



REAL PROPERTY COMMITTEE

1:30pm, Monday, March 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: Director Kerr

Also Present: Kirby Marshall, ATM

2. Approval of previous meeting's minutes – February 7, 2022

MOTION: Council Member Popson made a motion to approve the minutes of the February 7, 2022 meeting and Council Member Miars seconded the motion. The motion passed unanimously.

3. Citizens' Comments -- none

4. Marina Tenant Comments

Mr. Brian Berrigan, IOP Marina Manager, shared with Committee members pictures of improvements he has made to the Marina including fencing, parking lot grading, upgrades to the store including painting, roofing, and deck staining, installation of additional golf cart spaces, installation of a new electrical transformer (all of which will be beautified), and the installation of artificial turf. He highlighted the new fuel hut and jet docks, saying he has received a lot of compliments about both. Once all the work is complete, Mr. Berrigan thinks this Marina "will be one of the best marinas on the East Coast." He thanked the City for allowing him to be a part of the fuel hut and jet dock projects. Committee members thanked him for all his work on the improvements he has made at the Marina.

He reported that he and Marker 116 are still in conversations about the shared parking area are ongoing. They are going well, but they still disagree on overnight parking.

He said there is still an electrical issue, and Mr. Marshall said he would look into it when the meeting was over.

5. Old business

A. Update on marina dock rehabilitation project

Mr. Marshall gave the update on the Marina: “The construction of the new docks along the Morgan Creek side of the property is nearly complete. The docks have been in place for some time. The anchor piles are all in place. They are all secured and ready to go. The face and restaurant docks have been done for some time and punched out. All the remedial punch list work on those docks has been done.”

Of the electrical issues, Mr. Marshall said one previously reported issue was related to corrosion, and that has been handled. He believes a second recent issue that tripped the electrical system was more likely due to the boat that connect to the system.

He continued, “The charter docks, which are the docks right behind the Marina store, those are all in. The gangways are in. They look great. Those have been energized with power but not with potable water or fire suppression yet.” That work is expected to be completed in three weeks.

Work on the fuel hut continues. Mr. Marshall said, “They are piping the fuel dispensing product lines, getting ready to install the dispensers, and plumb the pedestals out there with potable water and fire suppression. That is all that remains except for the punch list items on the fuel hut itself, which looks amazing, and I think will be something that will be a sustainable asset for a long time.”

He had a conversation with the Project Manager, Jack Harrelson, last week, and told him he needs to be done by the end of March. He believes that is achievable except for the potable water and fire suppression. ATM will submit the as-built construction documentation to DHEC for an operating permit for the potable water system on the charter docks. The City will also receive as built documentation as well as maintenance manuals.

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

Director Kerr said the electrical panel has been installed and energized. They can now put in the flooring and work on paints and finishes. Work on the yard is supposed to start today. Kitchen equipment is starting to come in. All bathrooms and the front entrance are done. Their plan is to have a Certificate of Occupancy by March 25 so they can open on April 1. There is a meeting with Marker 116, the City, and the Insight Group on Tuesday.

Council Member Streetman said that Mr. Bushnell told him he believed the walk-in freezer would arrive today.

Council Member Miars pointed out it will be necessary to finalize the shared parking agreement before the restaurant opens.

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

Director Kerr said further discussion of the greenspace will happen under New Business. Regarding the public dock, Director Kerr said staff has spent “considerable time” coming up with solutions as to how the public dock will be serviced. He said at the moment the Police

Department is opening the gate at sunrise and closing it at sunset. They will conduct random site checks. A proposed sign posting “rules of engagement” was included in the packet, and staff is seeking Committee feedback. Council Member Popson expressed concern about allowing fishing in the area, but Director Kerr said it is not prohibited.

Director Kerr said there is no kayak launching area there yet, but Mr. Berrigan has the needed materials and has said he could have them installed by the end of the month. Staff will work with Mr. Berrigan and ATM to ensure the area is safe for use.

