- **What are the maintenance and personnel costs once the project is completed? Salaries and Benefits (Full and Part Time) maintenance, security, custodial, materials, supplies, advertising and services = \$3,634,500.00 Comcast Sports a global venue management company will cover these costs operating the venue booking top entertainment, sporting events, conventions and community events leaving a net operating revenue for capital improvement reserve fund after the first year of operation of \$2,594,552.00.**

- **Will the project create jobs? 1,500 construction related jobs will be created. Comcast Sports Global Spectrum Venue Management will have 40 full time jobs, 150 part time jobs. Tenants of the venue will have 445 full time jobs, 120 part time jobs. The Aquarium will have 300 full time jobs and 300 part time jobs. The Sports retailer will have 150 full time jobs, 38 part time jobs. The hotel will have 300 full time jobs and 200 part time jobs. The new outlet stores will have 325 full time jobs, 200 part time jobs. The restaurants will have 145 full time jobs and 200 part time jobs. Suppliers as well as most Beaufort County businesses will see a surge in business, therefore creating several hundred more jobs around the county.**
- **Will the project help Beaufort County as a whole?
There will be first class events for people of all ages
Sporting events, concerts, entertainment events, trade shows, community event, tournaments, camps, education classes, continuing education classes.
Major economic impact for Beaufort County.**
- **Has a cost benefit study been done on the project?
Comcast Sports Global Spectrum Venue Management has done a cost analysis for the venues. We as a community need to order a complete study to be done for the overall project.**

INTERNATIONAL SPORTS, ENTERTAINMENT AND SHOPPING

ISE Facilities 350 Acres - 39 Outdoor tennis courts, 10 indoor courts, Indoor multi sport center, Soccer Stadium, 16 multipurpose fields for soccer, football and lacrosse, track, Baseball Stadium, 9 baseball fields, 3 softball fields, 6 basketball/volleyball courts, Aquatic Center, Ice Skating Facility, Sports Science and Nutrition Institute.

ISE Academy - A fully accredited 1500 student college preparatory and Post Graduate School, pairing elite academics with world class athletic training. (Athletic and Personal Development, golf, tennis, soccer, basketball, baseball, softball, swimming and diving, track and field, cross country, lacrosse, football, gymnastics, equestrian)

ISE Events - Comcast Sports will Schedule and Promote World Class youth, college, olympic trials, professional Sporting Events, Tournaments, Camps and Entertainment for ISE Venues, packaging accommodations, tickets for events, meals and entertainment.

Hotels- Two 150 room hotels

Wellness Spa - A full service 250 room Hotel and spa Retail

Shopping- 250,000 square feet of premium shopping

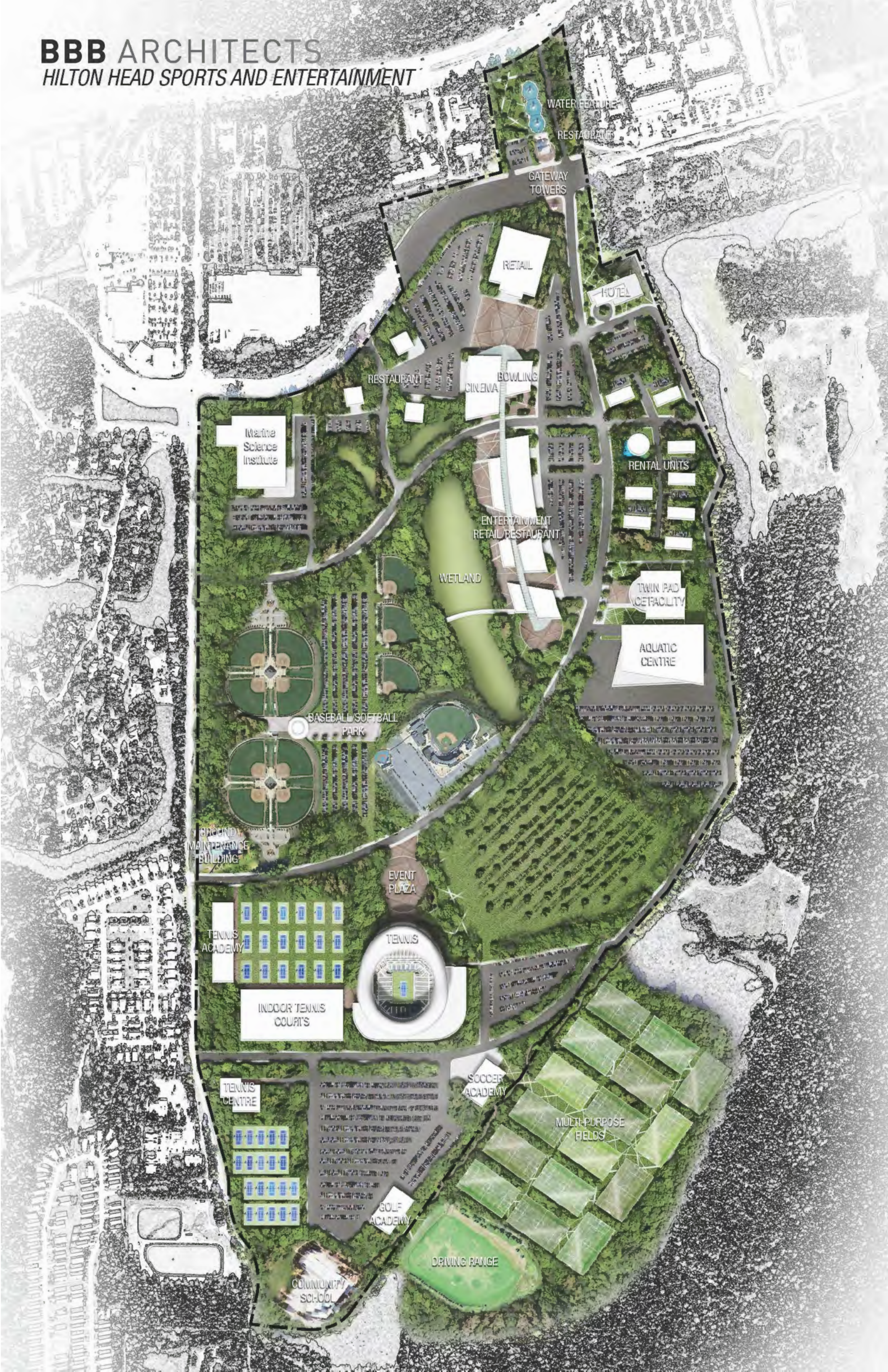
Entertainment - Aquarium, Putt Putt Golf Course, Movie Theater, Sports Museum, Restaurants

**Land and infrastructure cost for Beaufort County
and State of SC: \$279,542,000.00**

Developer Costs: \$482,340,000.00

BBB ARCHITECTS

HILTON HEAD SPORTS AND ENTERTAINMENT



WATER FEATURE

RESTAURANTS

GATEWAY TOWERS

RETAIL

HOTEL

RESTAURANT

CINEMA

BOWLING

Marine Science Institute

RENTAL UNITS

ENTERTAINMENT
RETAIL RESTAURANT

WETLAND

TWIN PAD
(CAPACITY)

AQUATIC CENTRE

BASEBALL/SOFTBALL
PARK

GROUND
MAINTENANCE
BUILDING

EVENT PLAZA

TENNIS
ACADEMY

TENNIS

INDOOR TENNIS
COURTS

TENNIS
CENTRE

SOCCER
ACADEMY

MULTI-PURPOSE
FIELDS

GOLF
ACADEMY

DRIVING RANGE

COMMUNITY
SCHOOL



**Beaufort County
Sales Tax Committee
May 12, 2014**

 **LOWCOUNTRY**
economic alliance

Right Place, Right People, Right Time



- **David Tigges**

Chairman, Lowcountry Economic Alliance

CEO, McNair Law Firm

- **Kim Statler**

Executive Director, Lowcountry Economic Alliance

- **John Culbreath**

Regional Director, Thomas & Hutton



- Public/Private Partnership formed in 2010
- Attract primary businesses to Beaufort County
- Help existing businesses grow in Beaufort County
- Diversify tax base/business community

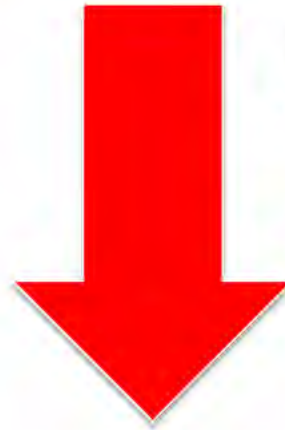
Tremendous Opportunities





Jobs in South Carolina

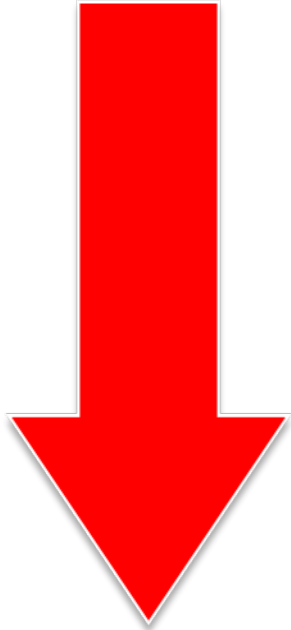
2.5%



Jobs in Beaufort County

1.2%

**\$34 million in lost wages
between 2009-2012**



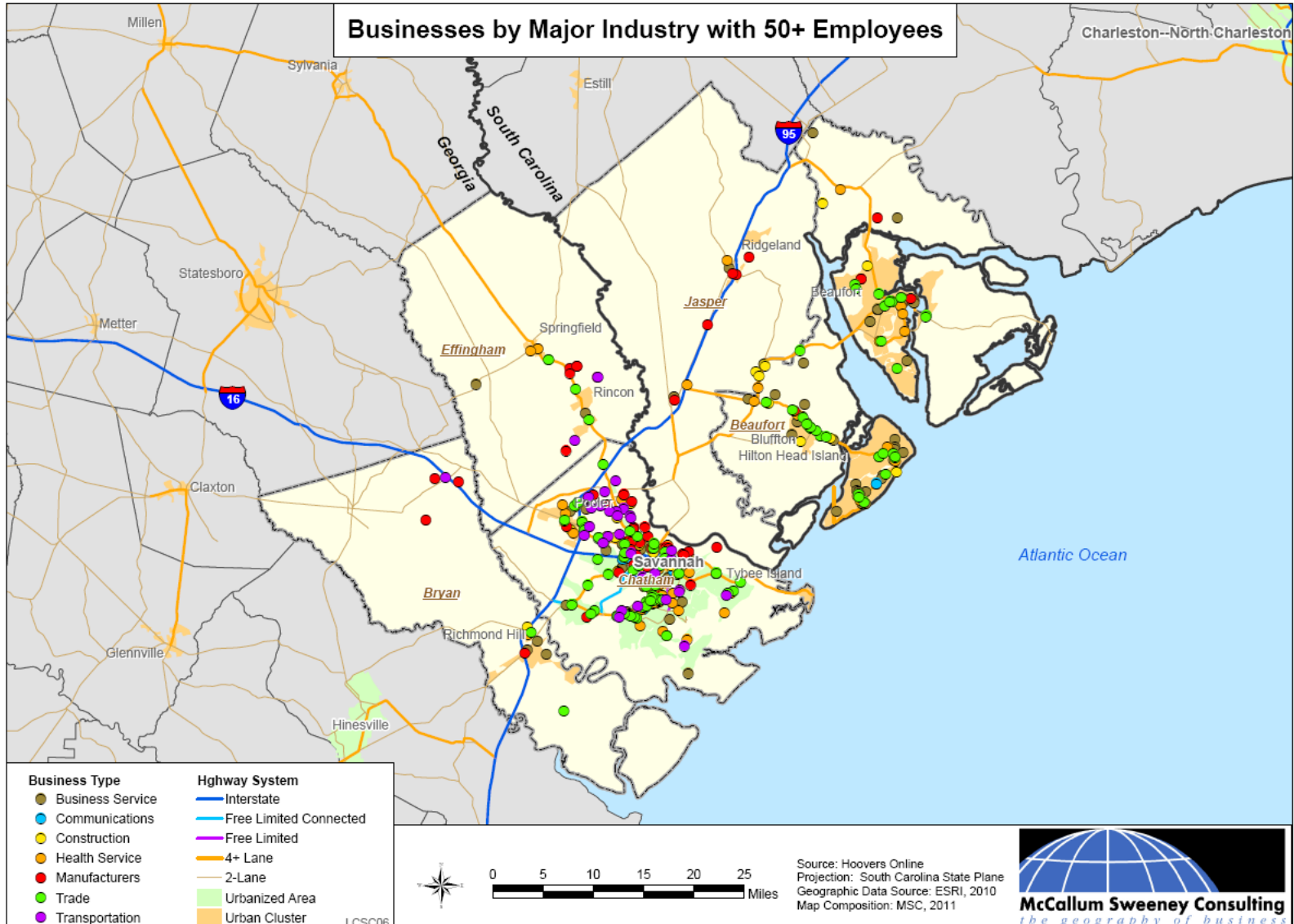
\$34 Million
Lost Wages



13,000
NEW Residents

WHY ARE WE LOSING?

Lack of Sites for Primary Employers





John Culbreath

Regional Director

Thomas & Hutton

Rail Industrial Park Conceptual Layout Rendering (#5)



Acreage Key	
1	+/- 44 Ac.
2	+/- 66 Ac.
3	+/- 40 Ac.
4	+/- 47 Ac.
5	+/- 30 Ac.
6	+/- 40 Ac.
7	+/- 38 Ac.
8	+/- 71 Ac.
9	+/- 40 Ac.
10	+/- 30 Ac.
11	+/- 27 Ac.

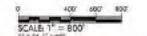
Building Key	
B1	300,000 SF
B2	300,000 SF
B3	400,000 SF
B4	500,000 SF
B5	200,000 SF
B6	200,000 SF
B7	700,000 SF
B8	250,000 SF
B9	250,000 SF
B10	600,000 SF
B11	600,000 SF
B12	1,000,000 SF
B13	700,000 SF
B14	700,000 SF
B15	700,000 SF

GENERAL NOTES:

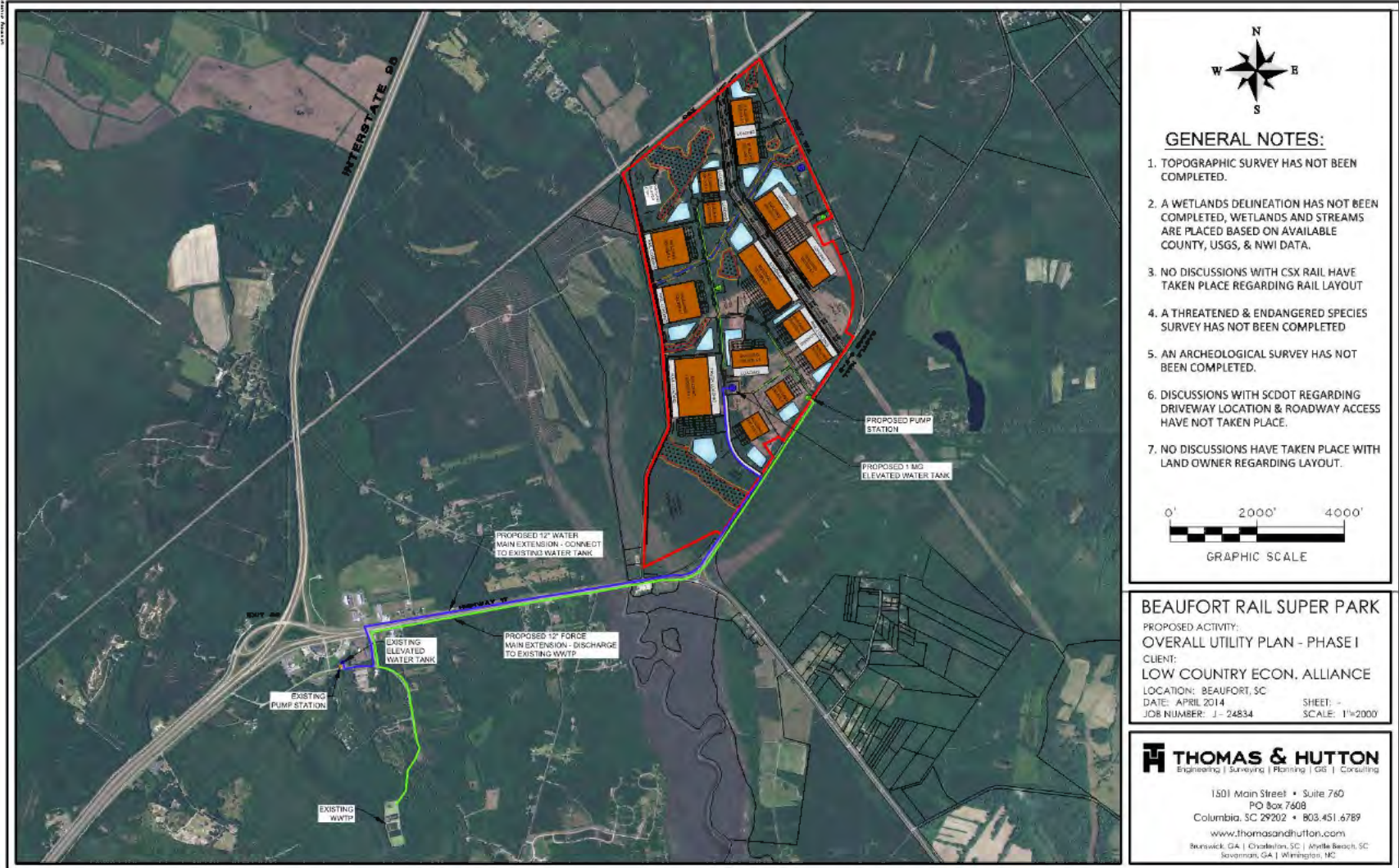
1. TOPOGRAPHIC SURVEY HAS NOT BEEN COMPLETED.
2. A WETLANDS DETERMINATION HAS NOT BEEN COMPLETED. WETLANDS AND STRIPES ARE PLACED BASED ON AVAILABLE COUNTY, USGS, & NWDI DATA.
3. NO DISCUSSIONS WITH CSA RAIL HAVE TAKEN PLACE REGARDING RAIL LAYOUT.
4. A THREATENED & ENDANGERED SPECIES SURVEY HAS NOT BEEN COMPLETED.
5. AN ARCHEOLOGICAL SURVEY HAS NOT BEEN COMPLETED.
6. DISCUSSIONS WITH SCDDP REGARDING DRIVEWAY LOCATION & ROADWAY ACCESS HAVE NOT TAKEN PLACE.
7. NO DISCUSSIONS HAVE TAKEN PLACE WITH LAND OWNER REGARDING LAYOUT.

SF PROVIDED:

TOTAL SITE AREA = 832 ACRES
 TOTAL SF PROVIDED = 6,130,000
 TOTAL SF/ACRE = 7,368
 TOTAL RAIL SERVED SF PROVIDED = 5,300,000
 TOTAL RAIL SERVED SF/ACRE = 6,370

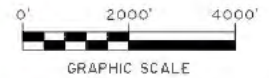


Overall Utility Plan – Phase I



GENERAL NOTES:

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6. DISCUSSIONS WITH SCDOT REGARDING DRIVEWAY LOCATION & ROADWAY ACCESS HAVE NOT TAKEN PLACE.
7. NO DISCUSSIONS HAVE TAKEN PLACE WITH LAND OWNER REGARDING LAYOUT.



