

## Ronald Hanna

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**From:** Karen Jones <karenjones4@comcast.net>  
**Sent:** Tuesday, November 3, 2020 9:50 AM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] 2nd reading of lease

Dear Council,

Please vote NO on the 2<sup>nd</sup> reading of the lease, as there are many concerns that need to be considered more critically. The restaurant should not have the city dock as part of their lease, nor have exclusive rights for parking. Please slow down and get the best deal possible for the town. Thank you.

Karen Jones

## Ronald Hanna

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**From:** Christine Donovan <coachchristined@gmail.com>  
**Sent:** Wednesday, October 28, 2020 8:36 AM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] chaging City Ordinance

Good Morning,

As always, THANK YOU for your hard work.

And, thank you for considering the unintended consequences of changing the City Zoning Ordinance to allow sewer pump stations in the SR-1 districts. I strongly believe that each location should be vetted very thoroughly and not left to the discretion of a few city employees.

Is it possible to give a variance for building the lift station on the triangle without changing the ordinance?

Best,  
Christine Donovan  
31 26th Ave.  
843-509-1286

## Ronald Hanna

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**From:** Mueller, Rene Dentiste <MuellerR@cofc.edu>  
**Sent:** Monday, November 2, 2020 9:17 PM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] Please table the restaurant lease vote; at minimum no dock space

I had a difficult time finding the lease and I am sure your constituents have had difficulty too. I encourage you to delay voting on the lease until residents have had time to review what is being proposed. As you know, the city has a very bad lease with marina operations and we'd like to avoid a similar situation. A one month delay is not that big of a deal when one is considering a 24 year lease. We'd rather delay a month than get into another bad lease.

I have several concerns:

1) The lease needs to take out the dock entirely (section 2.06). There is no reason why we should give the restaurant the city dock space. The dock space alone is worth about 40% (6 spaces @ 500 = \$3000x 12 months = \$36,000) of the monthly lease (\$8,333). **The city can let boating customers use the dock without giving the restaurant exclusive use of the dock.** This is especially true since the lease states that the city is responsible for the refurbishment and maintenance of the dock!). The dock space was not part of the original RFP so it shouldn't be offered now.

2) Already the lease is substantially different from the NEW BUILDING proposed in the RFP (I'd actually prefer a new RFP since this one isn't remotely like what was proposed). I understand there was some problem with demolishing the building. As a consequence, the lease is below market because the restaurant has said it will have to invest \$2 million in a refurbishment of the building. A refurbished building improves the property value significantly. The lease, however, allows a lower amount (section 2.03). **The lease needs to be clear that the restaurant group MUST invest \$2 million (or close to this amount) into improving the building.** Otherwise, the lease should be more expensive.

3) The lease awards Exclusive Parking to the restaurant. Parking spaces are a valuable commodity as we have seen with the recent 24/7 paid parking at the marina (\$20 per day, no hourly rate; turnover in peak season 3-4 times per day; **a single space could (conservatively) generate \$9000 annually**). I have no problem with Exclusive Parking for the Restaurant. If the parking generates additional revenue, however, this money should return to city coffers not to the restaurant. Otherwise, stipulate in the lease that there will be no paid parking in the Exclusive Parking area unless payment returns to the city.

4) As related to above, the City should not pay for any upgrades to the Exclusive Parking area (Section 9.03). The lease allows \$50,000 for improvements. It looks as if it also allows for 50% of any future improvements. This cost should be borne solely by the restaurant, not by city residents.

5) Omit section 16.03 which addresses reduced rent in case of destruction. The restaurant should carry insurance for this. The risk should not be born by the city.

6) If any council member is an investor in the restaurant, he or she needs to identify themselves.

I know the lease has an escalation clause, however, we all know that property values have outpaced inflation. I have been here for 24 years and my home value, adjusted for inflation only, would have risen 63 percent. However, the price of my home has risen approximately 387 percent! Given the population trends, I think this

trend will continue. The restaurant will be getting a fantastic deal without giving them dock space, money to improve restaurant parking, and the possibility to increase revenue by charging for parking.

Please be fiscally responsible.

Regards,  
Rene Mueller  
3206 Hartnett Blvd

## Ronald Hanna

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**From:** Tamlyn Strickland <thstrickland@yahoo.com>  
**Sent:** Tuesday, November 3, 2020 10:24 AM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] Please Table the vote regarding the marina and reschedule when city council meetings are no longer virtual and citizens can attend to voice concerns and opposition.

