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ADMINISTRATION BUILDING
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COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA

COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, October 12, 2015

4:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER – 4:00 P.M.

2. CAUCUS

A. Receipt of County Administrator’s Two-Week Progress Report ([backup](#))

B. Receipt of Deputy County Administrator/Special Counsel’s Two-Week Progress Report ([backup](#))

C. Discussion of consent agenda

D. Discussion is not limited to agenda items

E. Executive Session

(1) Receipt of legal advice relating to a pending construction claim covered by the attorney-client privilege

(2) Receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege / Code Enforcement, Beaufort Liquidation and Jenkins Creek Marine and Charters, LLC and Millenarian Trading Company, Inc.

3. ADJOURNMENT





Memorandum

DATE: October 9, 2015

TO: County Council

FROM: Gary Kubic, County Administrator *Gary Kubic*

SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place Monday, September 28, 2015 through Friday, October 9, 2015:

September 28, 2015

- Employee New Hire Orientation
- Community Services Committee
- Caucus
- County Council

September 29, 2015

- Herb Gray re: County Road Impact Fees
- Monica Spells and William Love re: Osprey Village Development

September 30, 2015

- Colin Kinton, Ben Lewis, Sadrul Ula and Randy Bellman, of HDR/ICA re: Jenkins Island Access Management System /Proposed Project Alternatives

October 1, 2015

- Beaufort County / SC 170 Roadway Widening Project

October 2, 2015

- No scheduled appointments

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October 5, 2015

- Gary Kubic re: Storm Damage Assessment
- Dean Moss re: Spanish Moss Trail Development
- Natural Resources Committee

October 6, 2015

- No scheduled appointments

October 7, 2015

- Joshua Gruber and Eric Larson re: Stormwater / Lady's Island
- Beaufort County / SC 170 Roadway Widening Project
- Sheriff P.J. Tanner re: Property Site Visit

October 8, 2015

- Joshua Gruber, Monica Spells, Roland Gardner, Dr. Mary Lafrance Ferguson and Brandon Gaffney re: Beaufort Memorial Hospital / Adult In-Patient Hospital Call Coverage
- Councilmember Alice Howard re: Daufuskie Island / SC 170 Discussions

October 9, 2015

- Joshua Gruber, Monica Spells and Ray McBride re: Library Capital Improvement Plan
- Joshua Gruber and Tony Criscitiello re: Revisions to 2010 Comprehensive Plan
- Beaufort County / SC 170 Roadway Widening Project



Memorandum

DATE: October 9, 2015
TO: County Council
FROM: Joshua A. Gruber, Deputy County Administrator
SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place September 28, 2015 through October 9, 2015:

September 28, 2015 (Monday):

- Community Services Committee
- Caucus
- County Council

September 29, 2015 (Tuesday):

- Lady's Island Airport Condemnation Case

September 30, 2015 (Wednesday):

- Lady's Island Airport Condemnation Case

October 1, 2015 (Thursday):

- Beaufort County/SC 170 Roadway Widening Project
- Phil Foot, Suzanne Gregory and Scott Marshall re: Transition of PALS Programing

October 2, 2015 (Friday):

- Depositions – Romano Group Partnership and R.H. Realty & Rentals vs. Beaufort County

October 5, 2015 (Monday):

- Gary Kubic re: Storm Damage Assessment
- Frank Gibson re: Crystal Lake
- Natural Resources Committee

October 6, 2015 (Tuesday):

- Department Head's Meeting
- Eddie Bellamy, Colin Kinton, Eric Larson and Rob McFee re: Interconnectivity to Red Cedar
- Colin Kinton, Eric Larson and Rob McFee re: Engineering Team Coordination Mtg.

October 7, 2015 (Wednesday):

- Gary Kubic and Eric Larson re: Stormwater/Lady's Island
- Beaufort County/SC 170 Roadway Widening Project
- Dennis Thompson and Nick Davison re: SCDHEC Department Office Space

October 8, 2015 (Thursday):

- Gary Kubic, Monica Spells, Roland Gardner, Dr. Mary Lafrance Ferguson and Brandon Gaffney re: Beaufort Memorial/Adult In-Patient Hospital Call Coverage

October 9, 2015 (Friday):

- Gary Kubic, Monica Spells and Ray McBride re: Library Capital Improvement Plan
- Gary Kubic and Tony Criscitiello re: Revisions to 2010 Comprehensive Plan
- Beaufort County/SC 170 Roadway Widening Project

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Governmental Committee Mid-Year Performance Review
Date Submitted: October 12, 2015
Submitted By: Stu Rodman
Venue: Council Caucus

County Council Priorities

Government Committee Lead

Heritage / Historic Tourism (High):

- **Development**
- **Action Plan**

Economic Development (Top):

- **Policy**
- **Strategy**
- **Action Plan**

Observations:

- **Both are Economic Development**
- **Tourism is the Larger Opportunity**
- **Both are Important to the County's Future**
- **Both Require Public Investment**

Heritage Tourism

700,000 New Corridor Visitors?