BEAUFORT RAIL SUPER PARK

PROPOSED ACTIVITY:
OVERALL UTILITY PLAN - PHASE I
 CLIENT:
LOW COUNTRY ECON. ALLIANCE
 LOCATION: BEAUFORT, SC
 DATE: APRIL 2014
 JOB NUMBER: J- 24834

SHEET: -
 SCALE: 1"=2000'



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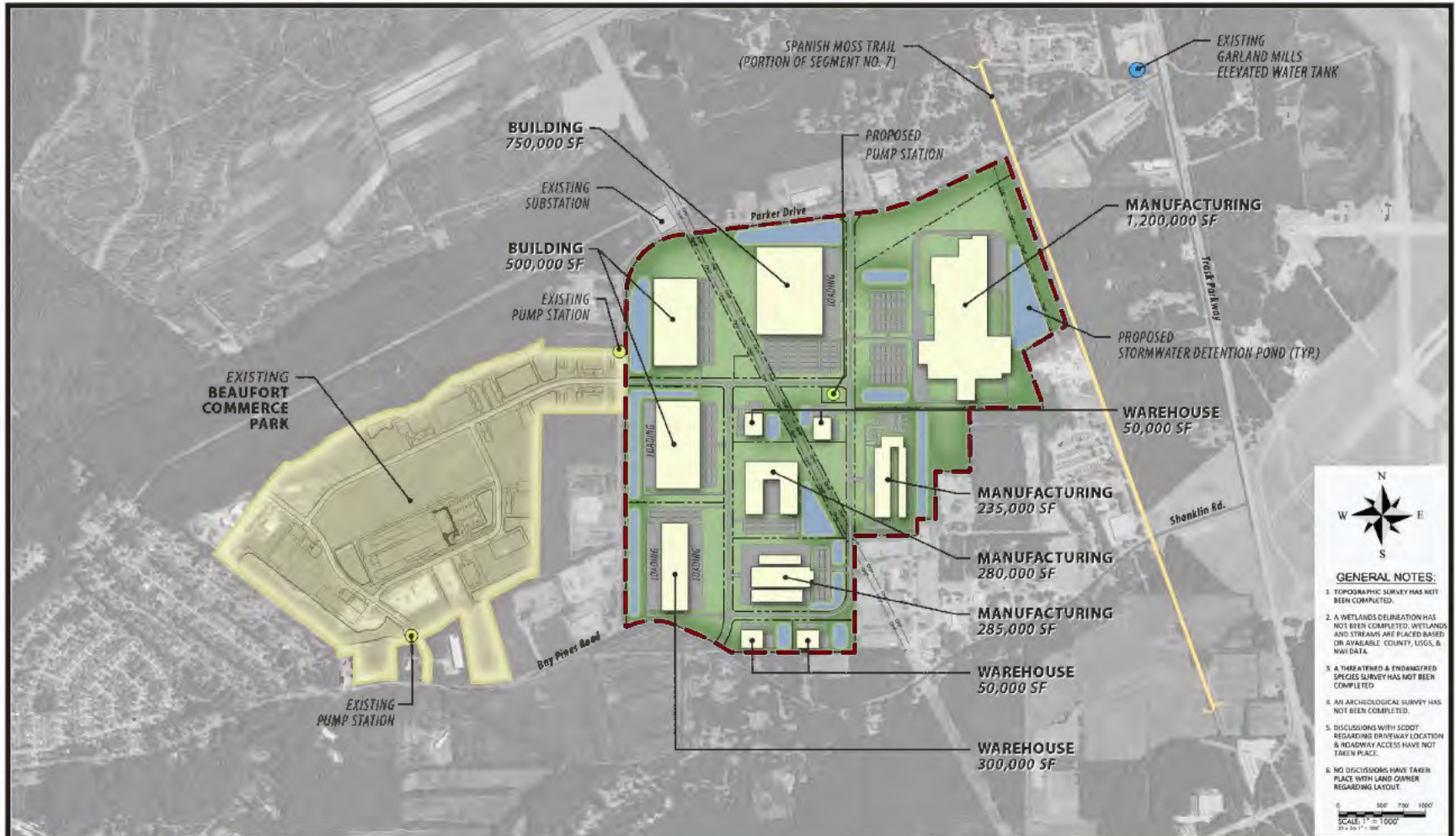
Site Conclusions

- Attractive property for Industrial Development
- Upland development with minimal environmental impacts
- Proximity to I-95 and superb surrounding transportation network
- Ease of transportation to two ports
- Potential rail accessibility
- Long term development
- Maximizes the 10 to 20 year industrial investment and job creation opportunities

Site Improvement Cost Summary

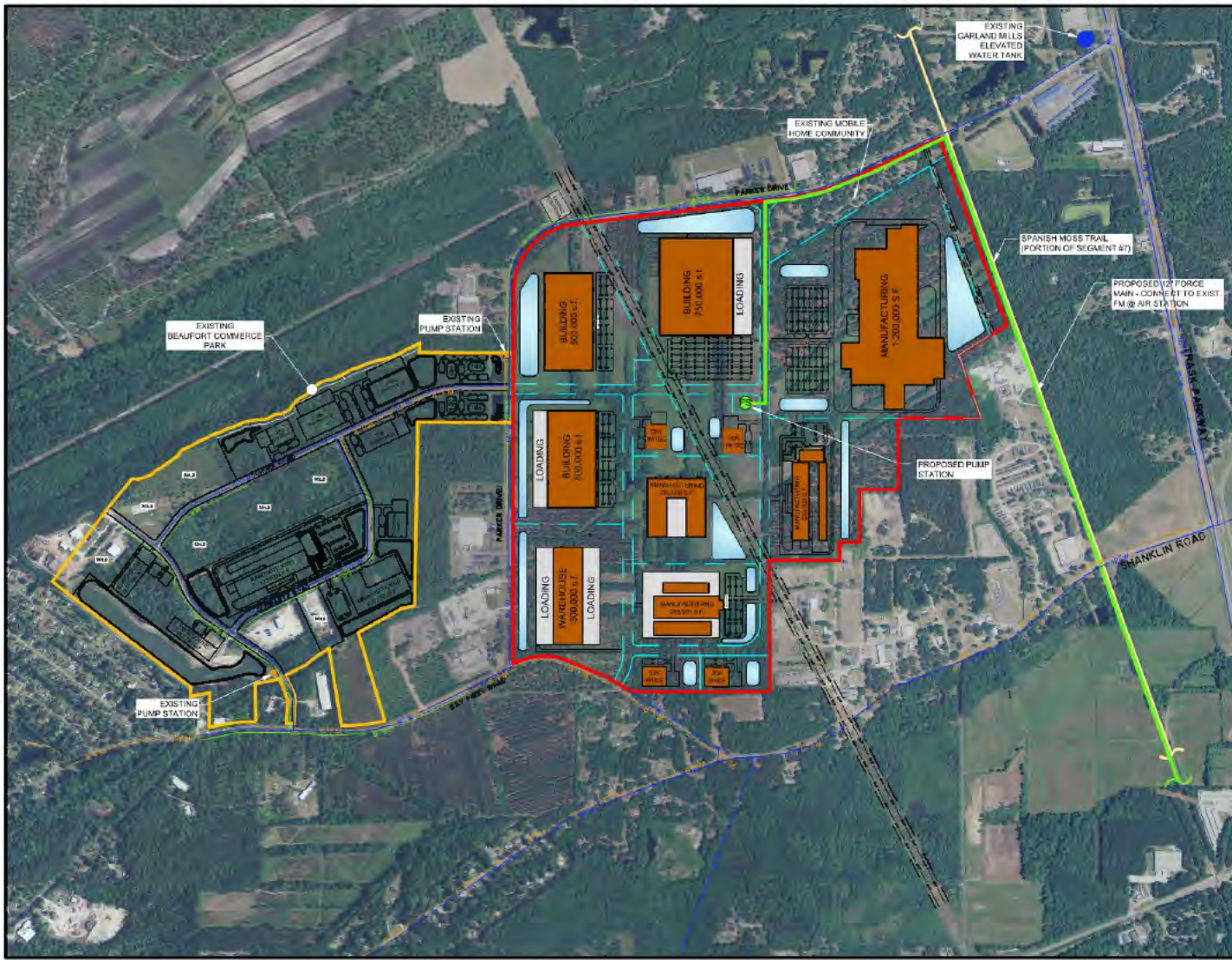
Category	Cost	Details
Due Diligence	\$255,000	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$1,827,000	Entrance road improvements, turn lanes along Castle Hall Road, "Monument" entrance
Water Improvements	\$6,025,000	1 MG Elevated Tank, 12" Water Main
Wastewater Improvements	\$6,293,000	Pump Station and 12" FM, WWTP Upgrade

Beaufort Commerce Park Conceptual Layout Rendering



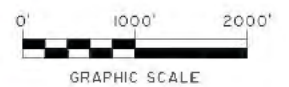
Overall Utility Plan – Phase I

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GENERAL NOTES:

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BEAUFORT COMMERCE PARK
 PROPOSED ACTIVITY:
OVERALL UTILITY PLAN - PHASE I
 CLIENT:
LOWCOUNTRY ECON. ALLIANCE
 LOCATION: BEAUFORT COUNTY, SC
 DATE: APRIL 2014 SHEET: -
 JOB NUMBER: J- 24834 SCALE: 1" = 1000'

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Site Conclusions

- Proximity to Marine base providing synergies along the aerospace cluster and manufacturing cluster
- Water infrastructure in place is superb for development
- Challenges along the “front door” getting to the existing park
- Remedies include a “super 2” roadway improvements, utility relocations, “monument” signage, landscaping, etc.
- Property yields sufficient square footage for multiple targeted markets and workforce advantages with quality of life
- Acquisition of further property allows for an expansion of Request for Information (RFI) submittals as it pertains to larger investments and a heavier job creation opportunity

Site Improvement Cost Summary

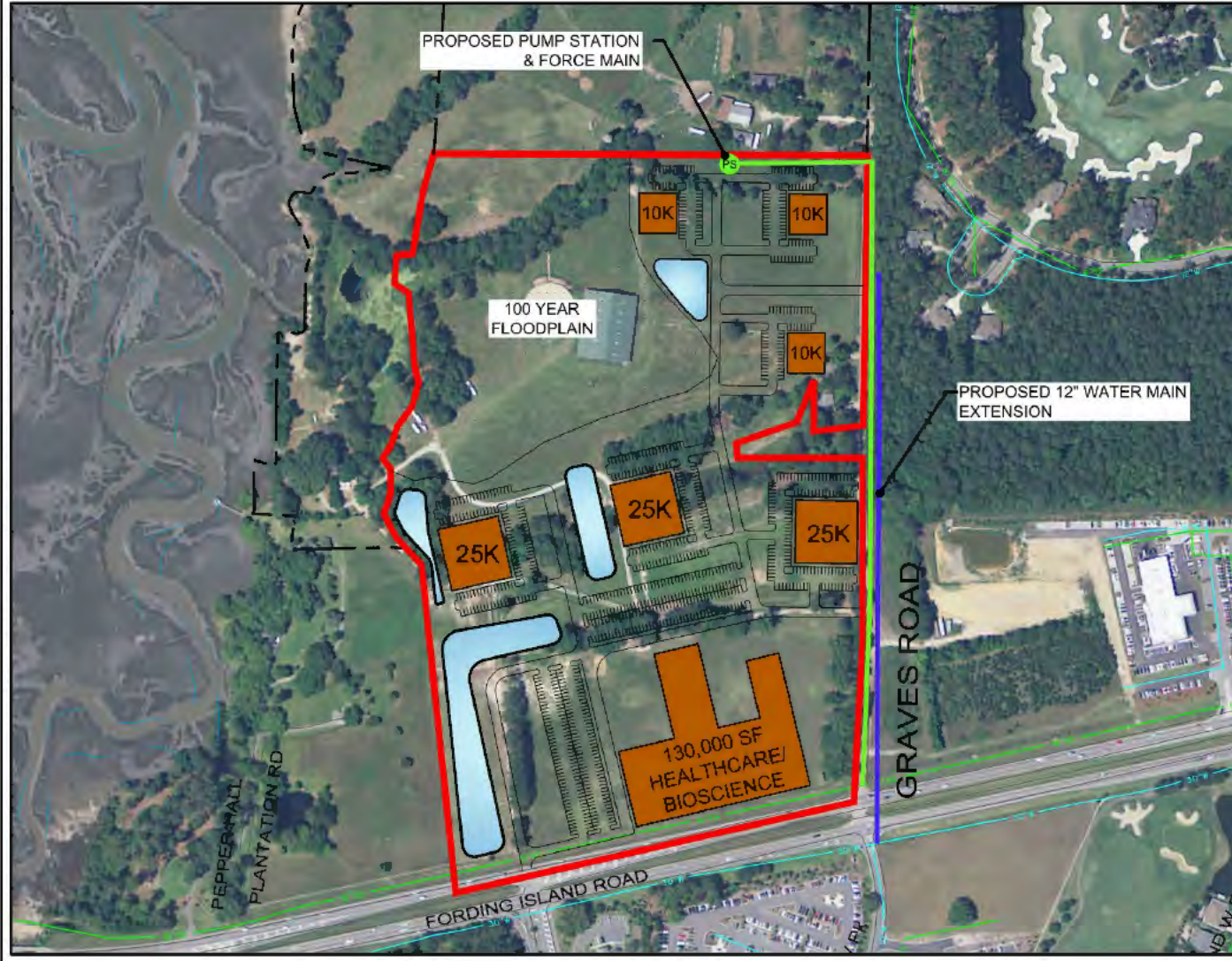
Category	Cost	Details
Due Diligence	\$187,500	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$14,027,000	Entrance road improvements, Super 2 roadway widening, utility relocations for widening, "Monument" entrance
Water Improvements	\$351,000	16" Water Main extension
Wastewater Improvements	\$2,243,000	Pump Station and 12" Force Main

Graves Property Conceptual Layout Rendering



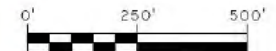
Overall Utility Plan

Z:\24834\24834\0000\ENGINEERING\DRAWINGS\EXHIBITS\PHASE 2 EXHIBITS\GRAVES PROPERTY\GRAVES - CONCEPTUAL SITE LAYOUT.DWG 4/23/2014 8:26:



GENERAL NOTES:

1. TOPOGRAPHIC SURVEY HAS NOT BEEN COMPLETED.
2. A WETLANDS DELINEATION HAS NOT BEEN COMPLETED, WETLANDS AND STREAMS ARE PLACED BASED ON AVAILABLE COUNTY, USGS, & NWI DATA.
3. A THREATENED & ENDANGERED SPECIES SURVEY HAS NOT BEEN COMPLETED
4. AN ARCHEOLOGICAL SURVEY HAS NOT BEEN COMPLETED.
5. DISCUSSIONS WITH SCDOT REGARDING DRIVEWAY LOCATION & ROADWAY ACCESS HAVE NOT TAKEN PLACE.
6. NO DISCUSSIONS HAVE TAKEN PLACE WITH LAND OWNER REGARDING LAYOUT.



GRAPHIC SCALE

GRAVES PROPERTY

PROPOSED ACTIVITY:
CONCEPTUAL UTILITY LAYOUT
 CLIENT:
LOWCOUNTRY ECONOMIC ALLIANCE
 LOCATION: BEAUFORT COUNTY, SC
 DATE: APRIL 2014 SHEET: -
 JOB NUMBER: J - 24834 SCALE: 1" = 250'

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

1501 Main Street • Suite 760
 PO Box 7608
 Columbia, SC 29202 • 803.451.6789
www.thomasandhutton.com
 Brunswick, GA | Charleston, SC | Myrtle Beach, SC
 Savannah, GA | Wilmington, NC

Site Conclusions

- Potential development may include Healthcare / Biomedical / Back Office IT
- Amenities in the area already exist
- Allows for phased growth scenario
- Minimal infrastructure improvements necessary to get property marketable to bring in the private developer dollars

Site Improvement Cost Summary

Category	Cost	Details
Due Diligence	\$58,000	Boundary survey, wetlands delineation/survey, T&E study, cultural survey, Phase I ESA, preliminary geotechnical investigation
Roadway, Entrance Improvements & Utility Relocations	\$918,000	Graves Road improvements
Water Improvements	\$344,000	12" Water Main extension
Wastewater Improvements	\$514,000	Pump Station and 4" Force Main

Summary of Infrastructure & Land Estimates

Parcel	Due Diligence	Roadway, Entrance Improvements, & Utility Relocations	Water Improvements	Wastewater Improvements	Estimated Property Acquisition Cost (If Purchased - no negotiations have begun related to the properties- Long term Option may be viable solution)	Estimated Total Cost of Development
Rail Industrial Park (Parcel 5)	\$255,000	\$1,827,000	\$6,025,000	\$6,293,000	\$8,320,000	\$22,720,000
Beaufort Commerce Park Expansion Area	\$187,500	\$14,027,000	\$351,000	\$2,243,000	\$6,675,000	\$23,483,500
Graves Property	\$58,000	\$918,000	\$344,000	\$514,000	\$11,000,000	\$12,834,000
					Total Estimated Cost for the three Properties:	\$59,037,500

Phase I Impacts

- Approx. 200 acres of property
- 1.8M in square footage capacity
- Rail/Interstate access
- Proximity to Air Station/F35 Investments
- Critical Business Corridor - Graves
- Ultimately opens over 1,200 acres

Funding Options

- Local Governments fund local site and infrastructure costs to prepare competitive locations
- In future phases with prospects additional funding streams become available IF the property is owned by the local government
 - State Infrastructure Bank
 - DOC Closing Fund – Rural Infrastructure Fund
 - EDA/USDA

Ongoing Costs

- Water/Waste Water Utilities – Maintained by BJWSA
- Road Maintenance would depend on final ownership: State or County
- Property Maintenance - Maintained by each parcel owner per land transaction

We've Done the Studies.

- Avalanche Consulting
 - Targeted Economic Development Strategy
 - Economic Diversification
 - Primary Employers
 - Recommended Target Clusters & Strategy
- McCallum Sweeney Consulting
 - Lack of Shovel-Ready sites a core issue
- Thomas and Hutton
 - Proposed Sites

NOW it's time to make it happen.

Beaufort County Needs Business

NOW

- Request Sales Tax Funding for local site and infrastructure costs to prepare competitive locations
 - Option/Purchase Land
 - Begin Infrastructure Design & Construction
- Beaufort County's **quality of life** depends on having a **healthy business climate**

Beaufort County Needs Business

NOW

FY12 - Percent Property Taxes from Manufacturing

Beaufort County	.25%
State of SC	7.3%
Orangeburg County	14.5%
Spartanburg County	13.7%
Aiken County	12.8%
Greenville County	7.8%
Hampton County	7.3%

Beaufort County Needs Business **NOW**

A lack of **PRIMARY** businesses means a
lack of tax dollars.

**Residents have to pay more
to maintain the quality of life
that is expected in Beaufort County.**

Beaufort County Needs Business

NOW

- Relieve tax burden on residents
- Create jobs for our children
- Build roads
- Improve schools
- Preserve green space and beaches
- Maintain the integrity of our community
- Keep our community safe
- Preserve our rich heritage
- Support our cultural centers
- More effectively govern

To keep life beautiful!



417 New Jobs
\$27 Million Payroll
\$33.55/Hour





**Beaufort County
Sales Tax Committee
May 12, 2014**

 **LOWCOUNTRY**
economic alliance

Right Place, Right People, Right Time

PROJECT 2014: 26 – Stuart Point Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 2 miles of sidewalk along Stuart Point Road between Trask Parkway (US-21) and Delaney Circle.

PROJECT BENEFITS:

Improves pedestrian safety and provides pedestrian connections to Whale Branch Elementary and Whale Branch Middle.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$2,000,000

PROJECT 2014: 27 – Bruce K Smalls Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

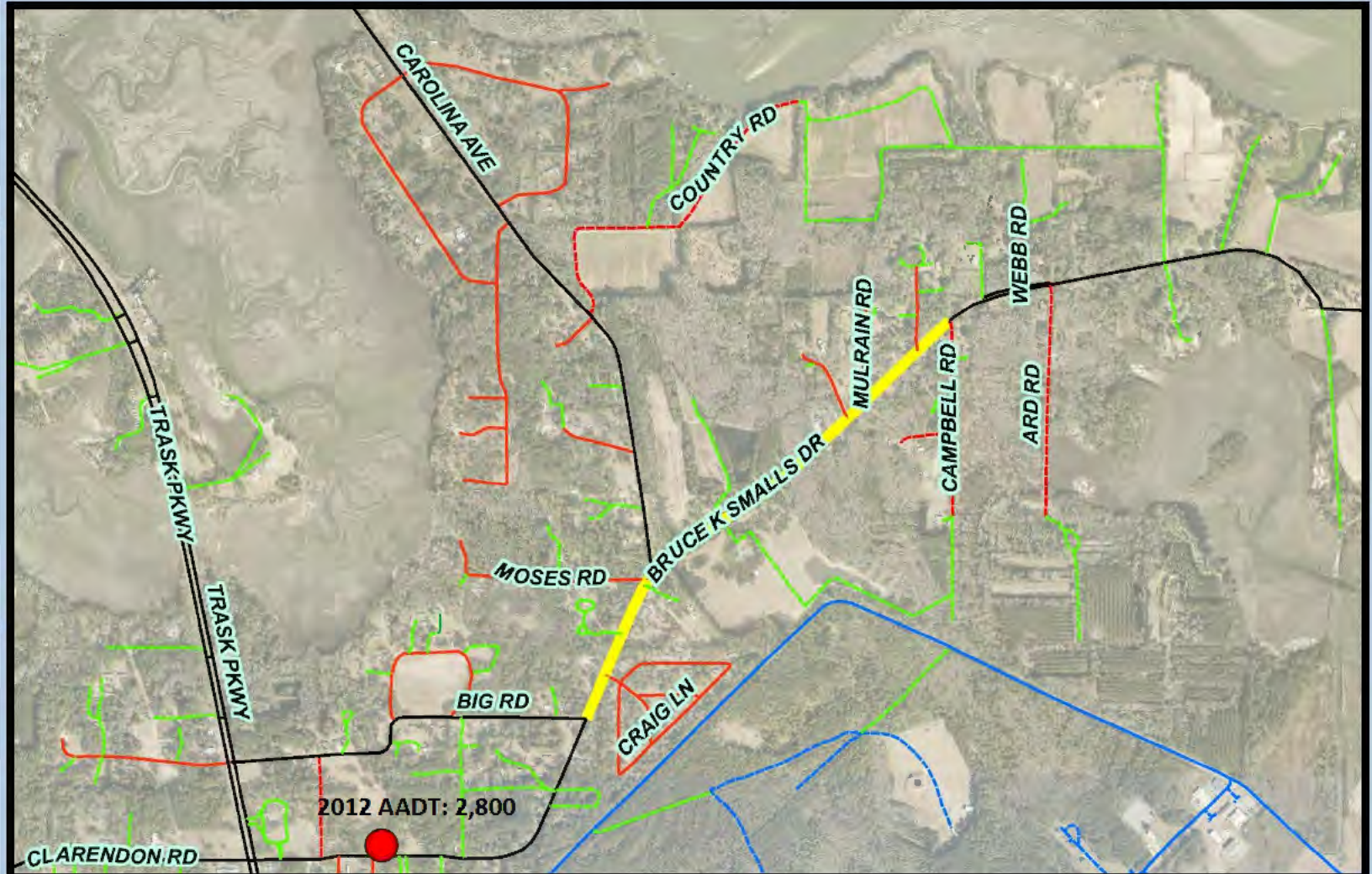
Construction of approximately 1 mile of sidewalk along Bruce K Smalls Road between Big Road and Campbell Road. This connects to existing sidewalk along Bruce K Smalls that starts at Trask Parkway (US-21) and ends at Big Road.

PROJECT BENEFITS:

Improves pedestrian safety and provides pedestrian connections between residential communities and existing sidewalk at Big Rd.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$1,000,000

PROJECT 2014: 28 – Paige Point Sidewalk

BEAUFORT COUNTY SALES TAX CIP

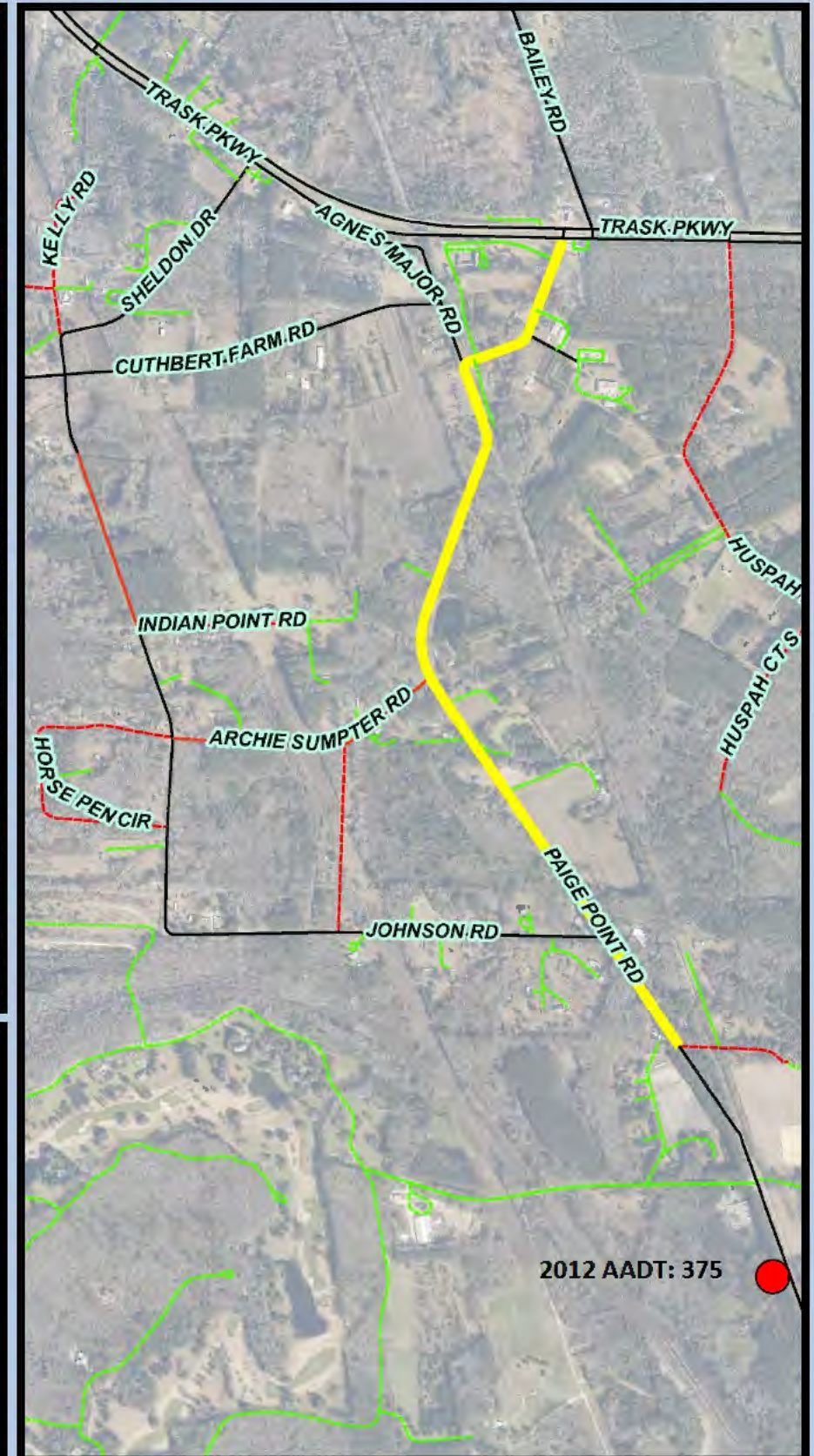
PROJECT LOCATION:

Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 1.5 miles of sidewalk along Paige Point Road between Trask Parkway (US-21) and Frazier Landing Road.



