



The Town of Hilton Head Island Regular Town Council Meeting

Tuesday, July 3, 2012

4:00 P.M.

AGENDA

As a Courtesy to Others Please Turn Off All Cell Phones and Pagers During
the Town Council Meeting

- 1) **Call to Order**
- 2) **Pledge to the Flag**
- 3) **Invocation**
- 4) **FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.
- 5) **Proclamations and Commendations**
- 6) **Approval of Minutes**
 - a. Town Council Special Meeting Budget Workshop– June 12, 2012
 - b. Town Council Meeting – June 19, 2012
- 7) **Report of the Town Manager**
 - a. Semi-Annual Report of the Design Review Board – Todd Theodore, Chairman
 - b. Economic Analysis/Financial Feasibility Report – Coligny District – Shawn Colin
 - c. Town Managers Items of Interest
 - d. June, 2012 Policy Agenda, Management Targets and CIP Updates
 - e. FY 2012 Financial Statements through May 31, 2012
- 8) **Reports from Members of Council**
 - a. General Reports from Council
 - b. Report of the Intergovernmental Relations Committee – George Williams, Chairman
 - c. Report of the Personnel Committee – Lee Edwards, Chairman
 - d. Report of the Planning & Development Standards Committee –Bill Ferguson, Chairman
 - e. Report of the Public Facilities Committee – Kim Likins, Chairman
 - f. Report of the Public Safety Committee – Bill Harkins, Chairman

- g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member
- h. Report of the Economic Development Committee – Bill Harkins, Town Council Liaison

9) Appearance by Citizens

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2012-08

Second Reading of Proposed Ordinance 2012-08 to amend Title 16, the Land Management Ordinance, of the *Municipal Code of the Town Of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map, specifically amending Tax Map 12, Parcels 19 and 347A and Tax Map 15 Parcel 2 to Planned Development Mixed Use District with specific use and density standards under the Palmetto Dunes Resort Master Plan (PD-1); and providing for severability and an effective date.

b. Second Reading of Proposed Ordinance 2012-17

Second Reading of Proposed Ordinance 2012-17 to amend Title 16 of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, the Land Management Ordinance, Chapter 3, Article XVII and Chapter 4, Article XIII. these amendments, commonly referred to as the *LMO Telecommunications Amendments*, as noticed in the Island Packet on April 8, 2012, include changes that provide for an addition to Chapter 3, Article XVII, Planned Unit Development (PUD) review and revisions to Chapter 4, Article XIII, Specific Use Standards; and providing for severability and an effective date.

c. Second Reading of Proposed Ordinance 2012-18

Second Reading of Proposed Ordinance 2012-18 to amend Title 16, "The Land Management Ordinance," of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcels 154, 11I and 162 on Beaufort County Tax Map 8, from IL (Light Industrial) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

d. Second Reading of Proposed Ordinance 2012-16

Second Reading of Proposed Ordinance 2012-16 to provide for the adoption of updates to the Population, Housing, And Community Facilities elements of "The Town of Hilton Head Island Comprehensive Plan"; and to provide for severability and an effective date.

11) New Business

a. Consideration of a Recommendation – SHARE Center

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island, South Carolina approve partial use of the building located at 58 Shelter Cove Lane (otherwise known as the Lifespan Building) for the SHARE Center.

b. First Reading of Proposed Ordinance 2012-20

First Reading of Proposed Ordinance 2012-20 ratifying the execution of a lease with Seaside Family Chiropractic, LLC for property owned by the Town Of Hilton Head Island, South Carolina, pursuant to the authority of S.C. Code Ann. Sec. 5-7-40 (Supp. 2006), and Sec. 2-7-20, *Code Of The Town Of Hilton Head Island, South Carolina*, (1983); and providing for severability and an effective date.

c. Consideration of a Resolution – Land Purchase in Stoney Area

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, authorizing the execution and delivery of an agreement to purchase a tract of land in the Stoney area of Hilton Head Island.

13) Executive Session

a. Land Acquisition

b. Legal Matters

14) Adjournment

THE TOWN OF HILTON HEAD ISLAND

SPECIAL TOWN COUNCIL MEETING

BUDGET WORKSHOP

Date: Tuesday, June 12, 2012

Time: 6:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; George Williams, Lee Edwards, Bill Ferguson, Bill Harkins, Kim Likins, *Council Members*.

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Charles Cousins, *Director of Community Development*; Lavarn Lucas, *Fire Chief*; Susan Simmons, *Director of Finance*; Nancy Gasen, *Director of Human Resources*; Brian Hulbert, *Staff Attorney*; Jill Foster; *Deputy Director of Community Development*; Julian Walls, *Facilities Manager*; Victoria Shanahan, *Accounting Supervisor*; Natalie Majorkiewicz, *Systems and Reporting Administrator*; Vicki Pfannenschmidt, *Executive Assistant*

Present from Media: None.

1) Call to Order

Mayor Laughlin called the meeting to order at 6:00 p.m.

2) FOIA Compliance – Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

3) 6:00 p.m.: PUBLIC HEARING ON THE MUNICIPAL BUDGET FOR FY2012-2013

Mayor Laughlin Mayor Laughlin opened the Public Hearing for comment on the proposed budget for Fiscal Year 2012-2013.

Mr. Riley explained the millage rate remained the same and there is 2% merit increase for staff within the budget. He stated staff has made the requested adjustments to the CIP and the Beaufort County Sheriff's Office budgets. Mayor Laughlin invited members of the audience to speak.

Michael Marks of the Coastal Discovery Museum spoke concerning the need for road improvements at Honey Horn. He stated he received a quote in the amount of \$27,000 to repair the road by taking it down to the subsurface and rebuild it for proper drainage. He thanked Town Council for their consideration.

Mr. Jim Collett stated he noticed a proposed economic development staff position within the budget. He encouraged Town Council to continue their support in that area noting it is of vital importance to the Town.

Mayor Laughlin asked if anyone else wanted to speak concerning the proposed budget. Mayor Laughlin closed the Public Hearing at 6:08 p.m.

Mr. Riley announced Town Council will hold a Public Hearing at 5:00 p.m. on June 19, 2012, concerning the adoption of updates to the population, housing, and community facilities elements of “The Town of Hilton Head Island Comprehensive Plan.”

4) Revised First Reading of Proposed Ordinance No. 2012-13

Revised First Reading of Proposed Ordinance No. 2012-13 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2013; to establish a property tax levy; to establish funds; to establish a policy for acquisition of rights of way and easements; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Ferguson seconded. Mr. Williams moved to amend the motion to add that staff find \$27,000 in the existing CIP budget for road improvements at Honey Horn. Mr. Heitzke seconded the motion. The motion was unanimously approved by a vote of 7-0. Mr. Williams asked about funding for the design of an alternative entrance in to Honey Horn. Mr. Liggett explained the intent is to complete the study/design in house. After discussion and clarification of several items within the budget, the amended motion was unanimously approved by a vote of 7-0.

5) Executive Session

Mr. Riley stated he needed an executive session for contractual matters relating to the Developer Agreement proposed for the Mall redevelopment.

At 6:30 p.m., Mr. Heitzke moved to go into Executive Session for the reasons stated by the Town Manager. Mr. Williams seconded. The motion was approved by a vote of 7-0.

Mayor Laughlin called the meeting back to order at 7:35 p.m. and stated there was no business to take up as a result of executive session.

6) Adjournment

Mr. Heitzke moved to adjourn. Mr. Ferguson seconded. The motion was approved by a vote of 7-0. The meeting was adjourned at 7:35 p.m.

Vicki Pfannenschmidt
Executive Assistant

Approved:

Drew A. Laughlin, Mayor

THE TOWN OF HILTON HEAD ISLAND
REGULAR TOWN COUNCIL MEETING

Date: Tuesday, June 19, 2012

Time: 4:00 P.M.

Present from Town Council: Drew A. Laughlin, *Mayor*; Ken Heitzke, *Mayor Pro-Tem*; Lee Edwards, Bill Ferguson, Bill Harkins, Kim Likins, *Council Members*.

Absent from Town Council: George Williams, *Council Member*

Present from Town Staff: Steve Riley, *Town Manager*; Greg DeLoach, *Assistant Town Manager*; Scott Liggett, *Director of Public Projects and Facilities/Chief Engineer*; Lavarn Lucas, *Fire Chief*; Susan Simmons, *Director of Finance*; Brian Hulbert, *Staff Attorney*; Julian Walls, *Facilities Manager*; Jill Foster, *Deputy Director of Community Development*; Teri Lewis, *LMO Official*; Anne Cyran, *Senior Planner*; Jayme Lopko, *Senior Planner*; Shawn Colin, *Comprehensive Planning Manager*; Nicole Dixon, *Senior Planner*; Shea Farrar, *Senior Planner*; Marcy Benson, *Senior Grants Administrator*; Jeff Buckalew, *Town Engineer*; Darrin Shoemaker, *Traffic and Transportation Engineer*; Vicki Pfannenschmidt, *Executive Assistant*; numerous members of Hilton Head Island Fire and Rescue

Present from Media: Tom Barton

1) CALL TO ORDER

Mayor Laughlin called the meeting to order at 4:04 p.m.

2) PLEDGE TO THE FLAG

3) INVOCATION

4) FOIA COMPLIANCE – Public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

5) Proclamations and Commendations

a. U. S. Naval Reserve Petty Officer 2nd Class/Firefighter Joseph Bostick

Petty Officer 2nd Class/Firefighter Joseph Bostick accepted the Commendation.

6) Approval of Minutes

a. Town Council Workshop– May 31, 2012

Mr. Heitzke moved to approve. Mr. Harkins seconded. The minutes of the May 31, 2012 Town Council Workshop were approved by a vote of 6-0.

b. Town Council Meeting – June 5, 2012

Mr. Heitzke moved to approve. Mrs. Likins seconded. The minutes of the June 5, 2012 Town Council meeting were approved by a vote of 6-0.

c. Town Council Budget Workshop – June 5, 2012

Mr. Heitzke moved to approve. Mr. Harkins seconded. The minutes of the June 5, 2012 Town Council Budget Workshop were approved by a vote of 6-0.

7) **Report of the Town Manager**

a. *RBC Heritage Golf Tournament Presented by Boeing* Update – Simon Fraser

Mr. Fraser thanked Town Council, citizens and taxpayers for their continued support of the Tournament. He stated it was a very successful event due to the support provided and the Sponsors and Board of Directors were very pleased with the results. Mr. Riley explained the Hilton Head Island commercials that were scheduled to air during the event were not shown. He explained officials from both CBS and the PGA Tour followed up on the problem and worked out a resolution. Mr. Riley said the commercials are now scheduled to run during the Travelers Championship Tournament the weekend of June 21-24, 2012 and the AT&T Championship the weekend of October 26-28, 2012. In addition, they will run 24 free extra spots during *Inside the PGA* Tour airings. Mr. Fraser noted that the mistake was internal to CBS and not a result of anything the PGA or our local group did. He said he felt CBS was very generous with the solution for the mistake.

b. Town Managers Items of Interest

Mr. Riley reported on some Items of Interest.

c. Hazard Mitigation Plan Annual Progress Report – Marcy Benson, Senior Grants Administrator

Marcy Benson presented the progress report to Town Council.

8) **Reports from Members of Council**

a. General Reports from Council

None.

b. Report of the Intergovernmental Relations Committee – George Williams, Chairman

No report

c. Report of the Personnel Committee – Lee Edwards, Chairman

Mr. Edwards reported the Committee will be making recommendations for appointments to boards and commission during today's Executive Session.

d. Report of the Planning & Development Standards Committee – Bill Ferguson, Chairman

Mr. Ferguson reported that the Committee reviewed one application for a zoning amendment on Mathews Drive and it was included in today's agenda as Item 11.h.

e. Report of the Public Facilities Committee – Kim Likins, Chairman

No report.

f. Report of the Public Safety Committee – Bill Harkins, Chairman

No report. Mr. Edwards inquired about the previous recommendation from Public Safety Committee concerning the speed limit change on the Cross Island Parkway concerning installing indicators if cars left the travel lane. Mr. Riley stated he would have staff investigate.

g. Report of the LMO Rewrite Committee – Kim Likins, Ex-Officio Member

Mrs. Likins stated the Committee had spent the past two days working with the Consultant and a new draft preliminary document will be forthcoming.

h. Report of the Economic Development Committee – Bill Harkins, Town Council Liaison

Mr. Harkins said the Committee is continuing to meet on a weekly basis. He stated they have met with representatives of the Chamber of Commerce and the Lowcountry Economic Alliance. Mr. Harkins said they are going to review the best practices of economic corporations located in the Southeastern States at the next meeting. He reported the Committee is moving forward and they plan to have a report prepared by the deadline.

9) Appearance by Citizens

Mr. Art Loeben, Dr. Timothy Gross and Mr. Bob Richardson addressed Town Council regarding airport issues relating to Palmetto Hall.

10) Unfinished Business

a. Second Reading of Proposed Ordinance 2012-13

Second Reading of Proposed Ordinance No. 2012-13 to raise revenue and adopt a budget for the Town of Hilton Head Island, South Carolina, for the fiscal year ending June 30, 2013; to establish a property tax levy; to establish funds; to establish a policy for acquisition of rights of way and easements; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

11) New Business

a. First Reading of Proposed Ordinance 2012-08

First Reading of Proposed Ordinance 2012-08 to amend Title 16, the Land Management Ordinance, of the *Municipal Code of the Town Of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map, specifically amending Tax Map 12, Parcels 19 and 347A and Tax Map 15 Parcel 2 to Planned Development Mixed Use District with specific use and density standards under the Palmetto Dunes Resort Master Plan (PD-1); and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mrs. Likins seconded. Shea Farrar explained the process and proposed changes. The motion was approved by a vote of 6-0.

b. First Reading of Proposed Ordinance 2012-17

First Reading of Proposed Ordinance 2012-17 to amend Title 16 of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, the Land Management Ordinance, Chapter 3, Article XVII and Chapter 4, Article XIII. these amendments, commonly referred to as the *LMO Telecommunications Amendments*, as noticed in the Island Packet on April 8, 2012, include changes that provide for an addition to Chapter 3, Article XVII, Planned Unit Development (PUD) review and revisions to Chapter 4, Article XIII, Specific Use Standards; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Harkins seconded. Mayor Laughlin acknowledged the efforts of the Telecommunications Task Force. Mr. Jim Collett noted the importance of the changes to the Town. Mr. Chester Williams spoke in support of improving cell phone service and suggested removing a section from the LMO to further fix the problem. Paige Fiddler cited an example of poor service in the Port Royal Planned Unit Development. Mr. Jack Mitchell, Regional Director of Coastal South Carolina for AT&T spoke in support of changes. The motion was approved by a vote of 6-0.

c. Consideration of a Recommendation – South Island Public Service District

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island to endorse the easement and land purchase requests made by the South Island Public Service District for their new well site.

Mr. Heitzke moved to approve. Mrs. Likins seconded. Mr. Edwards noted a concern from some of his constituents concerning noise or odors from the pump site. Mr. Brad O'Keefe of the SIPSD reassured Council there would be no odor or loud noise from the site. The motion was approved by a vote of 6-0.

d. Consideration of a Recommendation – Private Roads Rights of Way

Consideration of a Recommendation that the Town Council of the Town of Hilton Head Island, South Carolina authorize Town staff to pursue the acquisition of road rights of way on two private roads – Wiley Road and Outlaw Road, with the understanding that condemnation may be utilized if necessary.

Mr. Heitzke moved to approve. Mr. Harkins seconded. The motion was approved by a vote of 6-0.

e. Consideration of a Resolution – Dedication of Town Roads to Beaufort County

Consideration of a Resolution that the Town Council of the Town of Hilton Head Island, South Carolina authorizing the Town Manager to petition Beaufort County, South Carolina to accept the dedication of certain Town owned roads.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

f. Consideration of a Resolution – Power Alley

Consideration of a Resolution that the Town Council for the Town of Hilton Head Island, South Carolina, authorizing the acceptance by the Town of Hilton Head Island, South Carolina from the South Carolina Department of Transportation of ownership and maintenance responsibilities for the road right of way known as Power Alley.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

g. Consideration of a Resolution – Sequestration

Consideration of a Resolution of the Town Council of the Town of Hilton Head Island calling for action at the federal level to avoid sequestration and automatic U.S. Department of Defense spending cuts that would harm national defense and could result in negative economic conditions for Beaufort County and its citizens.

