

CAPITAL SALES TAX PROJECT

City of Beaufort, SC





CAPITAL SALES TAX - PROJECT 1 DOWNTOWN PARKING GARAGE TOTAL COST - \$14.0 MILLION

1. Since 2004 the City of Beaufort has had 7 studies on the downtown area. All studies indicate the same thing - we need a parking garage.
2. Our tourism is growing and future plans for “Heritage and Art” tours are adding to the growth.
3. We have lost 150 parking spaces in the downtown since 2004 due to infill growth and changes to Planning and Zoning requirements.
4. New conference space in the downtown is creating more demand for parking.
5. We have just put out an RFP for a firm to assist with the planning, locating, designing, financing and building a parking garage:
 - a. Need is for 450 spaces
 - b. Cost is between \$18,000 and \$28,000 per space.
 - c. Location is limited and land purchase could be expensive.
 - d. 75-100 spaces will be allocated to monthly parking and another 50-75 will be a replacement from the Waterfront Park parking lot.
 - e. A comprehensive parking strategy will be developed, including parking rate adjustments that will be sufficient to cover any operations and maintenance costs. We will contract the management of the garage just as we do our on street parking management.
 - f. We are ready to select a parking consultant, select the site, and prepare a plan for public review within the next 12 months.
 - g. This facility will benefit our county, museums, art galleries, merchants, hotels and Bed and Breakfast establishments, and tourist oriented businesses. It is the key element to economic growth in downtown Beaufort.



CAPITAL SALES TAX - PROJECT 2 WATERFRONT PARK & MARINA IMPROVMENTS TOTAL COST - \$4.750 MILLION

Let me share with you some history as to how the Park was built and why our concerns and cost are projected as they are.

- ▶ Hopefully, this will give you all a better understanding that this is not a simple fix - it is not like bringing in some dirt and planting some flowers. It must start in the water and under the present supports of the entire park. We have recently obtained a quotation to prepare an underwater engineering study of the condition and repairs needed. The cost of that work is just under \$42.0 thousand dollars. In addition, we have within the last 60 days received quotes to make repairs to our transient dock and fire suppression system at the marina. Price quotes for this work demonstrates a major increase in costs for this type of work.

There are two parts to this project:

- one is for the infrastructure repairs that will insure the sustainability of our park, and
- second is in improvements of the appearance in the amenities in the park.

This project has been studied and the City has plans prepared dating back to 2001 (15 years). This is not a new idea or a way to spend the valuable resources of our taxpayers. In fact, we are planning in the upcoming year on having an update to the plans by the same company that did the work (15) fifteen years ago as part of our Redevelopment Commissions goals. Because this park is considered to be one of the Gems of our County, we have to insure its longevity and protect this valuable asset of the community.

- ▶ In addition, we would like to make improvements to our marina to insure its longevity and protect another valuable asset of the community. The improvements would also include an increase in its capacity in order to handle Ferry Service that would connect Beaufort to Hilton Head and Bluffton as well as tie in the connection of the Greenway/Woods Bridge pathway to the Waterfront Park. This component of the project would provide a positive benefit to the County Heritage Tourism program and our overall trails program as well as be good for the environment by cutting down on auto travel, fuel consumption and greenhouse gases. Furthermore, this component to the project would increase the economic wellbeing of our County and restore our marina to being a first class marina - another one of the Crown Jewels of the County.
- ▶ Therefore, our request for funding for the Waterfront Park and Marina improvements have increased from our original request 2 years ago to \$4.750 Million. We estimate that \$3.0 million of the \$4.750 million would be for infrastructure repair and the improvements to our marina and pathways. The balance of the funding would be for appearance improvements.
- ▶ We plan on funding our park and marina maintenance programs in three ways - Grants, Marina Reserve account, and through our Pride of Beaufort program with all funds raised going to the maintenance of the park and marina.