PROJECT BENEFITS:

Improves pedestrian safety along Paige Point Road and provides pedestrian connections between residential communities.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No

Estimated Total Cost: \$1,600,000

PROJECT 2014: 29 –Big Estate Road Sidewalk

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION:
Unincorporated Beaufort County
TIME FRAME: 5-15 years

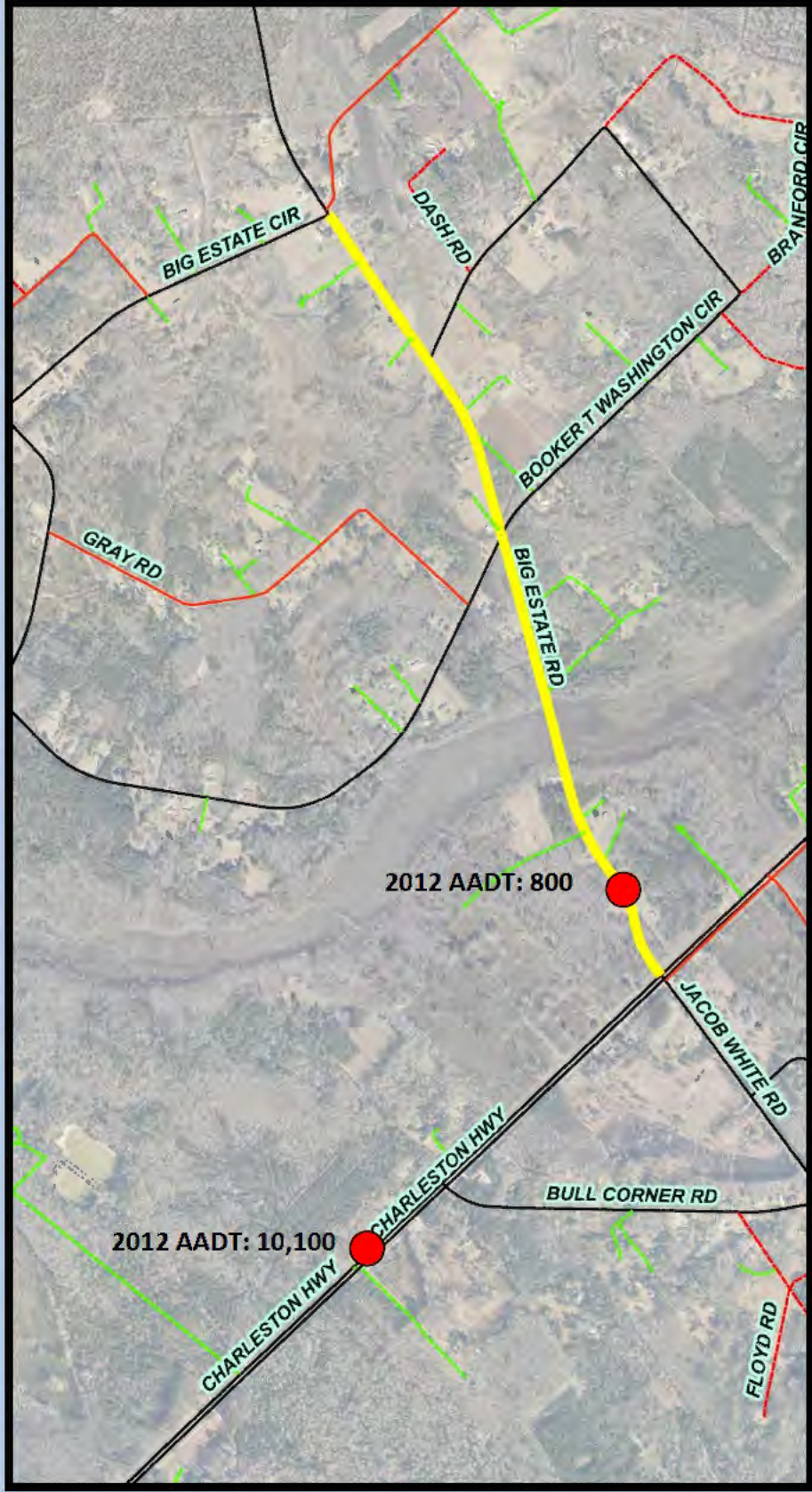
PROJECT SUMMARY:
Construction of approximately 1.4 miles of sidewalk along Big Estate Road between Charleston Highway (US-17) and Big Estate Circle.

PROJECT BENEFITS:
Improves pedestrian safety along Big Estate Road and provides pedestrian connections between residential communities. Also, it provides pedestrian connection to existing pathway on Charleston Highway (US-17) that ends at Jacob White Road.



PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated - No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$1,500,000

PROJECT 2014: 30 – Charleston Highway (US-17) Pathway Extension

BEAUFORT COUNTY SALES TAX CIP

PROJECT LOCATION: Unincorporated Beaufort County

TIME FRAME: 5-15 years

PROJECT SUMMARY:

Construction of approximately 0.65 miles of pathway along Charleston Highway between Jacob White Road and Jenkins Road. Extends existing pathway along Charleston Highway (US-17) that stops at Jacob White Road.

PROJECT BENEFITS:

Connects residential communities.

PROJECT CRITERIA:

1. Other Sources of Money – None
2. Revenue Generated – No
3. Maintenance Costs - this project will not raise current maintenance costs
4. Job Creation - No
5. County Improvement - Yes, creation of more pathways for residents promotes healthy activity.
6. Benefit Cost Study - No



Estimated Total Cost: \$700,000



Capital Improvement Proposal

Capital Project Sales Tax Commission

May 12, 2014

Edward Foster, Board Chair
Alison Thomas, School Director



What is a Charter School?

- 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

- SC Charter Schools Act



What is a Charter School?

- The SC Charter Schools Act (1996) outlines the need for *“new, innovative and more flexible ways of educating all children.”*

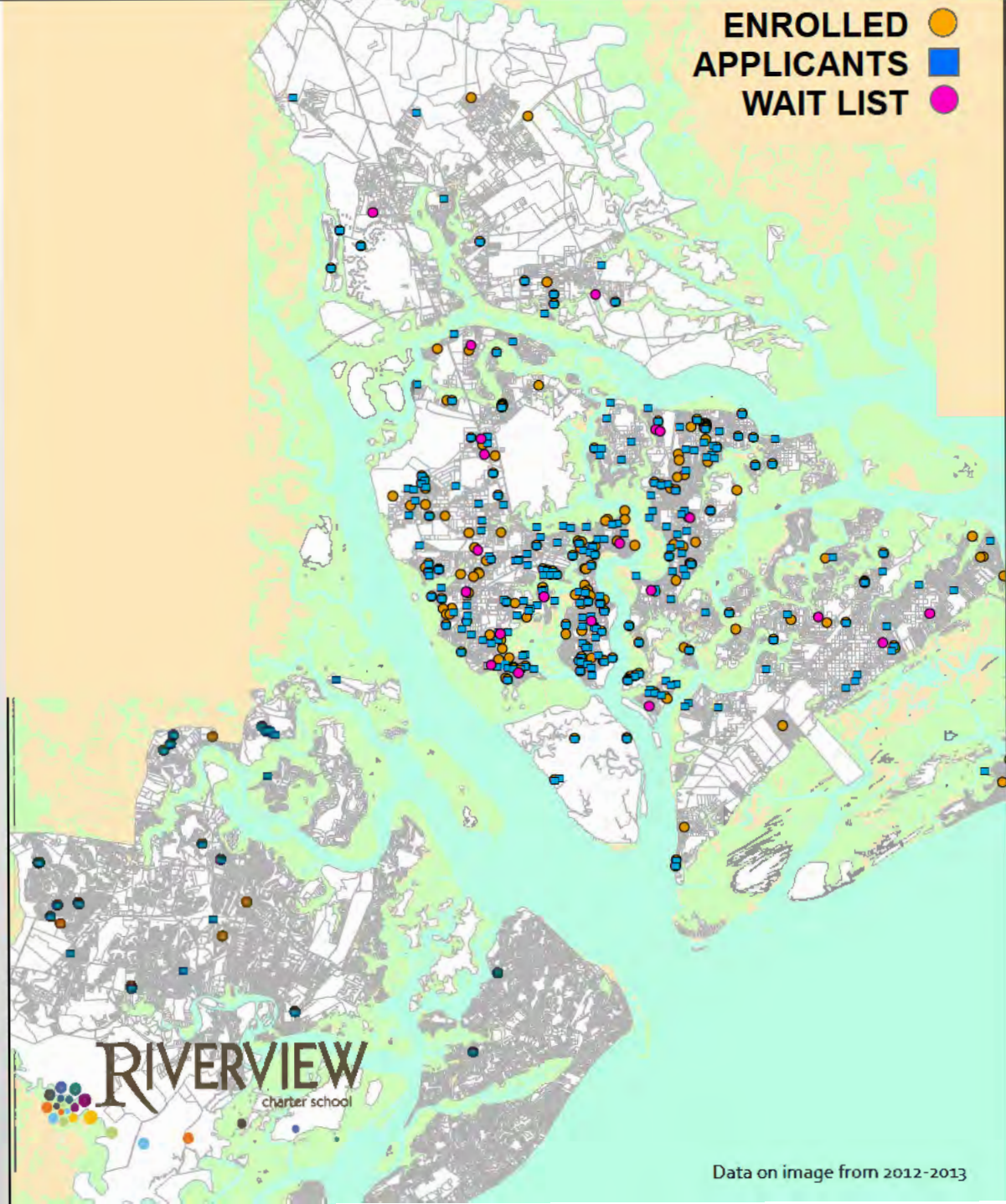


Who are we?

- Riverview Charter School is:
 - Beaufort County's first charter school (2009)
 - Beaufort County's only locally sponsored public charter school
 - A Faculty & Staff of 75 full & part-time employees
 - Currently operating in the former Shell Point Elementary school in Port Royal

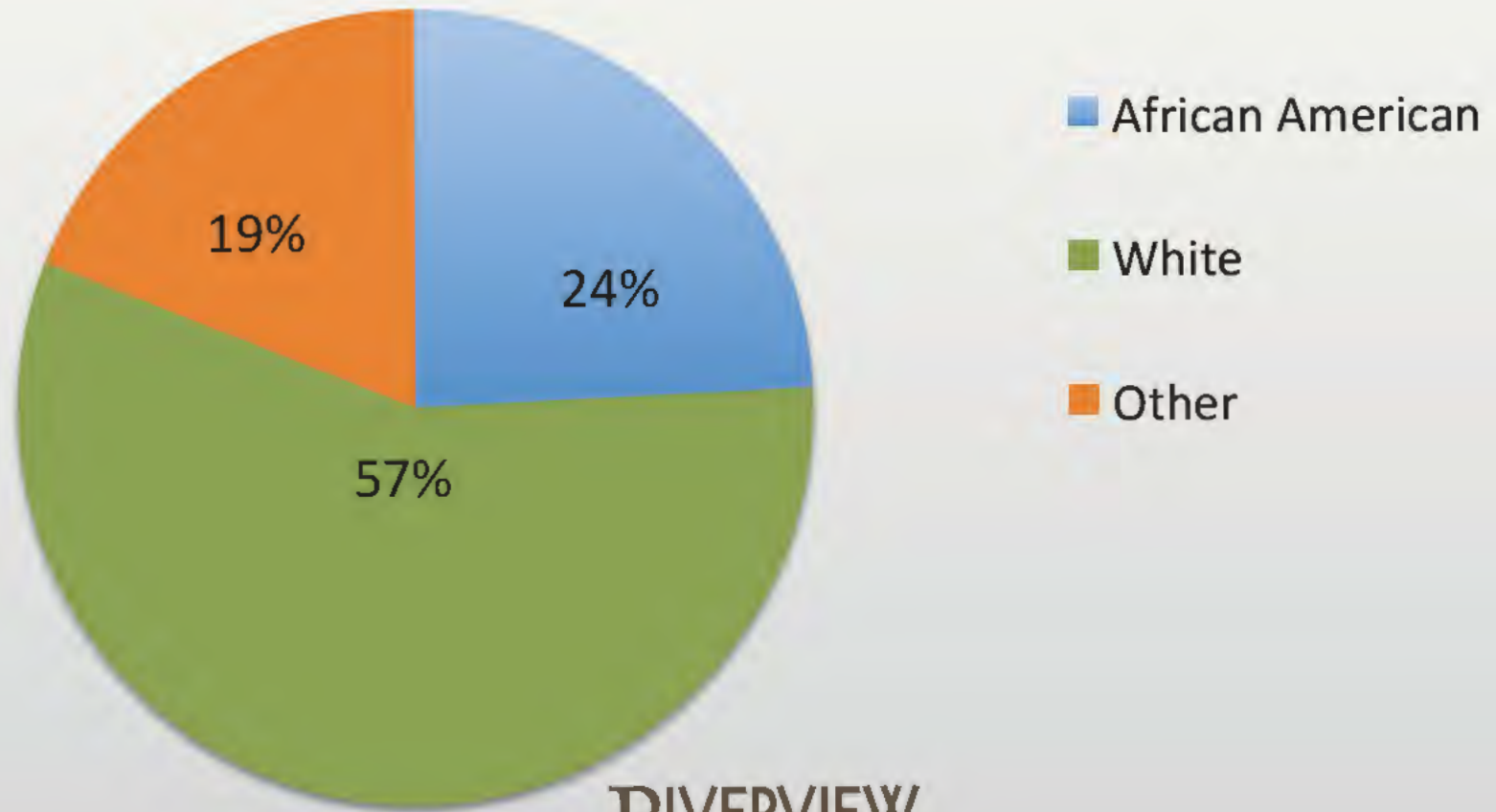
Who do we serve?

- **488 students** in Kindergarten through 8th grade, all Beaufort County residents
- The School will increase student enrollment each year until reaching its maximum enrollment of **684 students in 2018**



Student Body

Student Demographics (2014-15)



Commitment to the Community

Riverview's mission is to create a small, diverse learning community that actively engages students in **meaningful** and **innovative** learning experiences.

Emphasizing “learning by doing”, family and **community involvement**, and **engaged citizenship**, Riverview is committed to nurturing the whole child and preparing each student for a global society.



Commitment to the Community

Riverview's mission is to create a small, diverse learning community that actively engages students in **meaningful** and **innovative** learning experiences.

Emphasizing “learning by doing”, family and **community involvement**, and **engaged citizenship**, Riverview is committed to nurturing the whole child and preparing each student for a global society.



Innovation and Accountability

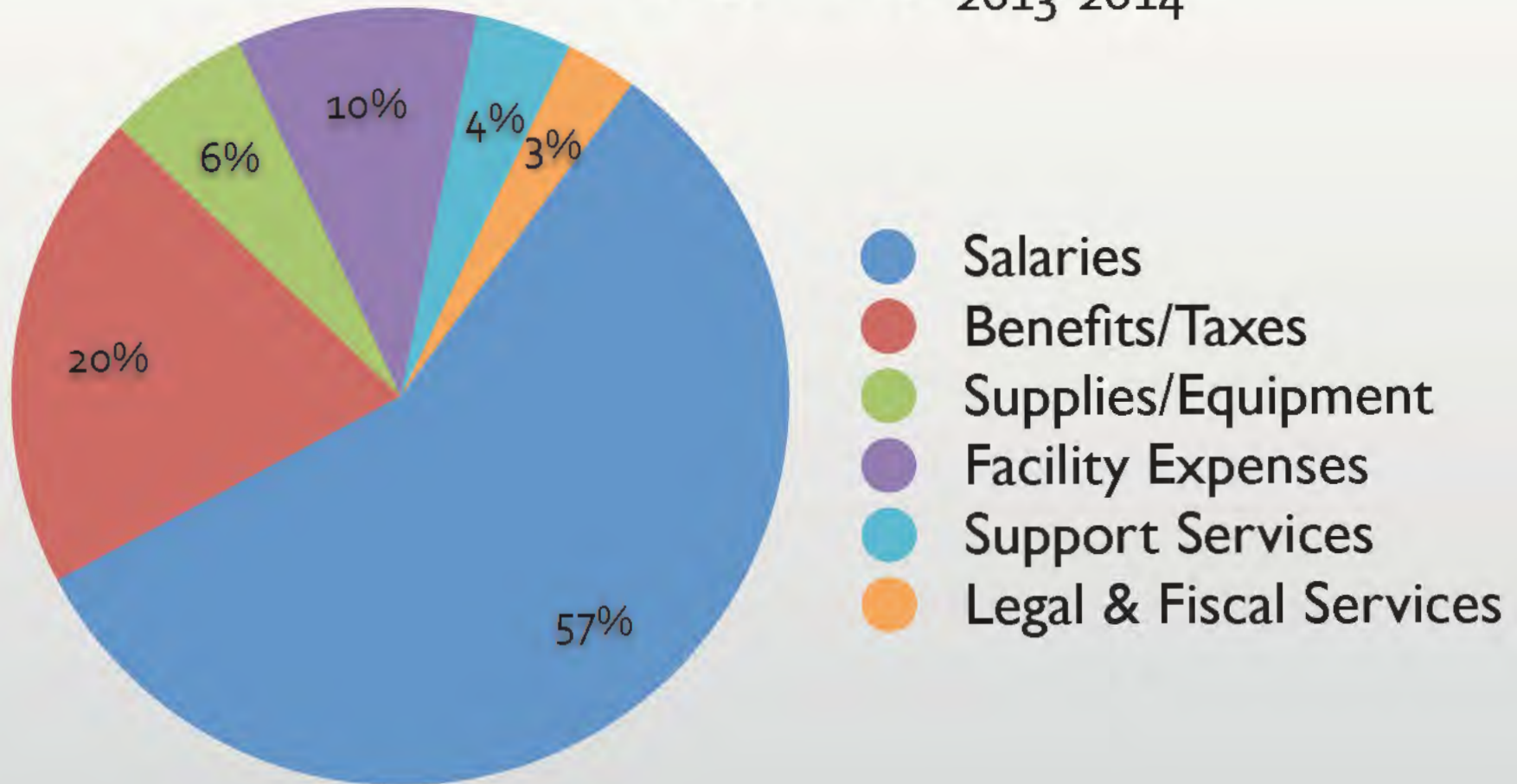
Ranked among the top 3% of public schools in
South Carolina!

- **Perfect 100% Federal Report Card Rating**
 - Both Elementary & Middle School grade levels
- **Palmetto Gold School**
 - Both Elementary & Middle School grade levels
- **State Report Card Rating**
 - *Excellent* Overall & *Excellent* Growth for both Elementary & Middle School grade levels



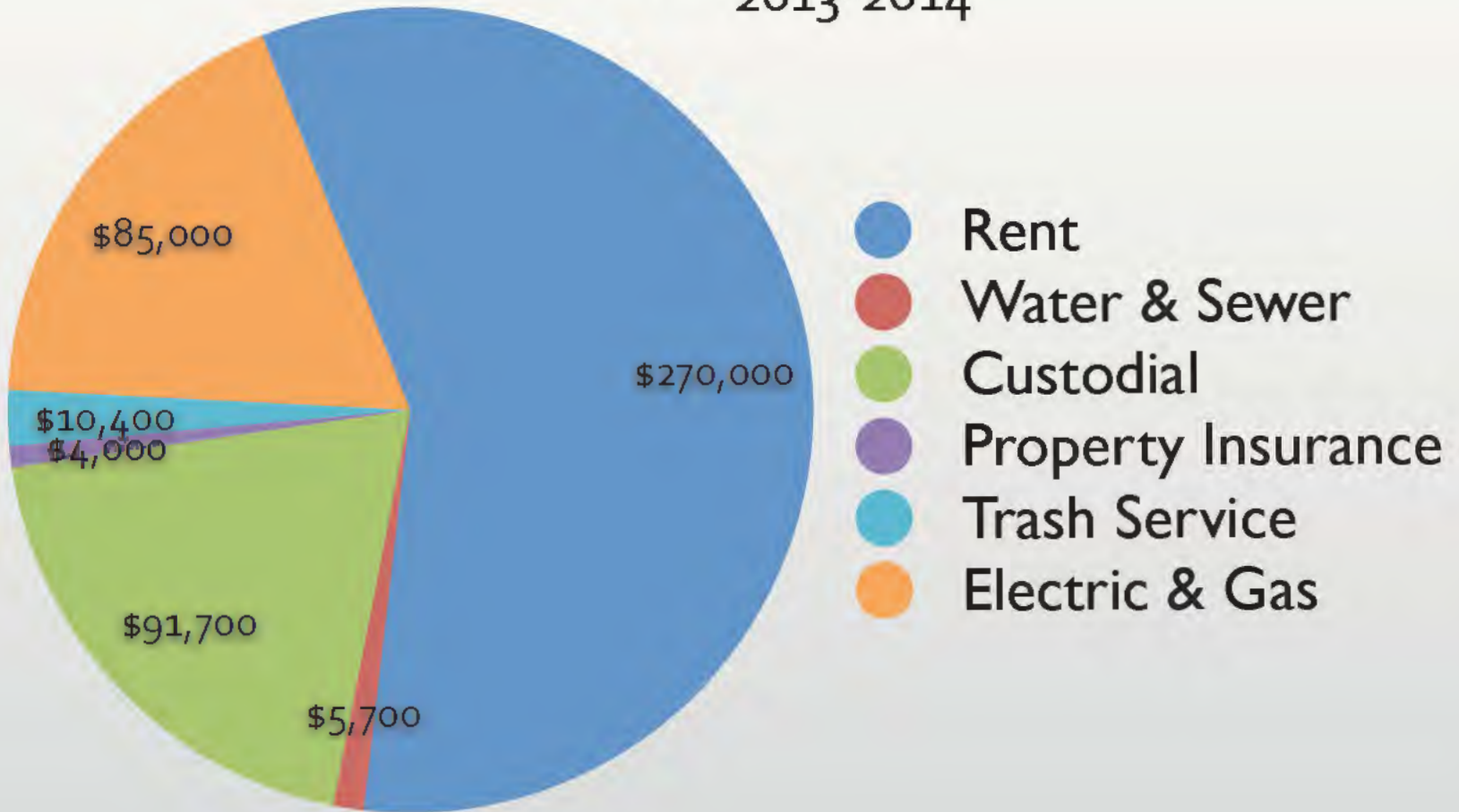
Operating Expenses

2013-2014



Facilities Costs

2013-2014



The Challenge...