Mr. Heitzke moved to approve. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

h. First Reading of Proposed Ordinance 2012-18

First Reading of Proposed Ordinance 2012-18 to amend Title 16, "The Land Management Ordinance," of the *Municipal Code of the Town of Hilton Head Island, South Carolina*, by amending Section 16-4-102, the Official Zoning Map with respect to those certain parcels identified as Parcels 154, 11I and 162 on Beaufort County Tax Map 8, from IL (Light Industrial) to the CC (Commercial Center) Zoning District; and providing for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Harkins seconded. Mr. Chester Williams spoke on behalf of his client noting he believed the properties were more attuned to being commercial. After discussion the motion was approved by a vote of 6-0.

12) 5:00 P.M. - PUBLIC HEARING – PROPOSED CHANGES TO THE POPULATION, HOUSING AND COMMUNITY FACILITIES ELEMENTS OF THE COMPREHENSIVE PLAN

Mayor Laughlin announced the Public Hearing at 5:00 p.m. There being no speakers, Mayor Laughlin closed the Public Hearing.

i. First Reading of Proposed Ordinance 2012-16

First Reading of Proposed Ordinance 2012-16 to provide for the adoption of updates to the Population, Housing, And Community Facilities elements of "The Town of Hilton Head Island Comprehensive Plan"; and to provide for severability and an effective date.

Mr. Heitzke moved to approve. Mr. Harkins seconded. The motion was approved by a vote of 6-0.

7) **Executive Session**

Mr. Riley stated he needed an executive session for contractual matters pertaining to land acquisition, including requests to acquire town-owned land; contractual matters pertaining to the cell tower lease at Station 7; contractual matters pertaining to a dual representation issue by Alford, Wilkins & Coltrane; legal matters pertaining to a zoning enforcement matter; and personnel matters pertaining to appointments to boards and commissions.

At 5:04 p.m. Mr. Heitzke moved to go into Executive Session for the reasons given by the Town Manager. Mrs. Likins seconded. The motion was approved by a vote of 6-0.

Mayor Laughlin called the meeting back to order at 6:18 p.m. and asked if there was any business to take up as a result of executive session.

Mr. Edwards moved to appoint and reappoint the following members to Boards and Commissions:

Accommodations Tax Advisory Committee

- Appoint Mike Alsko as a Lodging representative to serve a 3-year term 7/1/2012-6/30/2015
- Appoint Stewart Brown as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015

Beaufort County Housing Authority

- Recommend Terri Bennett to serve a 4-year term 7/1/2012-9/30/2016

Board of Zoning Appeals

- Appoint Irvin Campbell as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015

Economic Alliance Committee

- Appoint Jerry Cutrer to serve a 3-year term beginning July 1, 2012

Parks and Recreation Commission

- Appoint Janet Noonan to serve a 3-year term 7/1/2012-6/30/2015
- Appoint Terri Bennett to serve a 3-year term 7/1/2012-6/30/2015

Planning Commission

- Appoint Brian Witmer as a Landscape Architect representative to serve a 3-year term 7/1/2012-6/30/2015

Accommodations Tax Advisory Committee

- Reappoint Bret Martin as a Hospitality representative to serve a 3-year term 7/1/2012-6/30/2015

Board of Zoning Appeals

- Reappoint Stephen Murphy as an Attorney representative to serve a 3-year term 7/1/2012-6/30/2015
- Reappoint Michael Lawrence as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015

Design Review Board

- Reappoint Jake Gartner as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015
- Reappoint Scott Sodemann as an Architect representative to serve a 3-year term 7/1/2012-6/30/2015
- Reappoint Galen Smith as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015

Planning Commission

- Reappoint Brian Hughes as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015
- Reappoint Barry Taylor as an At-Large representative to serve a 3-year term 7/1/2012-6/30/2015;

and that Accommodation Tax Committee Member Trish Heichel's Lodging designation be changed to an At-Large designation. Mr. Ferguson seconded. The motion was approved by a vote of 6-0.

8) Adjournment

Mr. Heitzke moved to adjourn. Mrs. Likins seconded. The meeting was adjourned at 6:20 p.m.

Vicki Pfannenschmidt
Executive Assistant

Approved:

Drew A. Laughlin, Mayor



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Steve Riley, CM, Town Manager
VIA	Charles Cousins, AICP, Community Development Director
FROM:	Shawn Colin, AICP, Comprehensive Planning Manager
DATE	June 22, 2012
SUBJECT:	Economic Analysis/Financial Feasibility Report – Coligny District

Summary:

The report for Economic Evaluation/Financial Feasibility for the Coligny District has been submitted to the Town by the Genesis Consulting Group, the firm contracted to complete the project. Their representative will present a summary of the report, including findings and conclusions, as well as answer questions from Town Council at the July 3, 2012 Town Council meeting.

Background:

In December 2011 Town Council adopted the Policy Agenda and Targets for Action for the 2012 Calendar Year. One of the top priorities included the following:

- Policy Agenda 2012 “Targets for Action – Top Priority Item:
 - Coligny Area Redevelopment: Economic Analysis, Town’s Role, and Approve a Plan

The first step recommended to take in support of this item was to contract expert resources to provide an Economic Evaluation and Financial Feasibility report for the Coligny District. This involved the evaluation of two scenarios, each having varying levels of both public and private investment, returns and expectations. Coligny District stakeholders were consulted and participated in the development of plan scenarios for the Coligny District which were discussed during Town Council’s annual workshop in December 2011. As a result of that discussion Town Council selected two scenarios to be evaluated. Town staff developed an RFP and contracted with the Genesis Consulting Group to complete the work. During the process of reviewing the scenarios and developing the report the consultant contacted and met with area stakeholders and solicited information and asked their insight and participation.

cc:

Town Council
Planning Commission
ESC

ECONOMIC ANALYSIS/FINANCIAL FEASIBILITY STUDY
SELECT TOWN INFRASTRUCTURE
IMPROVEMENTS PROJECTS



TECHNICAL REPORT

SUBMITTED TO:

TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA

JUNE 20, 2012



I. Introduction and Overview of the Project

A. Overall Scope and Project Need

The Town of Hilton Head contracted with Genesis Consulting Group and its subcontractor, Miley and Associates to prepare an economic analysis/financial feasibility study associated with multiple public infrastructure improvement projects that are intended to catalyze private investment. Specifically, the Town requested that the Genesis Consulting Group team analyze two development scenarios that included improvements being considered in conjunction with additional potential/proposed private developments on land within the Coligny District. The detailed financial analysis and calculations of the rate of returns was limited to these two options.

This was not intended to suggest that these are the only two options available to the Town, or that these options are should be selected as an absolute either or alternative. Rather, the analysis is one tool to help guide the Town in how much public investment should be considered to help spur additional private investment, coupled with important non-revenue producing public space that serves the community in many ways.

Some infrastructure improvements contemplated by the Town as part of individual development alternatives were on areas that are not owned by the Town. An important goal of the various alternatives analyzed included Town-sponsored incentives that could spur private development in accordance with specific redevelopment guidelines/objectives for the District as a whole.

The Town of Hilton Head Island is considering the expenditure of public funds associated with an existing Tax Increment Financing (TIF) District (referred to as the Coligny District). A key objective of the Town of Hilton Head Island is to serve as a steward of public tax funds. Accordingly, the goal of this economic analysis/financial feasibility study is to assist the Town in making fiscally responsible decisions regarding the use of public funds within the District that would spur private investment and redevelopment of the Coligny District.

Specifically, the Town is interested in obtaining accurate and reliable cost estimates and associated return on investment evaluations related to the specific infrastructure improvements under consideration. These improvements include park and recreational spaces, pedestrian/bicycle pathways and boardwalks, landscaping, lighting fixtures and traffic signals, new parking facilities (including multi-story parking garages), existing roadway/intersection/on-street parking improvements, new access and connector roadways, miscellaneous structures (fountains, facilities management building, etc.), and storm drainage improvements (park/roadways only). Genesis Consulting Group's initial support consisted of identifying an appropriate scope of work that would meet the Town's analysis objectives. Scope elements could include:

- Review of existing Conceptual Master Plan alternatives and associated cost estimates (and assessment of the validity of assumptions).
- Evaluate the viability, marketability, and usefulness of individual alternatives based on a number of economic and other factors.
- Prepare a Financial Operations and Cost Analysis
- Make recommendations regarding the alternative (if any) that is most advantageous to the Town
- Assist with follow-up alternatives and negotiations with relevant property owners

Both development scenarios analyzed included a hotel and parking garage on Town owned property adjacent to Coligny Circle. This combination was chosen because it likely provides the Town with the highest monetary value associated with the land to assist in covering the costs for public components of either scenario. Other revenue producing developments including more commercial, office, or residential developments would be considered riskier projects with a lower potential of success.

Other development could be considered for the Town owned property. The plans have always included some form of park that coupled with the parking fill the entire area. The park could be a mixture of traditional open space park, ecology centers, and natural woods in association with the existing lagoon to make the area one of the largest natural areas on the island. This would not generate any revenue, but match many of the land use principals for lower density and open space traditionally held by the Town. This decision is not a financial, rather a policy decision and is an important option for the Town to vet.

Other public uses include a potential arts and performance center that could serve as a cultural center for the island. This would maintain the open space, public use of the land, but similarly to the park, create no new revenue. An option to locate a portion of USCB Hotel and Tourism College to the area is a strong potential. Either this would be in conjunction with one of the existing nearby hotels or a newly built hotel. The concept of USCB locating facilities in the Coligny District would create the most revenue if the space was privately constructed and leased to the College rather than constructed publicly.

Finally, other uses might include a private; performance based theater (for profit), a water park, an outdoor adventure park (ropes, climbing, etc.) or similar destination attraction. In our analysis, we used the hotel as the highest and best use, but that need and Town desire must be examined and confirmed.

B. Existing Tax Increment Financing (TIF) District (referred to as the Coligny District).

The Town of Hilton Head created a Tax Increment Financing (TIF) District in 1999 to promote and encourage economic development within the Town’s boundaries. The TIF has been a financial success. The original TIF outlined \$65 million in public sector projects. As of July 2011, there had been \$45.5 million in TIF funded projects completed by the Town. There are approximately \$19.5 million in projects to be completed. In addition to the \$65 million in TIF funds planned for the TIF, there has been an additional \$23 million spent on TIF area projects financed with non-TIF funds.

At the time the TIF District was created, it included more than 4,000 parcels of real property comprising approximately 1,400 acres of land within the incorporated municipal limits. The single TIF District is comprised of four separate geographic sectors:

- Sector 1 Coligny Circle, Sea Pines Circle and Palmetto Bay Road Redevelopment Area
- Sector 2 Stoney/Island Entrance Initiative Area
- Sector 3 Mathews/Gardner Redevelopment Area
- Sector 4 Chaplin/Broad Creek Initiative Area

This analysis focused on Sector 1 (Coligny Circle area). The primary infrastructure improvements under consideration would impact approximately 18-acres of Town-owned property currently operating as Coligny Circle, Coligny Beach Park, Coligny Beach Parking, and additional contiguous Town-owned land bordered by Pope Avenue to the northeast, South Forest Beach Drive to the southeast, Circle Center shopping center to the northwest, and Comfort Inn and Forest Beach Villas to the southwest.

The Town has allocated \$6.4 million of the remaining TIF funding available for future projects within the Coligny District area. Appendix 10 of this report provides a brief financial Executive Summary of the TIF District, which is also shown below.

Town of Hilton Head Island
Tax Increment Financing
Analysis - Through June 30, 2011

EXECUTIVE SUMMARY

Tax Increment Sub Area	1999 Estimate	Spent with Tax Increment Funds	Future TIF Expenditures	Total TIF Spent/Projected	Spent with Other Funding Sources	Future Expenditures from Other Funding Sources	ALL FUNDING SOURCES - Total Spent/Projected
Chaplin/Broad Creek Area Totals	5,520,000	588,757	2,664,048	3,252,805	6,452,184	1,978,176	11,683,165
Mathews/Gardner Area Totals	1,690,000	11,481,789	2,234,285	13,716,074	712,898	230,000	14,658,972
Bridge to the Beach							
Palmetto Bay Road Area Totals	5,030,000	233,683	13,639	247,322	2,502,592	551,116	3,301,030
Coligny Circle Area Totals	11,450,000	6,407,177	6,425,952	12,833,129	1,257,178	398,722	14,489,029
Sea Pines Circle Area Totals	1,950,000	4,468,108	3,010,549	7,478,657	1,936,299	734,680	10,149,636
Stoney Area Totals	8,200,000	5,394,512	3,483,489	8,878,001	4,343,304	2,376,717	15,598,022
Land Acquisition	5,800,000	11,217,074	-	11,217,074	-	-	11,217,074
Studies	500,000	480,850	-	480,850	-	-	480,850
Project Management	3,500,000	834,279	184,330	1,018,609	-	-	1,018,609
Contingency	4,360,000	-	-	-	-	-	-
Finance Charges	17,000,000	4,366,034	1,511,445	5,877,479	-	-	5,877,479
	31,160,000	13,993,330	1,695,775	15,689,105	-	-	15,689,105
Totals	65,000,000	45,472,263	19,527,737	65,000,000	17,204,455	6,269,411	88,473,866
			North End Projects Percentage	55.70%		North End Projects Percentage	60.02%
			South End Projects Percentage	44.30%		South End Projects Percentage	39.98%

From Appendix 10

C. Study Area

The Study Area includes the “Coligny District,” property made up of approximately 18 acres of Town-owned property currently operating as Coligny Circle, Coligny Beach Park, Coligny Beach Parking, and additional contiguous Town-owned land bordered by Pope Avenue to the northeast, South Forest Beach to the southeast, Circle Center shopping center to the northwest, and Comfort Inn and Forest Beach Villas to the southwest. It also includes private property that includes the Coligny Plaza, approximately 10.5 acres (Coligny Plaza Limited), the Heritage Plaza, approximately 4 acres (Blanchard and Calhoun) and several smaller parcels between the two larger private holdings, approximately 2 acres. The additional smaller parcels include individual commercial lots and property leased by the Sheriff’s Department. Below is the property ownership showing the potential properties that could be impacted in the development plan.



D. Physical

a. Land Use

The current zoning of the property is CCW – Coligny Circle Walking District has important overlay requirements for items like density, buffers, parking, etc. The proposed redevelopment would require rezoning or modification to the zoning classification. The land use is shown to the right. The majority of the non-Town holdings are commercial use. Note the Public space designation between Heritage Plaza and Coligny. This facility is housing Sheriff operations and is scheduled to be relocated to a different location on the Island. The ownership of the property is primarily in three major land holders: the Town of Hilton



Head, Coligny Plaza and Heritage Plaza. Except for the Town property, no open land is available in the private holdings. There is very little residential in the actual study area, but there is a significant number of surrounding condominiums and townhome projects in the vicinity. Over 4,500 units are adjacent to the study area either along South Forest Beach Drive or North Forest Beach Drive. The Holiday Inn, which has recently undergone upgrades in a redevelopment project, is to the south of the study area across South Forest Beach Drive adjacent to the Coligny Beach access project recently completed by the Town.

b. Public Holdings

The Town of Hilton Head's holdings include existing parking spaces that are used for beach access. These spaces are part of an agreement that accompanied a beach re-nourishment grant that required public parking spaces to be maintained to ensure access to the beach. This location is one of the few public beach access points and is one of the top tourist beach accesses for the Island. Recent projects to enhance the area have been successful in enhancing beach access and other amenities to this area.



An important public holding is the Coligny Circle – the area interior to the traffic circle. This area is densely wooded and virtually inaccessible to the public. The size of the area, approximately 2.0 acres, is sufficient to be utilized as a public park and offers a good opportunity for additional green, public park space to enhance the retail and beach traffic. The area could be enhanced and made more user friendly through thinning of the trees and the addition of benches, walkways, and improved pedestrian access.