Dear Mayor and City Council,

Our family is extremely disappointed to see you are voting today on a proposed restaurant and marina lease and parking plan which excludes a public greenspace and a dock to benefit IOP residents. This restaurant lease agreement will illuminate "Public green space and a public dock for IOP residents" as was previously promoted and promised during many city council meetings and media news sites. Why rush to vote on Election Day?

Please table/delay the restaurant lease vote until all IOP citizens have time to voice their concerns and or opposition to a 25 year lease which ruins any chance for a resident park area/green space for residents as promised. Please do not give the tenants the rights to the docks. Please have the parking area redrawn and surveyed to include a substantial park area/greenspace in the old Tidal Wave parking area for public use for the next 25 years as well. Please allow all residents to vote on the future plans for the marina on a future ballot as before.

Thank you,  
Tamlyn and Rick Strickland  
2201 Hartnett Blvd  
Isle of Palms

## Ronald Hanna

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**From:** Bill Barber <willismbarber@aol.com>  
**Sent:** Monday, November 2, 2020 11:24 AM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] Proposed MCG Lease

Mayor and Council,

The only ethical and responsible thing to do in regards to the proposed Morgan Creek lease is to vote no and properly advertise/re-do the RFP. This process was not done correctly to maximize value to the citizens of Isle of Palms.

If I am wrong and this is the best we can do, then you won't have any other bidders and we lose a few months to re-do the RFP. That's a small price to pay when signing away prime property for 25 years.

Thank you,

Bill Barber  
843-847-0353

-----Original Message-----

From: Bill Barber <willismbarber@aol.com>  
To: jcarroll@iop.net <jcarroll@iop.net>; rbell@iop.net <rbell@iop.net>; rbuckhannon@iop.net <rbuckhannon@iop.net>; jmoye@iop.net <jmoye@iop.net>; jward@iop.net <jward@iop.net>; shsmith@iop.net <shsmith@iop.net>; desireef@iop.net <desireef@iop.net>; ppounds@iop.net <ppounds@iop.net>; rstreetman@iop.net <rstreetman@iop.net>; kpopson@iop.net <kpopson@iop.net>; rhanna@iop.net <rhanna@iop.net>  
Sent: Tue, Jul 14, 2020 9:31 pm  
Subject: More Beach Restrictions

Mayor and Council,

Please don't add restrictions to the beach just because it looks good, etc. It accomplishes nothing. If you want to do something, accelerate the parking plan.

Thank you.

Bill Barber  
843-847-0353

-----Original Message-----

From: Bill Barber <willismbarber@aol.com>  
To: jcarroll@iop.net <jcarroll@iop.net>; rbell@iop.net <rbell@iop.net>; rbuckhannon@iop.net <rbuckhannon@iop.net>; jmoye@iop.net <jmoye@iop.net>; jward@iop.net <jward@iop.net>; shsmith@iop.net <shsmith@iop.net>; desireef@iop.net <desireef@iop.net>; ppounds@iop.net <ppounds@iop.net>; rstreetman@iop.net <rstreetman@iop.net>; kpopson@iop.net <kpopson@iop.net>; rhanna@iop.net <rhanna@iop.net>  
Sent: Sat, Jun 27, 2020 9:05 am  
Subject: Surf Camps

Mayor and Council,

I am writing concerning the surf camp dialogue I watched at council meeting on 6/23/20. After listening to it, it seems clear allowing private companies to conduct surf camps should be allowed. Issues with continuing to block this activity are

many, from environmental issues, to safety, to roles and activities a government agency should be involved in. Here is a list of questions/points in no certain order;

1. Why would the city take on liability for a service when a private company is willing to do so safely at a profit to the City? I would assume the rec center running these lessons would be little to zero income to the city. If you risk rate the return I am sure it would be a very poor choice of revenue.

2. The City has already spent hundreds of dollars (as stated in meeting on 6/23/20) and probably thousands of dollars in discussion, investigation, etc. This time/money could be better spent elsewhere. This is relatively simple and unimportant as compared to other issues.

3. The City assuming control of a business activity creates a monopoly that hurts local business and is a net decrease in quality of service.

4. The City does not assume control over other more dangerous activities on the island. Jet ski rental, boat rental, golf cart rental, scooter rental and others that are much more dangerous. These other activities also have a larger aesthetic impact.

5. The ongoing delay of surf camps limits citizen access to the beach. This restricts the positive activity and use of the beach we should be seeking.