Director Kerr shared an idea for staffing the public dock without actually staffing the public dock would be to have Coastal Expeditions offer twice monthly coastal tours between May and September free to residents. The \$7200 cost is included in the FY23 budget. Council Member Popson suggested the need for first aid equipment to be left at the dock as well as better security for the gate. Director Kerr said there will be a monitored security camera at the public dock.

D. Update on ADA beach access improvements

Director Kerr said they are still waiting on a response from OCRM for a permit to extend the MobiMat further on four beach access paths. The public comment period is finished. He spoke with OCRM this morning, and “they indicated that they still needed a couple of more weeks.”

He also reported that staff has met with the Charleston County Greenbelt Funding people regarding the City’s request for funding at 34A beach access. He said they appeared favorable, so they hope to be successful with that request.

E. Discussion of evaluating alternatives for development of municipal parking lots [Strategic Plan Priority 1, Goal a]

Director Kerr explained that City code does not allow for a new hotel in this area. A retail operation, office space, or restaurant would be permitted, and no one has previously expressed interest in those options. He added that in the past City Council has not expressed a willingness to change the code to allow for other uses. Staff would need to understand City Council’s flexibility on allowable uses before reaching out to developers. He said a previous request for a boutique hotel in that area was not well received. Historically, increasing occupancy there has not been a popular idea.

Director Kerr said that if space remained for municipal use only, a different path could be taken with regards to development and funding.

After further discussion, the Planning Commission will be asked to look into the idea further and then report back to the Real Property Committee.

6. New Business

A. Presentation and discussion of condition assessment report of AIWW and Public Dock

Mr. Kirby Marshall of ATM presented an assessment of the condition of the intracoastal dock and the former watersports dock (now called the Public Dock) “to determine the viability of

those, that existing infrastructure for repurpose and reuse for continued operations on the water way.”

He reviewed the regulatory status of each dock and what is permitted for each area. He also gave a detailed assessment of the condition and sustainability of each of the docks. The complete assessments of each dock, complete with pictures, can be found in the meeting packet for this meeting on the City’s website.

Estimated costs to refurbish/rehabilitate the Public Dock is \$576,553, including contingency. Estimated costs for a more extensive redevelopment would be approximately \$1.8M.

Cost estimates to refurbish the T-docks were between \$1.2M and \$1.6M depending on the level of redevelopment the City wants.

Mr. Marshall was asked if there were any “in-between” options for both docks. He said he could work up something for each dock that included pieces of each option. He will have the new concepts to the Committee by the end of next week. The time needed to adjust or apply for permitting as well as construction time will depend on the options selected.

B. Discussion and consideration of proposed options for redevelopment of the new greenspace at the marina [Strategic Plan Priority 5, Goal a]

Director Kerr said staff engaged Davis & Floyd to create some options for the greenspace area by the public dock. One option involves more landscaping and the second option creates for seating options and connecting walkways. Davis & Floyd is working on the pricing options now. They anticipate being able to complete either option before Memorial Day. Committee members agreed they prefer the option that creates more seating.

C. Discussion of proposed FY23 Operational Budget for IOP Marina and Front Beach [Strategic Plan Priority 3, Goal b]

Director Kerr reviewed the highlights in both operational budgets for the Marina and Front Beach. Revenues for the Marina include the \$40,000 in delayed rent from Marker 116.

Monies have been designated for dredging, design for dredging, work on the Public Dock and the T-dock, credit card fees related to the use of the parking kiosks, three parking kiosks, public art, and the venture with Coastal Expeditions discussed earlier in the meeting.

D. Discussion of 70th Anniversary of City’s Incorporation

Council Member Streetman asked if there was any interest in celebrating the 70th anniversary of the City Incorporation early next year. Council Members Miars and Popson agreed it was a good idea. Copious records were kept from the celebration of the 50th Anniversary from which ideas could be drawn. The topic will be added to the Ways & Means Committee agenda next week.

8. Miscellaneous Business

The next meeting of the Real Property Committee will be held on Monday, April 4, 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 4:03pm.

Respectfully submitted,

Nicole DeNeane
City Clerk