The remaining Town property was previously considered for development for a hotel site and is now used as a construction staging area. The cleared area is heavily covered with underbrush while the wooded area includes an existing lagoon that could be transformed into an important water feature for the park development. The area is larger than required for a typical in-town park and some of the land could be sold or made available for other private development. All infrastructure including water, sewer, roads, etc. is in place. Additional extensions for storm drainage, specific extensions for service lines for water and sewer would be required.

c. Private Holdings

Coligny Plaza is a fully developed, older commercial center that caters to tourists and vacationers. The shops are an eclectic mix ranging from yogurt shops, to apparel, to gifts and novelties. The area is 100% leased with rates near or beyond the maximum rates that would be expected in a similar development. The area benefits greatly from its proximity to the beach. Representative stores include:

- Piggly Wiggly
- Chico's
- Skillet Restaurant
- Quiet Storm
- Island Girl

The entire retail space is 143,394 of gross leasable square feet (GLA). Additional space includes various outdoor canopies, patios, etc. making the actual space more than what is considered GLA. The existing development enjoys several unique characteristics. First, there is very little competition for this type of retail. Other locations on the Island cater to a more boutique market less focused on this segment of the tourist trade. Other locations offer similar wares, but in smaller concentrations or more upper end focus. Consequently, this trade area does not have significant outside competition on the Island.

The trade area is aging with most of the facades and structures 20 to 40 years old. While still functional and fully leased, the development is aging and will, at some point in the future, require either significant aesthetic improvements or complete redevelopment.



Parking is an issue at the Coligny Plaza area. There are currently approximately 450 parking spaces available at the Coligny Plaza shopping center which is a parking ratio below 5.0 per 1,000 sf preferred by most retail developments. Note that the Town requirement is 3.35 per 1,000 sf. According to the Coligny Plaza owner, many of those spaces are taken up by beach traffic even though there is free public parking that is often not completely full.

The area includes an Exxon Gas Station that has been on the location for decades and is not a consistent use in the area. While not a deterrent, it is likely not the best use of the real estate for redevelopment.

Finally, the vast majority of the space is single story. Very little second floor space is utilized for retail, restaurant, or office except for the development's management office.

The Heritage Plaza trade area is a smaller area, 32,008 GLA with significant vacant space. The shopping center includes extensive verandas and covers making the usable space considerably more than the GLA. The shopping center has recently been acquired by Blanchard and Calhoun (the same owners of the Shelter Cove Mall). Blanchard and Calhoun have selectively not been renewing leases with the idea of redeveloping the area once the Town's plans are more solidified.

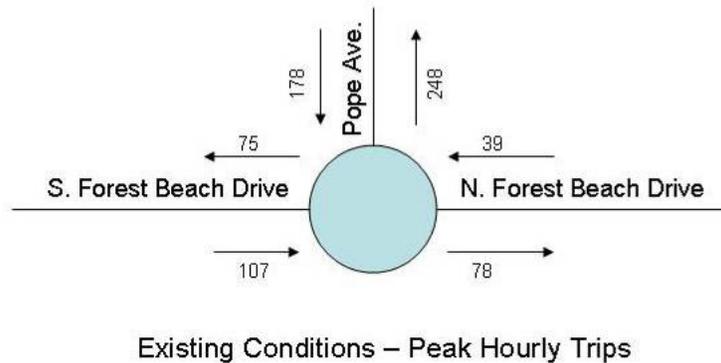
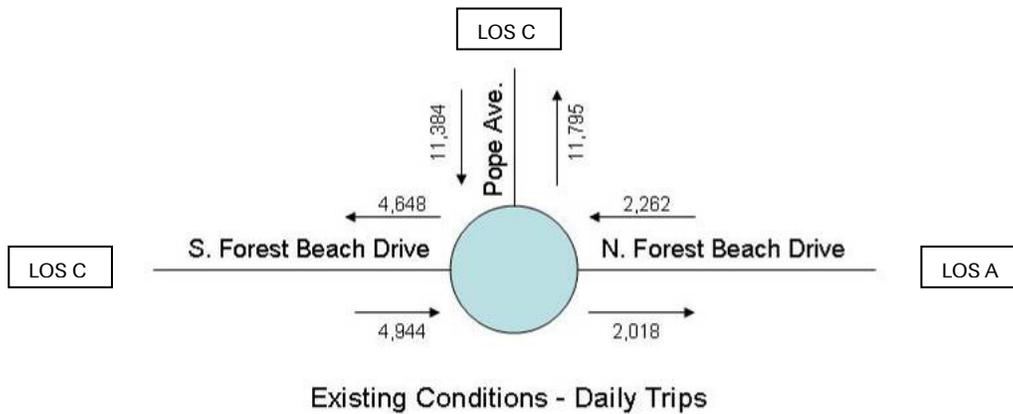
The shopping center is an open, single story shop design with interior open spaces. Some of the shop space is street visible, but much of the space is hidden on the interior reducing the value of the property. It is likely this older model would be scrapped in favor of a more traditional retail development with more store visibility. Because of the high vacancy rates, there is not much competition to the Coligny Plaza. This trade area is more similar in size and composition to other trade areas on the island, but is not competitive now because of the lack of critical mass.



d. Traffic

Currently, the traffic counts performed by the Town indicate the Level of Service for the existing conditions are level C for Pope Avenue and S. Forest Beach and level A for N. Forest Beach. Note that Pope Avenue is a divided 4 lane urban arterial while the other roads are two lane collector roads.

The volume of traffic from the June, 2011 counts are:



e. Utilities

South Island Public Service District serves the existing study area for water and sewer. Discussions with the District indicate there is sufficient capacity in the lines for additional development. Other utilities, power, phone, cable, etc. are in place and have capacity for additional development.

f. Stormwater

The Study area is atypical for the Island in that its elevation is 14.0, which is one of the highest elevations found on the Island. Even with the close proximity to the beach, there has not been significant flooding or stormwater issues in the area. For the park development, the existing Lagoon could be enlarged to provide sufficient detention for the area. The private properties are fully developed and present no flooding issues.

g. Beach Access

The Town completed in 2010 a major redevelopment project that greatly improved beach access and included new showers, restrooms, changing rooms, walkways, benches, and Wi-Fi access. The park is connected to Coligny Plaza just beyond the beach access to the Holiday Inn. Additionally, the end of the park transitions to the Town-owned public parking area located to the south of Coligny Plaza, with some crossing of traffic around the Coligny traffic circle.



Maintaining this public, walkable access while adding access to the interior of the Coligny Circle, will be important to the success of the redevelopment. The Town also has a commitment to maintain parking access to the general public as a condition of a beach re-nourishment grant. This access may be combined with other parking, but at a minimum, 400 plus parking spaces should be made available for public use.

h. Financial

1. *Existing Budget*

The Town has maintained a strong budget position for many years. A mix of property taxes, other fees and taxes, local accommodations tax for public safety, funds from prior years (fund balance) supports the General Fund budget of \$32,731,720, adopted for FY2012.

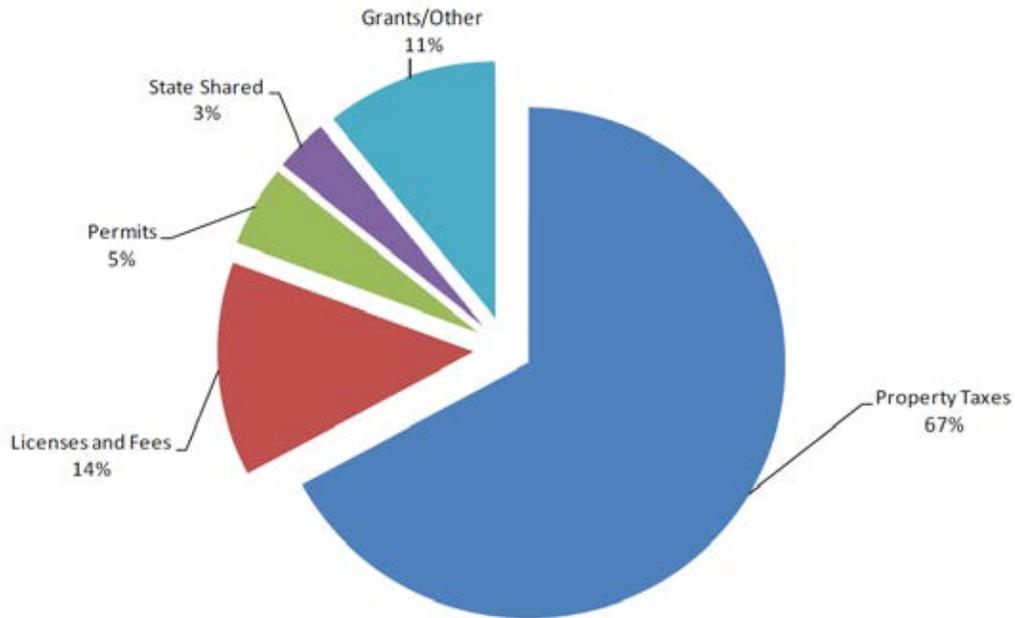
The Town has continued to diversify the revenue sources supporting the General Fund. For example, in 1994, property tax revenue generated 67% of the Town’s budget. However, in Fiscal Year 2012, property taxes represented only 36% of the General Fund. Additional funding is provided through, licenses and fees, local 1% accommodations tax, state accommodations tax, 2% beach preservation fee, 2% hospitality tax, stormwater fee, electricity franchise fee, funds from prior years (fund balance), and tax increment financing (TIF). The graphs on the following page demonstrate this shift in revenue sources.

Personnel, Operating and Public Safety represent the major expenditure categories of the Town’s General Fund, comprising 93% of the budget.

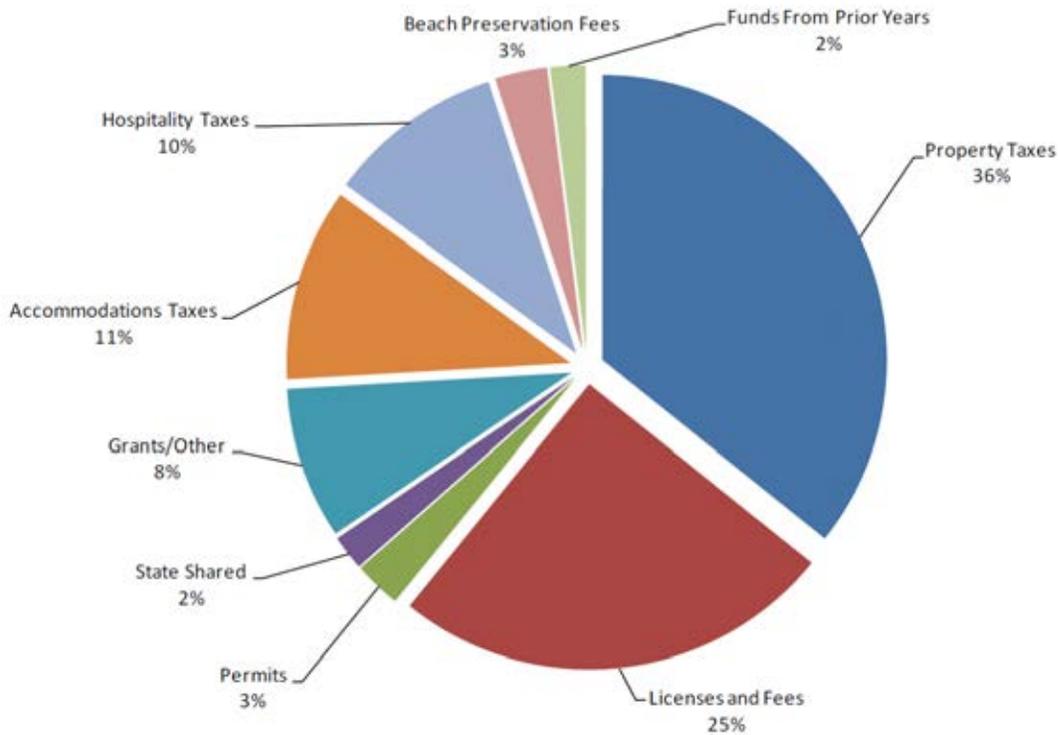
The Town’s Millage rate is currently 19.33 mills. The total millage is composed of the following components:

General Fund	11.78 Mills
Debt Service	12.57 Mills
<u>Capital Projects Fund</u>	<u>0.75 Mills</u>
Total Millage	19.33 Mills

FISCAL YEAR 1994 GENERAL FUND BUDGET



FISCAL YEAR 2012 GENERAL FUND BUDGET



2. Existing TIF

The Town has allocated \$6.4 million of the remaining TIF funding available for future projects within the Coligny District area. This allocation could be used for any of the identified public projects in the development scenarios including public parking garages, a public park, improvements to the Coligny Circle, various road improvements including on-street parking, and storm water improvements.

II. Market Conditions

A. Stakeholder Interviews

Various stakeholders were interviewed to help determine the potential market feasibility of the various development alternatives. This was not intended to be a detailed marketing study, but a cursory, high-level look at the existing market, the trends and movement in the trade area, and some property owner perspectives for redevelopment. Those interviewed included:

- Key property owners including owners of the Coligny Plaza and Heritage Plaza
- Other local property owners in the Study Area
- Commercial real estate professionals in the market area
- Developers from other market areas not involved in the project
- Government officials – both elected and staff
- The local Chamber of Commerce and Tourism Boards
- Lending institutions

Some important conclusions were drawn from those interviews:

1. The Coligny Plaza market is not in competition with other markets in the area – it is a unique market focused on tourism
2. It is not likely that the expansion of this trade area will cannibalize other locations on the island
3. The market that has grown off the island, Bluffton, etc. is more focused on resident served market – like traditional markets in non-resort areas. Those developments focus more on larger land developments not in competition with this trade area.
4. The outlet malls are competition, but by nature could not be located on the Island. Expansion of the Coligny Plaza trade area would have a neutral impact on this market
5. The office market is saturated with over 30% vacancies. There is no market for substantial new office space.
6. The residential market in the area is nearly saturated. The market is mostly for second homes and condominium rentals. There are over 4,500 condominium or timeshare units in the area, and the vacancy rates are fairly high.
7. There is not a market for live-work because the work part of the equation does not exist
8. Some discussion of locating USCB space in this area has been undertaken. That would change the dynamic bringing student type residential space into the equation. It would be important that that space stay taxable with USCB leasing space rather than building.
9. The Coligny Plaza is a very strong commercial enterprise with lease rates at the maximum available in the marketplace. It will take significant incentives to entice redevelopment of this area. At some point in the future, it will need to be redeveloped, but redevelopment is not anticipated within the next ten years.

10. The Heritage Plaza is being emptied by the property owner in anticipation of some type of development. Its physical configuration is not conducive to current retail trends and it is likely the entire area will be razed for new construction.
11. The Town land is larger than is required for a park and excess land could be made available for private development providing a mechanism to raise more capital for public improvements.

B. Commercial

Of all the potential uses for the Coligny Development Area, retail/commercial seems the most promising. There is pent up demand for additional spaces in the Coligny Plaza and development opportunities in the remainder of the Study area. Small commercial is making a solid recovery in general in the United States as well as South Carolina. Small shop space, specialty restaurants, and very select national chains are the most promising potential markets. Like all development potentials, there is significant inherent risk even for this market potential. The exact amount of additional commercial that can be supported should be verified with a detailed marketing study.

The current vacancy rates for hotels is quite low for a resort area. Occupancy rates touch a high of 86% in July, the best month of the year and show room for additional rooms in the marketplace. While the island has a market for a five star hotel, this location is not a good fit because of the lack of privacy and space for typical five star amenities. A three to four star full service hotel with fitness center, pools, and a full service restaurant is appropriate. No meeting or convention space should be considered because of the other competing convention space on the island and the small footprint and room count for the hotel. A convention center would likely demand more rooms and acreage to be successful.

Location of the hotel has been an important topic of discussion. The closer to the Coligny Circle and the beach, the more attractive a hotel site would be to a potential developer. This should not be at the expense of keeping a strong connection to the existing Coligny Beach Park, the new Coligny Park, or the public park space planned. A location where the hotel is set back 100-150 feet from the road with lower level retail and a linear park making the connection would be appropriate.

C. Residential

Residential development remains stagnate throughout the United States and South Carolina. Coastal and resort regions remain the lowest performing segment of the residential market as home values have dropped significantly since 2007 and are rising very slowly. Lending institutions are wary of condominium developments for both litigation reasons and credit concerns. This appears to be the slowest growing market. There is also a high volume of existing residential in the area that has vacancy to be absorbed. Some small residential that would take advantage of the "new" factor is appropriate, but should be very limited.

D. Office

The vacancy rate for office on the island is over 30%. There is no market for additional office in this area except to support the management of the retail space.

