

REAL PROPERTY COMMITTEE

4:00 p.m., Thursday, May 10, 2018

City Hall Conference Room

1207 Palm Boulevard

AGENDA

1. **Call to Order** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Approval of Previous Meeting's Minutes**
Regular Meeting of April 10, 2018
3. **Citizens' Comments**
4. **Comments from Marina Tenants**
5. **Old Business**
 - A. Discussion of alternate Marina off-site parking for employees
 - B. Update on property tax payments from marina tenants
 - C. Update on Marina Bulkhead Rehabilitation Project
 - D. Update on Front Beach walkover and restroom renovations
 - E. Front Beach Business Parking
 - F. Review of FY19 Budget for the IOP Marina and Front Beach
6. **New Business**
 - A. Discussion regarding 1100 Palm and right-of-way on Pavilion Drive
 - B. Consideration of options for securing beach trash barrels
 - C. Discussion of IOP Marina community/residential objectives
 - D. Marina pro-forma P&L
 - Review of Marina revenue versus required expenses
 - Discussion of lease tenant gross profit contributions per lease terms, and IOP's city fiduciary responsibilities
 - E. Marina short-term investment/improvement discussion
 - Remedial dock repairs
 - BIG Grant relative to underground storage replacement
 - Request for tenant recommendations and specific action plans
7. **Miscellaneous Business**
Tenant Rents Report

Next Meeting Date: _____, _____, June _____, 2018
 Time Day Date
8. **Executive Session in accordance with S.C. Code Section 30-4-70(a)(2) – if needed**
9. **Adjournment**

REAL PROPERTY COMMITTEE

4:00 p.m., Tuesday, April 10, 2018

The regular meeting of the Real Property Committee was held at 4:00 p.m., Tuesday, April 10, 2018 in the City Hall Conference Room, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Councilmembers Ferencz and Ward, Chair Bell, Administrator Tucker, Assistant Administrator Fragoso and City Clerk Copeland; a quorum was present to conduct business.

1. Chair Bell called the meeting to order and acknowledged that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.

2. Approval of Previous Meeting's Minutes

MOTION: Councilmember Ferencz moved to approve the minutes of the regular meeting of March 8, 2018 as submitted; Councilmember Ward seconded and the motion PASSED UNANIMOUSLY.

3. Citizens' Comments

Shane Ziegler, owner of Barrier Islands EcoTours, introduced himself and stated that he has operated his business at the IOP Marina since 1997; he invited members of the Committee who have not taken one (1) of his tours to do so to gain an understanding of the educational aspect of the tours. He noted that parking was the biggest issue at the Marina and that he tries to operate his business in such a way as not to contribute to the problem. He stated that approximately twelve thousand (12,000) students in South Carolina take the tours each year and some teachers have been bringing their classes for ten (10) years. Members of his staff are highly trained; some have master's degrees in marine biology. The tours are typically done during the week in the months that the schools are in session, so the buses do not contribute to the parking problems. In addition, he does not provide camping shuttles from March through October, and, on the weekends in the season, he runs one (1) Capers tour on Saturday morning from 9:00 a.m. to 12:30 p.m. and, on Sunday, one sunset tour. He has learned that Council has decided not to allow parking on Waterway Boulevard and 41st Avenue and opined that any reduction in parking would make the situation worse. Since the defeat of the Marina referendum, he has felt that Council does not support the businesses at the Marina; he thought that parking could be improved and modified at the Marina in inexpensive ways to accommodate more cars. He suggested that the Marina business owners and Councilmembers come together to brainstorm ideals for bettering the parking at the Marina.

4. Comments from Marina Tenants

Jay Clarke, owner of Morgan Creek Grill (MCG), asked that, preferably, a member of this Committee facilitate and attend a meeting of the Marina tenants to work together to devise an interim parking solution for the coming season; he offered the restaurant as a meeting location.

MOTION: Chair Bell moved to re-order the Agenda to address New Business Item B at this time; Councilmember Ferencz seconded and the motion PASSED UNANIMOUSLY.

6. New Business

B. Discussion of Boating Infrastructure Grant Tier 1 funds awarded to the City for the replacement of aged Marina fueling infrastructure

Administrator Tucker noted that the City currently has no contractual agreement with ATM; she asked that Kirby Marshall attend this meeting to assist with the explanation of the terms of the grant and to attend at no charge to the City.

Mr. Marshall stated that last fall ATM had applied, on behalf of the City, for a Tier 1 Boating Infrastructure Grant to cover some of the fuel system infrastructure upgrades that were needed; included in the application were the fuel lines from the new underground storage tanks down under the dock and onto the fuel dock along with the new dispensers, hose reels, and the fuel dock itself and a portion of the hut. The matching grant award was in the amount of approximately seventy thousand dollars (\$70,000); SCDNR contacted ATM as the grant application agent to know what the status of the grant was. The DNR representative said that the permits would need to be in-place before U.S. Fish and Wildlife would commit the funds for the project.

Councilmember Ferencz stated that the total project cost was estimated at two hundred seventy-five thousand dollars (\$275,000), and the portion eligible for the Boating Infrastructure Grant (BIG) was one hundred forty-one thousand dollars (\$141,000) with a fifty-one percent (51%) local match.

Based on ATM's prior experience with U.S. Fish and Wildlife, Mr. Kirby noted that the grant application included a different configuration from what is there now, but, from reading the minutes of the last meeting, he learned that the Committee was considering replacement in-kind. He noted that Fish and Wildlife would accept that degree of flexibility and that the funds would be available since the same level of amenities would be provided. The City has three (3) years from the start of the last federal fiscal year, October 1, 2017, to obligate the funds, i.e. sign a contract with SCDNR and Fish and Wildlife, to get the plan together and get the permit(s) in-place for either a construction permit or replacement in-kind permit.

