AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
Monday, October 12, 2015
4:00 p.m.
Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER – 4:00 P.M.

2. CAUCUS
   A. Receipt of County Administrator’s Two-Week Progress Report (backup)
   B. Receipt of Deputy County Administrator/Special Counsel’s Two-Week Progress Report (backup)
   C. Discussion of consent agenda
   D. Discussion is not limited to agenda items
   E. Executive Session
      (1) Receipt of legal advice relating to a pending construction claim covered by the attorney-client privilege
      (2) Receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege / Code Enforcement, Beaufort Liquidation and Jenkins Creek Marine and Charters, LLC and Millenarian Trading Company, Inc.

3. ADJOURNMENT
Memorandum

DATE: October 9, 2015
TO: County Council
FROM: Gary Kubic, County Administrator
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place Monday, September 28, 2015 through Friday, October 9, 2015:

September 28, 2015

• Employee New Hire Orientation
• Community Services Committee
• Caucus
• County Council

September 29, 2015

• Herb Gray re: County Road Impact Fees
• Monica Spells and William Love re: Osprey Village Development

September 30, 2015

• Colin Kinton, Ben Lewis, Sadrul Ula and Randy Bellman, of HDR/ICA re: Jenkins Island Access Management System /Proposed Project Alternatives

October 1, 2015

• Beaufort County / SC 170 Roadway Widening Project

October 2, 2015

• No scheduled appointments
October 5, 2015

- Gary Kubic re: Storm Damage Assessment
- Dean Moss re: Spanish Moss Trail Development
- Natural Resources Committee

October 6, 2015

- No scheduled appointments

October 7, 2015

- Joshua Gruber and Eric Larson re: Stormwater / Lady’s Island
- Beaufort County / SC 170 Roadway Widening Project
- Sheriff P.J. Tanner re: Property Site Visit

October 8, 2015

- Joshua Gruber, Monica Spells, Roland Gardner, Dr. Mary Lafrance Ferguson and Brandon Gaffney re: Beaufort Memorial Hospital / Adult In-Patient Hospital Call Coverage
- Councilmember Alice Howard re: Daufuskie Island / SC 170 Discussions

October 9, 2015

- Joshua Gruber, Monica Spells and Ray McBride re: Library Capital Improvement Plan
- Joshua Gruber and Tony Criscitiello re: Revisions to 2010 Comprehensive Plan
- Beaufort County / SC 170 Roadway Widening Project
Memorandum

DATE: October 9, 2015
TO: County Council
FROM: Joshua A. Gruber, Deputy County Administrator
SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place September 28, 2015 through October 9, 2015:

September 28, 2015 (Monday):
- Community Services Committee
- Caucus
- County Council

September 29, 2015 (Tuesday):
- Lady’s Island Airport Condemnation Case

September 30, 2015 (Wednesday):
- Lady’s Island Airport Condemnation Case

October 1, 2015 (Thursday):
- Beaufort County/SC 170 Roadway Widening Project
- Phil Foot, Suzanne Gregory and Scott Marshall re: Transition of PALS Programing

October 2, 2015 (Friday):
- Depositions – Romano Group Partnership and R.H. Realty & Rentals vs. Beaufort County
October 5, 2015 (Monday):

- Gary Kubic re: Storm Damage Assessment
- Frank Gibson re: Crystal Lake
- Natural Resources Committee

October 6, 2015 (Tuesday):

- Department Head’s Meeting
- Eddie Bellamy, Colin Kinton, Eric Larson and Rob McFee re: Interconnectivity to Red Cedar
- Colin Kinton, Eric Larson and Rob McFee re: Engineering Team Coordination Mtg.