E. Other

While not included in the financial model, other development could be considered for the Town owned property. The plans have always included some form of park that coupled with the parking fill the entire area. The park could be a mixture of traditional open space park, ecology centers, and natural woods in association with the existing lagoon to make the area one of the largest natural areas on the island. This would not generate any revenue, but match many of the land use principals for lower density and open space traditionally held by the Town. This decision is not a financial, rather a policy decision and is an important option for the Town to vet.

Other public uses include a potential arts and performance center that could serve as a cultural center for the island. This would maintain the open space, public use of the land, but similarly to the park, create no new revenue. An option to locate a portion of USCB Hotel and Tourism College to the area is a strong potential. Either this would be in conjunction with one of the close hotels or a new hotel built in conjunction. The addition of students requiring housing would help to fill some of the existing vacancies. We would not suggest student dorms in the area nor constructing significantly more housing units given the large vacancies in the surrounding condominium market. The concept of USCB locating facilities in the Coligny District would create the most revenue if the space was privately constructed and leased to the College rather than constructed publicly.

Finally, other uses might include a private, performance based theater (for profit), a water park, an outdoor adventure park (ropes, climbing, etc.) or similar destination attraction. In our analysis, we used the hotel as the highest and best use, but that need and Town desire must be examined and confirmed.

III. Development Alternatives

Genesis Consulting Group reviewed a number of conceptual master plans completed by the Town, Wood and Partners, and J.K. Tiller Associates. The plans ranged from the 1999 Charrette Plan to recently updated "Hybrid" plans created through a series of meetings with various interested parties. Of special note was a daylong planning charrette that included experts in new urbanism, town officials, and property owners that created two basic scenarios. For the purposes of this report, they are labeled Scenario 1 and Scenario 2. In general, Scenario 1 is a smaller project that focuses more heavily on the property currently owned by the Town and a small portion of the land that is Coligny Plaza and Heritage Plaza that fronts on Pope Avenue. Scenario 2 is a more intensive project that includes all of the Public Land and the entire area of Coligny Plaza and Heritage Plaza as well as several smaller parcels between the two land holdings. Both scenarios are included as attachments to this report.

A. Cost Estimates Assumptions and Procedures

The planning areas of the attached drawings representing each of the alternatives selected for further consideration were divided into areas and elements which might be selected individually or which might be common to multiple and/or sub-alternatives. Generally, these were portions of the proposed roadways (e.g., roundabouts, intersections, and block-long sections of roadway), the Central Park and its features, the Coligny Circle Park and its features, other buildings (e.g., development of the hotel building), the surface parking lots, and parking garages.

The construction take-off of each of the individual portions of roadway included the ground within the proposed right-of-way; a "typical" erosion and sediment control plan; an estimate of demolition and disposal; an estimate of on site earthwork (cut to be used as fill within the site); a "typical" storm drainage plan (new and/or reconstructed); an estimate of curb and gutter; an estimate of sidewalks; an estimates of the stone base, asphalt, painted stripes, delineators, embossed asphalt or paving stones, and signage; an estimate of street lighting; and an estimate of the landscaping and grassing.

Similarly, individual buildings included the ground under and immediately surrounding the proposed structure; the area of the ground floor of the proposed buildings (to allow for consideration of single, two, and three story projections); a "typical" erosion and sediment control plan; an estimate of clearing and disposal; an estimate of on site earthwork; a "typical" storm drainage plan; an estimate of sidewalks; an estimate of building perimeter lighting; and an estimate of the landscaping and grassing.

The surface parking lots and parking garage structures included the ground under and immediately surrounding the parking feature; a "typical" erosion and sediment control plan; an estimate of clearing and disposal; an estimate of on site earthwork; a "typical" storm drainage plan; an estimate of curb and gutter (for access roads only for garages); an estimate of sidewalks; estimates of stone base, asphalt, striping, and signage (for access roads only for garages); an estimate of the exterior lighting; and an estimate of the landscaping and grassing. The actual parking garage structures, interior and exterior signage, and their foundations were considered separately.

The ground areas attributed to each of the buildings and the parking facilities were approximated based on roughly determined "property lines" as though each was subdivided into an individual subdivided lot. Construction areas anticipated for the "typical" erosion and sediment control plans, particularly the hotel site and the parking facilities sites, were generally larger than the "lot" sizes. This was done because, if available at the time of bidding and construction, the use of additional adjacent property particularly in the construction of the hotel and/or the larger civil projects could result in lower bid pricing.

Estimates of the ground within the proposed right-of-way or under and surrounding buildings were made from scaled distances from the enlarged drawings. The "typical" erosion and sediment control plans each anticipated one temporary crushed stone construction entrance, protection surrounding each existing and/or proposed catch basins and drop inlets, and silt fence surrounding the site.

The estimates of clearing and disposal assumed a volume to be removed equal to one-half of one foot deep across the individual site's area. The estimates of on site earthwork assumed an average cut of one foot across the site's area all of which would, in turn, be used as fill in other areas of that site.

Each of the "typical" storm drainage plans assumed new catch basins and/or drop inlets and/or the use of existing boxes modified or reconstructed to fit the proposed site plans. Generally, the storm drainage plans were assumed to be routed through the proposed pond in the Central Park. Sites where one or more additional sites were down stream did not include the outfall pipeline. Therefore, if up stream properties are to be developed prior to down stream properties, these costs would need to be included in the up stream property's costs and then removed from the down stream property's costs when considering its development.

Estimates of curb and gutter assumed all existing curb and gutter would be demolished, reconfigured to account for on street parking and the like, and reconstructed. Further, it was assumed that all newly proposed facilities would have curb and gutter surrounding all proposed paved areas.

Estimates of sidewalks within the parks were from approximated scaled lengths of the sidewalks indicated on the planning drawings. The estimates of sidewalks associated with the various sections of roadways assumed sidewalks along both sides of the roads with exceptions made along roads adjacent to the Central Parks where sidewalks were proposed along its perimeter and along roads surrounding the existing condominium site where sidewalks may already exist or are not needed. Where rear facades of proposed buildings were to be adjacent to proposed parking lots, sidewalks were assumed along the length of the parking lot. An estimate of the number of entrances to each of the proposed buildings was roughly based on the buildings' overall size, configuration, and the number of building facades with adjacent roads and/or parking lots. Building sidewalk estimates were then developed from approximate lengths to connect the estimated number of building entrances to the adjacent street's and/or parking lot's sidewalks.

For road sections, surface parking lots, and access drives to parking garage structures, estimates of the required stone base and asphalt were based on scaled distances from the planning maps. Additionally, estimates of painted stripes and delineators were based on the scaled or, in roundabouts, calculated length of the roadway, and in parking lots from approximations of the number of parking spaces including handicapped facilities.

The estimates of embossed asphalt or paving stone were based on scaled dimensions from the various locations indicated on the planning drawings. The estimates for traffic control and street name signs were made on the basis of a quick count of anticipated signs which might be required. The various estimates of street, building, and surface parking lot lighting were generally based on one decorative, anodized aluminum light pole at forty feet on center. Where buildings had facades facing more than one street and/or a surface parking lot, lighting was added at the same distance along these areas.

The number of trees required for the various sites were based on a count of what could be inferred from the planning maps tempered with some judgment where additional trees appeared to be appropriate. Generally, required shrubbery was considered to be at a multiple of four times the number of trees estimated for that site. The required grassing areas were considered equal to the sites' erosion control areas. No adjustments were made for building footprints as it was assumed that some temporary (erosion and sediment control) or regressing of areas that did not germinate would be required.

B. Scenario 1

a. Elements

Scenario 1 focuses the majority of the development and improvements on lands owned by the Town with a small amount of additional development influenced by the public investment in and around the Coligny Circle. On the public side, the major public element is development of a park on approximately 10.5 acres. The major elements include:

- Open space

- Gazebos and covered picnic areas
- Natural areas
- Walking Trails
- An expanded Lagoon System
- A "Tavern in the Park" Food/Beverage Facility
- Pedestrian Bridges
- Landscaping
- Parking
- Administration Facilities

The park would be a central meeting space for the community and would have connectivity to the remaining spaces, either public or private by a series of linear parks along Pope Avenue. Additional parking areas/opportunities would also be made available around the development.

Major private investments would include a three or four star hotel with approximately 150 rooms and associated additional retail on the south side of Pope Avenue. This retail would include a two-story structure with surface parking located in the rear. The second story could either be restaurant or limited residential. Residential would only be very limited. The property for the hotel would be disposed of by the Town via an RFP system that would provide the property at or near market value along with certain development parameters that would insure the Town's desires are met.

In the stakeholder interviews, and in previous design charrettes, a hotel emerged as the highest and best use of the property when compared to additional commercial, office, or residential. This element appeared to provide the best anchor project to support additional commercial and retail as supported by our limited market research. This would also provide the highest revenue return for the Town and other taxing jurisdiction and was used as a best case scenario for the financial analysis. However, there are a number of other options that could be a catalyst for the area. Most of these would provide far less revenue and have a higher risk of success. They include items such as a non-profit performance arts center, a commercial performance theater, a water park, or similar destination type activity. The non-revenue generating projects would eliminate a significant financial gain to both the Town and other taxing jurisdictions. A hotel contributes both property tax and accommodations taxes while also influencing more supporting commercial retail and restaurants.

An important element to the Hotel is a parking garage. The garage would meet two needs, the hotel itself along with the beach access and parking requirements. The garage would be a four level, 532 car garage and would split the costs equally between the Town and the private development. It would remain on Town owned land and would not generate revenue beyond its operation costs and would not be taxed.

Retail development would be located along the frontage of Pope Avenue on either side. The Town side is available now, but the northern side would require demolition of existing space on the Coligny Plaza and the Heritage Plaza. The retail mix would be a combination of restaurants, small shop space, larger boutique shops, and national chains.

In order to support this additional development, improvements to the transportation system will be required. Scenario 1 anticipates reconstruction of South Lagoon Road, reconstruction of Nassau Street, a new Pope Avenue roundabout, various Pope Avenue Improvements, and a park in the center

of the Coligny Circle Roundabout. These improvements include satellite parking lots and some on-street parking. This scenario does not reduce the number of lanes on Pope Avenue. While not a requirement to spur development, the Town might decide to do this as a traffic calming method to encourage a more walkable development.

b. Mix

This scenario anticipates a gross of 123,872 sf of Retail/Commercial, a 150-room Hotel, 34,900 sf of Restaurants, and 8 residential units. As can be seen by the Scenario 1 Key Plan included in the Attachment section of this report, some of the new development anticipated would require removal of some of the existing Coligny Plaza and Heritage Plaza structures while a portion includes space on the existing Town of Hilton Head property. Because we are working with generalized development plans, the exact amount to be converted to new space is fluid. For the purposes of this analysis, it is assumed that approximately 38,000 sf would be removed from the Coligny Plaza and 14,000 sf removed from Heritage Plaza to make way for the new space shown in Scenario 1. This space is generally a mixture of restaurants and retail. Therefore, the total additional space for retail/commercial/restaurants would be a net of 119,372 versus a gross of 171,372. The removal of this space is captured for the purpose of this analysis by the current property taxes and estimated hospitality taxes this area currently pays.

c. Absorption Rates

For this development, an absorption rate for the commercial is anticipated at 3.5% per year over a 5-year period. This is not an overly aggressive amount for the market to absorb per year. It is also anticipated that this absorption would not cannibalize other trade areas on the Island. While some may choose to relocate, it would not be unduly influenced by the private investment.

In order to meet these absorption rates and to reach the amount of square footage shown in both scenarios, the Town will have to allow an increase in density beyond the amount provided today. Coligny Plaza currently has a density of 13,656 sf per acre. Heritage Plaza has an 8,000 sf per acre density. Note that this is using the GLA number rather than the total covered square space due to the large number of verandas and open space covered area. This number might adjust once that definition is clarified.

The total existing density of the district not including the public space is 12,000 sf per acre. The total new density for Scenario 1, without the public space for the park, is 10,840. This number is highly variable and is subject to the final development plans. Likely, portions of the plan will be denser in locations, especially along Pope Avenue, than other locations.

The overall density for the new portion is important for several reasons. This increased density allows for second story development of specialty retail, restaurant or limited residential. The increased density more closely resembles trends in new urbanism popular in retail today. The increased density is offset by the concentrated open space in the linear park and the two public parks. The pockets of higher density would only be allowed in conjunction with these open spaces.

The increased density also is the one incentive that might help convince the northern side of Pope Avenue – Coligny Plaza and Heritage Plaza – to invest in new development. Even with the increased

density, the financial decision for the Coligny Plaza area will be marginal at best in terms of whether to demolish revenue producing space in favor of newer, similar space. The lure of higher density, the desire to invest before the asset begins to decline, and the desire to be part of redevelopment in an area where the development began could be enough to jump start new investment. This is not assured, but the best option for the Town to help jump start the project.

d. Capital Cost Estimates

Detailed cost estimates have been completed for Scenario 1 and are included in the appendix. It is anticipated that over a five-year period, \$43.8M in private investment will be spurred by \$15M in public infrastructure investment. \$3M of that public investment will come via selling off some of the public land.

C. Scenario 2

a. Elements

Scenario 2 includes all of the features and elements described in Scenario 2, with some important changes:

- The park is slightly smaller (9.0 acres) to allow for more retail around the Hotel
- The parking garage is larger to accommodate more beach parking and more retail (746 parking spaces).
- A new connector road (Tanglewood Road) that allows a by-pass around the south side of the new park to South Forest Beach Road. This is required to help alleviate additional traffic on Pope Avenue
- Reduction of Pope Avenue to two lanes and construction of parking along the road
- Increase retail along the south side of Pope Avenue over what was provided for in Scenario 1
- An additional parking garage on the North side of Pope Avenue on North Lagoon Road (315 spaces)
- Additional transportation improvements for the reconstruction of Tanglewood Drive, reconstruction of Coligny Main Street (a connector road on the north side of Coligny Plaza, reconstruction of Avocet Road, a larger reconstruction of South Forest Beach Drive, a larger reconstruction of North Forest Beach Drive, and reconstruction of North Lagoon Road

The most noticeable difference between Scenario 1 and Scenario 2 is complete demolition of all of Coligny Plaza, Heritage Plaza, and a few smaller parcels located between the two developments. It means that all the current businesses would be required to be relocated or moved within the development during staged construction.

b. Mix

This scenario anticipates a gross of 261,322 sf of Retail/Commercial, a 150-room Hotel, 43,900 sf of Restaurants, and 47 residential units. Scenario 2 includes the removal of all the square footage for both the Coligny Plaza and the Heritage Plaza. This would be a total gross leasable area of 143,394 for the Coligny Plaza and 32,028 for Heritage Plaza. The gross for the Retail/Commercial/Restaurants is

305,322 sf while the net would be 132,606 sf. The removal of this space is captured for the purpose of this analysis by the current property taxes and estimated hospitality taxes this area currently pays.

c. Absorption Rates

For this development, an absorption rate for the commercial is anticipated at 3.73% per year over a 10-year period. This is not an overly aggressive amount for the market to absorb per year. It is also anticipated that this absorption would not cannibalize other trade areas on the Island. While some may choose to relocate, it would not be unduly influenced by the private investment.

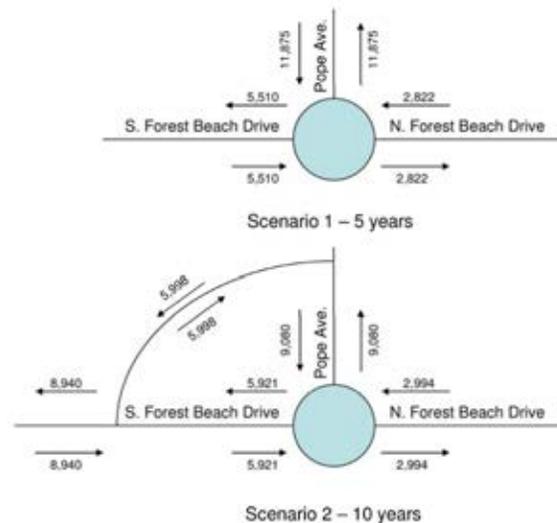
The total existing density of the district not including the public space is 12,000 sf per acre. The total new density for Scenario 2, without the public space for the park, is 14,500. This number is highly variable and is subject to the final development plans including the final size and configuration of the public park, what is in public ownership and what is in private ownership. Likely, portions of the plan will be denser in locations, especially along Pope Avenue, than other locations.

d. Capital Cost Estimates

Detailed cost estimates have been completed for Scenario 2 and are included in the appendix. It is anticipated that over a ten-year period, \$69.4M in private investment will be spurred by \$23M in public infrastructure investment. \$3M of that public investment will come via selling off some of the public land.