150,000 Visitors - Santa Elena

150,000 Visitors:

Reconstruction, Penn Center, Mitchelville,
Gullah Geechee, Civil War, Revolutionary
War, Robert Smalls, Emancipation Oak,
Historic Cities, etc.

400,000 (2% Increase) - Savannah to Charleston

1% - Extended Stays

1% - International Visitors

Corridor Impact

- \$500 Million - Economic Impact
- \$68 Million - Taxes

Beaufort County Impact (60%)

- 420,000 Shoulder Season Visitors
- \$300 Million - Economic Impact
- 5,000 Jobs
- \$40 Million - Taxes
- Introduces Future Retirees

Heritage Tourism

Status

General Agreement:

Significant Opportunity

Under-promoted

National Fund Raising Opportunity

2nd Tourist Interest after Beach

County-wide

Shoulder Season

Public Funding Required

Phase I:

Sites Identified

Green / Yellow / Red Coding

Folding into Area Apps & Marketing

Phase II

Committees:

Mayor's Steering /Advisory /Working

Staffing:

Director & Assistant

Volunteers & Community Businesses

End Game - Visitor Centers:

Reconstruction (w/ National Park Service)

Mitchelville / Civil War (w/ Smithsonian)

Gullah Geechee

Penn Center

County

Santa Elena

Beaufort County Economic Development

Status

General Agreement:

Publically Funded

Alliance Affiliation / Regional Approach

Product Required

County Supportive Role

Organization:

Corporation

Temporary Directors Seated

Temporary Working Group Seated

Commerce Buy In:

On Board

Prefer 1 County Organization

Upcoming

Initiate Deal Flow

Affiliated with an Alliance

Hire Director

Address Product:

