

Accommodations Tax Advisory Committee

11:00 a.m., Wednesday, September 13, 2017

The regular meeting of the Accommodations Tax Advisory Committee was called to order at 11:00 a.m., Wednesday, September 13, 2017 in Council Chambers of City Hall, 1207 Palm Boulevard, Isle of Palms, South Carolina. Attending the meeting were Mr. Burgis, Ms. Haynie, Ms. Spell and Mr. Williamson and Chair Nelson, Administrator Tucker, Assistant Administrator Fragoso and Clerk Copeland; a quorum was present to conduct business. Ms. Miller and Ms. Muhlig were absent.

1. Chair Nelson 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: Mr. Burgis moved to approve the minutes of the regular meeting of July 12, 2017 as submitted; Ms. Spell seconded and the motion PASSED UNANIMOUSLY.

3. **Citizens' Comments** – None

4. **Financial Statements** – Not provided for this meeting due to Treasurer's work on annual audit

5. **Old Business** – None

6. **New Business**

Proposed Tourism Funding for IOP Marina Revitalization and Community Enhancement Project

Administrator Tucker stated that the City purchased the marina in 1999 and has funded the debt from marina revenues and tourism funds; the debt will be paid off in 2019. The Committee was told that the marina revitalization project began with the Planning Commission about three (3) years ago when they were tasked with determining what the best planning initiatives would be; they made recommendations to City Council. As a result of their work, a request for proposal was put out for a consultant to study the site, gain community input and to determine what should be done to improve the marina site; the contract was awarded to Applied Technology and Management. Since the purchase of the marina, the City has dredged twice and replaced the bulkhead, but the docks have only been maintained, and they have now come to the end of their useful life and must be replaced. The City will hold a referendum on a bond issue for the marina project in November; if the result of the referendum is favorable, the new debt would be serviced in the same manner as the existing debt, i.e. with marina revenues and tourism funds. Kirby Marshall of ATM is present to review the most current plan for the project although it has not yet been vetted by the Real Property Committee, which has purview over the marina site, or City Council. Both entities are anticipated to approve the plan prior to the referendum, and, once those approvals are gotten, the City will mail information about the draft plan, what it would offer to the residents and how the debt would be funded to all registered voters. When the approved plan goes through final design and permitting, the permitting agencies could require that changes be

made to it. The plan as presented comes as a result of input from residents, boaters, the tenants, the Planning Commission and the Real Property Committee.

According to the Administrator, the City always planned to enhance the marina, but, additionally, parking at the marina has become a major issue; those factors compounded by the aging docks pushed the project to the forefront; therefore, landside and waterside improvements are planned.

Mr. Marshall stated that ATM was tasked with assisting the City to develop a comprehensive revitalization of the IOP Marina considering all facets of the site. Issues considered in developing a plan were engineering factors, site constraints, regulatory constraints, stakeholder comments, as well as what the site could support from a market perspective. Inspections of the site confirmed that the Morgan Creek docks, which were constructed pre-Hugo, were at the end of their useful life and that the Intracoastal Waterway docks were not laid out functionally. On the landside, they performed parking and traffic assessments and determined that the parking layout was adequate, but not usable or easily accessible that led to inefficiencies, congestion and a bad traffic flow throughout the site. As reported by the Administrator, ATM sought input from the community through meetings at the marina site and the Recreation Center, the tenants, City Council, the Planning Commission and the Real Property Committee. The draft plan includes the following:

- An improved traffic flow that segregates boat/trailer traffic from vehicular traffic to dramatically reduce congestion;
- Relocating the Intracoastal docks more into the Waterway making them more user-friendly;
- Creation of a City dock with benches and a dedicated kayak/paddleboard launch;
- A storage structure for resident-owned kayaks and paddleboards;
- Replacement and expansion, to the extent possible, of the docks on the Morgan Creek side of the marina;
- Improved and safer pedestrian access around and throughout the site;
- Creation of more appropriate and safer staging area at the 3-lane boat ramp;
- Creation of more dedicated trailer parking;
- An increase to golf cart and bicycle parking;
- A pedestrian walking trail throughout and around the marina at the water's edge; and
- The site will be fully ADA accessible.

The end result will be a wholly redeveloped site on both the landside and the waterside that is more user friendly for residents and for visitors.

Chair Nelson commented about the drop-off at the end of the boat ramp and asked if the plan included extending the ramp ten or twelve (10-12) feet to eliminate the problem.

Mr. Marshall indicated that the subject had been discussed, but, since the boat ramp was structurally adequate, the decision was not to make any changes to it.

Chair Nelson contended that, for users, the current boat ramp was less than adequate.

Administrator Tucker said that she would take Mr. Nelson's concern to the Real Property Committee at its meeting on September 15th.

The Chair then inquired whether the Intracoastal docks would lose any slips with the finger piers removed, and Mr. Marshall answered that it depended upon one's perspective since it will become side-tie dockage. Chair Nelson noted that boaters would be able to dock on the inside of the docks which they cannot do today.

Ms. Spell asked how the parking spaces would be marked, and she was told they would be gravel with a synthetic material delineating them.

Mr. Marshall noted that all driving areas on the site would be paved and the balance of the site would be green space or parking with a permeable gravel surface.

Responding to Ms. Haynie's question about the location of boat storage, Mr. Marshall indicated that it would be to the right of the entry from 41st Avenue.

The segregation of vehicular and trailer traffic would be accomplished by clear signage directing persons who wanted to go to the marina store to take the first right turn, those going to the boat ramp to the second turn taking them by the fuel dock and right to the staging area and persons wanting to go to the restaurant would take the third turn. This plan is strategic to removing conflicts between traffic flows at the site.

Administrator Tucker stated that the Planning Commission, the Real Property Committee and the City staff received resounding input from the community to insure that any plan must be more resident-friendly. Efforts to provide that include green spaces, creation of a community dock, and easier water access for residents while allowing the four (4) tenants with contracts with the City to conduct business successfully. She thanked the Committee for their input and excellent questions.

The Administrator stated that one (1) important thing to know was that this project does not anticipate any kind of property tax increase for residents. She reiterated that the City plans to send out two (2) informational mailings to registered voters and to hold two (2) community meetings.

Ms. Haynie asked what the term of the debt was anticipated to be, and the Administrator said that it would be twenty (20) years at an interest rate of approximately three percent (3%). The Administrator commented that an amortization schedule would be included in the mailings.

Administrator Tucker reported that, in FY18, the City will replace the underground fuel storage tanks at the marina and rehabilitate the bulkhead. She said that she believes final design, permitting and bidding will take a couple of years; therefore, she stated that the literature estimates the project to begin in 2020.

7. Miscellaneous Business

Next Meeting Date: 11:00 a.m., Wednesday, October 11th in Council Chambers

8. Adjourn

MOTION: Ms. Spell moved to adjourn the meeting at 11:40 a.m.; Mr. Burgis seconded and the motion PASSED UNANIMOUSLY.

Respectfully submitted:

Marie Copeland
City Clerk