Councilmember Bell asked Marina Manager Berigan about the condition of the fuel docks in comparison with other docks in need of repair or replacement.

Mr. Berrigan responded that all of the docks were "in bad shape," and he did not think the fuel dock would last three (3) years.

Mr. Marshall recalled from ATM's assessment of the docks two (2) years ago, the "docks on Morgan Creek were in similarly poor condition," and Mr. Berrigan agreed. Mr. Marshall added that, in his opinion, the fuel dock should be a priority because of the impact its loss would have on the Marina in general.

Mr. Berrigan recalled that the Morgan Creek docks were constructed over thirty (30) years ago to different construction standards and are unsafe because they are narrow and long. He, therefore, asked that the Committee look at alternatives to replacing as-is.

Mr. Marshall informed that Committee that the cost of reconfiguring versus the cost of replacing in-kind would be very similar.

Administrator Tucker confirmed that the three (3) years started October 1, 2017; therefore, the permitting had to be applied for and secured before October 1, 2020, and that the estimated time

between filing the permit application and receipt of the permit would be approximately one (1) year.

Mr. Marshall said that she was correct. He also stated that the permitting agencies would want to see a comprehensive plan and that they were opposed to “piece-mealing.” He suggested that the Committee, generally, decide what they want to do; the plan they submit does not have to be perfect. Receipt of the permit would not obligate the City to do everything in the plan it submitted; the permit would be good for five (5) years and could be extended for another five (5) years.

The Administrator noted that the Committee needed to count back to determine what the drop dead date would be for submitting the permit application for budgeting purposes; she stated that the FY19 budget does not contain a provision for matching funds or funds for planning or permitting.

Councilmember Ferencz stated that, with the cost considerations for the Morgan Creek docks, Council needed to decide if a grant of seventy thousand dollars (\$70,000) was worth the time constraints for a two hundred seventy-five thousand dollar (\$275,000) project.

Mr. Marshall reiterated his earlier comment that the cost to replace in-kind the Morgan Creek docks was going to be very comparable to the cost to reconfigure them.

When Councilmember Ferencz commented that the City would not gain any income from the money spent on docks at the Marina, the Administrator stated that the City’s liability would be dramatically reduced. She added that the City would be required to come into compliance with ADA regulations as soon as any work begins, and that will be true whether the docks are replaced in-kind or reconfigured.

Chair Bell said that the City might be looking at a referendum aimed strictly at specific things at the Marina or a loan; he opined that the City would need to have some creative financing to do what needs to be done at the Marina.

5. Old Business

A. Discussion of Marina site parking as related to current leases and City ordinances for the 2018 season

Chair Bell volunteered to be the City Council representative to work with the Marina tenants to devise a parking plan with which all could be comfortable; he also took note of the fact that Council has further compounded the problem with restrictions to trailer parking on Waterway and resident only trailer parking on 41st to Frank Sotille. The Chair said that Council must find a way to balance the interests of the businesses, the community and the overall picture. He indicated that he would contact Mr. Clarke, Mr. Berrigan and other tenants to schedule a meeting to develop a workable plan for the season.

Councilmember Ferencz pointed out that ATM had developed a parking plan that could be used as a baseline for a plan for the season.

The Chair voiced the opinion that the starting point should be the four (4) leases the City has that spell out the parking assigned to each. He expressed lingering confusion over who is in-charge of the common area parking at the Marina, and, in his opinion, the governing documents were the leases and the City Code. He noted that no answer has come forth about the overflow parking

that was sent to the Rec Center on 27th Avenue; he paraphrased the Marina lease saying that “employee parking is to be contained within the Marina site.” He commented that there are a significant number of businesses operating out of the Marina, and he questioned that it was sustainable.

B. Discussion of Marina Manager’s report of the “business count” of total site leases and agreements that occupy and/or operate on City Marina property with a view of understanding capacity impact on 5.123 acre site

Mr. Berrigan introduced the Dock Master Mike Pickett who compiled the information for the Committee. For Mr. Berrigan, the first question was where to put the employees; he stated that, when the restaurant opens, forty (40) cars are on-site and are a problem, and his business employs another twenty (20) persons. He said that a shuttle had run last summer and that it had helped. Mr. Pickett distributed a color-coded map of the Marina site identifying the parking assignments. (A copy is attached to the historical record of the meeting.)

In the list of businesses, Mr. Berrigan noted that the fishing guides had been segregated from the other businesses because some of the fishing guides might dock at the IOP Marina, but it was not their primary place of business and did not bring cars or people into the Marina site. The number of fishing guides in 2018 was nine (9), but was eleven (11) in 2016.

Councilmember Ward asked if Mr. Berrigan ever ran charters out of the Marina, and Mr. Berrigan replied that he did. Mr. Berrigan also acknowledged that some boats come to the Marina specifically to pick up people; although he did not know if they had IOP business licenses, he said that they did pay a pickup fee.

Although some of the fishing guides have a different primary business location, they were required to have IOP business licenses.

Looking at the list of businesses, Councilmember Ward asked how many businesses and fishing guides were operating out of the Marina ten (10) years ago.

Mr. Berrigan answered that the number ten (10) years ago was eleven (11), and the number today was nine (9).

To the follow-up question, Mr. Berrigan replied that the number of business tenants was more than are there now.

Greg Taylor, Mr. Berrigan’s attorney, stated that, over the years, the number of allowable uses at the Marina has been reduced in the lease.

