



REAL PROPERTY COMMITTEE

1:30pm, Monday, February 7, 2022

1207 Palm Boulevard, Isle of Palms, SC 29451

and broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Council members Miars, Popson and Streetman

Staff Present: Administrator Fragoso, Director Kerr

2. Approval of previous meeting's minutes – January 10, 2022

MOTION: Council Member Popson made a motion to approve the minutes of the January 10, 2022 meeting and Council Member Miars seconded the motion. The motion passed unanimously.

3. Citizens' Comments -- none

4. Marina Tenant Comments -- none

5. Old business

A. Update on marina dock rehabilitation project

Administrator Fragoso reported, "Work on the final phase of the fuel dock and the fuel pump is ongoing. The fuel dock is fully installed...The construction of the fuel hut is underway. The structure is fully framed in, and the exterior utility work is ongoing."

The electrical problems noted last month have been corrected by the resetting of the pedestals. The restaurant and face docks have been re-energized, and they are working on a plan to make sure the equipment meets the warranty expectations. A solution to the slipperiness at the end of the gangway has been devised and will be installed soon.

Administrator Fragoso will add a concern about the gangway being off center to the list of items being addressed by ATM and the contractor. Council Member Streetman asked about the lack of two pilings behind the smaller docks. Administrator Fragoso said that the docks were designed to sustain high wind speeds and the engineer said they are not needed. The contractor said it would cost \$60,000 to add the two pilings and the Marina Manager would be responsible for paying for those if he felt they were needed.

B. Update on marina restaurant renovation by Marker 116, LLC

Administrator Fragoso reviewed the recent work at the restaurant including the installation of the kitchen hood, bathroom partitions, bathroom countertops, and bars; completion of drywall and the kitchen walls as well as the metal roof; and the completion of the electrical work except for the connections to the mechanical units on the roof. Some kitchen equipment is still on backorder. Installation of pavers in the area previously planned as a sandpit will begin next week.

If all equipment arrives on time, they anticipate opening in early March. They are still considering the need for an outdoor freezer truck.

Staff is still working on the security gate at the T-docks.

C. Update on the proposed public dock and greenspace at the IOP Marina

Administrator Fragoso reported that Salmon's has begun working on the fixes needed at the public dock. The contract for ATM to begin working on the design of the public dock has been executed, and a kickoff meeting is scheduled for this week.

In order to follow the vision for the greenspace created by Kelly Messier, the City has been working with the tenants on some needed land swaps. The next meeting will be Wednesday.

Staff is still working on the operational procedures for the public dock and will present them to the Committee when they are ready.

D. Update on ADA beach access improvements

Administrator Fragoso said the City has submitted a request for Greenbelt funding for the 34A Beach Access, and an onsite visit is scheduled for February 23. They hope to get feedback from them on the project's eligibility for funding.

Director Kerr shared a positive conversation he recently had with Matt Slagle of DHEC regarding the City's request to extend the MobiMats to the hard sand. Director Kerr said they believe four out of five requests to extend will be approved some time in the next 30 days, and the City can apply to do the same at 34A Beach Access once the project is complete there.

E. Discussion of shared parking at marina

Committee members went into Executive Session to discuss this matter further.

6. Executive Session

MOTION: Council Member Miars made a motion to go into Executive Session in accordance with South Carolina Code §30-4-70(a) to receive legal advice in regards to Marina leases and parking at the marina. Council Member Popson seconded the motion. The motion passed unanimously.

The Real Property Committee moved into Executive Session at 1:54pm.

The Real Property Committee returned from Executive Session at 3:10pm. Council Member Streetman said no votes or action were taken.

7. New Business

A. Discussion of evaluating alternatives for redevelopment of Municipal Parking Lots [Strategic Plan Priority 1, Goal a]

Administrator Fragoso stated, “The suggestion was made that the City consider either taking or putting this topic, giving it to the Planning Commission for further discussion and consideration or also maybe issuing a request for information to private entities for a potential public-private partnership with the City where the City continues to meet its obligations with providing parking on Front Beach but basically letting a developer come back with some options to the City of how to better utilize that space.”

The issue had been discussed by the Real Property Committee in the past but there was some apprehension around it. Administrator Fragoso noted that when the City purchased the lot back in 1985, it did so with a \$50,000 grant from the State’s Parks, Recreation, and Tourism Commission. She said, “The City is encumbered to ensuring that that property is used for outdoor recreational purposes and parking.” That Commission would need to approve any changes or the City would have to pay the money back.

Director Kerr said, “The challenge with any development in that district is the City’s code no longer allows any hotels, condos, housing units of any type. So any property that becomes available just on the kind of free market, it is a struggle.” He said City Council would need to determine if they will allow any relaxation to the zoning restrictions in that area to allow for such development.

After some discussion, the Committee decided to bring the issue to the full City Council.

MOTION: Council Member Popson made a motion to present the idea of redeveloping the Front Beach municipal parking lot area while maintaining public parking to the full City Council. Council Member Streetman seconded the motion. The motion passed unanimously.

B. Discussion of proposed FY23 10-Year Capital Plan for IOP Marina and Front Beach [Strategic Plan Priority 3, Goal b]

Administrator Fragoso presented the capital items to be considered for inclusion in the FY23 budget. At the Front Beach area these items included: the replacement of some parking kiosks; monies for the replacement, repair or addition of dune walkovers; replacement of MobiMats as needed; monies to replace or rehabilitate public art; and repairs to sidewalks between 10th and 14th avenues in addition to the 1% of insured value for facilities maintenance.

Committee members discussed the need for some work at the Breach Inlet Boat Ramp and whether or not it is being used as intended. Council Member Popson said it is not a great place to launch a boat but is a better place to launch a kayak. He did note that the Fire Department launches jet skis in that area to affect water rescues.

Monies are also in the FY23 budget for beach maintenance and monitoring as well as for the design and construction of the public greenspace at the Marina.

8. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, March 7, 2022 at 1:30pm.

9. Adjournment

Council Member Popson made a motion to adjourn and Council Member Miars seconded the motion. The meeting was adjourned at 3:44pm.

Respectfully submitted,

Nicole DeNeane
City Clerk