CAPITAL SALES TAX - PROJECT 3 PARK IMPROVEMENTS TOTAL COST - \$1.700 MILLION

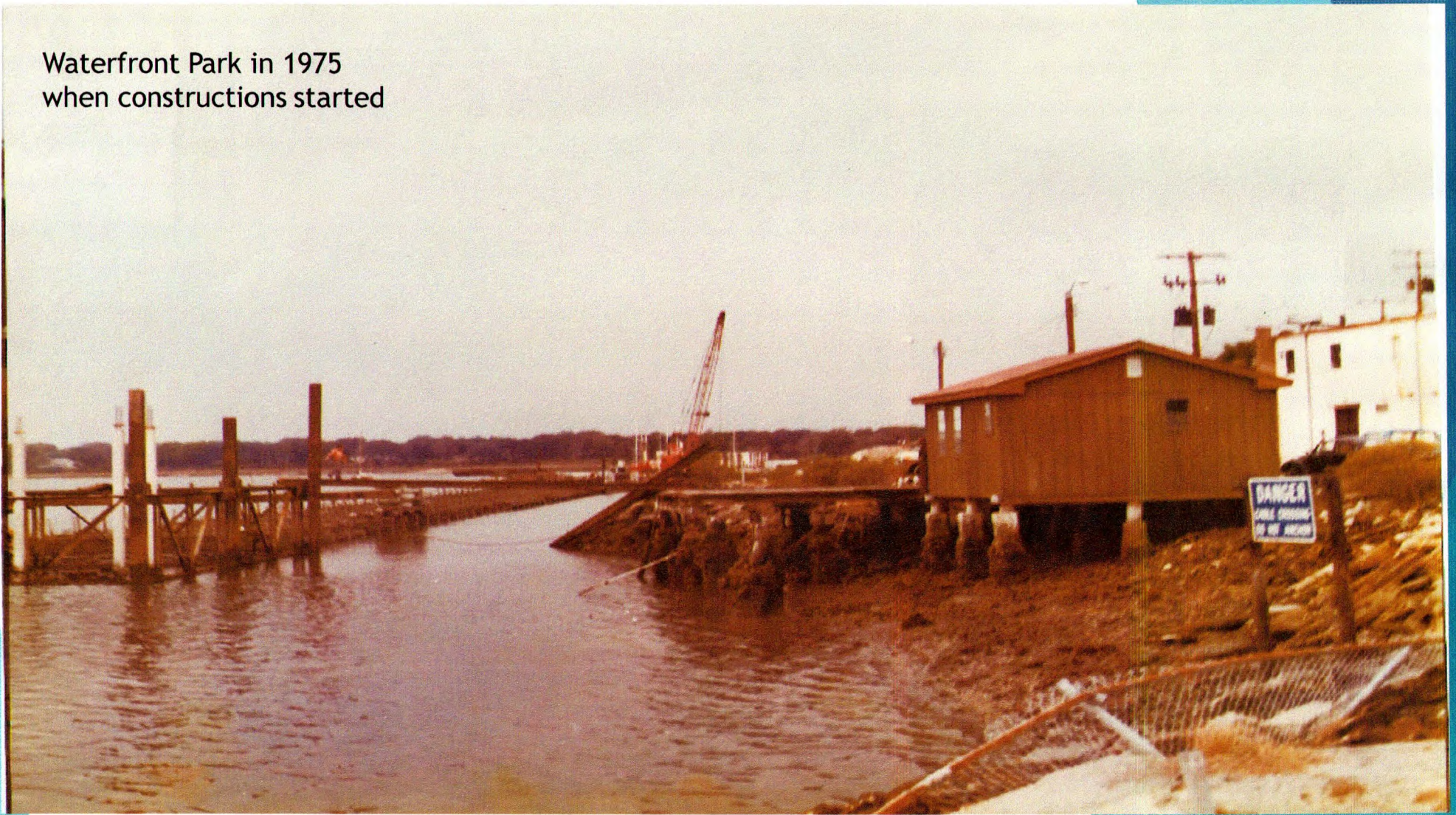
This is the request that has changed the most. More projects and less cost that will benefit more residents, taxpayers, and tourist.