Responding to Councilmember Ferencz, Mr. Berrigan stated that the sub-leases do not have parking for their employees or customers in the terms of their leases with Mr. Berrigan.

Chair Bell wanted to re-open discussions with the IOP Water and Sewer Commission about parking on their property on Waterway Boulevard for Marina employees; he noted that the space would accommodate the employees leaving the Marina site available to paying customers.

Councilmember Ferencz thought that the Water and Sewer Commission would have the same issues today that they had before, and she did not think they would change their minds.

Administrator Tucker stated that any member of Council or any resident could attend meetings of the Water and Sewer Commission and the City could submit another appeal for use of the space. She recalled that the issues had been that the Marina employee parking had to be segregated from the facility, lighting had to be added for security reasons and a separate entrance would be necessary; anticipating that these measures could be accomplished, funds were included in the budget for that year. She also reminded the Committee that City Council has leverage with the Commission since they cannot borrow money without Council's approval.

According to Chair Bell, the consensus of Council was that use of the Water and Sewer property for Marina employee parking was the solution to the problem and that overflow parking from the Marina was a community problem and the Water and Sewer Commission was a part of the community. The use of this space would make a significant dent in the parking problems at the Marina.

When the question was asked about how many employees the Marina businesses employed, no one had a good answer; the Administrator stated that, at peak times, Morgan Creek Grill had eighty (80) people working.

According to the Administrator, the City could reach out to the people who manage the Yacht Harbor Property Owners Association parking lot and the Water and Sewer Commission.

Mr. Berrigan mentioned that the Citadel Beach House has a big, empty parking lot, and it was much closer than the municipal parking lots.

Chair Bell posed the following questions to the Marina tenants:

- What are all of the options?
- Are they exploring all of the options?

MOTION: Councilmember Ward moved for the City Administration to explore options concerning available sites for off-site parking for Marina employees and to report to the Committee at its May meeting; Chair Bell seconded and the motion PASSED UNANIMOUSLY.

Chair Bell remembered from the ATM parking plan stated that the Marina could have one hundred forty-four (144) parking spaces.

Based on the fact that Morgan Creek Grill needs eighty (80) spaces at its peak times, Councilmember Ferencz estimated that off-site parking would need to accommodate one hundred fifty (150) vehicles.

Marina Manager Berrigan reiterated his support for the need for a reception gate, of some description, to control ingress and egress from the Marina. The majority of marinas in the area have such ingress and egress control.

Mr. Pickett suggested a ticketing system similar to those found in the parking garages in downtown Charleston; the driver gets a ticket upon arrival, inserts it upon leaving to know how much is owed and pays with a credit card. Everything would be automatic, including the opening and closing of the gate; golf carts would have a separate entrance/path that allows them to bypass the vehicular entrance. These systems have been installed at Patriots Point and the Charleston City Marina if any Committee members would like to see one (1) in operation.

MOTION: Councilmember Ward moved to pursue an automatic ticketing system to control access at the Marina; Chair Bell seconded and the motion PASSED UNANIMOUSLY.

Councilmember Ferencz quoted from the Agenda “with a view to understand capacity impact on 5.123 acre site” and commented that she has not gotten that understanding from the discussion thus far.

Chair Bell said that, if he looked at the parking requirements of the Marina businesses as stated in the ATM evaluation as follows:

Marina store	23
Morgan Creek Grill	102
Marina	19
Trailers	84
TOTAL	228

The Chair then commented that this number does not consider the tenants with leases with Mr. Berrigan.

C. Consideration of Marina Manager’s 2018 plans for residential and non-residential launch fees and seasonal launch passes and for resident slip availability.

The Chair voiced the opinion that the Marina’s launch fees were “ridiculously low” and that he realized that the City could not dictate to Mr. Berrigan what the fees should be. He also recalled that last year resident launch decals were discontinued because of the lack of trailer parking, and the clarification was made that residents were not guaranteed a parking space at the Marina. The Chair hoped that Mr. Berrigan would exercise the control he has under the Marina lease to reduce demand; he added that he believes that the launch fee structure and the sale of non-residential annual launch passes “have a huge impact on the number of people coming and going from the Marina.”

Mr. Berrigan explained that last year’s problem was that residents with launch decals were complaining that they came to the Marina and could not find a place to park their vehicle; he, therefore, stopped selling the resident decals. He stated that he regrets having done it and will not do it in the future.

Mr. Berrigan confirmed that he was selling non-resident launch passes, but he planned to cap the number sold.

Mr. Berrigan explained that Council’s current actions were forcing the operator to send residents to 41st Avenue to park and to sell the Marina spaces to non-residents at forty dollars (\$40).

D. Discussion of Police Department’s proposal to alleviate traffic control issues relative to the use of the IOP Marina site

Captain Usry reported that she and the Chief had met and discussed this issue with the police sergeants, and the consensus was that they were not seeing issues with ingress and egress; they were not experiencing any backups, only parking issues as cars move into the neighborhoods. These problems were handled as they were seen or called into the Department. If the Police

Department was to come in to assist, officers would do what Manager Berrigan is doing, when the spaces are full, the lot is full; they would keep the Marina business inside the footprint of the Marina and not let it migrate onto Waterway or 41st Avenue. The Captain stated that the best idea she has heard was the controlled ingress and egress. She also made it clear that, if the Police Department were to be made responsible for parking at the Marina, they would need to hire additional personnel.

Councilmember Ferencz said that her concerns were the safety inside the Marina between vehicles, boats, golf carts, children and other pedestrians.