October 7, 2015 (Wednesday):

- Gary Kubic and Eric Larson re: Stormwater/Lady’s Island
- Beaufort County/SC 170 Roadway Widening Project
- Dennis Thompson and Nick Davison re: SCDHEC Department Office Space

October 8, 2015 (Thursday):

- Gary Kubic, Monica Spells, Roland Gardner, Dr. Mary Lafrance Ferguson and Brandon Gaffney re: Beaufort Memorial/Adult In-Patient Hospital Call Coverage

October 9, 2015 (Friday):

- Gary Kubic, Monica Spells and Ray McBride re: Library Capital Improvement Plan
- Gary Kubic and Tony Criscitiello re: Revisions to 2010 Comprehensive Plan
- Beaufort County/SC 170 Roadway Widening Project
The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.
Topic: Governmental Committee Mid-Year Performance Review
Date Submitted: October 12, 2015
Submitted By: Stu Rodman
Venue: Council Caucus
County Council Priorities
Government Committee Lead

Heritage / Historic Tourism (High):
  • Development
  • Action Plan

Economic Development (Top):
  • Policy
  • Strategy
  • Action Plan

Observations:
  • Both are Economic Development
  • Tourism is the Larger Opportunity
  • Both are Important to the County’s Future
  • Both Require Public Investment
Heritage Tourism

700,000 New Corridor Visitors?

150,000 Visitors - Santa Elena
150,000 Visitors:
  Reconstruction, Penn Center, Mitchelville, Gullah Geechee, Civil War, Revolutionary War, Robert Smalls, Emancipation Oak, Historic Cities, etc.
400,000 (2% Increase) - Savannah to Charleston
  1% - Extended Stays
  1% - International Visitors

Corridor Impact

• $500 Million - Economic Impact
• $68 Million - Taxes

Beaufort County Impact (60%)

• 420,000 Shoulder Season Visitors
• $300 Million - Economic Impact
• 5,000 Jobs
• $40 Million - Taxes
• Introduces Future Retirees
Heritage Tourism

**Status**

General Agreement:
- Significant Opportunity
- Under-promoted
- National Fund Raising Opportunity
- 2nd Tourist Interest after Beach
- County-wide
- Shoulder Season
- Public Funding Required

**Phase I:**
- Sites Identified
- Green / Yellow / Red Coding
- Folding into Area Apps & Marketing

**Phase II**

Committees:
- Mayor’s Steering / Advisory / Working

Staffing:
- Director & Assistant
- Volunteers & Community Businesses

End Game - Visitor Centers:
- Reconstruction (w/ National Park Service)
- Mitchelville / Civil War (w/ Smithsonian)
- Gullah Geechee
- Penn Center
- County
- Santa Elena
Beaufort County
Economic Development

**Status**

General Agreement:
- Publically Funded
- Alliance Affiliation / Regional Approach
- Product Required
- County Supportive Role

Organization:
- Corporation
- Temporary Directors Seated
- Temporary Working Group Seated

Commerce Buy In:
- On Board
- Prefer 1 County Organization

**Upcoming**

Initiate Deal Flow

Affiliated with an Alliance

Hire Director

Address Product:
- Identify
- Certify
- Fund
- Sales Tax Referendum Candidate?

Seat Permanent Board

Complete Paperwork
Beaufort County
Economic Development
(Population - 000's)

SC Commerce

Southern Alliance
(168)
(134)

Unincorporated
(97)

Options
1) Alliance Employee
2) EDC Director & Ass't

Beaufort County
(168)

Jasper
(26)

Colleton
(38)

HHI
(37)

Beaufort
(10)

Hampton
(22)

Barnwell
(22)

Bluffton
(13)

Port Royal
(11)

Allendale
(10)

Bamberg
(16)
Beaufort County EDC
Board Organization

Informal Board
2015 - 8 Members Seated:
4 - County Council:
  Jerry Stewart      Gerald Dawson
  Steve Fobes         Stu Rodman
4 - Mayors:
  Beaufort          Bluffton
  Hilton Head      Port Royal
Activities:
  Finalize Strategy & Plans
  Engage SC Commerce
  Finalize Ordinances & By-laws
  Initiate Alliances Choice
  Develop Partnerships (i.e. Don Ryan)

Permanent Board
1Q16 - 12 Members:
  County (4) - Business
  Municipalities (4) - Business or Elected
  At Large (4) - Board Appointed - Business
- Hire:
  Deal Making Director
  Marketing Oriented Executive Assistant
- Alliance Recommendation
- ’17 Budget
Beaufort County EDC  
Working Group Organization