Identify

Certify

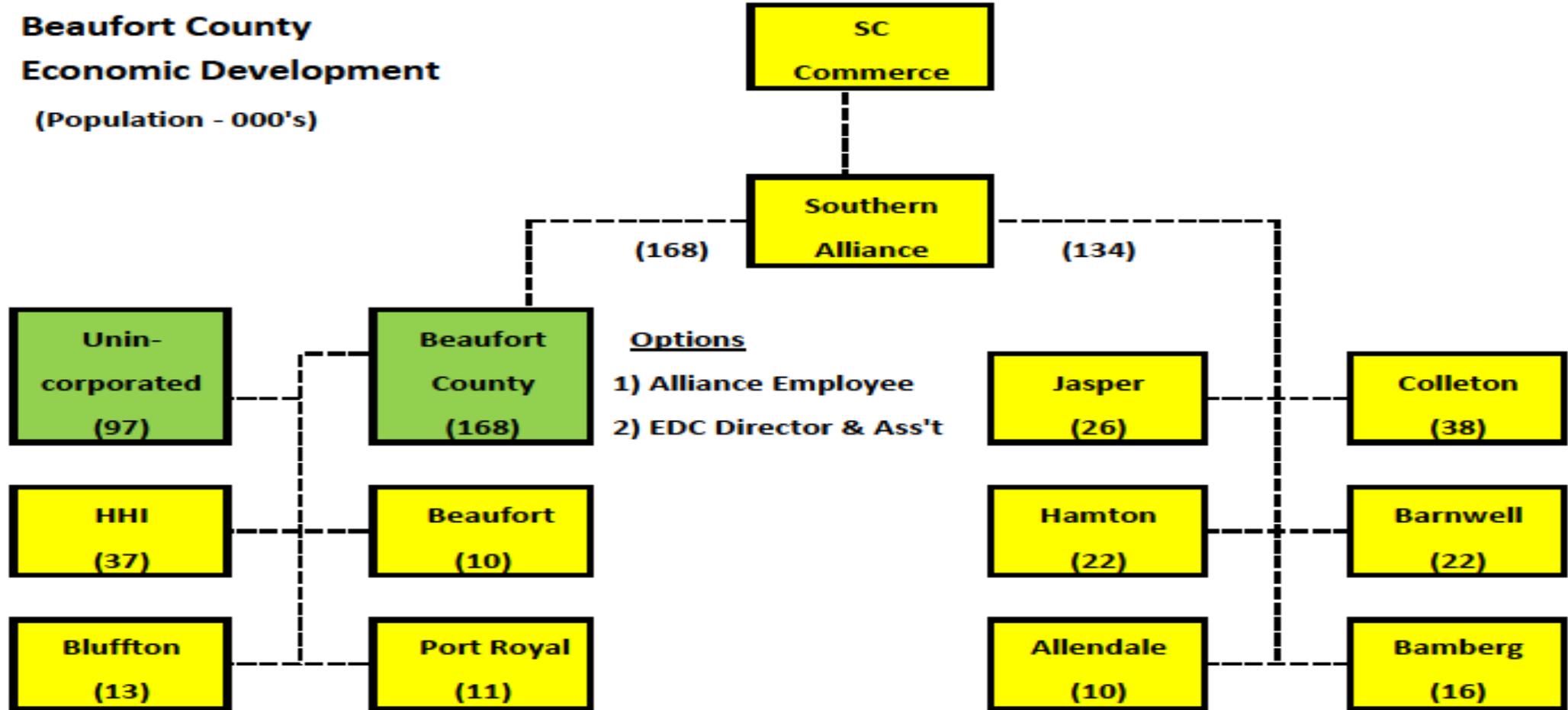
Fund

Sales Tax Referendum Candidate?

Seat Permanent Board

Complete Paperwork

**Beaufort County
Economic Development**
(Population - 000's)



Beaufort County EDC Board Organization

Informal Board

2015 - 8 Members Seated:

4 - County Council:

**Jerry Stewart Gerald Dawson
Steve Fobes Stu Rodman**

4 - Mayors:

**Beaufort Bluffton
Hilton Head Port Royal**

Activities:

**Finalize Strategy & Plans
Engage SC Commerce
Finalize Ordinances & By-laws
Initiate Alliances Choice
Develop Partnerships (i.e. Don Ryan)**

Permanent Board

1Q16 - 12 Members:

County (4) - Business

Municipalities (4) - Business or Elected

At Large (4) - Board Appointed - Business

- Hire:

Deal Making Director

Marketing Oriented Executive Assistant

- Alliance Recommendation

- '17 Budget

Beaufort County EDC Working Group Organization

Informal Working Group

2015 - 5 Member Directorate Seated:

1. President of Beaufort Chamber (Leader)

Town / City Managers:

2. Beaufort

3. Bluffton

4. Port Royal

5. HHI EDC Director

Activities:

Acting EDC

Product

Deal Flow

'16 Expenditure Proposal

Organizational Proposal

Permanent

1Q16 - 7 Member Directorate:

Executive Director

Executive Assistant

Representatives:

County

Beaufort

Bluffton

Hilton Head island EDC

Port Royal

- Alliance Recommendation

- '17 Budget

Beaufort County Economic Development Corp

Objectives

Roles

- **Jobs:**
 - Better jobs & pay for**
 - Qualified Beaufort County Residents**
- **Companies:**
 - Recruitment**
 - Retention & Expansion**
 - Formation**
- **Regional Approach**
- **Funding:**
 - Operations - Public (\$250K)**
 - Projects - TBD**
 - Partners**
- **EDC - Coordinating:**
 - Business Opportunities**
 - Commerce**
 - Municipalities & County**
 - Cooperative Marketing, Visits, etc.**
- **Deal Execution:**
 - Municipal EDCs**
 - County**
- **County:**
 - Deal Support (\$'s, tax relief, etc.)**
 - Ordinances as Required**

Economic Development - Product
To Play - Spec Building (80%) / Certified Land (20%)

Industrial & Commerce

Investment:

Inexpensive Land
Expensive Infrastructure

Draw:

Quality of Life Wage Structure
Military (Bases & Retirees)

Yemassee & Commerce Parks:

Automotive & Light Manufacturing

Port & US 21:

Aerospace & Military
Healthcare (BC Task Force)
Agriculture & Aquaculture

Research & High Tech

Investment:

Expensive Land
Inexpensive Infrastructure

Draw:

Quality of Life
Residents - Active / Retirees
Private Investment

Bluffton:

Healthcare & High Tech (BC Task Force)
Aquaculture (Waddell)

HHI:

Headquarters & Healthcare (BC Task Force)

Economic Development Financial Engineering

Operations

- Director, Assistant, Expense, etc. - \$250K
- Contributions:
 - \$100 K - County for Unincorporated
 - 39 - Hilton Head Island (starting '17)
 - 13 - Bluffton (starting '17)
 - 12 - Beaufort (starting '17)
 - 11 - Port Royal (starting '17)
 - \$175 K (\$1 per Resident)
 - 75 - County
- County Appropriation:
 - \$ 90K - '16
 - \$175K - '17

Operations \$17M Investment

(Debt Service =\$1.7M / Year)

Funding Sources:

- Public - Private Partnerships
- Business License Fees (=\$1.7M / Year)
- CIP Referendum / MCIP
- Grants
- Commerce Participation
- Private Partners
- Sale of Parcels

County Underwrite:

- BANs (Interest = \$150K = .1 Mills)
- GO Bonds (1 Mill Debt Service):
 - 1/3 Residents (4%) - \$4 / \$100K
 - 2/3 Others (6%) - \$6 / \$100K