Mr. Berrigan urged the Councilmember to take another look at the parking plan in the ATM Marina Enhancement Plan; it segregated traffic immediately – boaters were sent one (1) way, cars going to the Marina store took another route and cars going to the restaurant had another route. He acknowledged that it was not a perfect plan, but a start in the right direction.

Councilmember Ferencz thought there was a way to mimic the ATM segregated plan without spending a million dollars (\$1,000,000). She asked that efforts be made to segregate traffic as much as possible for this boating season to make it safer.

E. Update on Marina Bulkhead Rehabilitation Project

Assistant Fragoso reported that the work was wrapping up and that the last of the concrete was to be poured today; the last major piece will be the installation of the jet filters. She also foreshadowed that the engineer was reviewing a change order in the amount of two to three thousand dollars (\$2,000 – 3,000) from the contractor that was associated with additional unforeseen problems.

F. Update on Front Beach walkover and restroom renovations

Director Kerr reported that the contractor expected to complete the work in three (3) weeks.

G. Update on Beach Restoration Project

Administrator Tucker announced that all of the construction work has been completed; the one (1) remaining task was the removal of the last of the sub-line pipe.

The next piece of the project was the planting of plants on the new dunes to promote dune formation; Coastal Science and Engineering has recommended plants over sand fencing. The Administrator indicated that she would like to organize a volunteer effort to accomplish this work, and, rather than have the staff be the impetus behind it, she suggested contacting the Wild Dunes Community Association to coordinate the volunteer effort, and the City would buy the plants. The Committee agreed that the Administrator's idea was a good one (1).

MOTION: Chair Bell moved to authorize a balance not to exceed funds remaining in the budget, or \$26,400, to purchase plants for the dunes in the project area; Councilmember Ward seconded and the motion PASSED UNANIMOUSLY.

6. New Business

A. Review of FY19 Budget for the Marina and Front Beach for additions and deletions for consideration at the April 11th Budget Meeting

The Administrator pointed out that Marina revenues were expected to be relatively stable in FY19 with a small increase of twenty thousand dollars (\$20,000) projected, along with Transfers In from the State ATAX Fund paying seventy-five percent (75%) of the Marina debt service and a Transfer In from the Hospitality Tax Fund for one third ($\frac{1}{3}$) of the cost to replace the underground storage tanks at the Marina.

New expense items in the category of Professional Services for the Marina were the Spill Prevention Control Counter Measure required for the UST replacement at forty-five hundred dollars (\$4,500).

Once the bulkhead was rehabilitated, the engineers recommended that it be painted, and that expense was estimated at sixty thousand dollars (\$60,000).

Councilmember Ward noted that depreciation on the Marina was budgeted at eighty-five thousand dollars (\$85,000) for FY19; he also noted that depreciation was a non-cash expense.

Another budget that falls under the purview of the Real Property Committee was the Front Beach District that included the restrooms, the kiosks, and parking meters and lots; items included for FY19 are two hundred fifty thousand dollars (\$250,000) for the repair/replacement/addition of a dune walkover, forty thousand dollars (\$40,000) to replace one (1) section of the white fencing around the parking lot, seventy thousand dollars (\$70,000) to replace five (5) parking kiosks and thirty thousand dollars (\$30,000) for mobi-mat for beach access paths, plus seventy-five thousand dollars (\$75,000) for the reserve to replace the Front Beach infrastructure.

A third budget under the Real Property's purview is the Beach Restoration and Monitoring that includes two hundred thousand dollars (\$200,000) for post-project monitoring for the 2018 project, seventy-five thousand dollars (\$75,000) for the monitoring of the entire shoreline and two hundred fifty thousand dollars (\$250,000) for post-storm emergency berm restoration, if needed.

The Isle of Palms Marina Fund budget also includes one hundred fifty thousand dollars (\$150,000) to go into reserves for Marina maintenance and improvements.

The expenses related to the landscape contract fall under the purview of both the Real Property Committee and the Public Works Committee, and the contract appears in the Hospitality Tax budget.

C. Hill Report expense alignment to the current fiscal year expenses and FY19 budget

Administrator Tucker commented that a copy of the Hill Report was included in the meeting packet primarily for the benefit of the new Council members; the items from the Hill Report, building repairs, were included in the FY19 budget, and they appear, primarily, in the pages dedicated to Capital Projects expenditures.

Councilmember Ferencz reported hearing from island residents that the plan of saving for future purchases was an action of the old Council and that they would prefer to see those savings spent on the top three (3) priorities identified at the forums in February.

D. Discussion of Business Licenses

Chair Bell stated that he added this to the Agenda in relation to non-lease tenants at the Marina, and Mr. Berrigan addressed his concerns to his satisfaction earlier in the meeting. He stated that it was an enforcement issue, but he did not want to keep charter boat people from making a living for a very small amount of business licenses.

Since the City has chosen not to have decals to distribute to purchasers of business licenses and since the island is experiencing a lot of construction, Chair Bell did not know how anyone could know whether a contractor has an IOP business license or not. He thought that the only way for the City to ensure that it was getting the revenue that it should would be to do as Sullivan's Island and to issue decals to contractors and businesses when they purchase their business license each year.

Administrator Tucker expressed the opinion that the Committee did not have sufficient information on which to base a decision. She thought the Committee should know more about the cost and whether the local businesses would find it burdensome; she suggested that, possibly, only certain classes of business licenses would be given decals to display on their vehicles.

Mr. Berrigan asked what the City would do about the business license holder who had multiple vehicles.