- Capital funding for construction of facilities
- By August 2016 we will outgrow our current facility
- Strategies under investigation include:
 - Designing & building a new facility
 - Renovating & expanding our current facility



Capital Improvement Program Opportunity

- Eliminates the greatest financial risk the School faces, cementing the school's longevity as a public school of choice for all Beaufort County residents
- Value of teaching and learning at **all** public schools is immeasurable and providing students appropriate facilities should parallel that thinking
- Facility condition has enormous impact on student achievement



Proposal #1: Construct a new facility

- **Project Cost:**
\$18-22MM
- LEED-certified
- Opportunities for broadbase community use:
 - Athletic fields
 - Performing Arts Center
 - Media Center



Proposal #2: Recycle current facility

- **Project Cost: \$8MM**
- Negotiate with Beaufort County School District for long-term use of current facility
- Renovate current structure
- Construct additional space as required



RIVERVIEW
ENGINEERING

Buckingham County Primary & Elementary Schools, Dillwyn, Virginia

Criteria for Consideration



Can Project Be Funded From Other Sources?

- ***No*** - not without diverting operational dollars out of the classroom! Under state law, charter schools are not independently eligible for existing federal, state or local capital funds

Will Project Create Revenue?

- “Research indicates that quality public schools help make states and localities more economically competitive.”¹
- “Public schools indisputably influence residential property values.”¹
- “The existing empirical evidence indicates that K-12 expenditures have the effect of increasing: personal income, manufacturing investments and employment; number of small business starts; and the residential labor force available in a metropolitan area.”²

- ¹ *Public Schools and Economic Development: What the Research Shows*, KnowledgeWorks Foundation, Jonathan D. Weiss, 2004
- ² *(K-12 Education in the US Economy*, National Education Association, 2004)



Maintenance and Personnel Costs Once Project Complete?

- The School has sufficient operating funds for the maintenance and personnel associated with a permanent facility, once constructed

Creating Jobs

- Preserves existing positions while creating additional employment opportunities for an expanded faculty and staff
- Design and renovation/construction of a 100,000sf facility will create short-term construction jobs and long-term facility maintenance opportunities

Helping Beaufort County As a Whole

- As the only Beaufort County sponsored public charter school, Riverview is unique in that it can **only** serve students in Beaufort County, but given its county-wide student attendance zone can impact **any** family county-wide
- Public charters serve as incubators for innovation in public education



Cost Benefit Scenario

- Every operational dollar not applied to capital expenses is available to support teaching and learning in the classroom
- If funded, up to \$10MM in interest payments will be saved and not paid to out of state investors, keeping those dollars in our classrooms where they recirculate in our local community!

THANK YOU!



“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.”

~Margaret Mead



Downtown Sheldon Beautification Project

Idea, planning and labor from the community of Sheldon

- **Palmetto trees: 70 ea. @ \$ 135.00\$ 9,100.00**
- **Centipede sod: 4 palettes@ \$ 130.00.....\$ 520.00**
- **Dark benches: 4 @ \$ 675.00..... \$ 2,700.00**
- **Loads of top soil: 10@ 300.00..... \$ 3,000.00**

Total funds requested.....\$ 15,320.00

- **Installing benches, planting trees, sprigging sod,
cleanup, spreading top soil..... volunteer**

Project 1:

Replacement Academic Building for Industrial & Trades Programs Beaufort Campus

Time frame: 2-5 years

Summary of Project: Demolish buildings 15 and 16 and replace with new 30,000 square foot building on the Beaufort Campus. This building would house enhanced and expanded industrial and trades programs essential to workforce and economic development.

Benefits: Buildings 15 and 16 are rapidly deteriorating with extensive maintenance issues. Consolidating into a new facility would improve efficiency and functionality and allow for parking and traffic improvements.

Cost: \$6,000,000

Project Criteria:

Other Sources of Money: No

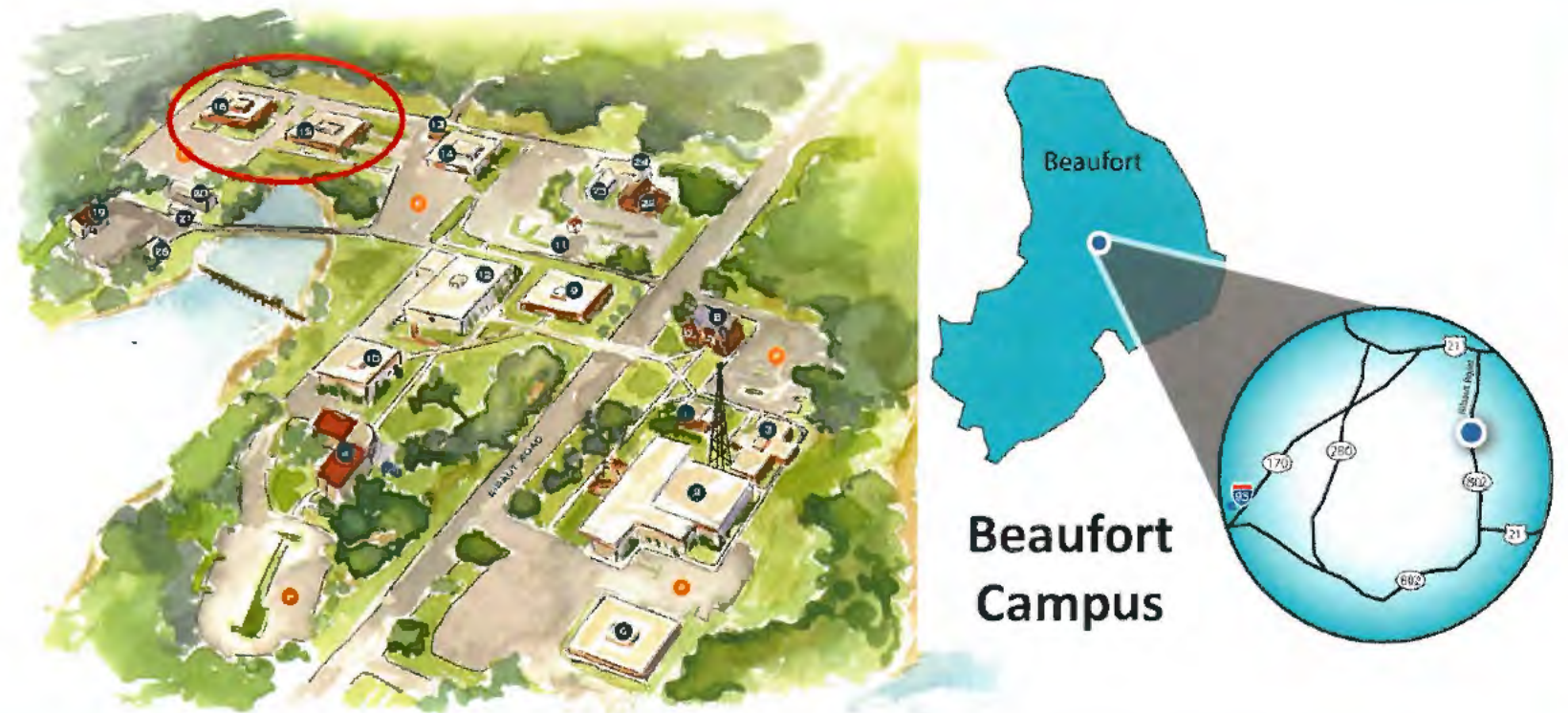
Revenue Generated: Yes

Maintenance Costs: Reduced

Job Creation: Yes

County Improvement: Yes

Cost Benefit Study: No



Buildings 15 & 16



Above: Rusting, warped exterior.



Above: Deteriorating, aged interior.



Project 2:

New Academic Building New River Campus

Location: Bluffton

Time Frame: 2-5 years

Summary: Addition of a second academic building to the New River Campus. The 40,000 square foot facility would become TCL's hub for culinary, hospitality and entrepreneurship programs.

Benefits: Increased capacity to accommodate more students at New River. The hospitality focus would directly support Beaufort County's number one industry. In addition, the building would accommodate the Town of Hilton Head's emergency operations center.

Cost: \$12,500,000

Project Criteria:

Other Sources of Money: No

Revenue Generated: Yes

Maintenance Costs: Yes

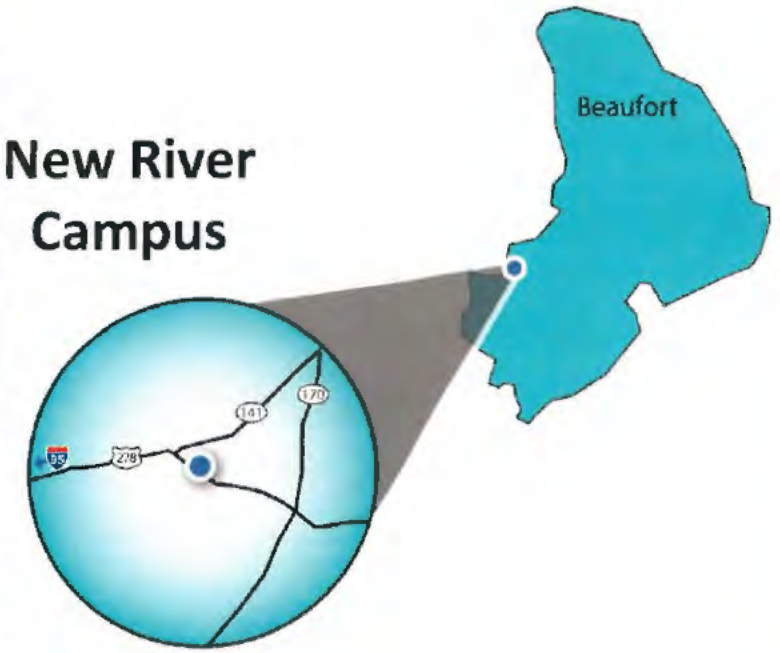
Job Creation: Yes

County Improvement: Yes

Cost Benefit Study: No



New River
Campus



Above: Architectural rendering of new building.

Beaufort County Capital Project Sales Tax Commission

Updated Recommendations
by
Town of Bluffton

Bluffton Parkway Phase 5B



Description: Four-lane divided arterial roadway 2.5 miles in length plus pathways & drainage

Cost: \$28 million

Final Design	\$0.35 million
ROW Acquisition	\$1.7 million (Agreement in place for donation of bulk of ROW)
Construction	\$18.2 million (Includes construction of roadway <u>and</u> pathways)
Utility Relocation	\$3.1 million
Const. Eng. & Inspection	\$1.5 million
Contingency (13%)	\$3.15 million

Bluffton Parkway Phase 5B

- Project Criteria

- Other Sources of Money

- No other funding sources currently in hand

- State Infrastructure Bank?

- » Previous SIB application in 2008 has not yielded funding for Phase 5B

- » Working on potential for revised SIB application

- Impact Fees?

- » Potential of impact fees for supplemental funding may be explored by Beaufort County

- General Fund Tax Increase?

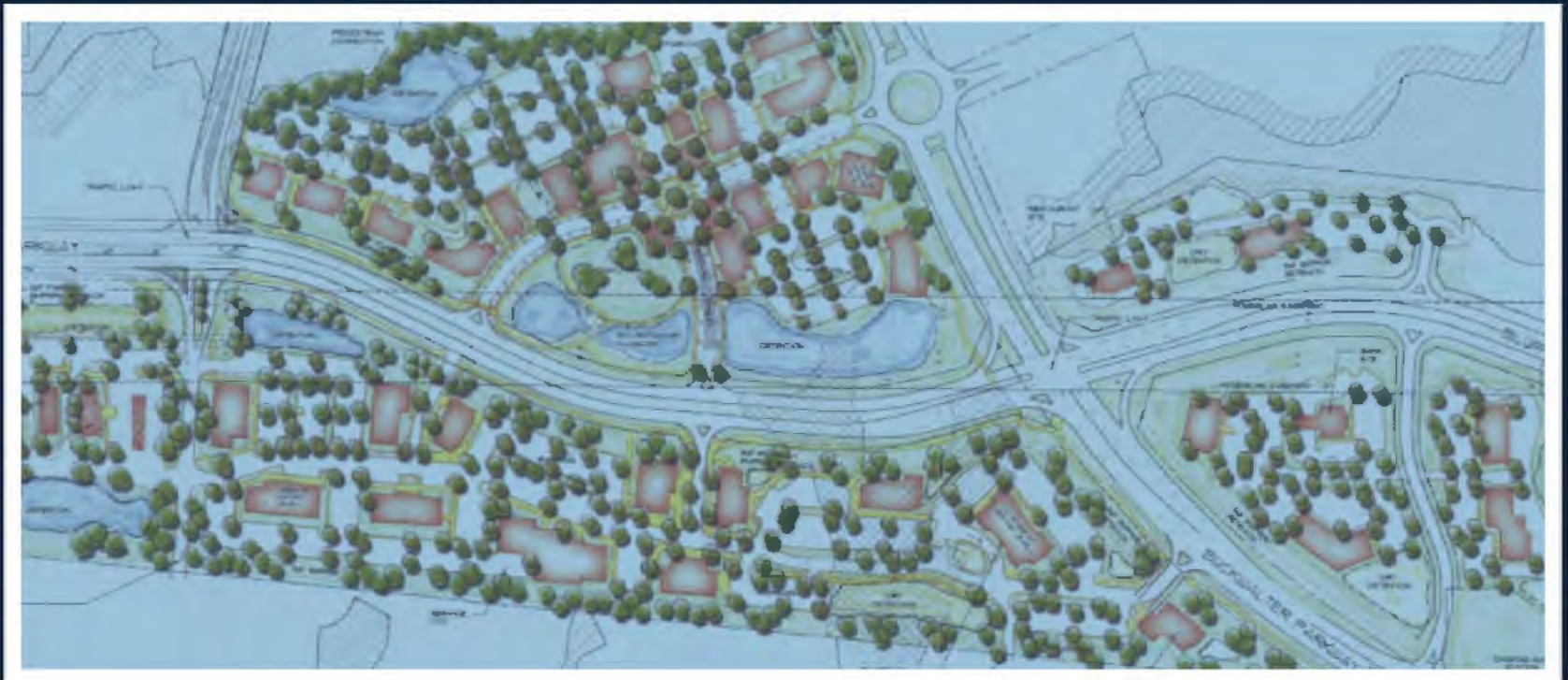
- » Value of a mill in Town of Bluffton is \$128,163

- » State of South Carolina limits millage increases

- » Therefore, it would be against the law to increase taxes sufficient to fund this project

Bluffton Parkway Phase 5B

- Project Criteria
 - Revenue Generated
 - Project opens up key commercial areas targeted for growth
 - Tax revenue would increase with commercial development
 - Construction of road and commercial properties would put revenue in the local economy



Bluffton Parkway Phase 5B

- Project Criteria (Continued)
 - Maintenance Costs
 - Yes; Similar to existing Bluffton Parkway Phases 1-4
 - Job Creation
 - Short-term construction & engineering jobs required for this key project
 - Long-term jobs would be in commercial enterprises on sites opened by Phase 5B
 - County Improvement
 - Transportation network enhanced via alternate parallel route to US 278
 - Proposed as part of continuous hurricane evacuation route serving Hilton Head Island, Bluffton, and portions of unincorporated Beaufort County
 - Provides alternate routes out of neighborhoods with one entry point such as Woodbridge and Shell Hall
 - Cost-Benefit Study
 - Not at present; Any previous studies may have been performed as part of the 2006 penny sales tax program in which Phase 5B was included

Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why would the voters think this project will be completed in this new referendum if it did not get completed in the previous sales tax program?
 - A. 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 ground to a halt in the recession, the collection of impact fees dried up. Therefore, there were not enough funds to construct Phase 5B back then. 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.

Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why build the road in a power line easement?
 - A. Building in the power line area allows us to construct the roadway between neighborhoods, not through them, thus minimizing impacts to residents (see map below).



Bluffton Parkway Phase 5B

- Questions & Answers from April 28th Commission Meeting
 - Q. Why is the cost of paving this road so expensive?
 - A. 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. Also, this project is more than just asphalt paving. 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.

Bluffton Parkway Phase 5B

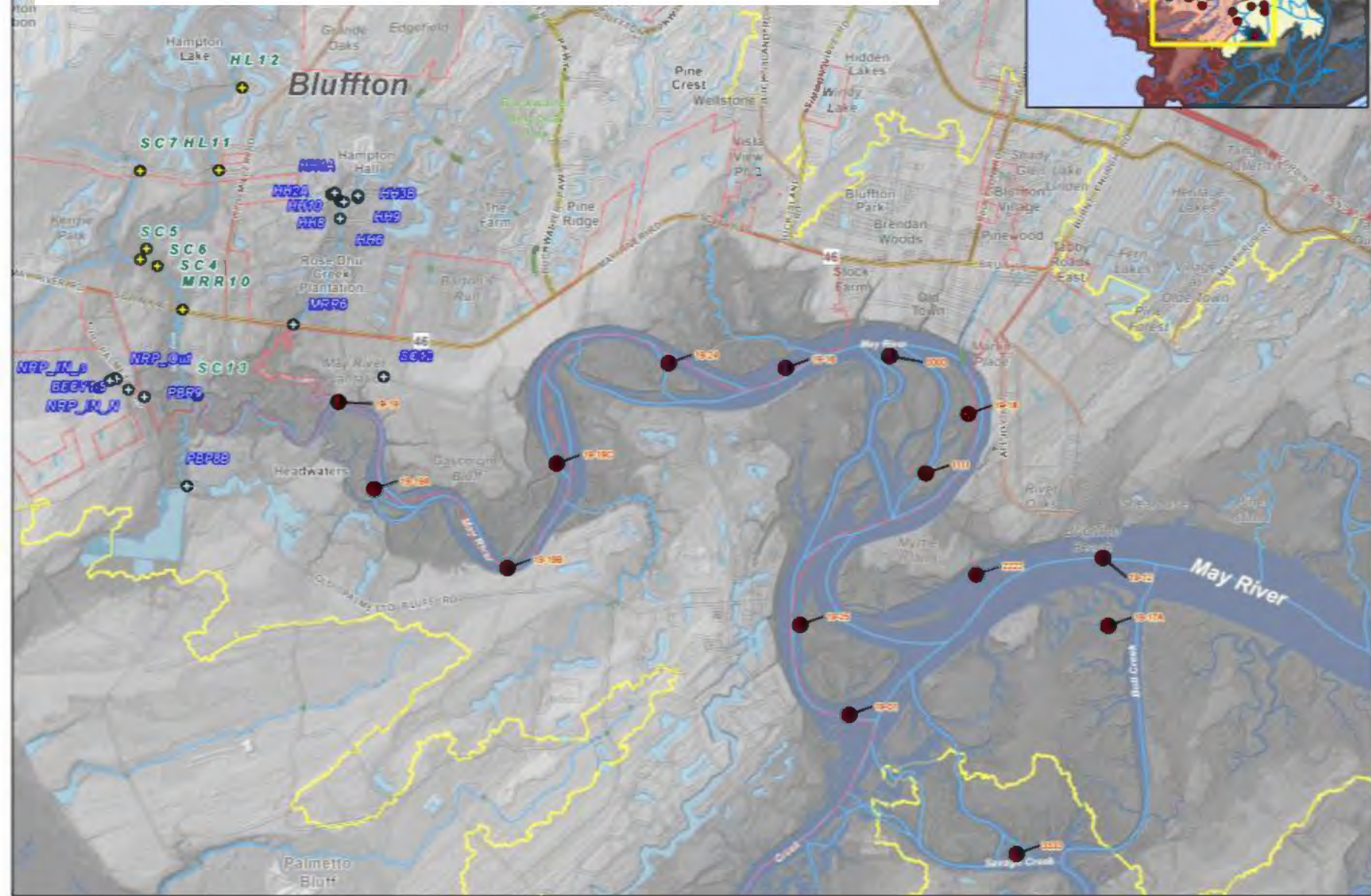
- Questions & Answers from April 28th Commission Meeting
 - Q. How much right-of-way is being donated and how much is still needed?
 - A. See below for chart.