1. We will make improvements in four parks throughout the City. Most of the cost will be for adding or improving rest room facilities.
 - a. Southside Park-
 1. New Pavilion and support facility \$200,000
 2. Upgrade of restrooms and storage facilities 200,000
 3. Expansion of Tree Farm & Community garden 50,000
 - b. Washington Street Park -
 1. Install restroom facilities and field improvements \$150,000
 - c. Pigeon Point Park -
 1. Upgrade restrooms \$125,000
 2. Improvements to Commerce Park-
 - a. We would like to build a small industrial spec building and improve the infrastructure in Commerce Park as well as offer incentives to current owners of commercial buildings who would convert their buildings to smaller business needs or to companies who wish to move to Beaufort but cannot find small space. This would be for brick and mortar improvements only. This would require investment from the private sector and would not be in competition with them. There are presently over 20 commercial/industrial buildings in our immediate area that could be repurposed if funding was available. This investment would give a kick start to our stagnate economic development efforts and improve the value of buildings on our tax records and most important bring new jobs to our County. \$975,000
- TOTAL \$1,700,000**

A photo of what the Beaufort Waterfront
looked like in the 1950's.
(From LDL/Lucille Hasell Culp Collection)

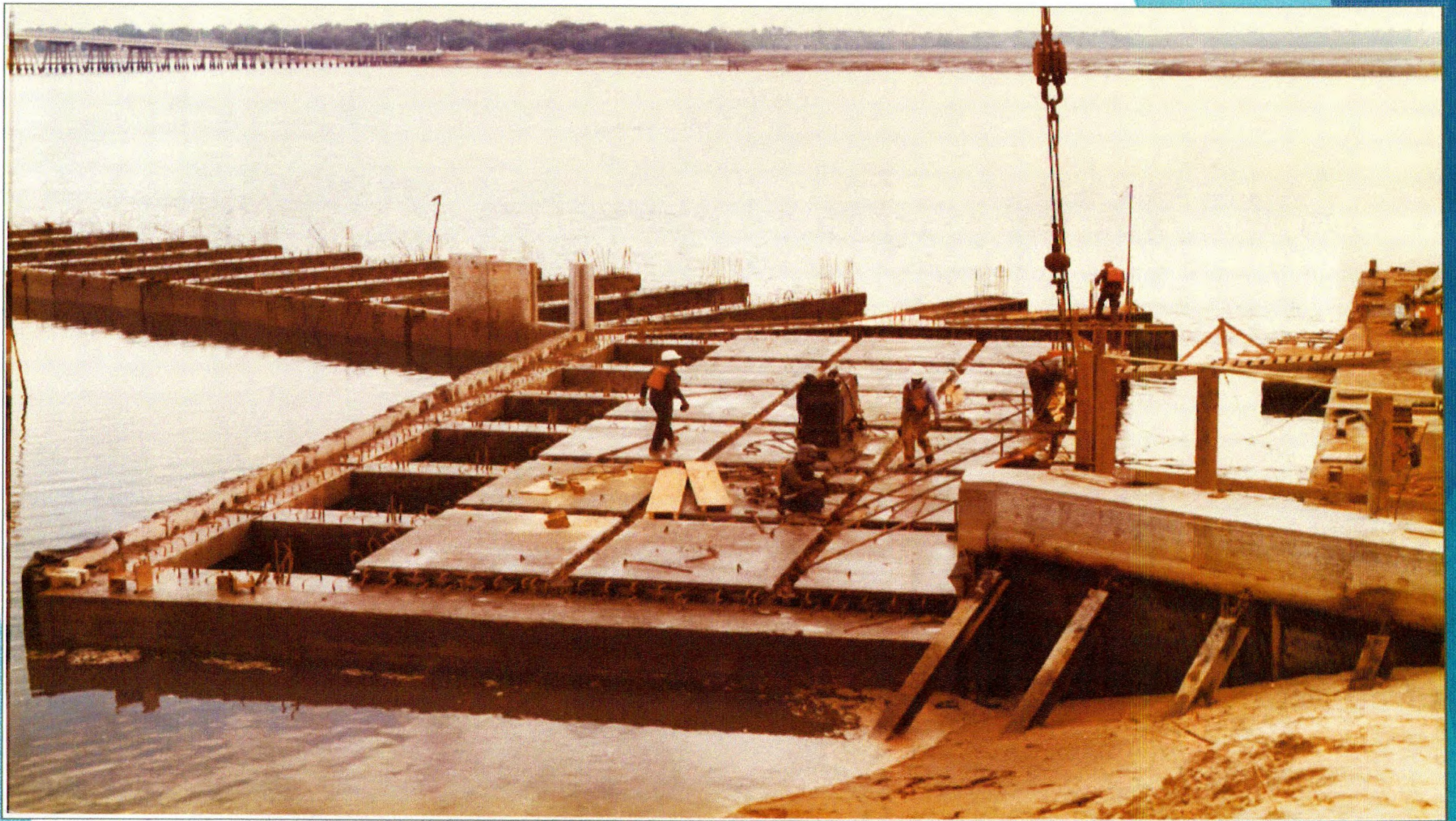


Waterfront Park in 1975
when constructions started

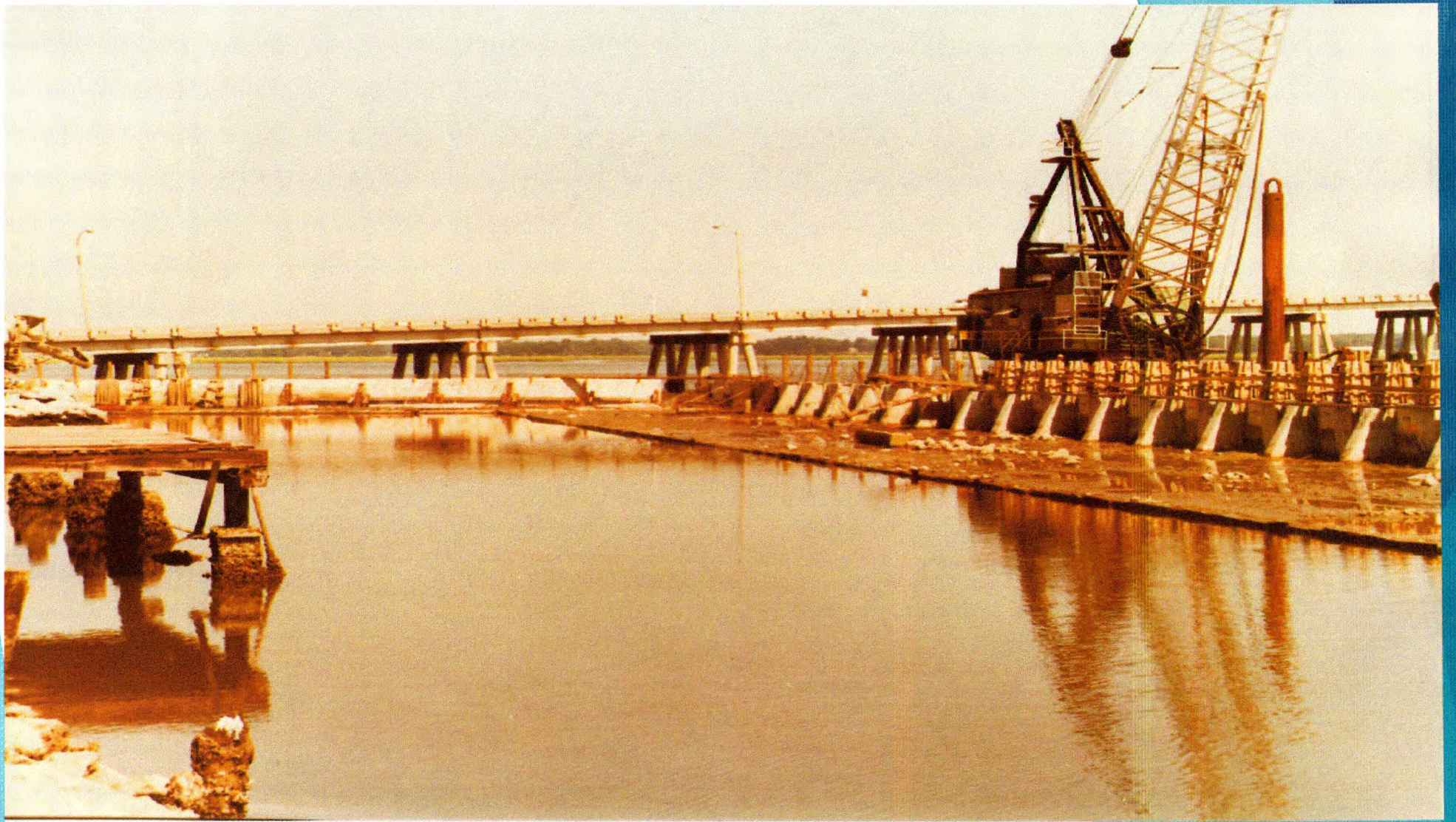






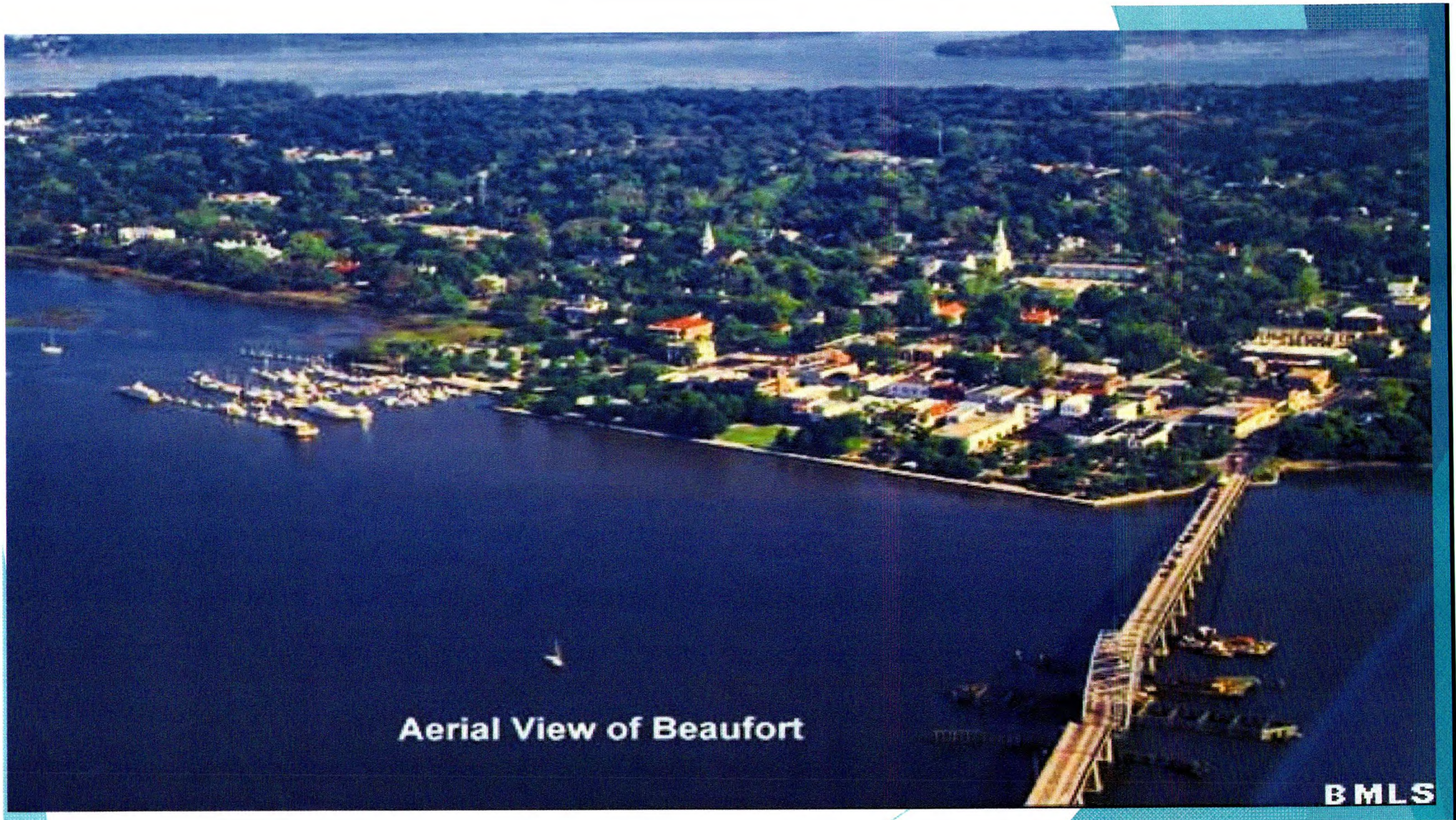












Aerial View of Beaufort

BMLS



Photography By Dawn