E. Discussion of Marina Site Charleston County Property Tax

Chair Bell stated that he put this item on the Agenda because the property tax recommendations presented to Council were from the County and presented as such, with the exception of the Intracoastal docks that were distributed by the City in what was considered to be a fair and equitable manner. When the City was advised to appeal the taxes, the Chair had voiced concern over the possibility that the County would decide to come back to the City and/or the tenants to re-assess the site and go back three (3) years to charge taxes for those years. He told the City Administrator and City Treasurer that, if the City was going to appeal, he wanted the City protected from the appeal because the bill was the responsibility of the tenants. In addition, he wanted it to be on record that the City would not be responsible for anything above the roughly seventy-nine thousand seven hundred dollars (\$79,700) shown on the tax bill received for the calendar year 2017. The next questions were whether the taxes were equitably distributed between the tenants and whether any tenant objected to the distribution of the taxes. He also noted that the City was appealing on the behalf of the tenants.

The Administrator stated that, in fact, the City was appealing the tax bill.

Michael Fiem, Tidal Wave Watersports, said that the County could not go back three (3) years to retroactively bill taxes for those years; he stated that it was like the Marina was grandfathered.

The Chair stated that the County could come back to re-assess the value of the property relative to the businesses operating there.

Administrator Tucker stated that, if the worst scenario happened, the leases make the tenants responsible for the payment of property taxes.

According to Assistant Fragoso, the appeal was based upon "the improper valuation method they applied to the bill."

Chair Bell stated that not all of the tenants wanted the City to appeal the tax bill because they worried that it would backfire.

Jay Clarke of Morgan Creek Grill said that the restaurant would pay its share in a timely fashion, but he would like the Real Property Committee to look at the distribution among the tenants to, possibly re-distribute. He informed the Committee that he contacted a commercial appraisal company to look at businesses and give an opinion on the distribution.

Councilmember Ferencz expressed concern that the City should hire a real estate attorney, and the Administrator stated that the City attorney has been conferring with real estate attorney Ben Boone of the McNair firm.

7. Miscellaneous Business

Tenant Rents Report – The Administrator reported that all tenants were current.

Next Meeting Date: 4:00 p.m., Wednesday, May 2, 2018 in the Conference Room

8. Executive Session – not needed

9. Adjournment

MOTION: Chair Bell moved to adjourn the meeting at 6:30 p.m.; Councilmember Ward seconded, and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

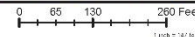
Marie Copeland
City Clerk

Options for Offsite Marina Employee Parking

1. Do nothing. If within the terms of the leases, require that employee parking be confined to the Marina site.
2. Require that any overflow marina employee parking be handled by the marina tenants in compliance with applicable federal, state and local laws and ordinances. For example, marina tenants could require employees or employees could choose to purchase a seasonal parking pass or pay hourly to park in the City owned parking lots or in the Charleston County Parks and Recreation Commission's IOP County Park lot. Parking in these lots is on a first come, first served basis whether one has a purchased permit or not. This is common practice for employees at front beach businesses.

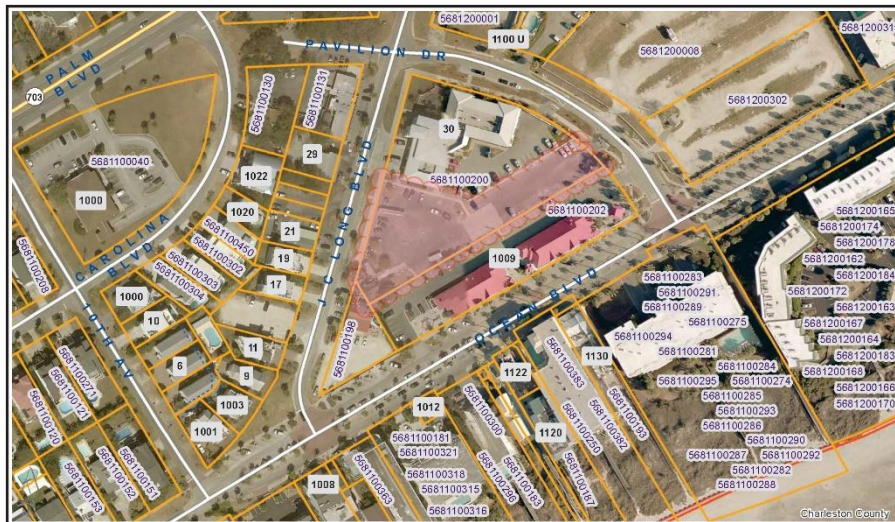


City lot at front beach

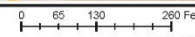


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Author: Charleston County SC
Date: 4/26/2018



City lot at front beach- small lot



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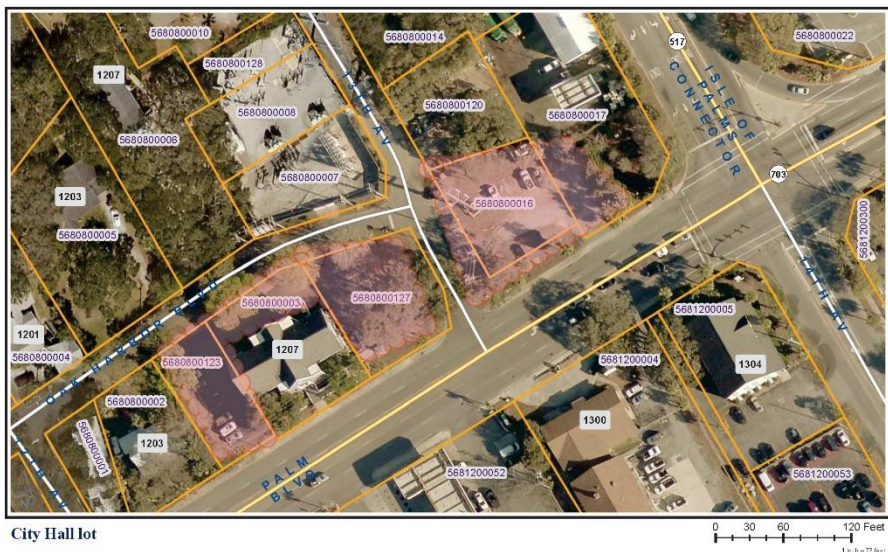
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- Identify Public Parking lots such as City Hall lot and City Hall overflow lot, underutilized on Friday evenings, Saturdays and Sundays, and allow the public to park in those areas subject to availability. This is a circumstance that exists. Currently there is nothing to prohibit any member of the public from parking in either the City Hall parking lot or the City overflow parking lot. Marina employees transitioning to and from work at late hours might generate negative noise impacts to the residents living in the adjacent homes much like what was experienced at the Rec Center.