D. Traffic Impact

The impact of the additional square footage for the hotel, retail, and limited residential will affect the transportation system. While a detailed traffic analysis was not performed, some evaluation of the traffic impacts on the road network was completed. It is recommended that before complete plans are made for the developments, a detailed Traffic Impact Study be performed on the intersections. Traffic was evaluated using daily trip generations using the ITE codes for 820 Shopping Center, 330 for a Resort Hotel, and 230 for Condo developments. Additionally, a large pass-by factor was included for the nature of the development. Many of the shoppers and beach users will come for the day, park and shop and dine in the area without additional trips. The Hotel will also reduce the additional trips making the area see lower traffic impacts. Much of the development, especially in Scenario 2, is replacing existing trips that have been accounted for in the Town traffic counts from June, 2011. Finally, if Pope Avenue is narrowed to two lanes, the area will be reduced from a C to an E-F level of service. The very nature of the additional congestion, coupled with the new road connections



bypassing the Coligny Plaza area would actually work to redirect traffic from this area, helping keep the area from failing completely.

All of these factors were evaluated to produce the following results shown above and on the next page.

	ITE Code		Scenario 1	Scenario 2	Additional Trip Generations			
Existing SF								
Coligny Plaza	820 Shopping Center	38.7/1ksf	38,072	117,464				
Heritage Plaza	820 Shopping Center	38.7/1ksf	14,219	46,042				
Total			52,291	163,506				
Total Planned SF								
Retail	820 Shopping Center	38.7/1ksf	123,872	261,322				
Hotel	330 Resort Hotel	8.7/room	150	150				
Restaurant	820 Shopping Center	38.7/1ksf	34,900	43,900				
Residential	230 Condos	5.86/unit	8	47				
Net Additional (est.)					Scenario 1	Scenario 2		
Retail		38.7/1ksf	84,654	138,693	3,275	5,357		
Hotel		8.7/room	150	150	1,305	1,305		
Restaurant		38.7/1ksf	21,827	3,024	845	117		
Residential		5.86/unit	8	47	67	380		
Sub-Total					5,493	7,169		
Pass by					(549)	(717)		
Total					4,944	6,452		
Distribution								
				Existing	Scenario 1	Scenario 2	Scenario 1	Scenario 2
Pope Avenue				23,179	1,730	1,936	23,750	18,151
S. Forest Beach				9,592	1,236	1,290	11,020	11,842
N. Forest Beach				4,280	1,236	1,290	5,644	5,998
S. Lagoon Connector Behind Park (New)				0	742	958	742	5,958
Tanglewood Connector (New)				0	0	958	0	5,958
Level of Service (LOS)								
Pope Avenue (Note: Currently 4 lanes, reduce to 2 lanes in development scenarios, some traffic shift to connector roads)				C				E/F
S. Forest Beach				C				E
N. Forest Beach				A				D
S. Lagoon Connector Behind Park (New)				N/A				C
Tanglewood Connector (New)				N/A				C

Note: Because of distribution of traffic counts, some of the square footages of the developments have been rounded and adjusted for the traffic analysis and may differ slightly from the financial models.

E. Recommendations

Based on the limited market research, we recommend that of the two analyzed, Scenario 1 would be the best option for the Town. A primary goal of this study is to determine what is the appropriate level of public investment that should be made by the Town that would have the best rate of return in terms of both tax revenue, and a more intangible public interest in seeing new development in an important area of the Town. Additionally, the investment should not overly assist any one area of the Town while hurting other trade areas. The balance of these often competing objectives was a major guiding factor for these recommendations. To effectively implement Scenario 1, steps the Town should consider taking include:

- Selling of a portion of the public land through an RFP process for a hotel and a portion of retail that fronts Pope Avenue across from Coligny Plaza and Heritage Plaza
- Selling of that public land would include development requirements and guidelines to meet desires of the Town
- A new public park space on the Town owned land and within the Coligny Circle
- A new parking garage built half with public funds and half with private funds to serve both the beach access and the hotel

- Increased density in selected areas for the new development. This would include adding public lands to the mix to soften the increased density for specific tracts of land.
- Transportation improvements that will help support the additional development
- While not in our Scenario 1 plans, the Town might consider reducing Pope Avenue to 2 lanes. This would put Pope Avenue at a level E to F, which might not be acceptable to the Town. It would be a policy decision to purposely discourage traffic in this area, provide alternate routes around the development making the area more of a destination point than a cut through.

IV. Financial Feasibility Assessment

The two scenarios outlined above represent substantial development opportunities for the Town. The fiscal impacts on the Town are outlined in the following tables. Each scenario generates new employment opportunities for the Town of Hilton Head and the surrounding communities. In addition, each scenario generates substantial property tax revenues and other revenues for the Town (such as license fees, permit fees, hospitality and accommodation taxes, etc.). Each scenario also has substantial costs associated with the project's development.

In order to evaluate the alternative scenarios and the potential benefit to the Town, a Benefit/Cost (B/C) analysis was conducted for each scenario. The following tables summarize the results of this B/C analysis. Due to the timing difference of the costs to the Town and the benefits to the Town, it is necessary to evaluate the B/C in terms of Net Present Value (NPV). A discount rate of 4.5% is assumed in this NPV analysis.

In each scenario, the benefits were defined as the property taxes and fees that the project would generate net of any lost revenues (due to demolition or relocation of existing property tax payers). The costs were defined as the capital and operating expenditures required to complete the infrastructure and maintain the property over a 20-year period.

Property taxes were derived based on estimated assessed values for each new component of the projects. In addition, the potential fees were estimated based on estimates of gross operating revenues for the various components of the project.

Economic Analysis/Financial Feasibility Study
SELECT TOWN INFRASTRUCTURE IMPROVEMENT PROJECTS

Scenario 1: Table 1 summarizes the B/C of Scenario 1. Scenario 1 would generate slightly more than \$1.0 million in Town property taxes over the 20-year period. In addition, the Town would receive more than \$8.0 million in fees and license revenues over this period.

Table 1

**Town of Hilton Head B/C Analysis - Preliminary
 Scenario 1**

Date	Year	Commercial Appraised Value	Cumulative Commercial Assessed Value	Real Property Assessed Value	Cumulative Real Property Assessed Value	Total Assessed Value	TOHH Property Tax Revenues	Total TOHH Property Tax Revenues	Building Permit Fees	Transportation Impact Fees (TOHH)	Hospitality Taxes	TOHH Business License Fees	Total TOHH Revenues	Estimated Net Capital Costs	Estimated Operating Costs	Estimated TOHH Project Costs Less TIF Funds	Estimated Benefit/Cost
2013	1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,026,709	\$0	\$5,600,757	-\$5,600,757
2014	2	\$23,923,294	\$1,435,398	\$376,792	\$376,792	\$1,449,752	\$28,024	\$20,121	\$95,693	\$443,349	\$364,329	\$37,764	\$961,256		\$117,992	\$117,992	\$843,264
2015	3	\$1,501,720	\$1,525,501	\$23,652	\$400,444	\$1,556,163	\$30,081	\$22,178	\$6,007	\$35,935	\$364,329	\$37,764	\$466,213		\$117,992	\$117,992	\$348,221
2016	4	\$2,585,590	\$1,680,636	\$40,723	\$441,167	\$1,731,561	\$33,471	\$25,568	\$10,342	\$62,496	\$364,329	\$37,764	\$500,500		\$117,992	\$117,992	\$382,508
2017	5	\$13,027,090	\$2,462,262	\$205,177	\$646,344	\$2,562,239	\$49,528	\$41,625	\$52,108	\$369,068	\$364,329	\$37,764	\$864,895		\$117,992	\$117,992	\$746,903
2018	6		\$2,462,262	\$0	\$646,344	\$2,587,862	\$50,023	\$42,120			\$364,329	\$37,764	\$444,214		\$117,992	\$117,992	\$326,221
2019	7		\$2,462,262	\$0	\$646,344	\$2,613,740	\$50,524	\$42,621			\$364,329	\$37,764	\$444,714		\$117,992	\$117,992	\$326,722
2020	8		\$2,462,262	\$0	\$646,344	\$2,639,878	\$51,029	\$43,126			\$364,329	\$37,764	\$445,219		\$117,992	\$117,992	\$327,227
2021	9		\$2,462,262	\$0	\$646,344	\$2,666,277	\$51,539	\$43,636			\$364,329	\$37,764	\$445,729		\$117,992	\$117,992	\$327,737
2022	10		\$2,462,262	\$0	\$646,344	\$2,692,939	\$52,055	\$44,152			\$364,329	\$37,764	\$446,245		\$117,992	\$117,992	\$328,253
2023	11		\$2,462,262	\$0	\$646,344	\$2,719,869	\$52,575	\$44,672			\$364,329	\$37,764	\$446,765		\$117,992	\$117,992	\$328,773
2024	12		\$2,462,262	\$0	\$646,344	\$2,747,067	\$53,101	\$45,198			\$364,329	\$37,764	\$447,291		\$117,992	\$117,992	\$329,299
2025	13		\$2,462,262	\$0	\$646,344	\$2,774,538	\$53,632	\$45,729			\$364,329	\$37,764	\$447,822		\$117,992	\$117,992	\$329,830
2026	14		\$2,462,262	\$0	\$646,344	\$2,802,283	\$54,168	\$46,265			\$364,329	\$37,764	\$448,358		\$117,992	\$117,992	\$330,366
2027	15		\$2,462,262	\$0	\$646,344	\$2,830,306	\$54,710	\$46,807			\$364,329	\$37,764	\$448,900		\$117,992	\$117,992	\$330,908
2028	16		\$2,462,262	\$0	\$646,344	\$2,858,609	\$55,257	\$47,354			\$364,329	\$37,764	\$449,447		\$117,992	\$117,992	\$331,455
2029	17		\$2,462,262	\$0	\$646,344	\$2,887,195	\$55,809	\$47,906			\$364,329	\$37,764	\$450,000		\$117,992	\$117,992	\$332,008
2030	18		\$2,462,262	\$0	\$646,344	\$2,916,067	\$56,368	\$48,465			\$364,329	\$37,764	\$450,558		\$117,992	\$117,992	\$332,566
2031	19		\$2,462,262	\$0	\$646,344	\$2,945,228	\$56,931	\$49,028			\$364,329	\$37,764	\$451,122		\$117,992	\$117,992	\$333,129
2032	20		\$2,462,262	\$0	\$646,344	\$2,974,680	\$57,501	\$49,598			\$364,329	\$37,764	\$451,691		\$117,992	\$117,992	\$333,699
Totals		\$41,037,694					\$946,324	\$796,167	\$164,151	\$910,848	\$6,922,251	\$717,521	\$9,510,938	\$12,026,709	\$2,241,851	\$7,842,608	\$1,668,330

NPV =	\$578,710	\$483,471	\$143,380	\$786,043	\$4,390,528	\$455,097	\$6,258,519		\$1,421,923	\$6,781,499	-\$522,980
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Major Assumptions:
 TOHH Millage Rate = 19.3
 Appreciation Rate = 1%
 Discount Rate = 4.5%
 Capital Costs = \$15,032,349
 Land Sale = \$3,005,640
 TIF Funds Available = \$6,425,952

The capital costs of Scenario 1 are \$15.0 million and operating costs are estimated to be \$118,000 a year. The initial capital costs would be offset by the sale of the property for an estimated \$3.0 million and \$6.5 million in available TIF funds. However, as seen in the Table 1, the NPV of Scenario 1 is a negative \$522,980. A negative NPV is not necessarily an unexpected result with public sector improvements such as those included in this project. For example, there would be many benefits to Town residents and visitors from the new park that do not necessarily translate into dollars and cents.

Economic Analysis/Financial Feasibility Study
SELECT TOWN INFRASTRUCTURE IMPROVEMENT PROJECTS

Scenario 2: Table 2 summarizes the B/C of Scenario 2. Scenario 2 would generate more economic activity but it would require a larger capital investment by the Town. Scenario 2 would generate approximately \$1.4 million in property taxes over the 20-year period. In addition, the Town would receive more than \$11.4 million in fees and license revenues over this period.

Town of Hilton Head B/C Analysis - Preliminary Scenario 2

Table 2

Date	Year	Commercial Appraised Value	Cumulative Commercial Assessed Value	Real Property Commercial Assessed Value	Cumulative Real Property Assessed Value	Total Assessed Value	TOHH Property Tax Revenues	TOHH Real Property Tax Revenues	Total TOHH Property Tax Revenues	Building Permit Fees	Transportation Impact Fees (TOHH)	Hospitality Taxes	TOHH Business License Fees	Total TOHH Revenues	Estimated Net Capital Costs	Estimated Operating Costs	Estimated TOHH Project Costs Less TIF Funds	Estimated Benefit/Cost
2013	1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,107,362	\$0	\$13,681,410	-\$13,681,410
2014	2	\$24,469,774	\$1,468,186	\$385,399	\$385,399	\$1,482,868	\$28,664	\$7,450	\$17,298	\$97,879	\$305,750	\$509,972	\$37,097	\$967,996		\$117,992	\$117,992	\$850,004
2015	3	\$4,567,740	\$1,742,251	\$71,942	\$457,341	\$1,777,270	\$34,355	\$8,840	\$24,379	\$18,271	\$57,074	\$509,972	\$37,097	\$646,793		\$117,992	\$117,992	\$528,801
2016	4	\$2,585,590	\$1,897,386	\$40,723	\$498,064	\$1,954,879	\$37,788	\$9,628	\$28,599	\$10,342	\$32,307	\$509,972	\$37,097	\$618,318		\$117,992	\$117,992	\$500,326
2017	5	\$5,015,905	\$2,198,341	\$79,001	\$577,064	\$2,287,602	\$44,219	\$11,155	\$36,558	\$20,064	\$62,674	\$509,972	\$37,097	\$666,365		\$117,992	\$117,992	\$548,373
2018	6	\$15,605,870	\$3,134,693	\$245,792	\$822,857	\$3,294,594	\$63,684	\$15,906	\$60,774	\$62,423	\$194,995	\$509,972	\$37,097	\$865,263		\$117,992	\$117,992	\$747,270
2019	7	\$6,535,300	\$3,526,811	\$102,931	\$925,788	\$3,743,781	\$72,367	\$17,895	\$71,447	\$26,141	\$81,659	\$509,972	\$37,097	\$726,316		\$117,992	\$117,992	\$608,324
2020	8	\$2,903,320	\$3,701,010	\$45,727	\$971,515	\$3,967,984	\$76,701	\$18,779	\$76,665	\$11,613	\$36,277	\$509,972	\$37,097	\$671,624		\$117,992	\$117,992	\$553,632
2021	9	\$2,276,880	\$3,837,623	\$35,861	\$1,007,376	\$4,155,596	\$80,328	\$19,473	\$80,984	\$9,108	\$28,450	\$509,972	\$37,097	\$665,611		\$117,992	\$117,992	\$547,619
2022	10	\$1,917,110	\$3,952,649	\$30,194	\$1,037,570	\$4,322,954	\$83,563	\$20,056	\$84,803	\$7,668	\$23,954	\$509,972	\$37,097	\$663,495		\$117,992	\$117,992	\$545,503
2023	11		\$3,952,649	\$0	\$1,037,570	\$4,366,184	\$84,398	\$20,056	\$85,639			\$509,972	\$37,097	\$632,708		\$117,992	\$117,992	\$514,716
2024	12		\$3,952,649	\$0	\$1,037,570	\$4,409,846	\$85,242	\$20,056	\$86,483			\$509,972	\$37,097	\$633,552		\$117,992	\$117,992	\$515,560
2025	13		\$3,952,649	\$0	\$1,037,570	\$4,453,944	\$86,095	\$20,056	\$87,335			\$509,972	\$37,097	\$634,404		\$117,992	\$117,992	\$516,412
2026	14		\$3,952,649	\$0	\$1,037,570	\$4,498,484	\$86,956	\$20,056	\$88,196			\$509,972	\$37,097	\$635,265		\$117,992	\$117,992	\$517,273
2027	15		\$3,952,649	\$0	\$1,037,570	\$4,543,468	\$87,825	\$20,056	\$89,065			\$509,972	\$37,097	\$636,135		\$117,992	\$117,992	\$518,143
2028	16		\$3,952,649	\$0	\$1,037,570	\$4,588,903	\$88,703	\$20,056	\$89,944			\$509,972	\$37,097	\$637,013		\$117,992	\$117,992	\$519,021
2029	17		\$3,952,649	\$0	\$1,037,570	\$4,634,792	\$89,591	\$20,056	\$90,831			\$509,972	\$37,097	\$637,900		\$117,992	\$117,992	\$519,908
2030	18		\$3,952,649	\$0	\$1,037,570	\$4,681,140	\$90,486	\$20,056	\$91,727			\$509,972	\$37,097	\$638,796		\$117,992	\$117,992	\$520,804
2031	19		\$3,952,649	\$0	\$1,037,570	\$4,727,952	\$91,391	\$20,056	\$92,632			\$509,972	\$37,097	\$639,701		\$117,992	\$117,992	\$521,709
2032	20		\$3,952,649	\$0	\$1,037,570	\$4,775,231	\$92,305	\$20,056	\$93,545			\$509,972	\$37,097	\$640,615		\$117,992	\$117,992	\$522,623
Totals		\$65,877,489					\$1,404,662	\$329,744	\$1,376,902	\$263,510	\$823,139	\$9,689,468	\$704,852	\$12,857,872	\$20,107,362	\$2,241,851	\$15,923,261	-\$3,065,389
NPV =		\$835,687	\$198,372	\$807,307	\$216,791	\$677,201	\$6,145,672	\$447,062	\$8,294,032						\$1,421,923	\$14,514,181	-\$6,220,149	

Major Assumptions:
 TOHH Millage Rate = 19.3
 Appreciation Rate = 1%
 Discount Rate = 4.5%
 Capital Costs = \$23,113,002
 Land Sale = \$3,005,640
 TIF Funds Available = \$6,425,952

The capital costs of Scenario 2 are \$23.1 million and operating costs are estimated to be \$118,000 a year. The initial capital costs would be offset by the sale of the property for an estimated \$3.0 million and \$6.5 million in available TIF funds.