6. The ongoing delay of surf camps restricts opportunity for other businesses to benefit. Catered lunches, the parent/grandparent grabbing a coffee/breakfast on their way out to watch or lunch after watching kids surf. We want to attract groups that will spend money out here. These surf camps are \$380 each.

7. The ongoing delay puts citizens at risk and is bad for the environment and dramatically raises the risk of a vehicular accident. Hundreds of people commuting to Folly Beach in times through dense traffic when in some cases they could walk or bike to the lessons on IOP.

8. Running some rough calculations the surf camps at Folly bring in six figures in gross revenue. I am not sure how or if this would be taxed, but at minimum it would be a business license fee. My point being is this is a revenue to the City, even if minor a one.

9. If this doesn't work out after a summer or two repeal/rescind the ability for them to be conducted. You could even put a sunset clause in the original allowance.

My call to action is simple. Approve an allowance by best method available to council to allow surf camps/lessons on IOP beaches. Use whatever the Folly model is, no need to spend thousands of dollars recreating the wheel. I have spoken to one provider and they interested in providing the service. <http://www.solsurfers.net/>

I have no interest or relationship with any provider of these services and have no ambition to enter that service market or any similar business on IOP.

Thank you,

Bill Barber  
29 31st Ave  
843-847-0353

## Ronald Hanna

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**From:** Suzi's <slajas1@gmail.com>  
**Sent:** Thursday, October 29, 2020 8:16 PM  
**To:** Desiree Fragoso; Debbie Suggs; John Moyer; Jimmy Ward; Kevin Popson; Phillip Pounds; Ronald Hanna; Rusty Streetman; Susan Hill Smith; Ryan Buckhannon; Jimmy Carroll; Randy Bell  
**Subject:** [EXTERNAL] Proposed Restaurant Lease

Thank you again for all of your hard work in this divisive climate!

I have some questions regarding the proposed restaurant lease, specifically the parking. The shared lot is mentioned as being under the control of the Marina Manager, MJV.

- Is MJV leasing the land from the City?
- If so, at what rate? Where can I see that lease?
- If not, how is the City collecting revenue on that parcel now that the 24hr paid parking signs are up?
- If not, why does there need to be an agreement with the Marina Manager for the restaurant to use that space?
- If not, why is there a time stipulation for after 8 pm?

Again, we residents appreciate the difficult year you have had and I appreciate your responsiveness!

Sincerely,  
Suzi Wheeler

## Ronald Hanna

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**From:** Suzi's <slajas1@gmail.com>  
**Sent:** Monday, November 2, 2020 10:49 PM  
**To:** Randy Bell; Debbie Suggs; John Moye; Jimmy Ward; Kevin Popson; Phillip Pounds; Desiree Fragoso; Ronald Hanna; Rusty Streetman; Susan Hill Smith; Ryan Buckhannon; Jimmy Carroll  
**Subject:** [EXTERNAL] Special Meeting

Dear Council,

I am not sure why a special meeting is being called on Election Day to approve 2nd readings on 2 important issues. This seems counter intuitive to a transparent council. I had previously emailed what I feel were important questions for clarification that have not been answered.

I do not think it is fair to the local citizens to have such an important meeting, especially when we have such an important day as US citizens. Please consider tabling this vote.

Suzi Wheeler

## Ronald Hanna

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**From:** Garrett Krause <garrettkrause@me.com>  
**Sent:** Tuesday, November 3, 2020 9:04 AM  
**To:** Randy Bell  
**Cc:** Jimmy Carroll; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** Re: [EXTERNAL] Super - Secret Terrible Restaurant Lease

Last night I was thinking

IOP DOES NOT NEED BLM/ANTIFA TO BRING THE RIOTS TO RUIN OUR CITY AS OUR BELLDINGERS ARE MORE THAN CAPABLE.

Well done, you should all be so proud to follow a smug condescending loser like Randy Bell.

Garrett

> On Nov 2, 2020, at 8:43 PM, Garrett Krause <garrettkrause@me.com> wrote:

>

> From a guy not welcome in most IOP restaurants. Must be sad to be you, all the power of IOP and you still mess it all up, get demoted from Chair of Real Property and push the same bad leases you bragger about wanting to fix.

>

> You are a big con man, and you and the others that steal from the City Residents and taxpayers will be held accountable.

>

> One good thing about pushing this new lease through on Election Day is they you have another distraction to hide behind.

>

> The good news is that because of this inside deal you will be welcome in at less 1 place on IOP, who knows maybe 10% to the Big Guy - Randy are you the big inside guy.