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4. Evaluate options related to apparent space availability for parking arrangements to be made by the marina tenants for their employee parking with other public and private entities where space is available.

Those possibilities include:

- IOP Exchange Club Parking Lot
- City’s small property along Palm Boulevard between 10th and 11th Avenue (Adjacent to the property leased from the Beach Company by the U.S. Postal Service.)
- Church Parking Lots:
 - Methodist Church Parking Lot
 - Lutheran Church Parking Lot
 - Baptist Church Parking Lot
- Isle of Palms Water and Sewer Wastewater Treatment Site
- Yacht Harbor at Morgan’s Cove Parking lot
- Citadel Beach Club Parking lot
- Lutheran Retreat Center (Likely unavailable due to already large utilization in the tourism season)

Each of these will be explored for feasibility and impacts.

Isle of Palms Exchange Club: The facility is rented for events and when those occur the parking lot is fully utilized already. Options for utilization by marina employees would require careful coordination and control among the marina tenants and the Club. Also, noise may impact neighbors across the street when marina employees are arriving or departing work.



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CHARLESTON
COUNTY
SOUTH CAROLINA

Author: Charleston County SC
Date: 4/26/2018

City of Isle of Palms strip of re-captured right of way from Post Office to 11th Avenue: This could be open as a paid public parking lot; however, it would be open to all on a first-come, first serve basis so it likely would not contribute to solving the parking problem at the marina site. Also, the area is small and likely could accommodate only approximately twenty (20) vehicles and is further narrowed by no parking within 15' of the fire hydrant.



Right-of-way adjacent to Post Office

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



Churches: Three of the church parking lots, Methodist, Lutheran & Baptist, appear empty during the same time that employee parking at the marina is needed. There are various activities at each of them over and above the typical times of services so any arrangements for offsite marina employee parking would require coordination among these activities. Also, each of these facilities are near residences which could yield noise issues. The City's Zoning Code, as it is currently written, would not allow these properties to receive payment for parking. To facilitate the use of the churches parking lots, a change would need to be made to allow such a revenue producing use. This would need to be carefully handled so that other revenue producing uses, like renting of umbrellas and chairs, did not develop on those sites.



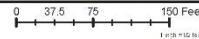
Baptist Church

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Lutheran Church

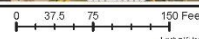


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Lutheran Retreat Center



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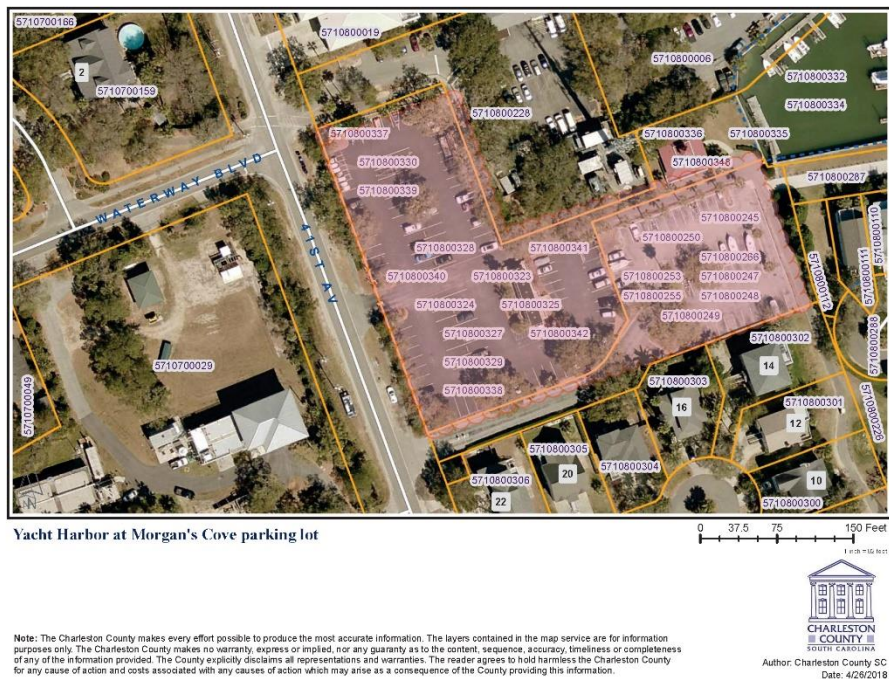
Isle of Palms Water and Sewer Wastewater Treatment Site: This location makes the most viable spot for marina employee parking. Its proximity to the marina means that employees would not need to be shuttled to and from work. The most difficult challenges are to convince the Isle of Palms Water and Sewer to do it and constructing the physical changes to the site to endure security for the treatment facility and the employees.