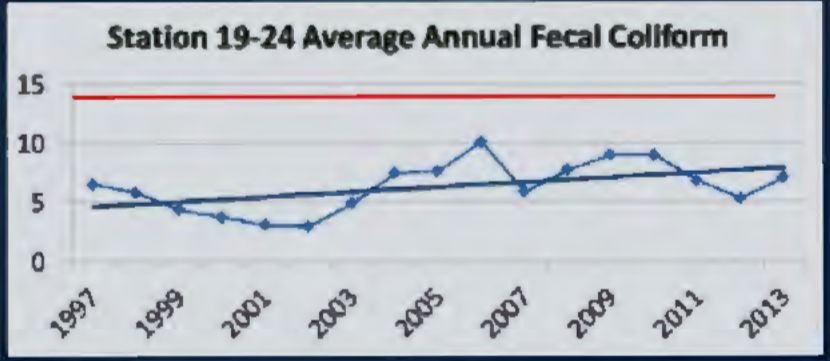
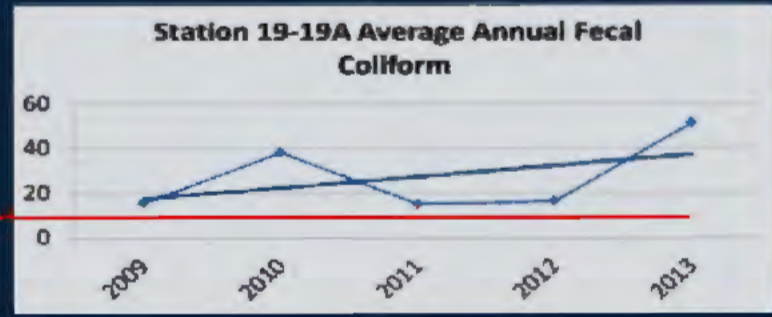
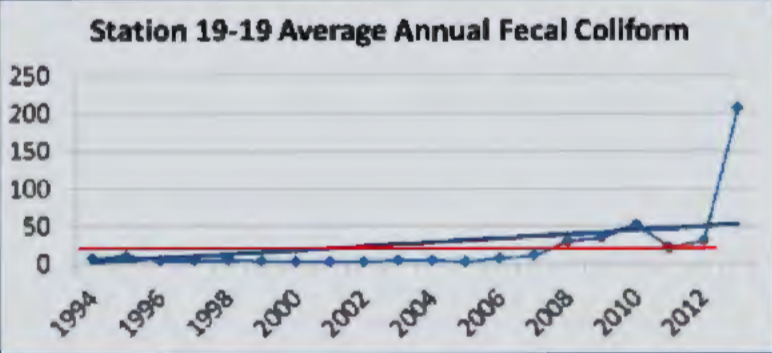
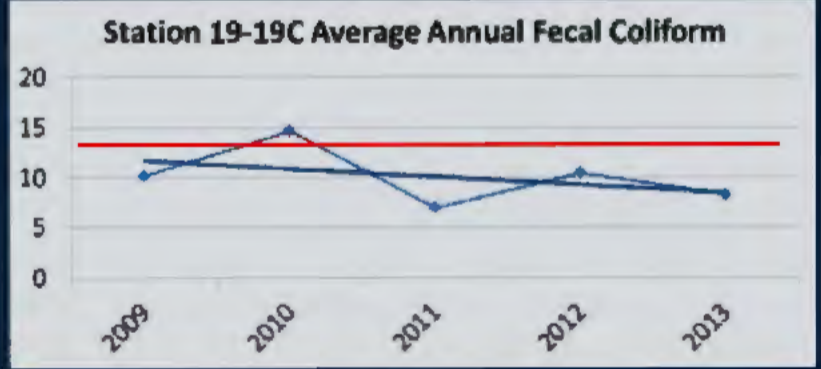
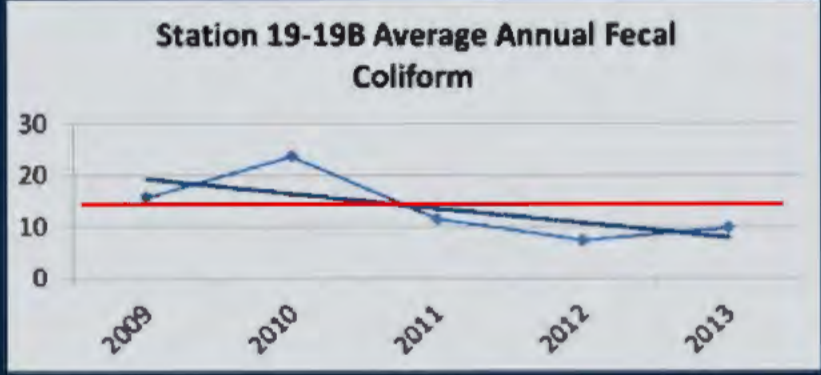
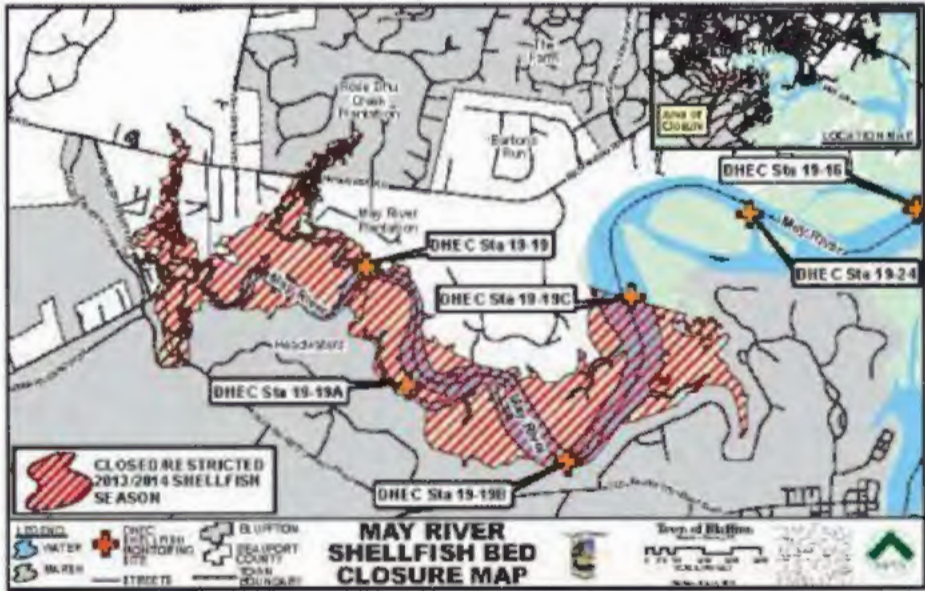
	Proposed ROW Acreage	Estimated ROW Cost	Agreed ROW Donations	Net ROW Cost
University Investments	28.9	\$4.7 million	\$4.7 million	\$0
Traditions/Old Carolina, Rose Hill, Shell Hall, Pinecrest, RHGC	13.2	\$1.7 million	\$0	\$1.7 million
<i>Totals</i>	<i>42.1</i>	<i>\$6.4 million</i>	<i>\$4.7 million</i>	<i>\$1.7 million</i>

May River Initiatives

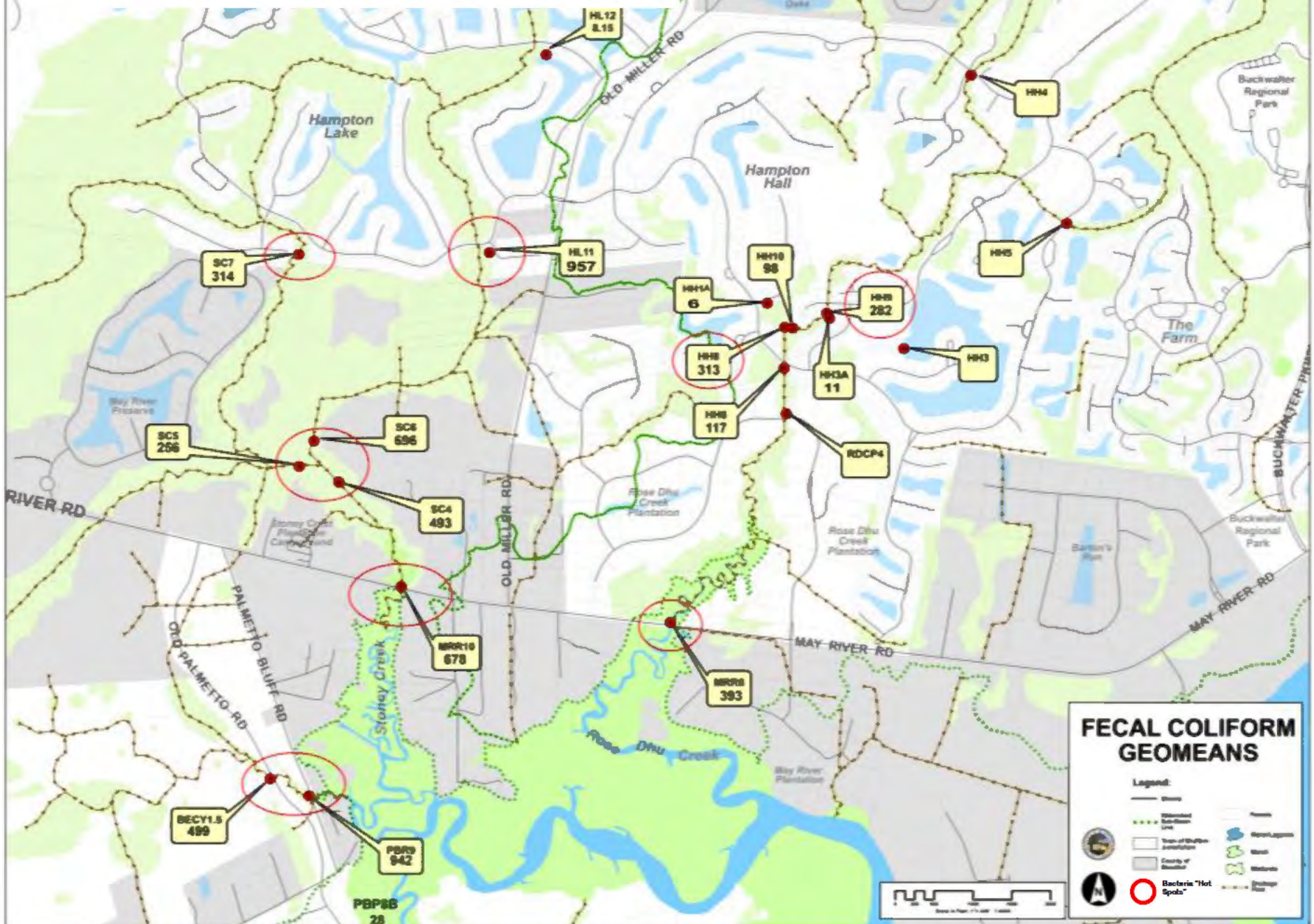


Weekly Town & County Headwater Drainage Water Quality Monitoring Sites & SCDHEC May River Shellfish Monitoring Stations





Weekly Sampling Sites with "hot spots" circled



May River Initiatives



MAY RIVER WATERSHED ACTION PLAN



NOVEMBER 1, 2011

The understanding and approach toward planning in the May River is both complex and challenging, but should proceed with an eye toward a cohesive and coordinated framework for implementation. An Action Plan for the May River Watershed includes a number of specific elements that must be implemented with respect to three time horizons: the short-term, the medium-term and the long-term. This watershed action plan provides a framework for implementing the many suggestions, statements, goals, objectives and visions of the people that call the May River Watershed home.

May River Initiatives

2.0 Purpose and Scope

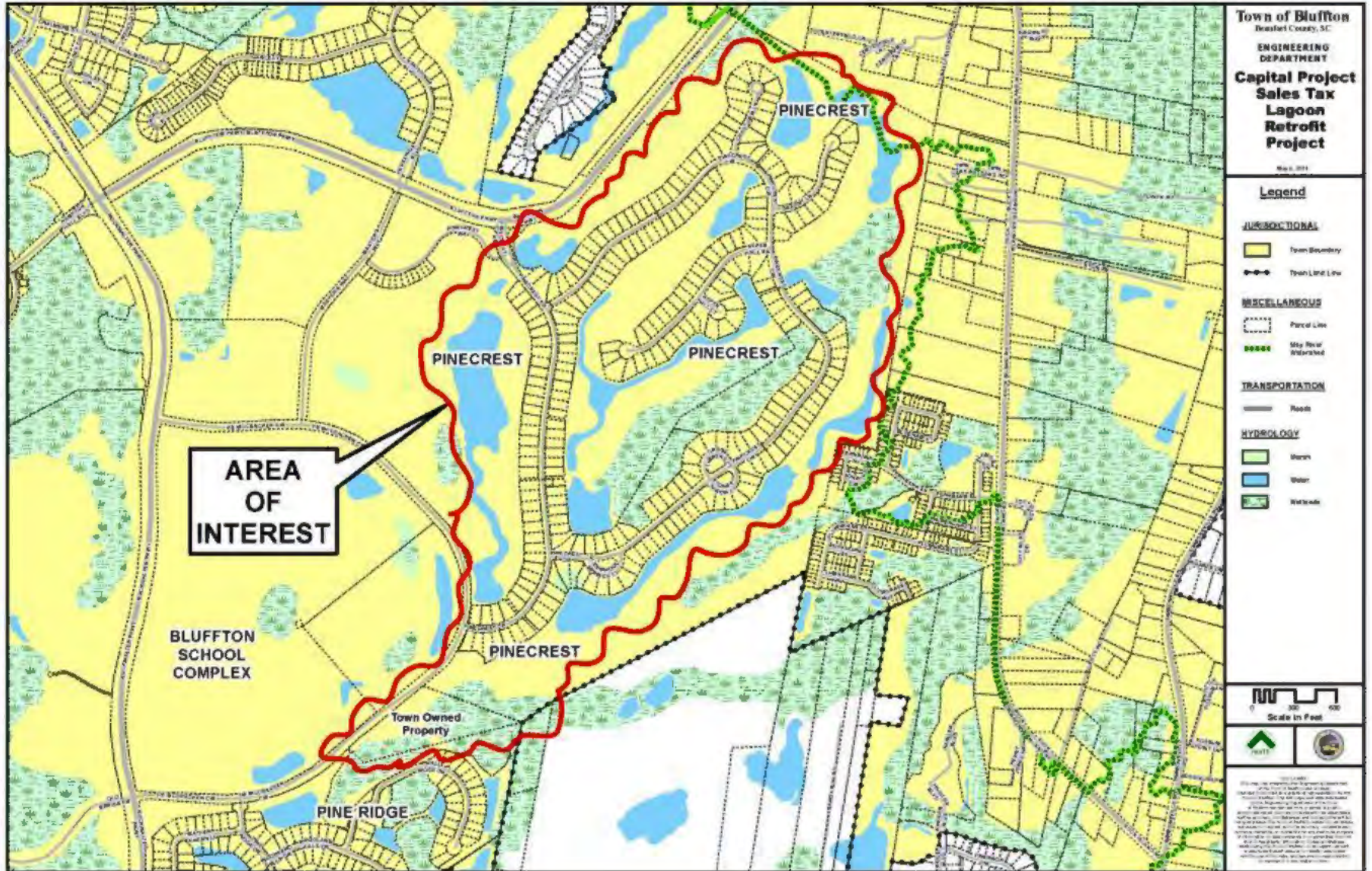
The May River Watershed Action Plan was developed to:

- ✓ Provide a strategy for assessing problems and implementing solutions to restore shellfish harvesting in the May River.
- ✓ Provide a strategy for assessing and implementing preventative measures to protect the May River from future degradation.
- ✓ Identify opportunities for land purchase, conservation easement purchase, and public, private, and public/private opportunities for retrofit projects.
- ✓ Establish priorities, identify funding opportunities, coordinate specific partners and policies (i.e. ordinance changes), and establish timelines such that the Town can use this information as a business plan to be implemented with other Town annual Capital Improvement and Budgeting programs.
- ✓ Serve as a template for other area watershed action plans.

May River Initiatives – Hydrology Projects

- Description – Hydrology Project 1 – Pond Retrofits
 - Volume reduction and water quality improvements are expected outcomes in the pilot program to retrofit existing stormwater drainage systems. Hydrology Project 1 – Pond Retrofits – will modify an existing system of inter-connected ponds to accommodate extended detention of stormwater as well as its re-use for irrigation. Extending stormwater detention time is expected to improve water quality, while using the lagoons as an irrigation source will create rainfall storage volume in the lagoons, thus reducing stormwater volume released to the surrounding environment.
 - Cost of \$750,000 includes \$75,000 for design (including surveying, engineering, and permitting), \$175,000 for irrigation pump stations (including turn-key installation of pumps, foundation, and sound-deadening enclosures), and \$500,000 for irrigation system and stabilization (including extensive installation of pipes, high-pressure heads, valves, metering, and stabilization/restoration)

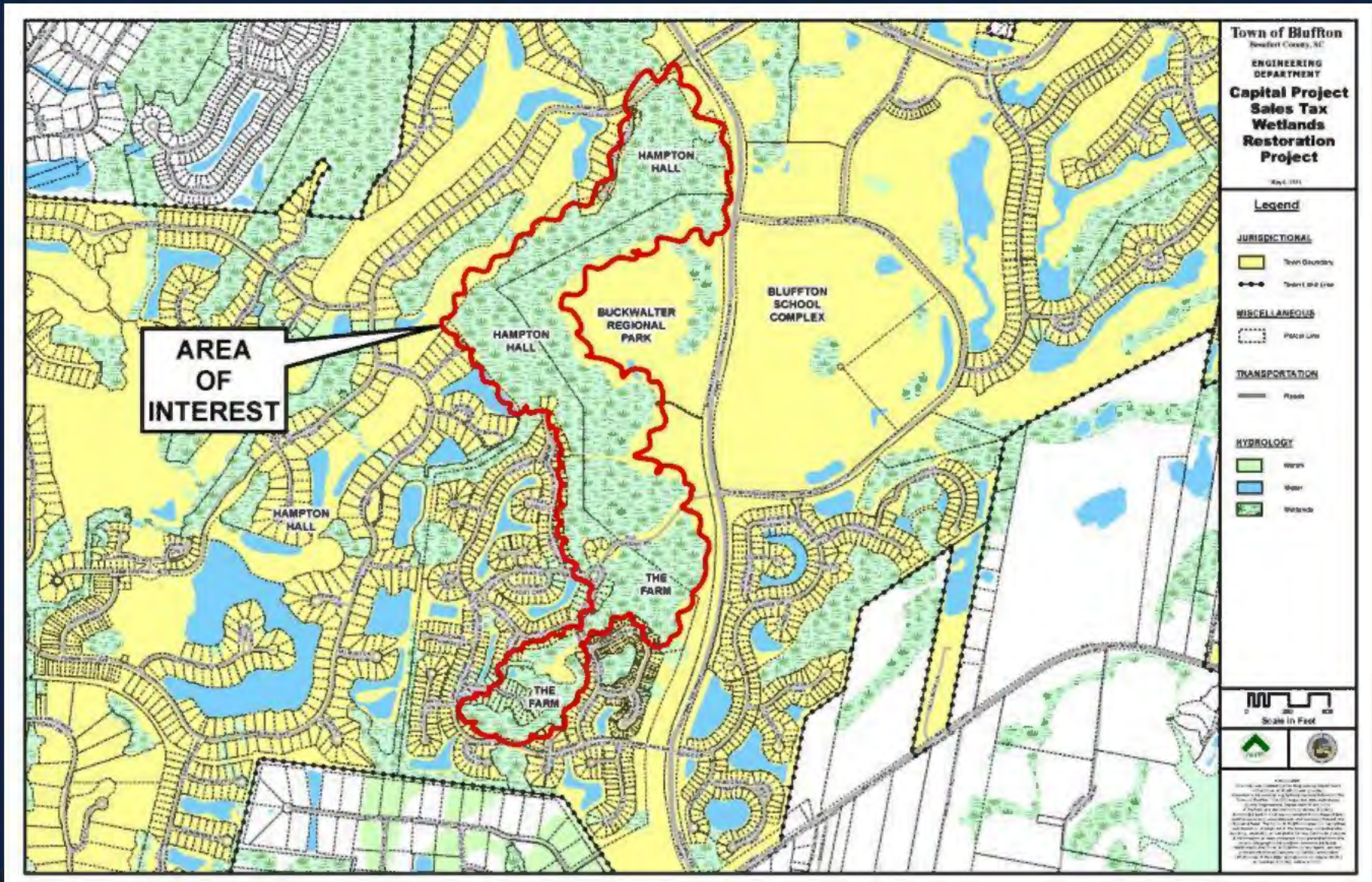
May River Initiatives – Hydrology Project 1



May River Initiatives – Hydrology Projects

- Description – Hydrology Project 2 – Wetland Restoration
 - When naturally occurring, wetlands generally slow down and filter stormwater runoff, while simultaneously providing flood storage during rain events. While performing these functions, wetlands typically improve the water quality of stormwater runoff from upland areas. Over time, however, some wetlands have had ditches cut in them or existing ditches have deepened, thus “short circuiting” the natural filtration process. These incised ditches cause runoff from frequent rain events to pass through the wetland areas without overtopping the ditch banks, thereby preventing any natural wetland filtration or storage for those events. Based upon water quality monitoring data collected by the Town and County, runoff entering these ditched wetlands actually becomes polluted with fecal coliform instead of improving. The proposed wetland restoration project will re-connect the wetland flood plains and ditches in this area, thereby re-creating and improving the natural wetland processes that have deteriorated over time.
 - Cost of \$250,000 includes \$50,000 for design (including surveying, engineering, and permitting) and \$200,000 for construction of improvements (including diversion structure work, ditch channel modification, restoration, and related activities).

May River Initiatives – Hydrology Project 2



May River Initiatives – Sewer Projects

Prior to – and during – the development of the May River Watershed Action Plan, reports of failing septic tanks prompted the hiring of consultants to perform aerial thermal imaging in multiple areas. Hot spots included failing septic tanks as well as certain stormwater features, and work to repair and replace septic tanks – and install sewer – has been in progress ever since then.