**Informal Working Group**

2015 - 5 Member Directorate Seated:

1. President of Beaufort Chamber (Leader)
2. Beaufort
3. Bluffton
4. Port Royal
5. HHI EDC Director

Activities:

- Acting EDC
- Product
- Deal Flow
- ‘16 Expenditure Proposal
- Organizational Proposal

**Permanent**

1Q16 - 7 Member Directorate:

- Executive Director
- Executive Assistant
- Representatives:
  - County
  - Beaufort
  - Bluffton
  - Hilton Head Island EDC
  - Port Royal

- Alliance Recommendation
- ‘17 Budget
Beaufort County
Economic Development Corp

Objectives

• Jobs:
  Better jobs & pay for
  Qualified Beaufort County Residents
• Companies:
  Recruitment
  Retention & Expansion
  Formation
• Regional Approach
• Funding:
  Operations - Public ($250K)
  Projects - TBD
  Partners

Roles

• EDC - Coordinating:
  Business Opportunities
  Commerce
  Municipalities & County
  Cooperative Marketing, Visits, etc.
• Deal Execution:
  Municipal EDCs
  County
• County:
  Deal Support ($’s, tax relief, etc.)
  Ordinances as Required
# Economic Development - Product

**To Play - Spec Building (80%) / Certified Land (20%)**

<table>
<thead>
<tr>
<th>Industrial &amp; Commerce</th>
<th>Research &amp; High Tech</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Investment:</strong></td>
<td><strong>Investment:</strong></td>
</tr>
<tr>
<td>Inexpensive Land</td>
<td>Expensive Land</td>
</tr>
<tr>
<td>Expensive Infrastructure</td>
<td>Inexpensive Infrastructure</td>
</tr>
<tr>
<td><strong>Draw:</strong></td>
<td><strong>Draw:</strong></td>
</tr>
<tr>
<td>Quality of Life</td>
<td>Quality of Life</td>
</tr>
<tr>
<td>Wage Structure</td>
<td>Residents - Active / Retirees</td>
</tr>
<tr>
<td>Military (Bases &amp; Retirees)</td>
<td>Private Investment</td>
</tr>
<tr>
<td><strong>Yemassee &amp; Commerce Parks:</strong></td>
<td><strong>Bluffton:</strong></td>
</tr>
<tr>
<td>Automotive &amp; Light Manufacturing</td>
<td>Healthcare &amp; High Tech (BC Task Force)</td>
</tr>
<tr>
<td><strong>Port &amp; US 21:</strong></td>
<td><strong>Aquaculture (Waddell):</strong></td>
</tr>
<tr>
<td>Aerospace &amp; Military</td>
<td>Healthcare &amp; High Tech (BC Task Force)</td>
</tr>
<tr>
<td>Healthcare (BC Task Force)</td>
<td>Aquaculture (Waddell)</td>
</tr>
<tr>
<td>Agriculture &amp; Aquaculture</td>
<td>Headquarters &amp; Healthcare (BC Task Force)</td>
</tr>
</tbody>
</table>
**Economic Development**

**Financial Engineering**

**Operations**

- Director, Assistant, Expense, etc. - $250K
- Contributions:
  - $100K - County for Unincorporated
  - 39 - Hilton Head Island (starting ‘17)
  - 13 - Bluffton (starting ‘17)
  - 12 - Beaufort (starting ‘17)
  - 11 - Port Royal (starting ‘17)
  - $175K ($1 per Resident)
  - 75 - County
  - $250K
- County Appropriation:
  - $ 90K - ’16
  - $175K - ‘17

**Operations $17M Investment**

(Debt Service = $1.7M / Year)

**Funding Sources:**

- Public - Private Partnerships
- Business License Fees (= $1.7M / Year)
- CIP Referendum / MCIP
- Grants
- Commerce Participation
- Private Partners
- Sale of Parcels

**County Underwrite:**

- BANs (Interest = $150K = .1 Mills)
- GO Bonds (1 Mill Debt Service):
  - 1/3 Residents (4%) - $4 / $100K
  - 2/3 Others (6%) - $6 / $100K