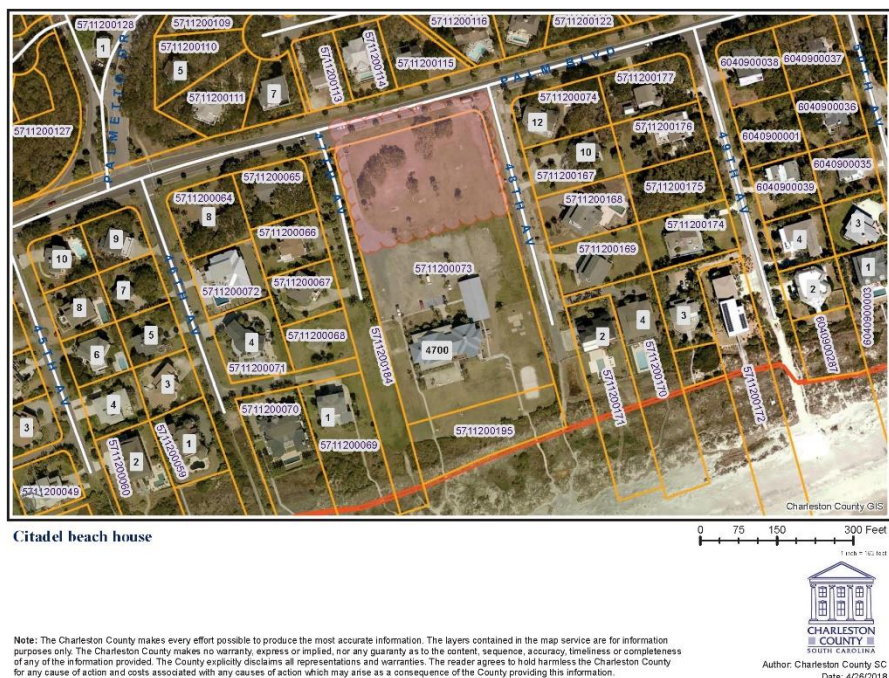
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Yacht Harbor at Morgan's Cove: This site has excellent proximity to the problem area. It often appears underutilized suggesting space available; however, it serves as the parking area for those owners/renters of slip space in Morgan's Cove. It is speculated that if everyone showed up at the same time, the lot could be full.



Citadel Beach Club Parking Lot: This location is the second most viable spot. It has been observed that the available parking on the site is never used to capacity. The City has had lease arrangements with the Citadel in the past for locating temporary fire stations on the site so there is precedent for alternative uses of the space. The site would require shuttling of employees. Since the site is event space anyway, there likely would be no new residential impacts related to noise.



Title 5 – Planning and Development
Chapter 4 – Zoning
Article 1 – General Provisions

Sec. 5-4-16. - Temporary uses.

- (a) The Zoning Administrator may issue temporary permits for the following uses:
- (1) Religious meetings in a temporary structure in GC zoning districts for a period not to exceed seven (7) consecutive days;
 - (2) Open lot sale of Christmas trees in the GC and LC zoning districts for a period not to exceed forty-five (45) consecutive days;
 - (3) Storage and office trailers for use as construction storage and Contractor's office during construction in any district, except in fully or substantially fully developed residential districts, for a period of twelve (12) consecutive months, provided that such office is placed on the property under construction;
 - (4) Public parking on lots located in SR1, SR2, LC, and GC1 zoning districts, for a period not to exceed four (4) consecutive months, to provide off-site, overflow parking facilities when authorized by City Council to alleviate public safety concerns caused by parking congestion.
- (b) Any person, company or organization to be permitted under this section to place a mobile home, storage or office trailer must agree by written letter delivered to the Zoning Administrator prior to issuance of the permit that in the event a named storm is identified by the national weather service with a projected path that includes the City, that the permittee will cause the temporary structure to be disconnected from all water, sewer and electrical connections and removed from the City limits upon the County Emergency Operations Center declaring the City under OPCON 2.

TO LOCAL ATTRACTION. ANYTHING SHOWN OUTSIDE THE PRESCRIBED BOUNDARIES OR THIS SURVEY IS FOR DESCRIPTIVE PURPOSES ONLY

THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A LITTLE SEARCH THE BEARINGS SHOWN ARE MAGNETIC (UNLESS STATED OTHERWISE) AND ARE SUBJECT

NOTES:

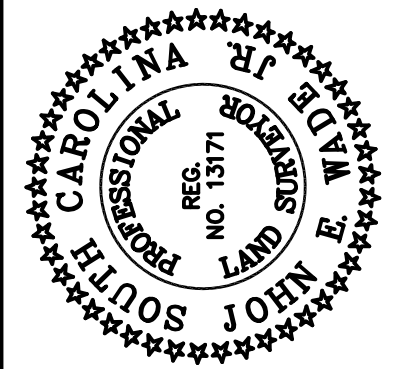
- 1) TMS# 568-11-00-174
- 2) REFERENCE PLAT BOOK E-096 & 186
- 3) FLOOD ZONE AE ELEV 15
FIRM 45019C-0541-J (11-17-2004)
- 4) OWNED BY HLM LEGACY, LLC

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LEGEND:

OIF 1" OPEN IRON FOUND
OIS 1" OPEN IRON SET
RF #5 REBAR FOUND
HSW HOLE IN SIDEWALK

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN."