09	32.25426507	-80.87046341	20_04-33
10	32.24483390	-80.87193535	21_02-11
11	32.25563812	-80.86929088	21_02-40

Selected Areas in Bluffton, SC



May River Initiatives – Sewer Project 1

Description –

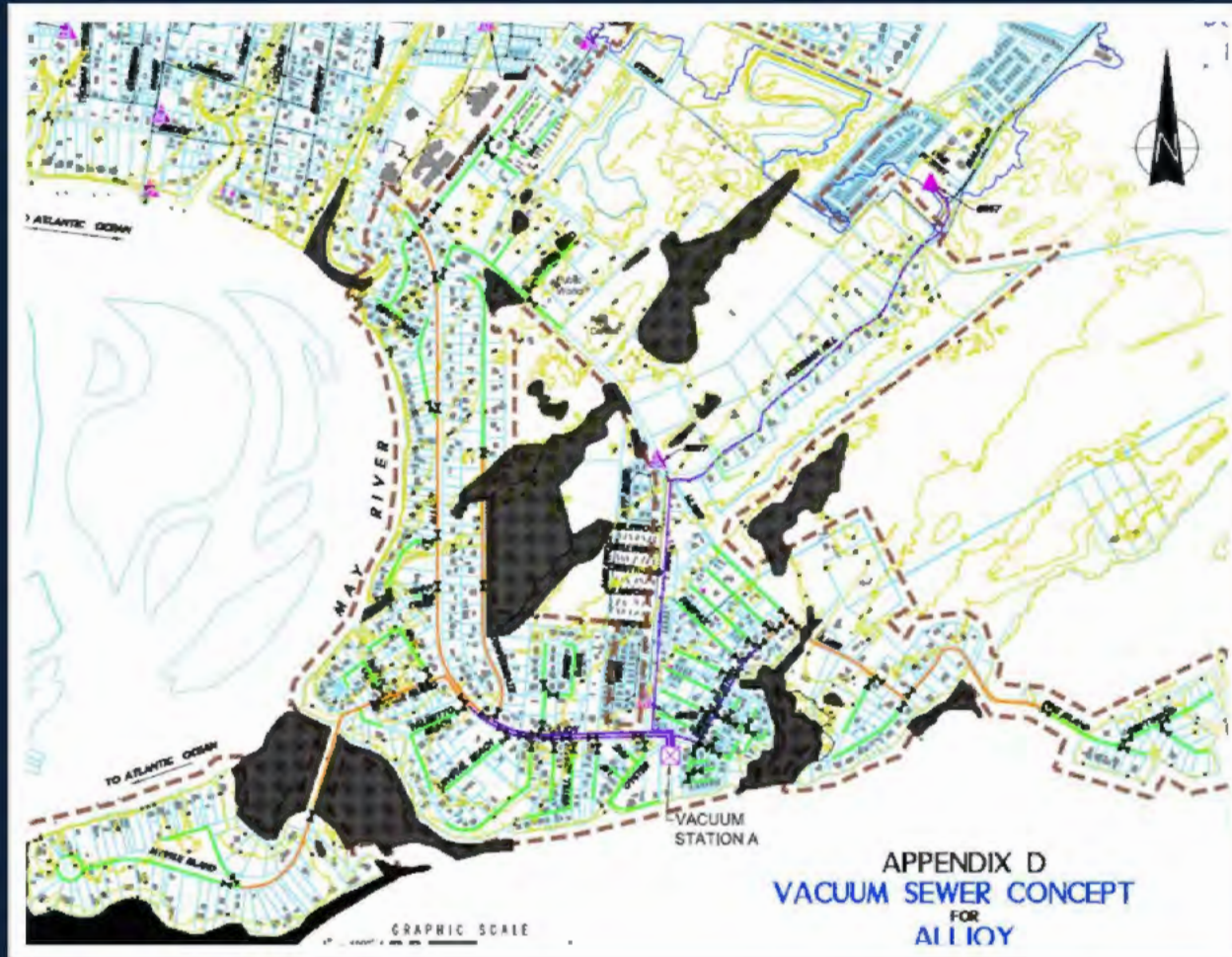
- Sewer Project 1 in Old Town

Sewer Project 1 would extend existing gravity sewer to un-served areas in and around Old Town Bluffton.

Cost - \$2.6 million

Item No.	Description	Quantity	Units	Unit Price	Total Cost
1	8" PVC Gravity Sewer 4' - 8' deep	12,330	LF	\$ 26.00	\$ 320,580.00
2	Manholes, 4' diameter, standard, 4' - 8' deep	45	EA	\$ 3,000.00	\$ 135,000.00
3	Core and modify existing manhole and connect new sewer main, 4' - 8' deep	15	EA	\$ 6,000.00	\$ 90,000.00
4	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC gravity main	120	LF	\$ 150.00	\$ 18,000.00
5	Insert 8-inch PVC gravity main in casing	120	LF	\$ 50.00	\$ 6,000.00
6	4-inch lateral to easement or R/W line (near side) ¹	930	LF	\$ 12.00	\$ 11,160.00
7	4-inch lateral to easement or R/W line (far side) ¹	1,860	LF	\$ 40.00	\$ 74,400.00
8	Simplex Fiberglass Grinder Station ²	11	EA	\$ 4,572.00	\$ 50,292.00
9	1-1/4" HDPE SDR9 Service Lateral ²	1,876	LF	\$ 10.00	\$ 18,760.00
10	2" HDPE SDR11 Pipe	1,385	LF	\$ 12.00	\$ 16,620.00
11	Connect Lateral to Existing Force Main ²	11	EA	\$ 2,000.00	\$ 22,000.00
12	Electrical Home Connection ²	11	EA	\$ 2,500.00	\$ 27,500.00
13	Clean outs	93	EA	\$ 75.00	\$ 6,975.00
14	Silt Fence	14,796	LF	\$ 3.50	\$ 51,786.00
15	Grassing (Temporary and Permanent)	4,110	SY	\$ 2.00	\$ 8,220.00
16	Remove unsuitable material, dispose offsite, replace with crushed stone or site fill material ³	200	CY	\$ 70.00	\$ 14,000.00
17	Remove driveway surface, replace with 2" graded aggregate ³	104	EA	\$ 160.00	\$ 16,640.00
18	Remove and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ⁴	11,600	SY	\$ 70.00	\$ 812,000.00
19	Decommissioning of existing septic tank ⁵	104	EA	\$ 500.00	\$ 52,000.00
20	Traffic Control	1	JOB	Lump Sum	\$ 15,000.00
21	Grading, spreading/disposal excess excavated material, remove and replace monuments, tree protection, mobilization, clean-up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (6% of all)	1	JOB	Lump Sum	\$ 106,015.98
Subtotal					\$ 1,872,948.98
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (6%)					\$ 112,376.94
Engineering Fees (15%)					\$ 280,942.35
Construction Contingencies (15%)					\$ 280,942.35
Estimated Probable Cost					\$ 2,547,210.61
CALL I, II, III, IV					\$ 2,600,000.00

May River Initiatives – Sewer Project 2



May River Initiatives – Sewer Project 2

Description –

- Sewer Project 2 in Alljoy & Myrtle Island Area

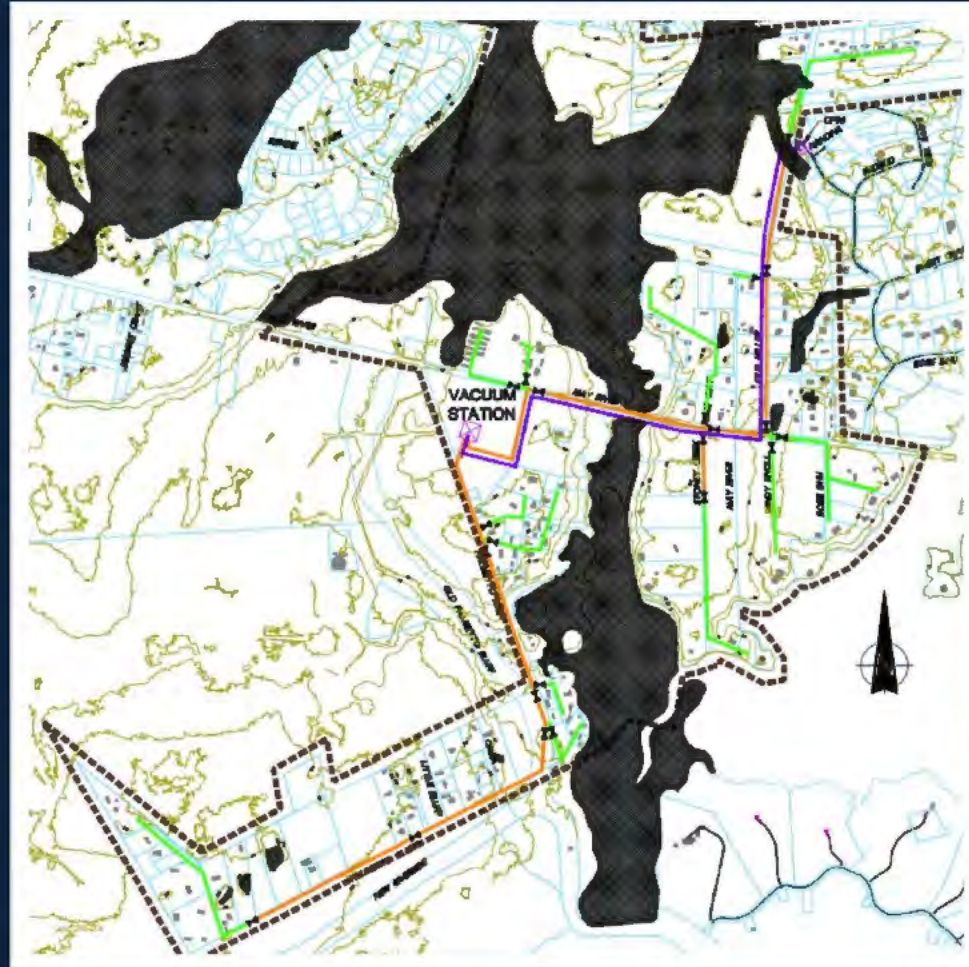
Sewer Project 2 would install new vacuum sewer in Alljoy, Myrtle Island, and surrounding areas.

Cost - \$10.3 million

Item No.	Description	Estimated Quantity	Units	Unit Price	Total Cost
1	4-inch Vacuum Main, SDR 21PVC with Profile Lifts	17,380	LF	\$ 19.00	\$ 330,220.00
2	6-inch Vacuum Main, SDR 21PVC with Profile Lifts	5,210	LF	\$ 23.00	\$ 119,830.00
3	8-inch Vacuum Main, SDR 21PVC with Profile Lifts	3,620	LF	\$ 27.00	\$ 97,740.00
4	4-inch Resilient-Wedge Gate/Isolation Service Valve	45	EA	\$ 1,710.00	\$ 76,950.00
5	6-inch Resilient-Wedge Gate/Isolation Service Valve	30	EA	\$ 2,130.00	\$ 63,900.00
6	8-inch Resilient-Wedge Gate/Isolation Service Valve	6	EA	\$ 2,560.00	\$ 15,360.00
7	3-inch Service Lateral, SDR 21PVC	9,885	LF	\$ 9.00	\$ 88,965.00
8	Misc. Vacuum Fittings	26,330	LBS	\$ 1.00	\$ 26,330.00
9	Jack & Bore 8-inch steel casing (0.5" wall thickness) for 4-inch PVC vacuum main	60	LF	\$ 100.00	\$ 6,000.00
10	Jack & Bore 12-inch steel casing (0.5" wall thickness) for 6-inch PVC vacuum main	60	LF	\$ 120.00	\$ 7,200.00
11	Insert 4-inch PVC vacuum main in casing	60	LF	\$ 30.00	\$ 1,800.00
12	Insert 6-inch PVC vacuum main in casing	60	LF	\$ 40.00	\$ 2,400.00
13	6' deep - 2 Piece Hybrid Valve Pit Package (H2O traffic rated) ¹	494	EA	\$ 5,400.00	\$ 2,668,950.00
14	Vacuum Sewer Tools	1	EA	\$ 5,850.00	\$ 5,850.00
15	Spare Parts	1	EA	\$ 7,020.00	\$ 7,020.00
16	Trailer Mounted Vacuum Pump	1	EA	\$ 28,080.00	\$ 28,080.00
17	Standard Vacuum Station ²	1	EA	\$ 701,650.00	\$ 701,650.00
18	Simplex HDPE Grinder Station ³	25	EA	\$ 8,600.00	\$ 215,000.00
19	1-1/4" HDPE SDR3 Service Lateral ⁴	1,500	LF	\$ 9.00	\$ 13,500.00
20	Connect Lateral to Existing Force Main ⁵	25	EA	\$ 2,000.00	\$ 50,000.00
21	Electrical Home Connection ⁶	25	EA	\$ 2,500.00	\$ 62,500.00
22	Silk Fence	31,452	LF	\$ 3.50	\$ 110,082.00
23	Grassing (Temporary and Permanent)	11,513	SY	\$ 2.00	\$ 23,026.67
24	Remove unsuitable material, dispose offsite, replace with crushed stone or site fill material ⁷	400	CY	\$ 70.00	\$ 28,000.00
25	Remove driveway surface, replace with 2" graded aggregate ⁸	684	EA	\$ 160.00	\$ 109,440.00
26	Remove and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ⁹	8,700	SY	\$ 70.00	\$ 609,000.00
27	Decommissioning of existing septic tank ⁹	684	EA	\$ 500.00	\$ 342,000.00
28	Connection of Vacuum System to home owner's existing system ⁶	684	EA	\$ 1,500.00	\$ 1,026,000.00
29	8-inch PVC force main, AwWA C900, SDR-18 ⁷	7,232	LF	\$ 18.00	\$ 130,176.00
30	8-inch RJ PVC force main, AwWA C900, SDR-18	845	LF	\$ 24.00	\$ 20,280.00
31	8-inch DI Force Main	254	LF	\$ 28.00	\$ 7,098.00
32	Misc. Force Main Fittings	3,042	LBS	\$ 5.00	\$ 15,210.00
33	Force Main Air Release Valve and Manhole	5	EA	\$ 3,000.00	\$ 15,000.00
34	Core into Termination Manhole for Force Main	1	EA	\$ 3,000.00	\$ 3,000.00
35	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC force main	120	LF	\$ 150.00	\$ 18,000.00
36	Insert 8-inch PVC force main in casing	120	LF	\$ 50.00	\$ 6,000.00
37	Vacuum Manufacturer Field Services	2	Week	\$ 3,000.00	\$ 6,000.00
38	Traffic Control	1	JOB	Lump Sum	\$ 20,000.00
39	Grading, spreading/disposal excess excavated material, remove and replace monuments, tree protection, mobilization, clean-up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (5% of all)	1	JOB	Lump Sum	\$ 424,700.00
Subtotal					\$ 7,502,248.67
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (5%):					\$ 450,134.92
Engineering Fees (15%):					\$ 1,125,337.30
Construction Contingencies (15%):					\$ 1,125,337.30
Estimated Probable Cost					\$ 10,203,058.19
CALL L&R, INC. \$ 10,300,000.00					

Page 1

May River Initiatives – Sewer Project 3



May River Initiatives – Sewer Project 3

Description –

- Sewer Project 3 in Stoney Creek Area
- Sewer Project 3 would install new vacuum sewer in Stoney Creek and surrounding areas.

Cost - \$4.7 million

Item No.	Description	Quantity	Units	Unit Price	Total Cost
1	4-inch Vacuum Main, SDR 21PVC with Profile Lifts	16,810	LF	\$ 19.00	\$ 319,390.00
2	6-inch Vacuum Main, SDR 21PVC with Profile Lifts	14,710	LF	\$ 23.00	\$ 338,330.00
3	4-inch Resilient-Wedge Gate Isolation Service Valve	13	EA	\$ 1,770.00	\$ 22,230.00
4	6-inch Resilient-Wedge Gate Isolation Service Valve	9	EA	\$ 2,130.00	\$ 19,170.00
5	3-inch Service Lateral, SDR 21 PVC	2,700	LF	\$ 9.00	\$ 24,300.00
6	Misc. Vacuum Fittings	31,820	LBS	\$ 1.00	\$ 31,820.00
7	Jack & Bore 12-inch steel casing (0.5" wall thickness) for 6-inch PVC vacuum main	300	LF	\$ 120.00	\$ 36,000.00
8	Insert 6-inch PVC vacuum main in casing	300	LF	\$ 40.00	\$ 12,000.00
9	8' deep - 2 Preco Hybrid Valve Pit Package (H26 traffic rated) ¹	135	EA	\$ 5,400.00	\$ 729,000.00
10	Vacuum Sewer Tools	1	EA	\$ 5,850.00	\$ 5,850.00
11	Spare Parts	1	EA	\$ 7,020.00	\$ 7,020.00
12	Trailer Mounted Vacuum Pump	1	EA	\$ 28,080.00	\$ 28,080.00
13	Standard Vacuum Station ²	1	EA	\$ 691,010.00	\$ 691,010.00
14	Silt Fence	37,824	LF	\$ 3.50	\$ 132,384.00
15	Grassing (Temporary and Permanent)	12,757	SY	\$ 2.00	\$ 25,513.35
16	Removes unsuitable material, dispose offsite, replace with crushed stone or site fill material ³	400	CY	\$ 70.00	\$ 28,000.00
17	Removes driveway surfaces, replace with 2" graded aggregate ³	150	EA	\$ 160.00	\$ 24,000.00
18	Removes and replace 3' of asphaltic road surface over trenches, 3" compacted thickness ³	3,825	SY	\$ 70.00	\$ 267,750.00
19	Decommissioning of existing septic tank ³	150	EA	\$ 500.00	\$ 75,000.00
20	Connection of Vacuum System to home owner's existing system ⁴	150	EA	\$ 1,500.00	\$ 225,000.00
21	8-inch PVC force main, AWWA C900, SDR-10 ⁵	5,883	LF	\$ 18.00	\$ 105,894.00
22	8-inch RJ PVC force main, AWWA C900, SDR-10	690	LF	\$ 24.00	\$ 16,560.00
23	8-inch DI Force Main	207	LF	\$ 28.00	\$ 5,796.00
24	Misc. Force Main Fittings	2,484	LBS	\$ 5.00	\$ 12,420.00
25	Force Main Air Release Valve and Manhole	5	EA	\$ 3,000.00	\$ 15,000.00
26	Core into Termination Manhole for Force Main	1	EA	\$ 3,000.00	\$ 3,000.00
27	Jack & Bore 18-inch steel casing (0.5" wall thickness) for 8-inch PVC force main	120	LF	\$ 150.00	\$ 18,000.00
28	Insert 8-inch PVC force main in casing	120	LF	\$ 50.00	\$ 6,000.00
29	Vacuum Manufacturer Field Services	2	Week	\$ 3,000.00	\$ 6,000.00
30	Traffic Control	1	JOB	Lump Sum	\$ 20,000.00
31	Grading, spreading/discard excess excavated material, remove and replace manuments, tree protection, mobilization, clean up, insurance, bonds and other miscellaneous items not specifically listed but necessary for a complete job (6% of all)	1	JOB	Lump Sum	\$ 195,100.00
Subtotal					\$ 3,445,637.35
Easement Preparation, Appraisals, Legal Fees and Value of the Easements (6%)					\$ 206,738.24
Engineering Fees (15%)					\$ 516,845.60
Constructor Contingencies (16%)					\$ 551,304.00
Estimated Probable Cost					\$ 4,699,066.77
CALL 248.16.19					\$ 4,700,000.00

May River Initiatives

- Project Criteria
 - Other Sources of Money
 - Town funded earlier sewer projects with a mix of Town funds and CDBG grant monies – not eligible for CDBG funding like the earlier projects
 - Town funded earlier hydrology projects with a mix of Town funds and EPA grant monies – not eligible for additional EPA monies at this time
 - Could fund a portion of the proposed projects through taxes & fees but incremental approach could take decades
 - General Fund Tax Increase?
 - » Value of a mill in Town of Bluffton is \$128,163
 - » State of South Carolina limits millage increases
 - » Therefore, it would be against the law to increase taxes sufficient to fund these projects
 - Revenue Generated
 - Revenue and property values are protected by preserving the river
 - Maintenance Costs
 - Operations & maintenance costs for sewer projects to be handled by BJWSA
 - Operations & maintenance costs for hydrology projects to be borne by Town

May River Initiatives

- Project Criteria
 - Job Creation
 - Construction and engineering jobs required for these key projects
 - County and Town Residents have jobs supported by the river (e.g., oystering, shrimping, fishing, eco-tourism, etc.)
 - County Improvement
 - County residents beyond the Town use river for recreation, boating, swimming
 - Preservation of river and recreational use supports the quality of life indicator used in economic development
 - In addition to environmental protection, there are public health benefits for both County and Town residents by replacing septic tanks with public sewer
 - Cost-Benefit Study
 - Not yet – but cost of not doing projects to preserve river should be clear

Bluffton Public Development Corporation



Bluffton Public Development Corp.

- BACKGROUND

- The Town of Bluffton's Public Development Corporation is a 501(c)(3) community-driven organization that was established in 2012 by Town Council. The Corporation's mission is to enhance the business climate for investment and development and attract new business to Bluffton by facilitating and brokering economic and real estate development opportunities.
- Governed by an eight-member Board of Directors comprised of community and business leaders, the Bluffton Public Development Corporation meets monthly to discuss and pursue business recruiting and expansion activities to grow and diversify Bluffton's economy.

- MISSION STATEMENT

- Develop a Positive Climate for Business Investment and Development
- Attract New Business to Bluffton
- Address Issues Affecting Business Investment and Economic Development
- Facilitate the Brokering of Economic Development Deals
- Develop Land Owned by Public Development Corporation or Town

Bluffton Public Development Corp.

- Buckwalter Place Master Plan
 - Town-Owned Property
 - Current Development
 - Roadway Network
 - Major Infrastructure



Bluffton Public Development Corp.

- Ring Road Example
 - Acts as spine road to open up development for all areas of site
 - Road starts at intersection of Buckwalter Place Boulevard and Innovation Drive
 - Road terminates at northern entry on Buckwalter Boulevard



Bluffton Public Development Corp.

Multi-County Commerce Park

Action Item: Infrastructure Construction

Description: Design and construction of major infrastructure including the ring road and northern entrance at the Buckwalter Place Multi-County Commerce Park (also known as the Multi-County Industrial Park or MCIP)

Cost - \$6 million

<i>Proposed Infrastructure Improvements</i>	<i>Cost</i>
Ring Road	2,200,000
Progressive St. Extension	250,000
LEC Loop Road	430,000
Innovation Dr. Roundabout & Related Work	125,000
North Sewer Pump Station & Force Main	350,000
Perimeter Stormwater System - West	1,100,000
Ring Road Hardscape, Landscape, Related Lighting & Signage Program	350,000
North Gateway Entrance	175,000
High-Speed Data Extension	200,000
Contingency (15%)	40,000
<i>Total</i>	6,000,000

Bluffton Public Development Corp.

- Project Criteria

- Other Sources of Money

- MCIP revenue stream can – and Utility Tax Credits may – supplement the available funding; However, waiting for these two sources could put off infrastructure improvements for years – attracting economic development required product available now
 - Potential usage of impact fees as noted by the Commission would require assessment by our valued colleagues at Beaufort County to ensure compliance with geographic requirements, usage rules, etc.
 - Could fund a portion of the proposed projects through taxes & fees but incremental approach could take decades
 - General Fund Tax Increase?
 - » Value of a mill in Town of Bluffton is \$128,163
 - » State of South Carolina limits millage increases
 - » Therefore, it would be against the law to increase taxes sufficient to fund these projects

- Revenue Generated

- Commerce park and the resultant economic development is designed to increase tax base and tax revenue through business attraction and retention

Bluffton Public Development Corp.

- Project Criteria
 - Maintenance Costs
 - Once completed, the business park's POA will handle operations & maintenance
 - Job Creation
 - Short-term construction and engineering jobs required for this infrastructure work as well as the construction of buildings and facilities for businesses brought to the site
 - Long-term jobs will be in commercial enterprises located in the commerce park
 - County Improvement
 - Creation of primary jobs brings revenue to the County as a whole
 - Taxpayers in municipalities also pay taxes to County
 - Economic development was identified as a key priority both by Beaufort County and the Town of Bluffton
 - Cost-Benefit Study
 - Not yet – but example of CareCore National at this location provides key case illustrating positive impact on Beaufort County

BEAUFORT COUNTY CAPITAL PROJECTS SALES TAX COMMISSION

TOWN OF HILTON HEAD ISLAND CANDIDATE
PROJECTS

SCOTT LIGGETT, PE
DIRECTOR OF PUBLIC PROJECTS & FACILITIES/CHIEF ENGINEER

MAY 12, 2014

CANDIDATE PROJECTS

TOWN OF HILTON HEAD ISLAND

THE ISLAND ECONOMY IS PRIMARILY DRIVEN BY TOURISM AND REAL ESTATE WITH VISITORS ANNUALLY CONTRIBUTING MORE THAN \$1 BILLION DOLLARS TO THE ECONOMY.