As seen in the Table 2, the NPV of Scenario 2 is a negative \$6.2 million. Again, a negative NPV is not necessarily an unexpected result with public sector improvements such as those included in this project. For example, there would be many benefits to Town residents and visitors from the new park that do not necessarily translate into dollars and cents.

Potential Tax Revenues for Other Jurisdictions

In addition to the fiscal impacts on the Town, the projects would generate substantial fiscal benefits to the County and School District with little or no corresponding costs to them.

As seen in Table 3, Scenario 1 would generate the potential fiscal impacts to County that would total \$2.9 million over the 20-year period. The School District would receive an estimated \$5.5 million in operating revenues and about \$1.7 million in debt service revenues.

Table 3

Town of Hilton Head B/C Analysis - Preliminary Scenario 1 -- Other Tax Revenues

Date	Year	Beaufort County	Beaufort County	Beaufort County
		Total Property Tax Revenues	School District Operating Revenues	School District Debt Service Revenues
2013	1	\$0	\$0	\$0
2014	2	\$86,834	\$164,864	\$51,143
2015	3	\$93,017	\$176,603	\$54,785
2016	4	\$103,291	\$196,110	\$60,836
2017	5	\$152,536	\$289,607	\$89,840
2018	6	\$153,754	\$291,919	\$90,558
2019	7	\$154,984	\$294,255	\$91,282
2020	8	\$156,227	\$296,514	\$92,014
2021	9	\$157,482	\$298,997	\$92,753
2022	10	\$158,750	\$301,404	\$93,500
2023	11	\$160,030	\$303,834	\$94,254
2024	12	\$161,323	\$306,289	\$95,016
2025	13	\$162,629	\$308,769	\$95,785
2026	14	\$163,948	\$311,273	\$96,562
2027	15	\$165,280	\$313,802	\$97,346
2028	16	\$166,625	\$316,357	\$98,139
2029	17	\$167,984	\$318,937	\$98,939
2030	18	\$169,357	\$321,543	\$99,748
2031	19	\$170,743	\$324,175	\$100,564
2032	20	\$172,143	\$326,834	\$101,389
Totals		\$2,876,938	\$5,462,188	\$1,694,452

Major Assumptions:
 TCHH Millage Rate = 19.33
 Beaufort County Mills = 47.54
 School District Op Mills = 90.26
 School District D-S Mills = 28.0
 Appreciation Rate = 1%

Table 3

As seen in Table 4, Scenario 2 would generate the potential fiscal impacts to the County that would total \$3.9 million over the 20-year period. The School District would receive an estimated \$8.1 million in operating revenues and about \$2.5 million in debt service revenues.

Table 4

Town of Hilton Head B/C Analysis - Preliminary Scenario 2 -- Other Tax Revenues

Date	Year	Beaufort County	Beaufort County	Beaufort County
		Total Property Tax Revenues	School District Operating Revenues	School District Debt Service Revenues
2013	1	\$0	\$0	\$0
2014	2	\$70,001	\$168,630	\$52,311
2015	3	\$87,417	\$201,896	\$62,569
2016	4	\$97,797	\$221,403	\$68,682
2017	5	\$117,370	\$258,565	\$80,211
2018	6	\$176,928	\$371,841	\$115,289
2019	7	\$203,175	\$421,475	\$130,748
2020	8	\$216,008	\$445,839	\$138,306
2021	9	\$226,632	\$466,010	\$144,563
2022	10	\$236,023	\$483,841	\$150,095
2023	11	\$238,078	\$487,743	\$151,305
2024	12	\$240,154	\$491,684	\$152,528
2025	13	\$242,251	\$495,664	\$153,762
2026	14	\$244,368	\$499,684	\$155,010
2027	15	\$246,507	\$503,745	\$156,269
2028	16	\$248,667	\$507,846	\$157,541
2029	17	\$250,848	\$511,987	\$158,826
2030	18	\$253,052	\$516,171	\$160,124
2031	19	\$255,277	\$520,398	\$161,435
2032	20	\$257,525	\$524,669	\$162,758
Totals		\$3,908,077	\$8,098,682	\$2,512,302

Major Assumptions:
 TCHH Millage Rate = 19.33
 Beaufort County Mills = 47.54
 School District Op Mills = 90.26
 School District DS Mills = 28.0
 Appreciation Rate = 1%

Table 4

Potential Job Creation

In addition to the fiscal impacts on the Town and other jurisdictions, the projects would also generate substantial job opportunities in the area. Due to the nature of the local economy and mobility of labor in the area, it is assumed that the job creation would impact the entire County rather than be limited to the Town limits.

The job and income impacts would be generated in two phases: A temporary construction phase and a permanent ongoing phase.

The following table summarizes the potential employment benefits of the two Scenarios during these two phases. As seen below, there are substantial jobs created during the construction and ongoing phases of both scenarios.

Table 5

Job Creation Potential - Construction Phase

	Scenario 1	Scenario 2
Direct Employment	308	489
Indirect and Induced Employment	163	266
Total Employment	471	755

Job Creation Potential - Ongoing Phase

	Scenario 1	Scenario 2
Direct Employment	562	613
Indirect and Induced Employment	203	222
Total Employment	765	835

IV. Conclusions and Recommendations

The stated purpose of this Economic analysis/financial feasibility was to evaluate multiple public infrastructure improvement projects with the intention to catalyze private investment. An important goal of the various alternatives analyzed included Town-sponsored incentives that could spur private development in accordance with specific redevelopment guidelines/objectives for the District as a whole.

A major goal of this economic analysis/financial feasibility study was to assist the Town in making fiscally responsible decisions regarding the use of public funds within the District that would spur private investment and redevelopment of the Coligny District. Towards this end, Genesis Consulting Group approached the analysis looking equally at:

- What would be the best catalyst project to spur the appropriate amount of private development
- What development scenario would best meet the financial and non-financial goals that would be best for the community

From our analysis, a development scenario that more closely resembles Scenario 1 rather than Scenario 2 is the best direction for the Town to take. The financial analysis is not intended to be absolute cash pro forma, rather a tool for evaluating each course of action. Non-financial factors must be included to guide the Town towards the best course of action.

Some benefits of the smaller investment scenario include:

- A nearly break-even Rate of Return on the capital investment. With a publicly supported parking garage and two parks that do not generate revenue, neither development scenario would have been anticipated to be positive. However, decisions made solely on rate of return for important civic items like police, fire, and recreation never have a positive rate of return.
- Any rate of return specifically for the Town is limited in terms of pure tax dollars because the Town's portion of property tax, 19.33 mils, is only about 10% of the tax collected. This makes even large amounts of capital investment slow to return sufficient monies to offset public investments.
- While not providing enough tax revenue to offset the Town's investment, it does provide significant revenue for the County and the School District.
- The Town does see a significant early boost in terms of additional Hospitality taxes, building permits, and impact fees for transportation, etc.
- A strong funding source for the Town is to utilize all the available TIF funds - \$6.4M and sale of the land - \$3M. The balance required, approximately \$5.5M, would come from a combination of transportation impact fees, County recreation fees (a small amount) and borrowed money.
- Scenario 2, while a larger private investment, requires more public involvement in order to be achieved and has a more negative rate of return. Simply put, there is not enough private development that can be reasonably anticipated to make the full development the better choice
- In order to incentivize private development on the north side of Pope Avenue, particularly the Coligny Plaza, additional density should be offered by the Town. While Coligny Plaza and Heritage are allowed to construct at their current density, the marginally increased density coupled with new retail available on the Town property across Pope would be an overall increase in density. This by itself might not be enough to immediately entice development, but the competition with new retail on the south side of Pope Avenue would help spur development

- The Town could sell a portion of the public land for a hotel or other revenue-producing project that can be supported by the market. A hotel is likely the highest revenue producing potential for the Town, but a number of other uses could also help spur levels of reinvestment in the Coligny Development District.
- The Town could provide support to construct a parking garage for both the Hotel and beach access. Support for half of the garage is appropriate, but making this feature a full publicly supported endeavor may ultimately be required in order to make the Hotel project attractive enough to lure a developer willing to adhere to the Town's development desires. Because one goal of the Town is to continue provide access to public parking for beach access, participation by the Town would be appropriate.

Appendices and Exhibits

1. Scenario One – Key Plan
2. Scenario Two – Key Plan
3. Cost Estimates – Capital Investment Scenario 1
4. Cost Estimates – Capital Investment Scenario 2
5. Schedule of Absorption and Capital Investment – Scenario 1
6. Schedule of Absorption and Capital Investment – Scenario 2



Public Road Improvements
 Heritage Plaza
 Public Park Space
 Demolished Existing Space
 Public Space Converted
 Coligny Plaza
 Existing Gas Station
 Roundabout (New or Improved)

Scenario 1—Key Plan
 Genesis Consulting Group
 May 08, 2012

Prepared For:
 RICHARDSON GROUP, LLC.



ATTACHMENT 1

COLIGNY DISTRICT REDEVELOPMENT

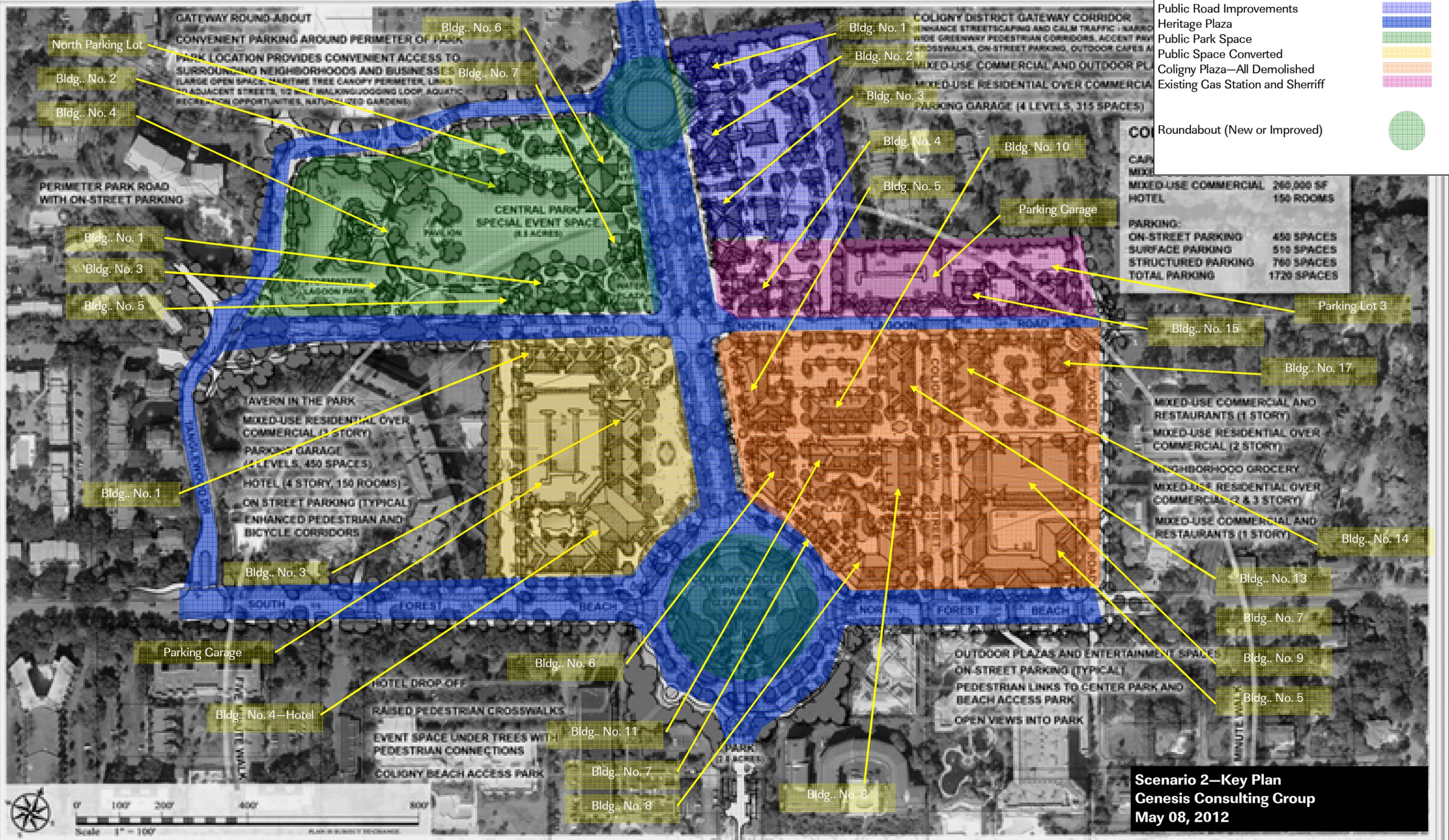
PARKS AND GREENWAY STUDY

HILTON HEAD ISLAND, SOUTH CAROLINA

OCTOBER 26, 2011

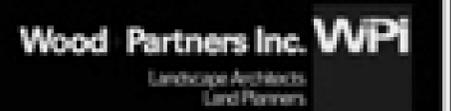
Prepared By:

Wood Partners Inc. WPI
 Landscape Architects
 Land Planners



COLIGNY DISTRICT REDEVELOPMENT CONCEPTUAL MASTER PLAN

HILTON HEAD ISLAND, SOUTH CAROLINA
 OCTOBER 20, 2011



Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Hotel Site - Building 1 (Retail)					
1	Building 1 (single-story)	SF	10,600	\$100.00	\$1,060,000
2	Inlet Protection	EA	2	\$400.00	\$800
3	Silt Fence	LF	620	\$1.00	\$620
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	367	\$5.00	\$1,835
6	Catch Basins	EA	2	\$2,800.00	\$5,600
7	18" RCP	LF	160	\$27.00	\$4,320
8	Sidewalks	SY	80	\$15.00	\$1,200
9	Landscaping (Trees)	EA	8	\$200.00	\$1,600
10	Landscaping (Shrubs)	EA	108	\$25.00	\$2,700
11	Landscaping (Grassing)	SF	9,200	\$0.30	\$2,760
Subtotal - Hotel Site Building 1 (Commercial Retail):					\$1,082,935
Hotel Site - Building 2 (Restaurant)					
1	Building 2 (single-story)	SF	3,200	\$120.00	\$384,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	400	\$1.00	\$400
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	186	\$5.00	\$930
6	Catch Basins	EA	0	\$2,800.00	\$0
7	18" RCP	LF	0	\$27.00	\$0
8	24" RCP	LF	0	\$36.00	\$0
9	Sidewalks	SF	80	\$15.00	\$1,200
10	Landscaping (Trees)	EA	4	\$200.00	\$800
11	Landscaping (Shrubs)	EA	48	\$25.00	\$1,200
12	Landscaping (Grassing)	SF	6,800	\$0.30	\$2,040
Subtotal - Hotel Building 2 (Restaurant):					\$392,070
Hotel Site - Building 3 (Retail)					
1	Building 3 (single-story)	SF	14,500	\$100.00	\$1,450,000
2	Inlet Protection	EA	4	\$400.00	\$1,600
3	Silt Fence	LF	640	\$1.00	\$640
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	458	\$5.00	\$2,290
6	Catch Basins	EA	4	\$2,800.00	\$11,200
7	18" RCP	LF	180	\$27.00	\$4,860
8	24" RCP	LF	120	\$36.00	\$4,320
9	Sidewalks	SF	143	\$15.00	\$2,145
10	Landscaping (Trees)	EA	9	\$200.00	\$1,800
11	Landscaping (Shrubs)	EA	116	\$25.00	\$2,900
12	Landscaping (Grassing)	SF	10,200	\$0.30	\$3,060
Subtotal - Hotel Building 3 (Retail):					\$1,486,315
Hotel Site - Building 4 (Hotel - 4-story, 150 rooms)					
1	Hotel Building 4	SF	146,200	\$150.00	\$21,930,000
2	Swimming Pool	SF	2,000	\$50.00	\$100,000
3	Swimming Pool Deck	SF	4,000	\$20.00	\$80,000
4	Inlet Protection	EA	9	\$400.00	\$3,600
5	Silt Fence	LF	1,160	\$1.00	\$1,160
6	Construction Entrance	EA	1	\$1,500.00	\$1,500
7	Earthwork (balanced cut/fill)	CY	1,440	\$5.00	\$7,200
8	Catch Basins	EA	9	\$2,800.00	\$25,200
9	18" RCP	LF	650	\$27.00	\$17,550
10	24" RCP	LF	120	\$36.00	\$4,320
11	Curb & Gutter	LF	930	\$15.00	\$13,950
12	6" Aggregate Base Course	SY	1,082	\$11	\$11,902
13	1.5" Asphalt Binder Course (Type 1)	Tons	90	\$110	\$9,900
14	1.5" Asphalt Surface Course (Type 1)	Tons	90	\$110	\$9,900
15	Concrete Pavement	SY	125	\$20	\$2,500
16	Sidewalks	SF	577	\$15.00	\$8,655
17	Landscaping (Trees)	EA	30	\$200.00	\$6,000
18	Landscaping (Shrubs)	EA	225	\$25.00	\$5,625
19	Landscaping (Grassing)	SF	20,934	\$0.30	\$6,280
Subtotal - Building 4 (Hotel):					\$22,245,242

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Parking Garage (for hotel and beach)					
1	4-Level Parking Garage (523 spaces)	SF	198,880	\$25.00	\$4,972,000
2	4-Stop Elevator	EA	3	\$80,000.00	\$240,000
3	4-Level Stairs	EA	2	\$30,000.00	\$60,000
4	Control Gates/ Booth	LS	1	\$18,000.00	\$18,000
5	Inlet Protection	EA	10	\$400.00	\$4,000
6	Silt Fence	LF	1,960	\$1.00	\$1,960
7	Construction Entrance	EA	1	\$1,500.00	\$1,500
8	Rip-rap	TON	0	\$50.00	\$0
9	Earthwork (balanced cut/fill)	CY	890	\$5.00	\$4,450
10	Earthwork (haul-off)	CY	445	\$10.00	\$4,450
11	Catch Basins	EA	10	\$2,800.00	\$28,000
12	18" RCP	LF	610	\$27.00	\$16,470
13	24" RCP	LF	80	\$36.00	\$2,880
14	30" RCP	LF	460	\$45.00	\$20,700
15	Curb & Gutter	LF	1,125	\$15.00	\$16,875
16	6" Aggregate Base Course	SY	1,875	\$11	\$20,625
17	1.5" Asphalt Binder Course (Type 1)	Tons	155	\$110	\$17,050
18	1.5" Asphalt Surface Course (Type 1)	Tons	155	\$110	\$17,050
19	Stamped Asphalt	SF	720	\$12	\$8,640
20	Sidewalks	SF	7,200	\$15.00	\$108,000
21	Pavement Markings	LF	1,800	\$0.50	\$900
22	Pavement Reflectors	EA	90	\$5.00	\$450
23	Street Signs	EA	8	\$200.00	\$1,600
24	Street Lights	EA	19	\$3,500.00	\$66,500
25	Landscaping (Trees)	EA	24	\$200.00	\$4,800
26	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
27	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Parking Garage (hotel and beach):					\$5,641,100

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Central Park / Special Event Space					
1	Building No. 1 (Tavern in the Park)	SF	5,000	\$80.00	\$400,000
2	Building No. 2 (Admin. / Restrooms)	SF	1,800	\$80.00	\$144,000
3	Building No. 3 (Restrooms)	SF	1,000	\$80.00	\$80,000
4	Building No. 4 (Gazebo)	SF	900	\$50.00	\$45,000
5	Building No. 5 (Boat House)	SF	625	\$80.00	\$50,000
6	Removal of Debris	LS	1	\$10,000.00	\$10,000
7	Clearing & Grubbing	AC	4	\$2,000.00	\$8,000
8	Inlet Protection	EA	17	\$400.00	\$6,800
9	Silt Fence	LF	4,700	\$1.00	\$4,700
10	Construction Entrance	EA	1	\$1,500.00	\$1,500
11	Rip-rap	TON	80	\$50.00	\$4,000
12	Pond Excavation	CY	25,500	\$20.00	\$510,000
13	Pond Liner	SF	80,000	\$1.00	\$80,000
14	Pond Outfall Structure	EA	1	\$10,000.00	\$10,000
15	Pond Outfall Pipe (30" RCP)	LF		\$45.00	\$0
16	Pond Dock	SF	480	\$50.00	\$24,000
17	Pond Fountains	EA	4	\$25,000.00	\$100,000
18	Fountains (in plaza)	EA	2	\$75,000.00	\$150,000
19	Earthwork (in addition to pond)	CY	6,833	\$5.00	\$34,165
20	General Park Construction	Ac	10.5	\$600,000.00	\$6,300,000
21	Catch Basins	EA	17	\$2,800.00	\$47,600
22	18" RCP	LF	1,670	\$27.00	\$45,090
23	24" RCP	LF	350	\$36.00	\$12,600
24	30" RCP	LF	310	\$45.00	\$13,950
<i>Northern Parking Lot (82 spaces)</i>					
25	Curb & Gutter	LF	2,072	\$15.00	\$31,080
26	6" Aggregate Base Course	SY	3,875	\$11	\$42,625
27	1.5" Asphalt Binder Course (Type 1)	Tons	320	\$110	\$35,200
28	1.5" Asphalt Surface Course (Type 1)	Tons	320	\$110	\$35,200
29	Pavement Markings	LF	2,520	\$0.5	\$1,260
<i>Southern Parking Lot (38 spaces)</i>					
30	Curb & Gutter	LF	850	\$15.00	\$12,750
31	6" Aggregate Base Course	SY	1,650	\$11	\$18,150
32	1.5" Asphalt Binder Course (Type 1)	Tons	136	\$110	\$14,960
33	1.5" Asphalt Surface Course (Type 1)	Tons	136	\$110	\$14,960
34	Pavement Markings	LF	1,260	\$0.5	\$630
35	Pedestrian Bridge No. 1	SF	400	\$80	\$32,000
36	Pedestrian Bridge No. 2	SF	400	\$80	\$32,000
37	Pedestrian Bridge No. 3	SF	600	\$80	\$48,000
38	Sidewalks	SF	6,138	\$15.00	\$92,070
39	Water Meters for Buildings)	EA	8	\$3,000.00	\$24,000
40	Water Tapping Sleeve and Valve	EA	4	\$3,000.00	\$12,000
41	Water Line Around Park (8" DIP)	LF	2,460	\$30.00	\$73,800
42	Fire Hydrant Assemblies	EA	8	\$3,000.00	\$24,000
43	Signage	EA	12	\$200.00	\$2,400
44	Lighting	EA	75	\$3,500.00	\$262,500
45	Landscaping (Trees)	EA	150	\$200.00	\$30,000
46	Landscaping (Shrubs)	EA	450	\$25.00	\$11,250
47	Landscaping (Grassing)	AC	4	\$4,000.00	\$16,000
Subtotal - Central Park (with Retail and Restaurant)					\$8,229,240

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Reconstruction of South Lagoon Road (incl. Roundabout with Nassau Street) - includes 20 on-street parking spaces					
1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Miscellaneous Land Acquisition	Ac.	2	\$400,000.00	\$800,000
3	Silt Fence	LF	1,800	\$1.00	\$1,800
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Rip-rap	TON	39	\$50.00	\$1,950
6	Earthwork (balanced cut/fill)	CY	1,000	\$5.00	\$5,000
7	Earthwork (haul-off)	CY	500	\$10.00	\$5,000
8	Catch Basins	EA	8	\$2,800.00	\$22,400
9	18" RCP	LF	500	\$27.00	\$13,500
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	30	\$45.00	\$1,350
12	Curb & Gutter	LF	2,040	\$15.00	\$30,600
13	6" Aggregate Base Course	SY	2,810	\$11	\$30,910
14	1.5" Asphalt Binder Course (Type 1)	Tons	232	\$110	\$25,520
15	1.5" Asphalt Surface Course (Type 1)	Tons	232	\$110	\$25,520
16	Sidewalks (already included in Park)	SF	0	\$15.00	\$0
17	Pavement Markings	LF	2,700	\$0.50	\$1,350
18	Pavement Reflectors	EA	135	\$5.00	\$675
19	Street Signs	EA	5	\$200.00	\$1,000
20	Street Lights	EA	18	\$3,500.00	\$63,000
21	Landscaping (Trees)	EA	30	\$200.00	\$6,000
22	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
23	Landscaping (Grassing)	AC	1	\$4,000.00	\$2,480
Subtotal - Reconstruction of South Lagoon Road:					\$1,045,755
Reconstruction of Nassau Street - includes 30 on-street parking spaces					
1	Inlet Protection	EA	18	\$400.00	\$7,200
2	Silt Fence	LF	3,060	\$1.00	\$3,060
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	40	\$50.00	\$2,000
5	Earthwork (balanced cut/fill)	CY	3,000	\$5.00	\$15,000
6	Earthwork (haul-off)	CY	1,500	\$10.00	\$15,000
7	Catch Basins	EA	18	\$2,800.00	\$50,400
8	18" RCP	LF	795	\$27.00	\$21,465
9	24" RCP	LF	0	\$36.00	\$0
10	30" RCP	LF	0	\$45.00	\$0
11	Curb & Gutter	LF	5,381	\$15.00	\$80,715
12	6" Aggregate Base Course	SY	6,035	\$11	\$66,385
13	1.5" Asphalt Binder Course (Type 1)	Tons	500	\$110	\$55,000
14	1.5" Asphalt Surface Course (Type 1)	Tons	500	\$110	\$55,000
15	Sidewalks (not included in Plan)	SF	0	\$15.00	\$0
16	Pavement Markings	LF	2,500	\$0.50	\$1,250
17	Pavement Reflectors	EA	125	\$5.00	\$625
18	Street Signs	EA	24	\$200.00	\$4,800
19	Street Lights	EA	39	\$3,500.00	\$136,500
20	Landscaping (Trees)	EA	65	\$200.00	\$13,000
21	Landscaping (Shrubs)	EA	260	\$25.00	\$6,500
22	Landscaping (Grassing)	AC	1.5	\$4,000.00	\$6,000
Subtotal - Reconstruction of Nassau Street:					\$541,400

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Gateway Roundabout (Pope Ave. and Nassau Street)					
1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Silt Fence	LF	1,110	\$1.00	\$1,110
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	2,000	\$5.00	\$10,000
5	Earthwork (haul-off)	CY	1,000	\$10.00	\$10,000
6	Catch Basins	EA	8	\$2,800.00	\$22,400
7	18" RCP	LF	490	\$27.00	\$13,230
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	2,307	\$15.00	\$34,605
11	6" Aggregate Base Course	SY	4,588	\$11	\$50,468
12	1.5" Asphalt Binder Course (Type 1)	Tons	380	\$110	\$41,800
13	1.5" Asphalt Surface Course (Type 1)	Tons	380	\$110	\$41,800
14	Stamped Asphalt / Pavement Stones	SF	23,770	\$12	\$285,240
15	Sidewalks	SF	6,080	\$15.00	\$91,200
16	Pavement Markings	LF	3,762	\$0.50	\$1,881
17	Pavement Reflectors	EA	200	\$5.00	\$1,000
18	Street Signs	EA	20	\$200.00	\$4,000
19	Street Lights	EA	16	\$3,500.00	\$56,000
20	Landscaping (Trees)	EA	20	\$200.00	\$4,000
21	Landscaping (Shrubs)	EA	80	\$25.00	\$2,000
22	Landscaping (Grassing)	AC	1	\$2,000.00	\$1,240
Subtotal - New Pope Ave. Roundabout:					\$676,674
Pope Ave. Improvements (between Gateway Roundabout and Coligny Circle Roundabout)					
<i>Improvements include keeping 4 lanes of traffic and streetscaping</i>					
1	Inlet Protection	EA	14	\$400.00	\$5,600
2	Silt Fence	LF	1,560	\$1.00	\$1,560
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	2,333	\$5.00	\$11,665
5	Earthwork (haul-off)	CY	1,167	\$10.00	\$11,670
6	Catch Basins	EA	14	\$2,800.00	\$39,200
7	18" RCP	LF	780	\$27.00	\$21,060
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	1,720	\$15.00	\$25,800
11	6" Aggregate Base Course	SY	4,127	\$11	\$45,397
12	1.5" Asphalt Binder Course (Type 1)	Tons	341	\$110	\$37,510
13	1.5" Asphalt Surface Course (Type 1)	Tons	341	\$110	\$37,510
14	Stamped Asphalt / Pavement Stones	SF	7,646	\$12	\$91,752
15	Sidewalks	SF	11,200	\$15.00	\$168,000
16	Pavement Markings	LF	4,200	\$0.50	\$2,100
17	Pavement Reflectors	EA	210	\$5.00	\$1,050
18	Street Signs	EA	12	\$200.00	\$2,400
19	Street Lights	EA	32	\$3,500.00	\$112,000
20	Landscaping (Trees)	EA	30	\$200.00	\$6,000
21	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
22	Landscaping (Grassing)	AC	1	\$2,000.00	\$2,000
Subtotal - Pope Ave. Improvements:					\$626,774
Coligny Circle Park and Roundabout					
<i>Includes adding raised pedestrian crosswalks, event space and pedestrian corridors in park</i>					
1	Selective Clearing (to open views but preserve large trees)	AC	2	\$6,000.00	\$12,000
2	Inlet Protection	EA	20	\$400.00	\$8,000
3	Silt Fence	LF	2,180	\$1.00	\$2,180
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	3,227	\$5.00	\$16,135
6	Catch Basins	EA	20	\$2,800.00	\$56,000
7	18" RCP	LF	1,210	\$27.00	\$32,670
8	24" RCP	LF	470	\$36.00	\$16,920
9	30" RCP	LF	0	\$45.00	\$0
10	Stamped Asphalt / Pavement Stones	SF	59,420	\$12	\$713,040
11	Sidewalks	SF	18,750	\$15.00	\$281,250
12	Pavement Markings	LF	7,672	\$0.50	\$3,836
13	Pavement Reflectors	EA	210	\$5.00	\$1,050
14	Street Signs	EA	20	\$200.00	\$4,000
15	Street Lights	EA	75	\$3,500.00	\$262,500
16	Landscaping (Trees)	EA	350	\$200.00	\$70,000
17	Landscaping (Shrubs)	EA	875	\$25.00	\$21,875
18	Landscaping (Grassing)	AC	0.5	\$2,000.00	\$1,000
Subtotal - Coligny Circle Park and Roundabout:					\$1,491,956