>

> For the rest of you - Randy talks about residents being on his side, you all might want to take a real poll, because even the bias news calls our City Council a joke - a great legacy you all have.

>

> Garrett

>

>> On Nov 2, 2020, at 7:02 PM, Randy Bell <rbell@iop.net> wrote:

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>> Garrett,

>> Thankfully by now most "residents" dismiss your nonsense and insults. Credibility is not your strong suit.

>> Randy

>>

>>>> On Nov 2, 2020, at 6:50 PM, Garrett Krause <garrettkrause@me.com> wrote:

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>>> To the IOP City Council

>>>

>>> I must say, I thought you could not get any worse after the Tidalwave fiasco, but I guess with our current City Council and City administrator and bias agents anything can happen.

>>>

>>> In reading your lease terms for the new Marina Restaurants I say they are down right terrible and whomever is responsible in any way should tender their resignation immediately. This lease is at least 1/2 of the current market, I challenge you show me this is close to current market and I am prepared to bring many experts to prove you wrong. I may be a moron, but I am not a stupid moron and you all should be ashamed after a year of super - secret negotiations. >>> Sines track record is public ally available knowledge.

>>> Last week after you announced this lease after a year of secrecy behind your closed door sessions and executive sessions, you all voted YES and seemed to take a victory lap. I found it despicable and appalling that any of you would actually not do the necessary work (well beside Moye who is not sure if he is coming or going) and bring any real value the new marina restaurant lease. You have successfully created a scenario where the City is now subsidizing a friends and family inside lease at the detriment of all other restaurants on the IOP who do pay fair market value for their leases and work hard to make a profit to feed their families.

>>> It is easy to do the research and figure out that any comparable Shem Creek waterfront is worth over \$20,000 to \$30,000 per month even with a CAPEX (Randy do you know what CAPEX is?) and if you would have hired any respectable outside the local agent they would have done a proper RFP and advisory, but this whole process was a SCAM, just like the Tidalwave crap most of your pulled.

>>> Your super secret ways of approving side deals is awesome, maybe it will come back to bite you here, as most are not happy.

>>> I will end with this, I want a chance to bid on an RFP, I have a better restaurant partner, I will pay the CAPEX and pay more rent than your super-secret 25 year rent giveaway to IOP Family's and Insider Group.

>>> Garrett Krause

## Ronald Hanna

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**From:** Michael Baily <Michael@baily.me>  
**Sent:** Tuesday, November 3, 2020 11:28 AM  
**To:** Jimmy Carroll; Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna  
**Subject:** [EXTERNAL] Restaurant Lease

Dear Council,

Please reconsider the restaurant lease. This is a valuable asset and it appears that the City is not getting everything out of it for its citizens.

Any dock space that is not currently leased by the city should be reserved for the residents of the island and not given away to another business. That mistake has already been made with the marina lease where there is no (or very limited) dockage provided for residents. On that lease, most of the dockage is allocated by the leasee to commercial (charter and rental boats) that provide other sources of revenue than just dockage.

Maintenance and replacement of docks, parking, building and grounds need to be paid by the leasee. We should not be giving out below market leases and then picking up the tab for all the maintenance and repairs.

The lease needs to be very specific on the amounts to be invested by the leasee. If they say \$2 million needs to be invested so the lease rate has to be lower then they need to invest \$2 million to get the lower rate.

Lastly, any lease terms tied to business revenue needs to be checked by certified audits.

Michael and Mary Ellen Baily  
Forest Trail

## Ronald Hanna

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**From:** Jesse Malan <jessemalan@hotmail.com>  
**Sent:** Tuesday, November 3, 2020 11:21 AM  
**To:** Randy Bell; Ryan Buckhannon; John Moye; Jimmy Ward; Susan Hill Smith; Desiree Fragoso; Phillip Pounds; Rusty Streetman; Kevin Popson; Ronald Hanna; Jimmy Carroll  
**Subject:** [EXTERNAL] IOP Marina Restaurant Lease

IOP City Council,

I urge you to please pause on today's planned reading of the IOP Marina Restaurant Lease until the residents have time to obtain and review the lease agreement and for them to provide feedback to the Council.

Also, I believe many residents want to know what is happening with the Green Space that the Council had previously led residents to believe was coming in place of the former Tidal Wave leased area. Can you please share with the residents the status of their Green Space?

Best Regards,  
Jesse Malan, IOP Resident