Health, Safety, Welfare Projects

Ward 1 Sewer Projects	\$ 3,400,000
Roadway Improvements	\$30,750,000
Fire Station 2 Replacement	\$ 3,000,000

Lifestyle/Recreation Projects

Island Recreational Center Expansion	\$ 6,905,000
Arts Center of the Carolinas	
Rehabilitation and Restoration	\$ 5,000,000
Multi-use Pathways	\$ 6,250,000
Recreation Facility Rehabilitation and Restoration	\$ 5,000,000

Total **\$60,305,000**

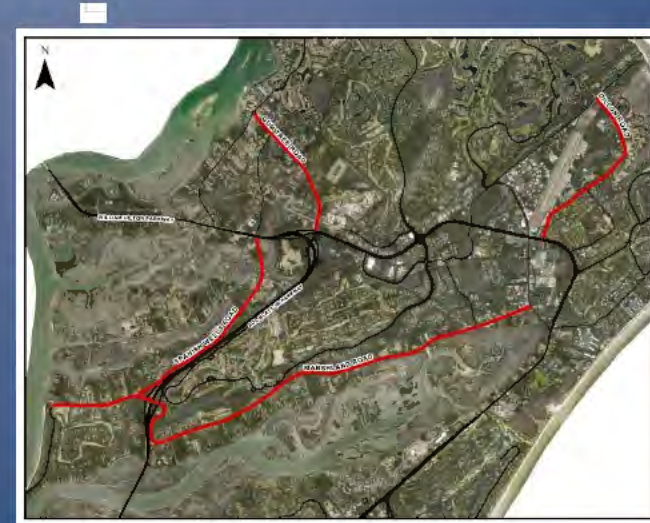
WARD ONE SEWER PROJECTS

Description: Expansion of sewer line network within the Hilton Head Public Service District.

Estimated Cost - \$3,400,000

Benefits: Enhanced protection of public and environmental health, marketability of affected properties.

- *Other sources of funding?* Yes, but considered overly burdensome to property owners.
- *Will the project create revenue?* Yes, via development/redevelopment opportunities
- *Maintenance/personnel costs?* Provided by HHPSD via user fees on a cost-of-service basis.
- *Create jobs?* Yes
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



US 278 ENTRY CORRIDOR IMPROVEMENTS BLUFFTON PARKWAY PHASE 5A TO SQUIRE POPE ROAD

Description: 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.

Estimated Cost – 23,500,000

Benefits: 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.

- *Other sources of funding?* Federal ? SCDOT ?
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* Provided by SCDOT
- *Create jobs?* Short term design/construction. Long term enhancements across all facets of HHI economy.
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



WM. HILTON PARKWAY / SQUIRE POPE ROAD INTERSECTION IMPROVEMENTS

Description: 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

Benefits: Enhanced safety and efficiency for approximately 50,000 vehicles/day that move through the intersection.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase. SCDOT ??
- *Will the project create revenue?* No. But has positive financial impact as a result of reduced delay/congestion for motorists.
- *Maintenance/personnel costs?* To be borne by SCDOT.
- *Create jobs?* Short term design/construction.
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No







WILD HORSE RD

SPANISH WELLS RD

NORTH MAIN STREET

INDIGO RUN DR

DILLON RD

UNION CEMETERY RD

PALMETO BAY RD

DUNNAGAYS ALLEY

OFFICE WAY

POPE AVE

LEONE AVE

LAWTON BEACH

WM. HILTON PARKWAY / SHELTER COVE TOWN CENTER IMPROVEMENTS

Description: Intersection improvements at Wm. Hilton Parkway / Shelter Cove Lane (3 locations). Involves potential signalization, turning lanes median improvements and pedestrian /bicycle connectivity.

Estimated Cost – \$1,250,000

Benefits: Enhanced safety, access and efficiency for motoring public and patrons of the redevelopment. Will serve marquis public event space – Shelter Cove Park.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* Yes, indirectly through engine of adjacent public/private land use.
- *Maintenance/personnel costs?* To be borne by Town, SCDOT or private interests.
- *Create jobs?* Short term design and construction. Long term positive impact associated with successful redevelopment
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



FIRE STATION #2 (SEA PINES) REPLACEMENT

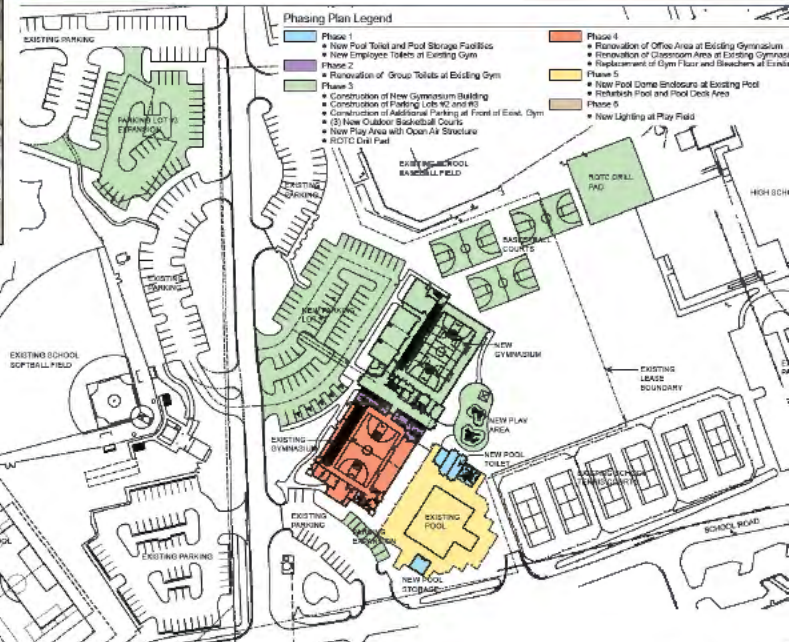
Description: Replacement of 30+ year old Fire Station which serves Sea Pines Resort.

Estimated Cost - \$3,000,000

Benefits: Ensures long term adequacy of public safety and emergency response to Sea Pines Resort.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* To be borne by Town.
- *Create jobs?* No
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No, but need identified via approved Fire Rescue Masterplan





FWM Island Recreation Center

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



ARTS CENTER OF THE CAROLINAS REHABILITATION AND RESTORATION

Description: Deferred maintenance on existing Arts Center Building (HVAC, mechanical systems, roof) Completion of future needs assessments and studies.

Estimated Cost - \$5,000,000

Benefits: Arts and Cultural activities are of significant importance. This includes festivals, community activities and events, programming, personal participation, and facilities. There is a desire to see Hilton Head Island as a destination for premiere arts and cultural experiences. The priority should be cultural development for residents, while benefiting visitors and tourists.

- *Other sources of funding?* Yes, through Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* Yes
- *Maintenance/personnel costs?* To be borne by Arts Center.
- *Create jobs?* Yes
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No



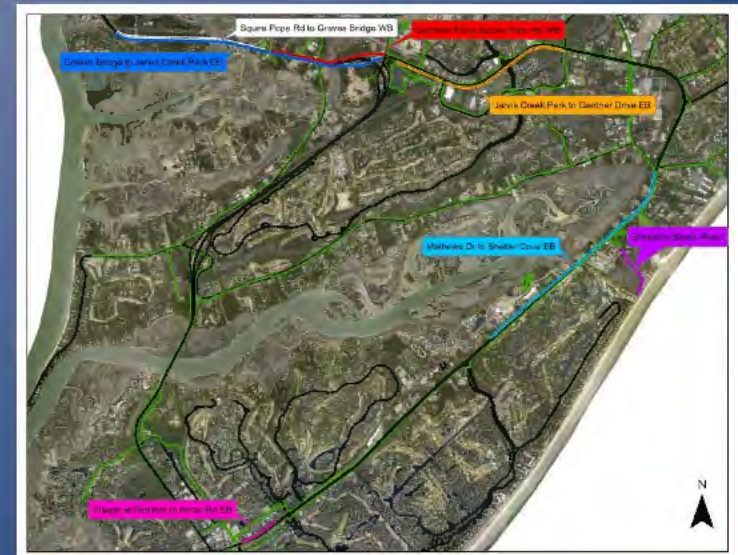
MULTI USE PATHWAYS

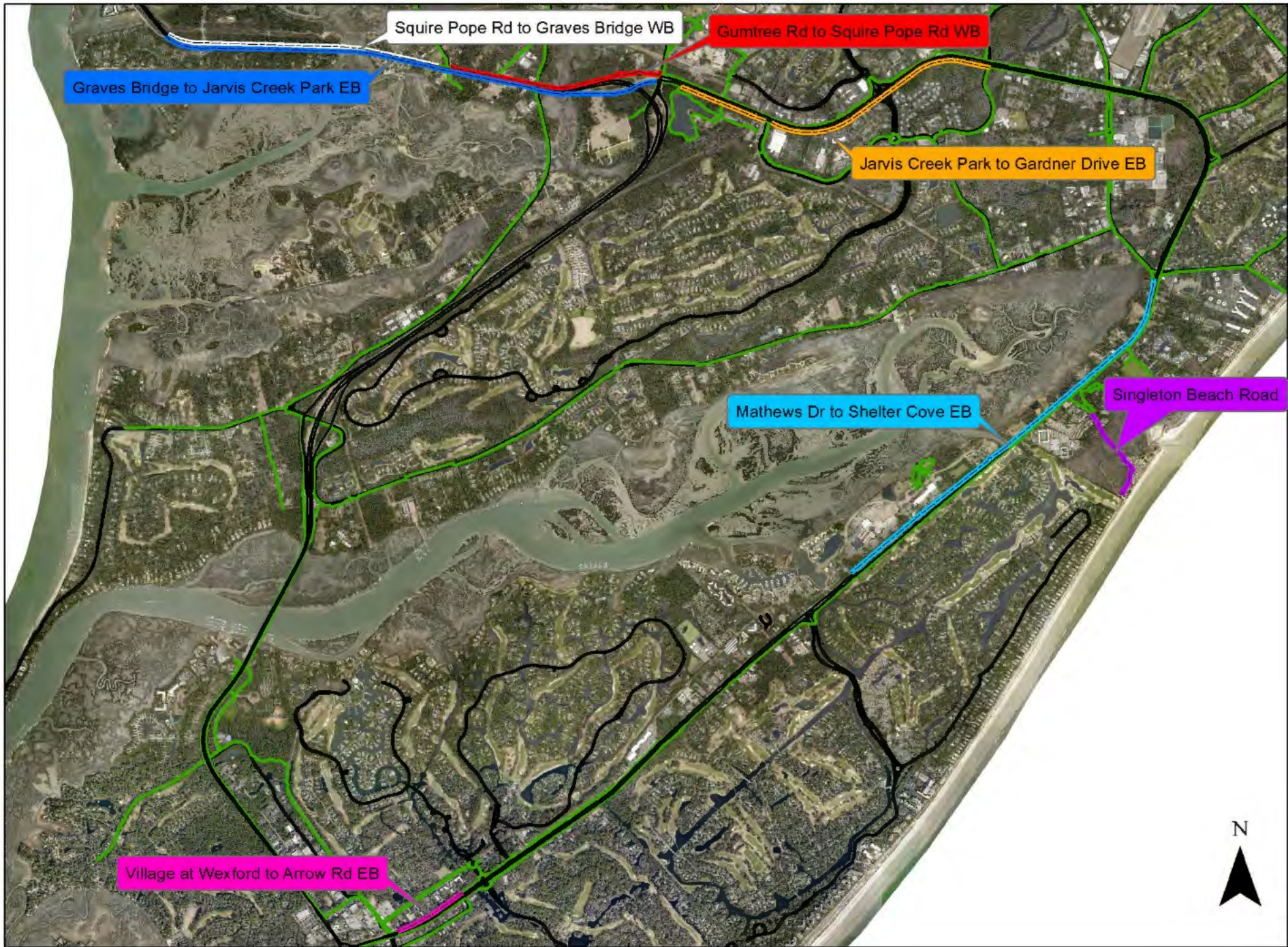
Description: Construction of approximately 6.9 miles of multi use pathways on Hilton Head Island. Would expand the Island's pathway network providing continuous facilities along Wm. Hilton Parkway to the Graves Bridge. Augments and provides connectivity to the Town's almost 60 mile pathway network.

Estimated Cost - \$6,250,000

Benefits: Expansion of award winning pathway program. Provides enhanced recreational and commuter facilities. Encourages healthy life-style, provides added attraction for visitors.

- *Other sources of funding?* Yes, via the Town's CIP. May necessitate bond issue or millage increase.
- *Will the project create revenue?* No
- *Maintenance/personnel costs?* To be borne by Town.
- *Create jobs?* Short term design/construction. Long term indirect
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





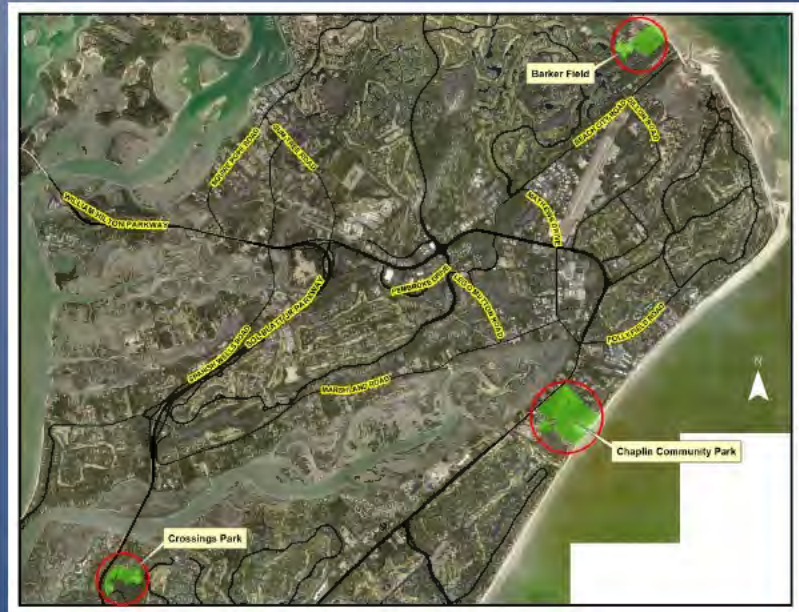
RECREATIONAL FACILITY REHABILITATION AND RESTORATION

Description: Building, parking, field enhancements – Crossings Park, Chaplin Park and Barker Field.

Estimated Cost - \$5,000,000

Benefits: Allows for improved programming and enhanced use of aging public recreational facilities.

- *Other sources of funding?* Yes, via Town's CIP or operating budget. May necessitate bond issue or millage increase. County ??
- *Will the project create revenue?* Yes
- *Maintenance/personnel costs?* To be borne by Town and County
- *Create jobs?* Short term
- *Help Beaufort County as a whole?* Yes
- *Cost/Benefit Study?* No





Barker Field

Chaplin Community Park

Crossings Park

WILLIAM HILTON PARKWAY

SQUIRE POPE ROAD

GUM TREE ROAD

SPANISH WELLS ROAD

SOL BLATTNER PARKWAY

MARSHLAND ROAD

PEMBROKE DRIVE

LEGO MUTTON ROAD

MATHERS DRIVE

BEACH CITY ROAD

DILLON ROAD

FOLLY FIELD ROAD



CANDIDATE PROJECTS

TOWN OF HILTON HEAD ISLAND

THE ISLAND ECONOMY IS PRIMARILY DRIVEN BY TOURISM AND REAL ESTATE WITH VISITORS ANNUALLY CONTRIBUTING MORE THAN \$1 BILLION DOLLARS TO THE ECONOMY.

Health, Safety, Welfare Projects

Ward 1 Sewer Projects	\$ 3,400,000
Roadway Improvements	\$30,750,000
Fire Station 2 Replacement	\$ 3,000,000

Lifestyle/Recreation Projects

Island Recreational Center Expansion	\$ 6,905,000
Arts Center of the Carolinas Rehabilitation and Restoration	\$ 5,000,000
Multi-use Pathways	\$ 6,250,000
Recreation Facility Rehabilitation and Restoration	\$ 5,000,000

Total **\$60,305,000**

Town of Port Royal Capital Projects Commission Presentation

May 12, 2014

Existing Port Property



Purchase of the Port of Port Royal

- Town initiated closure in 2003
- Town created redevelopment plan in 2004
 - Included a week long charette with ultimate redevelopment plan created by the citizens and stakeholders.
- The South Carolina State Ports Authority began their redevelopment plan efforts in 2005
- SCSPA finalized plan in October of 2006
- Legislation passed in 2006, requiring sale by December of 2006

Purchase of the Port of Port Royal

- Three separate contracts for purchase
 - Port Royal Harbour
 - Gramling Brothers
 - Port Royal Development Group
 - Contracting pricing varied from \$16,800,000 to \$26,000,000

Current Redevelopment Plan



Redevelopment Plan

- Total Acreage: 317.51 Ac of Upland and Marsh Area
- 51.60 Ac of Upland
- 265.91 Ac of Marsh Area
- Total Dwelling Units: +/- 425 DU's
- Upland Density: 8.20 DU/AC
- Total Dedicated Civic Open Space: +/- 10.8 AC
- Pedestrian Waterfront Boardwalk/Promenade/Trail +/- 2.9 AC
- Additional Open Space at 5%: +/- 2.04 AC
- Total Non-Residential Land Use: +/- 250,000 SF
- (Includes 130,000 SF of existing space)

Purchase of the Port of Port Royal

- Current asking price of \$22,500,000
- Appraised value unknown at this time, but less than the current asking price
- Town has created a term sheet
 - Town will pay 80% of appraised value
 - Includes an update of the appraisal
 - Includes some certainty regarding environmental issues

Purchase of the Port of Port Royal

- The benefits of the purchase:
 - Economic Impact – expected job creation, as assessed by an economist hired by the Town includes potential 500 jobs(attached handout).
 - Increase in the tax base, not only for Port Royal, but Beaufort County, and the School District.

Potential Fiscal Impacts at Full Redevelopment

- Annual Gross Fiscal Benefits
- **Revenue Source** **“Low Range”** **“High Range”**
- Property Taxes \$646,900 \$823,700
- Business Licenses \$99,500 \$129,400
- Hospitality Taxes \$230,700 \$313,800
- Accommodation Tax \$174,600 \$242,200

- Source: Randall Gross/Development Economics

Additional Positives to Purchase

- Beaufort County has an opportunity, unlike the others, to recoup most, if not all, of the funds with the purchase through resale of the property.
- Funds could be used to construct the necessary infrastructure and public components; thereby, eliminating the need for a TIF. All taxing entities: Beaufort County, Port Royal, and the Beaufort County School District realize a more immediate positive fiscal impact.

Port Related Projects

- **Construct New Port Property Spine Road from End of Paris Ave. to Ribaut Road (New)** - 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 will be a 22 foot wide residential areas and 36 feet wide in commercial areas with paved roads with sidewalks, curbs and stormwater drainage. **Estimated cost: \$6,000,000.00**

Port Related Projects

- **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. **Estimated Cost: \$250,000.00**
- **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. **Estimated Cost: \$500,000.00**

Port Related Projects

- **Waterfront Promenade (New)** - 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: \$400,000.00**
- **Tree Improvements/Pocket Parks/Landscaping (New)** - 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: \$300,000.00**

Conclusion

- The Port of Port Royal purchase offers the Commission an opportunity to support an economic development project that could pay for itself.
- It will provide a spark to economic development along Paris Avenue and Ribaut Road.
- The purchase would end the cycle of speculation that has caused the balance of the Town to suffer due to the uncertainty surrounding the property.
- It could potentially serve other economic interests in the County due to the existing pier and the depth of its waters.



Additional Projects for Consideration

- **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. **Estimated Cost: \$4,000,000.00**

Additional Projects for Consideration

- **Add Sidewalks (Various Areas of Town) (New)**
 - Install new sidewalks in various areas in Port Royal to provide pedestrian interconnectivity.**Estimated Cost: \$250,000.00**

Thank you for your consideration.





UNIVERSITY OF
SOUTH CAROLINA

BEAUFORT

Powerful futures. Discovered.

USCB's Collaborative History

2001 TIFF district to build Hilton Head Gateway Campus predicated on USC and SC approval for baccalaureate status.

On-going support for growth and development.

- Human Services degree
- BSN degree
- Water quality lab
- USCB Athletics
- Center for Event Management and Hospitality Training

USCB

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Return on Investment

- Grown 140% in full-time enrollment
- 650 students living on campus
- \$2 million endowed lifelong learning program
- Over 66,000 hours of community service
- Over 1.5 million hours of lifelong learning experienced by citizens
- Growth in annual economic impact from \$19M to over \$74M
- Outstanding graduates
- Highly qualified, committed faculty and staff
- The Lowcountry's University



Securing Our Future

- Private developments have defined Beaufort County's past growth and development.
- Strategic Growth Plan predicated on those communities
- Defined, planned and marketed the amenities of our region.
- Those days are over.
- The future depends on a new vision.



USCB's Capital Projects Asks

- All will be community resources.
- No other funding sources.
- Growth of Beaufort County's largest knowledge-based business in students served, faculty/staff hired and citizens reached.
- New revenue generated.



Beaufort County Capital Projects Sales Tax Act

Project Priority

1. Convention Civic Center
2. Recreational Wellness Sports Center
3. Center for the Arts Auditorium Renovation
4. Osher Lifelong Learning Institute Building



Priority 1: Convention Civic Center

94,000 square foot facility with:

- 4,000 fixed seat arena
- 12 conference breakout rooms, offices, and locker rooms for athletic and entertainment events
- 750 additional parking spaces



Project Budget: \$35,687,644

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Priority 1: Convention Civic Center

Project Justification:

- Beaufort County does not have a large multipurpose facility
- Leverage existing USCB utility infrastructure, parking spaces, and property
- Community impact: Quality of life enhancement to residents by providing a venue not currently available; positive economic impact drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County
- Provide venue for concerts, exhibits, conferences, trade shows, county school commencements, local, regional, national tournaments, and emergency management first responders training
- Location is central to the population of Beaufort County and easily accessible



Priority 1: Convention Civic Center

Questions and Answers

Can the project be funded from any other sources of money? No. USCB will provide land and 1,200 parking spaces

Will the project create revenue? Revenue will be generated through event ticket sales for concerts, conventions, exhibitions, athletics, community events; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? Maintenance, custodial, and utility costs are expected to be \$7/square foot times 94,000 square feet = \$658,000. Operating and maintenance costs will be passed along to users through user fees, etc.

