

Public Comment For City Meetings

Name

Mr Scott R Grimsley

Address

1501 Strathmore Dr, Mt Pleasant, South Carolina 29464

Comments for Council Meeting

Dear Town Council Team,

I am writing as a follow up to a comment sent with regards to parking. Seems like most of the comments sent have been overlooked as your YouTube council meeting was so skewed to your current view of culling parking and access. Clearly nothing but strength via larger government agencies and via collective grouping will stop your agenda to limit beach access. This fallacy of groupthink needs to stop. Lots of alternative ideas have been generated. All rejected or ignored by you.

Lets discuss your agenda of today's meeting of taking over and purchasing the roads. Great idea, now you can be like Kiawah. I am sure the local business will enjoy the gate at the front of the connector and the limitation of consumers on your island(BTW you will need to purchase and maintain the connector). While you, town council and the mayor will be happy as your rental businesses continue. I find it laughable that you are even speaking about this considering your comments in the past regarding parking saying that safety and budget issues were reasons for increasing paid parking and more restrictions. Again, now we know this is an excuse and understand the true viewpoint coming from the town.

I have already given some alternatives which would be cheaper and easier to address for your current parking/safety problems. Please reach out to me if you really actually care. My guess is that you won't and you will only understand strength. That is why i am going to donate money when needed to support any and all legal fees used to keep the access to the beach and the current parking open for ALL in 2021. Lets avoid this.

Meeting This Comment is Intended For:

City Council

Email Address

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Public Comment For City Meetings

Name

Mrs. Linda-Marie Garrett Hamill

Address

117 Sparrow Dr, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I am really hoping that we have a new restaurant in the Morgan Creek space soon! It has been such a void to not be able to enjoy a decent meal close by our house. Please move this issue forward and allow progress. Thank you!

Meeting This Comment is Intended For:

City Council

Email Address

lindamarie727@yahoo.com

Public Comment For City Meetings

Name

Mr Shevlin Howe

Address

278 Forest Trail, Isle Of Palms, South Carolina 29451

Comments for Council Meeting

Thanks in advance for approving the new restaurant renovations and for not using public funds to do so. Our family frequently went to Morgan Creek Grille for years and We have missed having a place close by to eat/ / drink and let the kids play outside. It will be a valuable asset for all the locals and tourists who visit our island.

Meeting This Comment is Intended For:

City Council

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shevlin77@hotmail.com

Public Comment For City Meetings

Name

Brandon Perry

Address

2600, Ion Avenue, Sullivans Island, South Carolina 29482

Comments for Council Meeting

Wanted to make sure my voice was heard regarding the new restaurant proposal at the Marina. My family of 6 is looking forward to a much improved seafood restaurant in place of what was in there before that seemed very tired and uninspired. My vote is for progress and a new concept that all residents and visitors can enjoy and elevate the dining options on IOP

Meeting This Comment is Intended For:

City Council

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Public Comment For City Meetings

Name

Josh Trowman

Address

267 Forest Trail, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I just wanted to thank the city council for the persistence and patience with securing a new tenant for the marina restaurant! I realize that it was a long laborious road but in the end the new tenants will cherish, respect and improve that property! The undertaking by the new regime to take on this project with the building and grounds in such disarray should speak volumes for their vision and patience for not only that space but for the island as a whole! I can assure you that this new restaurant will definitely be a place all of us will patronize frequently while feeling lucky that we have it in our back yard! I will speak for my family and all of our friends and neighbors, we are eagerly awaiting the new regime and look forward to celebrating on the back deck with all those involved with making this happen!

Cheers,

The Trowman Family

Forest Trail, Isle of Palms

Meeting This Comment is Intended For:

City Council

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jptsails@hotmail.com

Public Comment For City Meetings

Name

Mrs. Katie Miars

Address

269 Forest Trail, Isle of palms, South Carolina 29451

Comments for Council Meeting

We live a short walk from the Marina and We are so excited to have an amazing neighborhood restaurant right around the corner. We have followed the debates around the old Morgan Creek facility and believe you all made the right decision choosing the Lorenz/Bushnell plan. We can wait to eat there all the time!

Meeting This Comment is Intended For:

City Council

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katiemiars@gmail.com

Public Comment For City Meetings

Name

Me. George Miars

Address

269 Forest trail, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I am writing in support of the new Morgan Creek Restaurant and the Lorenz plan. I have been really looking forward to this new concept and another local restaurant to support.

Meeting This Comment is Intended For:

City Council

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gtmiars@wjlaw.net

Public Comment For City Meetings

Name

Mr. Garrett K Krause

Address

1 intracoastal ct, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I must say, after listening to Randy Bell first as chairman of Real Property and then after his demotion as the third member of real property, for 3 straight years now on how IOP has all these bad leases and this argument was used as a main reason to oust Tidalwave and push out Morgan Creek only only to now see your "super-secret new restaurant lease terms has made me take a ponder and ask myself "WTF". What type of leadership have we elected and what type of incapable people do we have representing IOP on City Council and who are the representatives advising our City Council regarding the negotiations of terms on this lease. The lease terms are not fair market, in fact they are so far below fair market that I want to put in a bid and I will agree to pay more for rent and put up more CAPEX to renovate that you got from a now 1 year exclusive negotiation. Your actions to let this go through are unethical and shameful and a YES vote to approve this lease makes you compliant in a theft of City Property.