JOHN E. WADE JR., R.L.S.
S.C. REG. NO. 13171

LOTS
6 & 7
BLOCK 34

LOT 1
3177 SQFT

LOT 2
2681 SQFT

LOT 3
2214 SQFT

LOT 4
1859 SQFT

LOT 5
4666 SQFT

PALM BOULEVARD 100' R/W

CAROLINA BOULEAVRD 60' R/W

SCALE: 1" = 20' DATE: APRIL 10, 2018



JOHN E. WADE JR., RLS
PO BOX 686
ISLE OF PALMS
SOUTH CAROLINA
29451
(843) 886-6262
wadsur@yahoo.com
FILE #041-18

1100 PALM BOULEVARD
LOTS 1,2,3,4,5, BLOCK 34
SECTION A
LOCATED ON THE
ISLE OF PALMS
CHARLESTON COUNTY
SOUTH CAROLINA

ISLE OF PALMS MARINA FY 2009 to FY 2028																				
	ACTUAL									ESTIMATE	BUDGET	PRO FORMA								
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
Revenues:																				
Store	86,505	90,181	93,095	101,702	70,741	72,574	74,160	73,420	74,292	82,469	76,860	84,962	86,236	87,530	88,843	90,175	91,528	92,901	94,294	95,709
Marina	167,011	136,508	179,748	183,704	161,218	165,639	166,648	164,200	167,408	175,643	171,426	180,952	183,666	186,421	189,217	192,056	194,936	197,861	200,828	203,841
Restaurant	110,290	108,502	85,166	99,208	126,880	134,857	128,363	136,996	145,737	146,998	150,210	151,441	153,713	156,018	158,359	160,734	163,145	165,592	168,076	170,597
Waverunner	19,406	19,653	19,836	20,079	20,412	21,345	22,607	21,801	21,906	22,240	23,000	22,912	23,256	23,605	23,959	24,318	24,683	25,053	25,429	25,810
Interest & Other Income	55,651	3,918	3,845	3,072	1,591	455	689	1,608	19,224	8,005	6,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Total Revenues	438,863	358,762	381,690	407,765	380,842	394,870	392,467	398,025	428,567	435,355	427,496	448,267	454,871	461,574	468,377	475,283	482,292	489,407	496,628	503,957
Expenditures (does not include depreciation):																				
Store	4,207	10,844	2,491	2,989	2,929	4,039	4,058	3,792	9,907	9,616	7,675	9,907	10,055	10,206	10,359	10,515	10,672	10,832	10,995	11,160
Marina	55,600	51,400	51,832	67,815	86,193	69,866	60,249	80,721	89,196	75,190	139,980	77,463	78,625	79,804	81,001	82,216	83,449	84,701	85,971	87,261
Restaurant	15,403	14,567	13,390	15,864	16,312	15,764	13,197	175	14,621	16,865	17,525	17,375	17,635	17,900	18,168	18,441	18,718	18,998	19,283	19,573
Waverunner	0	0	0	0	0	0	0	1,407	0	0	0	0	0	0	0	0	0	0	0	0
General & Administrative	191,266	205,634	187,432	762,515	141,580	109,135	52,457	133,310	105,414	35,883	61,920	26,291	26,686	27,086	27,492	27,905	28,323	28,748	29,179	29,617
Total Expenses	266,476	282,445	255,145	849,183	247,014	198,804	129,961	219,405	219,138	137,554	227,100	131,035	133,001	134,996	137,021	139,076	141,162	143,280	145,429	147,611
Excess Revenues over Expenses	172,387	76,317	126,545	(441,418)	133,828	196,066	262,506	178,620	209,429	297,801	200,396	317,231	321,870	326,578	331,356	336,207	341,130	346,127	351,199	356,347
Other Sources & Uses of Cash:																				
Debt Service Principal	(225,000)	(350,000)	(380,000)	(385,000)	(390,000)	(425,000)	(430,000)	(440,000)	(300,000)	(300,000)	(300,000)									
Capital Expenditures	(2,355,780)			(24,400)	(9,093)	(126,482)			(3,120)	(305,573)	(620,000)									
Other	3,024	38,005	(2,972)	(3,854)	(26,140)	(19,432)	(3,319)	(14,787)	15,028											
NET REVENUES OVER EXPENSES, DEBT SERVICE & CAPITAL ADDITIONS	(2,405,369)	(235,678)	(256,427)	(854,672)	(291,405)	(374,848)	(170,813)	(276,167)	(78,663)	(307,772)	(719,604)	317,231	321,870	326,578	331,356	336,207	341,130	346,127	351,199	356,347
Debt Issuance (Bulkhead):	1,000,000																			
Proceeds from CD:	833,390																			
Transfers IN:																				
Atax	151,000	204,942	188,695	277,431	172,831	236,852	156,426	233,845	259,585	435,497	228,915									
Htax	125,000	153,942	181,959	100,000				34,155	22,840		206,667									
General Fund		53,943																		
NET INCREASE/(DECREASE) in CASH	(295,979)	177,149	114,227	(477,241)	(118,574)	(137,996)	(14,387)	(8,167)	203,762	127,725	(284,022)	317,231	321,870	326,578	331,356	336,207	341,130	346,127	351,199	356,347
END OF YEAR CASH BALANCE	946,838	1,123,987	1,238,214	760,973	642,399	504,403	490,016	481,849	685,611	813,336	529,314	846,545	1,168,415	1,494,992	1,826,349	2,162,555	2,503,685	2,849,812	3,201,011	3,557,357

PRO FORMA ASSUMPTIONS:

- 1) Lease revenues increase by 1.5% estimated CPI each year
- 2) Interest income steady at \$8,000
- 3) Increase estimated FY18 expenses by 1.5% per year. No unusual expenses for professional services or engineering/design were included. Expenses approx consist of insurance \$90k, legal \$10k & \$30k maint/advertising/other.
- 4) No new debt service. Current bond matures in FY19.
- 5) No new capital expenditures.
- 6) No transfers in from other funds.