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Priority 1: Convention Civic Center

Questions and Answers

Will the project create jobs? In addition to construction jobs created, the job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility would provide a 4,000 fixed seat facility unlike any in Beaufort County. This location is ideal due to (a) leverage existing infrastructure (b) existing parking lots will save money in total construction costs, (c) traffic issues would be minimal due to location, (d) multiple use facility has options when not being used as primary venue

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. All stakeholders will need to participate in the study, which at a minimum would involve all Chambers of Commerce and Economic Development Organizations as well as USCB and Beaufort County representatives

USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

- Baseball Field
- Soccer field
- Softball Field
- Cross County Track and Walking Trail
- Concession/Restrooms
- Coaches Offices
- Lockers
- Admissions/Ticketing



Priority 2: Recreational Wellness Sports Complex Center Specifications

- 1,000 seat baseball stadium
- 500 seat softball stadium
- Soccer field with built-in bleachers to seat 400 spectators
- Cross country track and walking trail
- Fieldhouse for offices, locker rooms, and training facilities

Project Budget: \$16,364,307



USCB

UNIVERSITY OF SOUTH CAROLINA BEAUFORT



Priority 2: Recreational Wellness Sports Complex

Project Justification:

- Meet growing recreational needs of the county and increased expectations of the community. This shared space will meet the expectations of a 21st century recreational complex
- Provide USCB competitive fields on campus for Sand Shark varsity teams
- The fields/facilities on land provided by USCB will provide adequate and updated resources necessary to enhance the recreational experiences of youth programming in Beaufort County as well as the ability to attract a variety of regional and national athletic prospects to our area – travel baseball and softball tournaments; summer baseball and softball leagues; soccer Olympic development programming; soccer, baseball, softball, football camp opportunities; special Olympics, etc.
- These are the type of events and programs that are currently being recruited to Charleston, Savannah and Myrtle Beach

USCB

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Priority 2: Recreational Wellness Sports Complex

Questions and Answers

Can the project be funded from any other sources of money? No. USCB will provide land

Will the project create revenue? Revenue will be generated through event tickets; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? \$280,000/yr for 3 support staff, utility costs, and grounds and maintenance supplies. Some operating and maintenance costs will be passed along to users through user fees and USCB's athletics budget

USCB

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Priority 2: Recreational Wellness Sports Complex

Questions and Answers

Will the project create jobs? In addition to construction jobs created, 2 grounds keepers and 1 custodian positions will be created. The primary job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility would provide a large recreational-wellness sports complex that will compliment the recreational facilities located throughout the county. This location is ideal due to (a) traffic issues would be minimal due to location, (b) provide a venue for local, regional, and national tournament play

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. All stakeholders will need to participate in the study, which at a minimum would involve Beaufort County PALS, recreational organizations, Economic Development Organizations, USCB and Beaufort County representatives

USCB

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Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation

- Replace seating
- Replace 25 year old lighting, sound system, and stage rigging
- Update finishes
- Replace wiring

Project Budget: \$2,095,996



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Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation

Project Justification:

- Seating, lighting, and sound equipment is obsolete and repairs are costly
- State-of-the-art lighting, sound, staging and galleries will support internationally acclaimed performing artists
- Continue to provide place for local theatre groups, USCB Festival Series, Beaufort International Film Festival, and the Metropolitan Opera
- In great demand as is evidenced by over 85 events in addition to USCB Festival Series, Beaufort International Film Festival, and the Metropolitan Opera; in use over 250 days per year; and current ticket sales are over 13,000
- Regional focal point for the arts through quality performances, gallery events and academic degree programs



Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation Questions and Answers

Can the project be funded from any other sources of money? No.

Will the project create revenue? Revenue will be generated through event ticket sales; user fees; seat tax; accommodation tax; economic impact created by drawing outside visitors that will stay in local hotels, eat in local restaurants, and shop with local merchants in Beaufort County

What are the maintenance and personnel costs once the project is completed? No additional maintenance or personnel costs are expected. Existing Center for the Arts budget model includes on-going maintenance and personnel.

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Priority 3: Center for the Arts (CFA) Theatre/Auditorium Renovation Questions and Answers

Will the project create jobs? In addition to construction jobs and technical support jobs created, the primary job creation impact will be in the surrounding hospitality industry

Will the project help Beaufort County as a whole? This facility provides a venue for cultural activities for the community. Supports the efforts to attract artists and performers to Beaufort County

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project

USCB

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Priority 4: Osher Life Long Learning Institute (OLLI) Building

Construction of OLLI facility;
12,800 square feet including

- 2 OLLI classrooms
- Small demonstration kitchen for lifelong learning
- Offices
- Multipurpose room
- Parking spaces

Project Budget: \$4,086,570



Priority 4: Osher Life Long Learning Institute (OLLI) Building

Project Justification:

- OLLI at USCB is devoted to providing quality, intellectually stimulating, non-credit, educational classes and programs specifically developed for adults who are age 50 and older, one of the largest growing population segments in Beaufort County
- OLLI at USCB program is one of the largest in the country
- Over 1,500 OLLI members participating in over 400 courses/programs
- Current space limits participation
- Quality of life enhancement to a growing population in Beaufort County
- Will release current space back to academic program space on campus



Priority 4: Osher Life Long Learning Institute (OLLI) Building Questions and Answers

Can the project be funded from any other sources of money? No.
USCB will provide land

Will the project create revenue? Yes. Increased membership fees;
user fees

What are the maintenance and personnel costs once the project is completed? Maintenance, custodial, and utility costs are expected to be \$7/square foot times 12,800 square feet = \$89,600. Operating and maintenance costs will be paid from existing OLLI budget model

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Priority 4: Osher Life Long Learning Institute (OLLI) Building Questions and Answers

Will the project create jobs? Job creation will be as program offerings are increased and membership grows. Additional support staff will be hired

Will the project help Beaufort County as a whole? Will enhance the quality of life of Beaufort County residents and support educational endeavors for a growing population in Beaufort County

Has a cost benefit study been done on the project? A cost benefit study has not been done on this project. However, a benchmarking study has been done with other OLLI Institutes in the southeast

USCB

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Beaufort County Capital Projects Sales Tax Act

<u>Project Priority</u>	<u>Cost</u>
1. Convention Civic Center	\$35,687,644
2. Recreational Wellness Sports Center	16,364,307
3. Center for the Arts Auditorium Renovation	2,095,996
4. Osher Lifelong Learning Building	4,086,570
TOTAL PROJECTS COST	\$58,234,517

USCB

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Benefits for USCB

- Growth of student body
- Growth of academic programming
- Eventual move to NCAA affiliation
- Increased annual economic impact
- Needed infrastructure for additional collaborations
- Better quality of life for Beaufort County citizens which is aligned with USCB's mission
- Powerful futures realized





Community Partnerships. Discovered.

Concept Design Estimate
Total Project Cost Estimate
For The
ARENA ONLY BUILDING

University of South Carolina Beaufort
Bluffton, South Carolina

62,000 SF

Revised 5/28/2014

Construction Cost (Includes 10% Contingency)	\$20,814,657
A&E (@7% of Construction)	\$1,457,026
Site Engineering (@6% of Site Work)	\$112,200
Program Manager (@ 3 % of Const/ + Site)	\$624,440
Furniture & Event Equipment, Carts, etc.	\$420,000
Arena AV and Scoreboards	\$95,000
IT, A/V, & Presentation Equipment	\$60,000
Permits and Impact Fees	\$415,000
Soft Cost Contingency (10%)	\$318,367

Total Project Cost	\$24,316,690
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Concept Design Estimate
For The
ARENA ONLY BUILDING

University of South Carolina
Bluffton, South Carolina

Prepared: 5/7/2014

Revised: 5/28/2014

Area: 62,000

DESCRIPTION	COST	COST/SF
DIVISION 2 SITEWORK/DEMOLITION	1,870,004	30.39
DIVISION 3 CONCRETE	1,930,370	31.37
DIVISION 4 MASONRY	1,445,392	23.49
DIVISION 5 METALS	2,949,627	47.94
DIVISION 6 WOOD AND PLASTICS	244,915	3.98
DIVISION 7 THERMAL AND MOISTURE PROTECTION	889,133	14.45
DIVISION 8 DOORS AND WINDOWS	424,414	6.90
DIVISION 9 FINISHES	1,889,382	30.71
DIVISION 10 SPECIALTIES	473,864	7.70
DIVISION 11 EQUIPMENT	165,150	2.68
DIVISION 12 FURNISHINGS	711,696	11.57
DIVISION 13 SPECIAL CONSTRUCTION	17,250	0.28
DIVISION 14 CONVEYING EQUIPMENT	47,000	0.76
DIVISION 15 MECHANICAL	2,610,776	42.43
DIVISION 16 ELECTRICAL	1,011,108	16.43
DIVISIONS SUBTOTAL		
	16,680,079	271.08
GENERAL CONDITIONS	8.0%	1,334,406
OVERHEAD AND PROFIT	4.0%	720,579
BONDS AND INSURANCES	1.0%	187,351
CONTINGENCY	10.0%	1,892,242
61,532 SF		
TOTAL		\$ 20,814,657 \$ 338.27



Capital Project Sales Tax Commission Work Session
May 29, 2014

Summary of Projects Discussed by Commission at First Work Session:

Top Tier

1. Bluffton Parkway - \$28M
2. US 278 Initiatives – (Planning & Engineering of Bridges replacement, Windmill Harbour, Pinckney Island Connection/Haig Point Boat Landing, Access Management, Widening of US 278 from HHI Bridges to Squire Pope Road) - \$24M
3. USCB Arena - \$24M
4. May River Initiatives - \$19M
5. Town of Port Royal Port property - \$17M
6. City of Beaufort Waterfront Park Extension/Downtown Parking Garage - \$19.5M
7. Parris Island Gateway @ Savannah Hwy Intersection- \$.75M

2nd Tier

1. Hilton Head Island Ward 1 Sewer - \$3.4M
2. US 278 Traffic Adaptive Signal Control - \$.3M
3. Mast Arm Upgrades - \$2M
4. Sea Island Parkway @ Lady's Island Drive rebuild - \$2M

3rd Tier

1. Bluffton Parkway/ SC 46 Roundabout Improvements - \$1.5M
2. Meridian Road Pathway - \$1.5M
3. Middle Road/Coosa SRTS (safe routes to schools) pathway - \$2M
4. US 21 Woods Memorial Bridge ITS - \$.4M

Total = \$146M

Other Projects still being discussed:

1. School Safety Pathways - \$17M (*the pathway projects included in this are:*
Burnt Church Rd & Ulmer Road - \$3.75M, Joe Frazier Road - \$7M, Meridian Road - \$1.5M, Middle Road/Coosa - \$2M, Stuart Point - \$2M, Alljoy Road - \$.75M))
2. Flashing Yellow Signals & Battery Backup - \$1M
3. Charter Schools - \$28.8M (Riverview Charter = \$22M; Bridges = \$6.8M)
4. Yemassee Park - \$23M
5. Sheldon Sidewalks - \$6.8M
6. Spanish Moss Trail - \$9M
7. Depot Road sidewalk - \$.5M
8. Beaufort County Arts Center - \$50M
9. USCB Sports Center - \$16.4M
10. USCB OLLI Center - \$4M
11. Bluffton Parkway Phase 6 (Planning/Engineering) - \$5M

Total = \$162M

Projects Presented but currently not being discussed:

- Salem Road connection
- Bluffton Parkway Phase 1 Pathway Completion
- Lake Point Dr. and Old Miller Road Pathways and connections
- Port Royal Spine Road
- WK Alston Connector
- Bluffton Parkway Development Corporation
- Water & Stormwater System on the Port Royal Port property
- Parris Ave. Park
- Resurfacing of Port Royal owned roads
- New Port Royal sidewalks
- HHI Roadway resurfacing
- William Hilton/Shelter Cove Improvements

- HHI Fire Station #2
- Island Recreation Center Expansion
- HHI Arts Center of Carolinas
- HHI multi-use pathways
- Recreational Facility Rehabilitation & Restoration
- Beaufort City Southside Park
- USCB Civic Center
- USCB Center of the Arts Theatre/Auditorium Renovation
- TCL Building Replacement
- New TCL Building
- BJSWA Building
- Comcast Sports Global Spectrum Venue
- Beaufort Commerce Park Expansion
- Graves Property
- Sheldon Downtown Beautification – can't be funded with CIP funds. A project must be \$50,000 or higher to be considered a capital improvement project
- Beaufort County Transfer Waste Station
- Repaving of Big Estate Road and Keans Neck Road
- Olympic Size Pool at Whale Branch Early College HS
- Expansion of existing Dale Community Center



Capital Project Sales Tax Commission Final List of Projects

June 4, 2014

- Town of Port Royal Port - **\$17M** (any money left over from sales of parcels goes back to Town of Port Royal and if Port Authority sells the property for less than \$17M, the Town receives the remaining money)
- Parris Island Gateway/Savannah Hwy Intersection - **\$.75**
- Depot Road Sidewalk - **\$.5M**
- Hilton Head Island Road Resurfacing - **\$5M**
- Downtown Parking Garage/Waterfront Park Expansion - **\$19.5M**
- USCB Arena - **\$24M**
- TCL Building Replacement - **\$6M**
- Beaufort City Southside Park - **\$2.1M**
- Bluffton Parkway Phase 5B - **\$28M**
- SRTS (Safe Routes To School) Pathways (Burnt Church Rd & Ulmer Road - \$3.75M, Joe Frazier Road - \$7M, Meridian Road - \$1.5M, Middle Road/Coosa - \$2M, Stuart Point - \$2M, Alljoy Road - \$.75M) - **\$17M**
- Bluffton Parkway Phase 6 (Planning & Engineering) - **\$3M** (Beaufort County put forward \$3M and Jasper County put forward \$2M within the next 3 years)
- Flashing Yellow Signals and Battery Backup - **\$1M**
- May River Initiatives - **\$19M**
- US 278 Traffic Adaptive Signals - **\$.3M**
- US 278 Initiatives (Planning & Engineering of Bridges replacement, Windmill Harbour/ Pinckney Island Connection/CC Haigh Boat Landing, Access Management, widening US 278 from HHI Bridges to Squire Pope Road) - **\$24M**
- USCB Sports Complex - **\$16.5M**
- Yemassee Rail Industrial Park - **\$23M**
- Hilton Head Island Ward 1 Sewer Projects - **\$3.4M**
- Mast Arm Upgrades - **\$2M**
- US 21 Woods Memorial Bridge & Ribaut Road ITS Initiatives - **\$.4M**
- Spanish Moss Trail - **\$9M**

Total = \$221.45M

Length of Referendum = 8 years

2014 CAPITAL PROJECT SALES TAX COMMISSION

Final List of Projects



US 278 Initiatives

- ▣ Cost = \$24M
- ▣ Planning & Engineering of replacing the Hilton Head Island Bridges
- ▣ Windmill Harbour/Pinckney Island Connection/CC Haigh Boat Landing entrance & exit improvements
- ▣ Median modifications to 4 intersections between Hilton Head BMW and the Gatherings along US 278
- ▣ Widening US 278 from the Hilton Head Island Bridges to Squire Pope Road



Bluffton Parkway Phase 5B Realignment

- ▣ Cost = \$28M
- ▣ New construction straightening 3 miles of Bluffton Parkway between Buckwalter Parkway and Buck Island Road
- ▣ Allow more efficient pathway for motorists traveling along Bluffton Parkway from SC 170 to Buck Island Road
- ▣ This project was approved by taxpayers during the 2006 referendum but was not completed due to insufficient funds from impact fees



Bluffton Parkway Phase 6

- ▣ Cost = \$3M
- ▣ Planning & Engineering only
- ▣ This extension provides parallel route to US 278 from I-95 to Pinckney Island
- ▣ Provides a second evacuation route for Hilton Head Island and Bluffton residents
- ▣ Project costs \$5M. Beaufort County will pay \$3M and ask Jasper County to participate in paying the additional \$2M within the next 3 years



Hilton Head Road Resurfacing

- ▣ Cost = \$5M
- ▣ Sections of the following State and Town owned paved roads will be resurfaced:
 - Dillon Road
 - Wildhorse Road
 - Spanish Wells Road
 - North Main Street
 - Indigo Run Drive
 - Union Cemetery Road
 - Palmetto Bay Road
 - Office Way
 - Dunnagans Alley
 - Pope Avenue
 - Lemoyne Avenue
 - Lawton Beach



Parris Island Gateway/Savannah Highway Intersection Rebuild

- ▣ Cost = \$750,000
- ▣ Rebuild intersection to allow dual left turn lanes
- ▣ Installation of new mast arms for the traffic signals



US 278 Traffic Adaptive Signals

- ▣ Cost = \$300,000
- ▣ Automatic changing of signal timing along US 278 from SC 170 to Buckingham Plantation Drive
- ▣ Improve traffic flow along US 278 during peak hours, beach traffic, holidays and special events.



Mast Arm Upgrades

- ▣ Cost = \$2M
- ▣ 12 existing intersections will receive new mast arm upgrades (SC 170 @ Callawassie, SC 170 @ Riverbend, US 278 @ Tanger 2, US 278 @ Tanger 1, US 278 @ SC 46, US 278 @ Malphrus, Ribaut Rd. @ Duke St., Ribaut Rd. @ North St., Ribaut Rd. @ Bay St., Ribaut Rd. @ Hermitage St., Sea Island Pkwy. @ Beaufort High, May River Rd. @ Buck Island Rd.
- ▣ Mast arms are much more durable, withstanding 130 mph winds and are aesthetically pleasing



Flashing Yellow Arrow Signals and Traffic Signal Battery Backup System

- ▣ Replacement of current traffic signals countywide with new left turn flashing yellow arrow signals
- ▣ Flashing yellow arrow signals decrease driver confusion, crashes and delay
- ▣ 20 current signals will have battery backup power installed allowing signals to operate during a power outage



US 21Bus./Woods Memorial Bridge & Ribaut Road Intelligent Transportation Systems (ITS)

- ▣ Cost = \$400,000
- ▣ Technology (Variable Message Signs) that informs motorists of alternate routes alleviating congestion when the bridge is open



Town of Port Royal Port Property

- ▣ Cost = \$17M
- ▣ 52 acres of land
- ▣ 265 acres of marsh
- ▣ If the Port Authority sells the property to the Town of Port Royal for less than \$17M, the Town may keep the difference between the sales price and the amount authorized under the Capital Project Sales Tax, for the installation of public infrastructure on the port site
- ▣ If the Town of Port Royal sells all or portions of the Port property for more than \$17M, the Town will pay back the \$17M but may retain any additional revenue generated from the sale for the installation of public infrastructure on the port site.



Beaufort City Downtown Parking Garage/Waterfront Park Expansion

- ▣ Cost = \$19.5M
- ▣ Marina parking lot replaced with green space, replaces the marina store and restroom with harbormaster building, opens up opportunities for non motorized watercraft storage and use
- ▣ 450 space parking garage surrounded by liner buildings to shield building from Downtown view



Beaufort City Southside Park

- ▣ Cost = \$2.1M
- ▣ 40 acres of space with trails, playing fields, tennis courts, basketball courts, playgrounds and dog park
- ▣ Community Garden and Open air pavilion will be available for public use
- ▣ Additional outdoor areas for the two neighborhood schools



University of South Carolina Beaufort Arena

- ▣ Cost = \$24M
- ▣ 4,000 fixed seat arena
- ▣ Additional parking spaces
- ▣ In addition to USCB, this arena will allow usage by local schools and the community for events



University of South Carolina Beaufort Sports Complex

- ▣ Cost = \$16M
- ▣ 1,000 seat baseball stadium
- ▣ 500 seat softball stadium
- ▣ Soccer field
- ▣ Cross country track and walking trail
- ▣ Field house for offices, locker rooms and training facilities



Technical College of the Lowcountry Building Replacement

- ▣ Cost = \$6M
- ▣ Replace buildings 15 & 16 on Beaufort Campus with new 30,000 square foot building
- ▣ New building will house enhanced and expanded industrial and trades programs
- ▣ Consolidating into new facility will improve efficiency and functionality
- ▣ Improve traffic and parking congestion



Yemassee Rail Industrial Park

- ▣ Cost = \$23M
- ▣ Roadway creation, entrance improvements and utility relocations
- ▣ Water & Wastewater improvements
- ▣ Key location between Charleston & Savannah ports, close to I-95, rail accessibility, along Highway 17 Corridor
- ▣ Maximizes 10 to 20 year industrial investment and job creation opportunities



Spanish Moss Trail

- ▣ Cost = \$9M
- ▣ Phase 2 –crossing over Ribaut Road to the Port of Port Royal property
- ▣ Phase 5 Bridge –bridge crossing over Robert Smalls Parkway
- ▣ Phase 7 – trail from Laural Bay Rd. to Clarendon Rd.
- ▣ Phase 8 – boardwalk along US 21 across Middle River
- ▣ Phase 9 – trail through County property to railroad
- ▣ Phase 10 – trail along the railroad behind Whale Branch Early College High School



Depot Road Sidewalk

- ▣ Cost = \$500,000
- ▣ 0.4 miles of sidewalk from Ribaut Road to the Spanish Moss Trail
- ▣ Allowing public access from downtown Beaufort to the Spanish Moss Trail



Safe Routes to School Pathways

- ▣ Cost = \$17M
- ▣ Burnt Church Rd. to Ulmer Rd.
- ▣ Joe Frazier Road
- ▣ Meridian Road
- ▣ Middle Road
- ▣ Stuart Point
- ▣ Alljoy Road
- ▣ Allow safe routes for children to walk/bike from residential areas to schools



May River Initiatives

- ▣ Cost = \$19M
- ▣ Protection of water quality by extending existing gravity sewer to un-served areas of Old Town Bluffton
- ▣ Installation of new vacuum sewer in Alljoy, Myrtle Island, and Stoney Creek
- ▣ Hydrology Projects which include pond retrofits and wetland restoration



Hilton Head Island Ward 1 Sewer Projects

- ▣ Cost = \$3.4M
- ▣ Expansion of sewer line infrastructure within the Hilton Head Public Service District
- ▣ Areas impacted begin at Jenkins Island/Windmill Harbour and ends at the Hilton Head Resort near Palmetto Dunes/Shelter Cove



2014 Capital Project Sales Tax Commission Outcome

On June 23, 2014, Beaufort County Council voted in opposition of the Capital Project Sales Tax Commission's recommendations, thereby choosing not to forward the ordinance language to the Beaufort County Board of Elections to be placed on the November 2014 ballot.