First of all your so called RFP was a complete farce and the negotiations were an inside job because no one outside the local connected parties knew this was up for lease and at no time can you even represented this as a legal RFP.

You should all be sued, you should all be ashamed, you should all resign your positions for failing the City of Isle of Palms, its residents and its Tax Payers.

The City should have have to subsidize the #1 restaurant location on the island and make all other local restaurants that are paying market rents suffer. Did you even do a market comparable on what the lease should bring, did you talk to any outside parties on what waterfront in Shem Creek are paying, of course not because you would have seen that rents should be \$20,000 to \$30,000 per month for the expected gross revenues you project.

This whole negotiation should be stopped if not by you today, then by a lawsuit by the residents and taxpayers of IOP.

At this time, I hereby request that you open up this lease to all that want to bid and that my investment company be allowed to bring in my restaurant partner and make a RFP bid for the same lease offered under the same terms, I will pay higher and a fair price to the city of IOP.

If you do not allow me and others too bid under a fair and balanced RFP, then we will consider filing a suit against the City to stop this process.

It is time to stop with all the friends and family inside deals and stop the lease giveaway for the new Marina Restaurant.

Mr. Bell, I may be a moron, but I am not a stupid moron.

Meeting This Comment is Intended For:
City Council

Email Address
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Public Comment For City Meetings

Name

Rene D Mueller

Address

3206 Hartnett, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I am asking that you delay second reading on the restaurant lease until residents have time to review the lease. The lease is difficult to find and has only been available for a very short period. Having skimmed the 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 IOP 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

Meeting This Comment is Intended For:
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Public Comment For City Meetings

Name

mrs nadine deif

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3305 Hartnett blvd, Isle of Palms, South Carolina 29451

Comments for Council Meeting

Please table the second reading of the restaurant lease. This FINAL reading is NOT in the best interest of the city. It is not clear in its language regarding the \$2 million restoration commitment that should have clear expectations with a timeline, as well as consequences if not spent. Important details are missing from this lease. The DOCKS and PARKING should NOT be part of the lease. The DOCK is worth approximately 40% of the value of this lease and should NOT be included especially since the CITY is paying for the repairs and maintenance of the DOCKS and Parking. This lease needs third party review as it does not come close to the Request for Proposals that was sent out to everyone. This will end up investigated by the OIG (Office of Inspector General) as another resident has already sent the Inspector General Mr. Brian Lamkin a message. This is PUBLIC MONEY. You have to show proper RFP and procurement code or else you will be nailed and the last thing this city needs is more negative or legal issues and publicity!! The South Carolina Procurement Office will be holding you each personally responsible if you VIOLATE it because the contract does not match the RFP. This is for the next 25 years - why are you rushing this??!!

Meeting This Comment is Intended For:

City Council

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Public Comment For City Meetings

Name

Mrs. Patsy Ballou Hindman

Address

7 Barnacle Row, *, Isle of Palms, South Carolina 29451

Comments for Council Meeting

I am writing to ask that you table any action regarding the currently proposed lease for a restaurant in the Marina area. What is the rush? After months of secret negotiations behind the closed doors of Executive Sessions, you release the terms of the lease to the public and feel that you must vote on it 7 days later, on election day no less! The terms of the currently proposed lease seem to be quite different from what was submitted in response to the questionable RFP. Given the vast differences it would seem prudent to consider another RFP with terms similar to what is in the lease you are now considering. It's not only possible, but highly likely, that the City would receive new proposals with offers considerably more beneficial to the City than what you are now considering. Not only does the currently proposed lease seem like a bad deal for the City, you seem to be prepared to accept and have the City live with this for 25 years. Did you not learn anything from the current very bad lease for the Marina itself that we are living with until 2045? I'm sure you are tired of dealing with the marina issues, but it's not too late for you to stop, take a deep breath, think about what you may be doing today. Don't make another very bad mistake at the Marina.

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Public Comment For City Meetings

Name

Vincent F. Iwinski

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3 Duck Ln, Isle of Palms, South Carolina 29451

Comments for Council Meeting

When we moved to IOP in 2012, Morgan Creek was a place where our community gathered, celebrated this awesome place we live, got to know our neighbors, our children played until dark, and we all left with smiles. We are one family of many anxiously awaiting the renovation and rebirth of the Morgan Creek area. We hope city council does the right thing and represents our community's interest, and allows the fine folks with the best presented plan to bring MC back to life and brings our island back together.

Meeting This Comment is Intended For:

City Council

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