

**REAL PROPERTY COMMITTEE**  
5:00 p.m., Thursday, September 13, 2012

The regular meeting of the Real Property Committee was held at 5:00 p.m. on Thursday, September 13, 2012. Attending the meeting were Councilmembers Buckhannon and Stone, Chair Loftus and Assistant Dziuban; a quorum was present to conduct business.

1. Chair Loftus called the meeting to order and acknowledged that the press and public had been duly notified of the meeting in accordance with the Freedom of Information Act.

2. **Approval of Previous Meeting's Minutes**

**MOTION:** Councilmember Stone moved to approve the minutes of the regular meeting of August 14, 2012 as submitted; Councilmember Buckhannon seconded and the motion **PASSED UNANIMOUSLY**.

3. **Citizens' Comments** – None

4. **Comments from Marina Tenants** – None

5. **Old Business**

A. **Discussion of Marina Joint Ventures Request for Support for the Dry Stack Boat Storage Element of the Conceptual Plan for the Marina**

B. **Discussion of Replacement of TidalWave Docks and Engineering/Design for Reconfiguration of Marina Docks**

Chair Loftus suggested that items A and B be discussed in tandem. Brian Berrigan, the lessee of the marina, introduced John Tarkany of John Tarkany Associates and Dan Sweeney of Stumphouse Architectural Firm. Also attending were Mark Fiem, owner of Tidal Wave Watersports, and Mike O'Malley of Tidal Wave.

Discussion began with an overview of Mr. Berrigan's conceptual plan for the marina, including the entire 5.5 acre site and an improved gateway along 41<sup>st</sup> Avenue. Phase One of the plan includes construction of a dry stack boat storage unit capable of holding 248 boats at an average size of 25 feet. Phase One also includes moving the public boat launch ramp from its current position, which "bisects" the property, to a location closer to the proposed dry stack. Dock reconfiguration would also be necessary near the dry stack. Future phases of the project include the reconfiguration of buildings along the waterfront, possible construction of an inn, and creation of a community area near the edge of the property closest to 41<sup>st</sup> Avenue.

Chair Loftus asked Mr. Berrigan to walk the Committee through the functionality of the entire concept, and Mr. Berrigan indicated the improved traffic patterns and movement of vehicles through the site. Chair Loftus indicated his preference that the public boat launch ramp to retain all three (3) lanes instead of the two (2) in the proposal. Chair Loftus opined that the dry stack storage would target a different customer than the public boat launch ramp, which he believed would remain as busy as it is now.

Conversation turned to the issue of dock replacement. Mr. Fiem stated that the Tidal Wave company had two (2) main requests related to the replacement of their dock: 1) that the sheltered "hut" area be enlarged and 2) that the width of the dock be enlarged to better accommodate those with disabilities. Assistant Dziuban stated that the City could request changes to the dock footprint in the permit application, but DHEC, the permitting agency, may not approve changes to the footprint.

Assistant Dziuban clarified that the FY13 budget contained the following approved expenditures: twenty-five thousand dollars (\$25,000) for design and permitting of the watersports dock, one hundred fifty thousand dollars (\$150,000) for construction of the watersports dock, and fifty thousand dollars (\$50,000) for design and permitting of the remainder of the marina docks.

Mr. O'Malley with Tidal Wave stated that the existing dock was in poor shape, in his opinion. Councilmember Stone clarified that the plan was to remove the entire existing dock and to replace the entire dock with a new structure and not to just make repairs to boards and pilings, etc. Assistant Dziuban confirmed that the budgeted figures intended replacement of the entire dock.

The primary issue, according to Assistant Dziuban, was whether to treat the Tidal Wave dock project separately from the rest of the docks at the marina or to attempt to fold the projects into each other and contemplate the entire marina water system as a "blank canvas" for new docs. In particular, if the Tidal Wave dock was treated separately, it would be replaced in the same location and would not be considered for any other possible location when the balance of the docks was redesigned. Mr. Berrigan stated that his master plan did include relocating the Tidal Wave dock to the current public "City" docks. Then, the dock currently used by Tidal Wave could be moved to the edge of the property close to the 41<sup>st</sup> Avenue ditch. Mr. Berrigan envisions that corner of the property becoming a community area with a crabbing and fishing dock and a small park.

Councilmember Buckhannon stated that consideration was needed as to whether to treat projects separately or together. He could see advantages and disadvantages to both strategies.

Chair Loftus wanted to make sure that residents would still be able to receive the same services at the marina. Mr. Berrigan said they would.

**MOTION: Councilmember Buckhannon moved to instruct the staff to move forward with an RFP for engineering and permitting of a replacement watersports dock; Councilmember Loftus seconded and the motion PASSED UNANIMOUSLY.**

**MOTION: Councilmember Loftus moved to place the issue of Dry Stack Boat Storage on the next Council agenda for consideration; Councilmember Stone seconded and the motion PASSED UNANIMOUSLY.**

**C. Update on RFP for Municipal Parking Lots**

Assistant Dziuban stated that, after the August meeting, staff understood that an RFP should be prepared that only considered soliciting tenants to lease the lots for parking in the season and not including an off-season element. The Assistant wanted to make sure that, before the documents were prepared, the Committee agreed with that understanding and was not intending to have the City run the lots internally. Chair Loftus stated that he would like to see financial analysis on the issue. Assistant Dziuban stated that the financial analysis had been completed and that Treasurer Suggs had produced a schedule that had been presented to the Committee before. It could certainly be brought back before the Committee, but in prior reviews, the Committee had not deemed the analysis a strong enough justification for the City to take on the administrative burden of running the lots itself. Chair Loftus felt that the numbers in the schedule had been too generous and it deserved another review.

Councilmember Buckhannon commented that he believed this issue had already been resolved by the Committee. However, if a decision was made in October, enough time still existed for a tenant to be secured by the historical start date of March 1.

Chair Loftus stated that he would like to see the City install a mechanical gate at the parking lot to provide accurate counts of the number of cars parking in the lot. Councilmember Stone stated that he did not believe the expense of such a gate would justify any gains that the City might receive due to under-reporting of utilization. Chair Loftus stated the idea was no reflection on the current tenant; rather it was an attempt to protect and maximize City assets.

Councilmember Stone stated that he would be comfortable with moving forward with the RFP but believed that, to ensure all Committee members were satisfied, the issue should be placed on the October agenda.

**6. New Business - None**

**7. Miscellaneous Business**

**Marina Rents Report**

All tenants are current through September 2012.

**Next Meeting Date: 5 p.m., Monday, October 8, 2012**

**8. Executive Session – not needed**

**9. Adjourn**

**MOTION: Councilmember Buckhannon moved to adjourn the meeting at 6:36 p.m.; Councilmember Stone seconded and the motion PASSED UNANIMOUSLY.**

Respectfully submitted:

Emily Dziuban  
Assistant Administrator