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 1 - Retail (Northeast quadrant of Gateway Roundabout)					
1	Building 1 (single-story)	SF	4,400	\$100.00	\$440,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	412	\$1.00	\$412
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	400	\$5.00	\$2,000
6	Earthwork (haul off)	CY	200	\$10.00	\$2,000
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	150	\$15.00	\$2,250
16	Landscaping (Trees)	EA	10	\$200.00	\$2,000
17	Landscaping (Shrubs)	EA	60	\$25.00	\$1,500
18	Landscaping (Grassing)	SF	10,800	\$0.30	\$3,240
Subtotal - Building No. 1 (Retail):					\$454,902
Building No. 2 - Retail (Southeast quadrant of Gateway Roundabout)					
1	Building 2 (single-story)	SF	7,800	\$100.00	\$780,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	525	\$1.00	\$525
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	650	\$5.00	\$3,250
6	Earthwork (haul off)	CY	325	\$10.00	\$3,250
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	450	\$15.00	\$6,750
16	Street Lights	EA	5	\$3,500.00	\$17,500
17	Landscaping (Trees)	EA	15	\$200.00	\$3,000
18	Landscaping (Shrubs)	EA	85	\$25.00	\$2,125
19	Landscaping (Grassing)	SF	17,500	\$0.30	\$5,250
Subtotal - Building No. 2 (Retail):					\$823,150
Building No. 3 - Mixed Use Commercial (East side of Pope Ave., North of Lagoon Road)					
1	Building 3 (single-story)	SF	8,200	\$100.00	\$820,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	640	\$1.00	\$640
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	890	\$5.00	\$4,450
6	Earthwork (haul off)	CY	445	\$10.00	\$4,450
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,200	\$15.00	\$18,000
16	Street Lights	EA	5	\$3,500.00	\$17,500
17	Landscaping (Trees)	EA	24	\$200.00	\$4,800
18	Landscaping (Shrubs)	EA	88	\$25.00	\$2,200
19	Landscaping (Grassing)	SF	24,000	\$0.30	\$7,200
Subtotal - Building No. 3 (Retail/Commercial):					\$880,740

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 4 - Mixed Use Commercial (Northeast intersection of Pope Ave. and Lagoon Road)					
1	Building 4 (single-story)	SF	4,800	\$100.00	\$480,000
2	Building 4A (single-story)	SF	400	\$100.00	\$40,000
3	Building 4B (single-story)	SF	400	\$100.00	\$40,000
4	Inlet Protection	EA	0	\$400.00	\$0
5	Silt Fence	LF	500	\$1.00	\$500
6	Construction Entrance	EA	1	\$1,500.00	\$1,500
7	Earthwork (balanced cut/fill)	CY	580	\$5.00	\$2,900
8	Earthwork (haul off)	CY	290	\$10.00	\$2,900
9	Catch Basins	EA	0	\$2,800.00	\$0
10	18" RCP	LF	0	\$27.00	\$0
11	24" RCP	LF	0	\$36.00	\$0
12	Curb & Cutter	LF	0	\$15.00	\$0
13	6" Aggregate Base Course	SY	0	\$11	\$0
14	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
15	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
16	Concrete Pavement	SY	0	\$20	\$0
17	Sidewalks	SF	1,980	\$15.00	\$29,700
18	Street Lights	EA	4	\$3,500.00	\$14,000
19	Landscaping (Trees)	EA	12	\$200.00	\$2,400
20	Landscaping (Shrubs)	EA	96	\$25.00	\$2,400
21	Landscaping (Grassing)	SF	15,600	\$0.30	\$4,680
Subtotal - Building No. 4 (Retail/Commercial):					\$620,980
Building No. 5 - Mixed Use Commercial (Southeast intersection of Pope Ave. and Lagoon Road)					
1	Building 5 (single-story)	SF	10,200	\$100.00	\$1,020,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	745	\$1.00	\$745
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	1,156	\$5.00	\$5,780
6	Earthwork (haul off)	CY	580	\$10.00	\$5,800
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Cutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,620	\$15.00	\$24,300
16	Street Lights	EA	10	\$3,500.00	\$35,000
17	Landscaping (Trees)	EA	25	\$200.00	\$5,000
18	Landscaping (Shrubs)	EA	124	\$25.00	\$3,100
19	Landscaping (Grassing)	SF	31,200	\$0.30	\$9,360
Subtotal - Building No. 5 (Retail/Commercial):					\$1,110,585
Building No. 6 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)					
1	Building 6 (single-story)	SF	7,300	\$100.00	\$730,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	580	\$1.00	\$580
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	712	\$5.00	\$3,560
6	Earthwork (haul off)	CY	356	\$10.00	\$3,560
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Cutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,260	\$15.00	\$18,900
16	Street Lights	EA	6	\$3,500.00	\$21,000
17	Landscaping (Trees)	EA	20	\$200.00	\$4,000
18	Landscaping (Shrubs)	EA	107	\$25.00	\$2,675
19	Landscaping (Grassing)	SF	19,200	\$0.30	\$5,760
Subtotal - Building No. 6 (Retail/Commercial):					\$791,535

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 7 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)					
1	Building 7 (single-story)	SF	2,600	\$100.00	\$260,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	460	\$1.00	\$460
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	482	\$5.00	\$2,410
6	Earthwork (haul off)	CY	241	\$10.00	\$2,410
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	720	\$15.00	\$10,800
16	Street Lights	EA	4	\$3,500.00	\$14,000
17	Landscaping (Trees)	EA	10	\$200.00	\$2,000
18	Landscaping (Shrubs)	EA	44	\$25.00	\$1,100
19	Landscaping (Grassing)	SF	13,000	\$0.30	\$3,900
Subtotal - Building No. 7 (Retail/Commercial):					\$298,580

Building No. 8 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)					
1	Building 8 (2-story)	SF	38,572	\$100.00	\$3,857,200
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	710	\$1.00	\$710
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	1,300	\$5.00	\$6,500
6	Earthwork (haul off)	CY	650	\$10.00	\$6,500
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,440	\$15.00	\$21,600
16	Street Lights	EA	4	\$3,500.00	\$14,000
17	Landscaping (Trees)	EA	20	\$200.00	\$4,000
18	Landscaping (Shrubs)	EA	130	\$25.00	\$3,250
19	Landscaping (Grassing)	SF	35,100	\$0.30	\$10,530
Subtotal - Building No. 8 (Retail/Commercial):					\$3,925,790

Building No. 9 - Mixed Use Commercial (Coligny Plaza)					
1	Building 9 (1st story retail, 2nd story restaurant)	SF	53,400	\$120.00	\$6,408,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	1,000	\$1.00	\$1,000
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	4,268	\$5.00	\$21,340
6	Earthwork (haul off)	CY	2,134	\$10.00	\$21,340
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,800	\$15.00	\$27,000
16	Street Lights	EA	8	\$3,500.00	\$28,000
17	Landscaping (Trees)	EA	25	\$200.00	\$5,000
18	Landscaping (Shrubs)	EA	206	\$25.00	\$5,150
19	Landscaping (Grassing)	SF	21,800	\$0.30	\$6,540
Subtotal - Building No. 9 (Retail/Commercial):					\$6,524,870

Conceptual Site Cost Estimate
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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
	Subtotal - Hotel Site Building 1 (Commercial Retail):				\$1,082,935
	Subtotal - Hotel Building 2 (Restaurant):				\$392,070
	Subtotal - Hotel Building 3 (Retail):				\$1,486,315
	Subtotal - Building 4 (Hotel):				\$22,245,242
	Subtotal - Parking Garage (hotel and beach):				\$5,641,100
	Subtotal - Central Park (with Retail and Restaurant)				\$8,229,240
	Subtotal - Reconstruction of South Lagoon Road:				\$1,045,755
	Subtotal - Reconstruction of Nassau Street:				\$541,400
	Subtotal - New Pope Ave. Roundabout:				\$676,674
	Subtotal - Pope Ave. Improvements:				\$626,774
	Subtotal - Coligny Circle Park and Roundabout:				\$1,491,956
	Subtotal - Building No. 1 (Retail):				\$454,902
	Subtotal - Building No. 2 (Retail):				\$823,150
	Subtotal - Building No. 3 (Retail/Commercial):				\$880,740
	Subtotal - Building No. 4 (Retail/Commercial):				\$620,980
	Subtotal - Building No. 5 (Retail/Commercial):				\$1,110,585
	Subtotal - Building No. 6 (Retail/Commercial):				\$791,535
	Subtotal - Building No. 7 (Retail/Commercial):				\$298,580
	Subtotal - Building No. 8 (Retail/Commercial):				\$3,925,790
	Subtotal - Building No. 9 (Retail/Commercial):				<u>\$6,524,870</u>
					\$58,890,593

Conceptual Site Cost Estimate
 Town of Hilton Head
 Coligny Area Re-development - Scenario 2
 Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Hotel Site - Building 1 (Retail)					
1	Building 1 (single-story)	SF	10,600	\$100.00	\$1,060,000
2	Inlet Protection	EA	2	\$400.00	\$800
3	Silt Fence	LF	620	\$1.00	\$620
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	367	\$5.00	\$1,835
6	Catch Basins	EA	2	\$2,800.00	\$5,600
7	18" RCP	LF	160	\$27.00	\$4,320
8	Sidewalks	SY	80	\$15.00	\$1,200
9	Landscaping (Trees)	EA	8	\$200.00	\$1,600
10	Landscaping (Shrubs)	EA	108	\$25.00	\$2,700
11	Landscaping (Grassing)	SF	9,200	\$0.30	\$2,760
Subtotal - Hotel Site Building 1 (Commercial Retail):					\$1,082,935
Hotel Site - Building 2 (Restaurant)					
1	Building 2 (single-story)	SF	3,200	\$120.00	\$384,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	400	\$1.00	\$400
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	186	\$5.00	\$930
6	Catch Basins	EA	0	\$2,800.00	\$0
7	18" RCP	LF	0	\$27.00	\$0
8	24" RCP	LF	0	\$36.00	\$0
9	Sidewalks	SF	80	\$15.00	\$1,200
10	Landscaping (Trees)	EA	4	\$200.00	\$800
11	Landscaping (Shrubs)	EA	48	\$25.00	\$1,200
12	Landscaping (Grassing)	SF	6,800	\$0.30	\$2,040
Subtotal - Hotel Building 2 (Restaurant):					\$392,070
Hotel Site - Building 3 (Mixed Use Retail and Residential)					
1	Hotel Building (2-story) - 20 Residential Units, 40,000 sf Commercial	SF	88,380	\$125.00	\$11,047,500
2	Silt Fence	LF	500	\$1.00	\$500
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	12,444	\$5.00	\$62,220
5	Earthwork (haul off)	CY	622	\$10.00	\$6,220
6	Sidewalks	SF	0	\$15.00	\$0
7	Street Lights	EA	0	\$3,500.00	\$0
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	28	\$25.00	\$700
10	Landscaping (Grassing)	SF	25,000	\$0.30	\$7,500
Subtotal - Hotel Building 3 (Retail and Residential):					\$11,128,140
Hotel Site - Building 4 (Hotel - 4-story, 150 rooms)					
1	Hotel Building 4	SF	146,200	\$150.00	\$21,930,000
2	Swimming Pool	SF	2,000	\$50.00	\$100,000
3	Swimming Pool Deck	SF	4,000	\$20.00	\$80,000
4	Inlet Protection	EA	9	\$400.00	\$3,600
5	Silt Fence	LF	1,160	\$1.00	\$1,160
6	Construction Entrance	EA	1	\$1,500.00	\$1,500
7	Earthwork (balanced cut/fill)	CY	1,440	\$5.00	\$7,200
8	Catch Basins	EA	9	\$2,800.00	\$25,200
9	18" RCP	LF	650	\$27.00	\$17,550
10	24" RCP	LF	120	\$36.00	\$4,320
11	Curb & Cutter	LF	930	\$15.00	\$13,950
12	6" Aggregate Base Course	SY	1,082	\$11	\$11,902
13	1.5" Asphalt Binder Course (Type 1)	Tons	90	\$110	\$9,900
14	1.5" Asphalt Surface Course (Type 1)	Tons	90	\$110	\$9,900
15	Concrete Pavement	SY	125	\$20	\$2,500
16	Sidewalks	SF	577	\$15.00	\$8,655
17	Landscaping (Trees)	EA	30	\$200.00	\$6,000
18	Landscaping (Shrubs)	EA	225	\$25.00	\$5,625
19	Landscaping (Grassing)	SF	20,934	\$0.30	\$6,280
Subtotal - Building 4 (Hotel):					\$22,245,242
Parking Garage (larger version for hotel and beach)					
1	4-Level Parking Garage (746 spaces)	SF	263,680	\$25.00	\$6,592,000
2	4-Stop Elevator	EA	2	\$80,000.00	\$160,000
3	4-Level Stairs	EA	2	\$30,000.00	\$60,000
4	Control Gates/ Booth	LS	1	\$18,000.00	\$18,000
5	Inlet Protection	EA	10	\$400.00	\$4,000
6	Silt Fence	LF	1,720	\$1.00	\$1,720
7	Construction Entrance	EA	1	\$1,500.00	\$1,500
8	Rip-rap	TON	0	\$50.00	\$0
9	Earthwork (import)	CY	1,067	\$12.00	\$12,804
10	Earthwork (balanced cut/fill)	CY	890	\$5.00	\$4,450
11	Earthwork (haul-off)	CY	445	\$10.00	\$4,450
12	Catch Basins	EA	10	\$2,800.00	\$28,000
13	18" RCP	LF	610	\$27.00	\$16,470

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 2
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
14	24" RCP	LF	80	\$36.00	\$2,880
15	30" RCP	LF	460	\$45.00	\$20,700
16	Curb & Cutter	LF	660	\$15.00	\$9,900
17	6" Aggregate Base Course	SY	1,320	\$11	\$14,520
18	1.5" Asphalt Binder Course (Type 1)	Tons	110	\$110	\$12,100
19	1.5" Asphalt Surface Course (Type 1)	Tons	110	\$110	\$12,100
20	Stamped Asphalt	SF	540	\$12	\$6,480
21	Sidewalks	SF	1,980	\$15.00	\$29,700
22	Pavement Markings	LF	1,320	\$0.50	\$660
23	Pavement Reflectors	EA	17	\$5.00	\$85
24	Street Signs	EA	6	\$200.00	\$1,200
25	Street Lights	EA	14	\$3,500.00	\$49,000
26	Landscaping (Trees)	EA	10	\$200.00	\$2,000
27	Landscaping (Shrubs)	EA	40	\$25.00	\$1,000
28	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Parking Garage (larger version hotel and beach):					\$7,066,919
Central Park / Special Event Space					
1	Building No. 1 (Tavern in the Park)	SF	5,000	\$80.00	\$400,000
2	Building No. 2 (Admin. / Restrooms)	SF	1,800	\$80.00	\$144,000
3	Building No. 3 (Restrooms)	SF	1,000	\$80.00	\$80,000
4	Building No. 4 (Gazebo)	SF	900	\$50.00	\$45,000
5	Building No. 5 (Boat House)	SF	625	\$80.00	\$50,000
6	Removal of Debris	LS	1	\$10,000.00	\$10,000
7	Clearing & Grubbing	AC	4	\$2,000.00	\$8,000
8	Inlet Protection	EA	17	\$400.00	\$6,800
9	Silt Fence	LF	4,700	\$1.00	\$4,700
10	Construction Entrance	EA	1	\$1,500.00	\$1,500
11	Rip-rap	TON	80	\$50.00	\$4,000
12	Pond Excavation	CY	25,500	\$20.00	\$510,000
13	Pond Liner	SF	80,000	\$1.00	\$80,000
14	Pond Outfall Structure	EA	1	\$10,000.00	\$10,000
15	Pond Outfall Pipe (30" RCP)	LF		\$45.00	\$0
16	Pond Dock	SF	480	\$50.00	\$24,000
17	Pond Fountains	EA	4	\$25,000.00	\$100,000
18	Fountains (in plaza)	EA	2	\$75,000.00	\$150,000
19	Earthwork (in addition to pond)	CY	6,833	\$5.00	\$34,165
20	General Park Construction	Ac	9.0	\$600,000.00	\$5,400,000
21	Catch Basins	EA	17	\$2,800.00	\$47,600
22	18" RCP	LF	1,670	\$27.00	\$45,090
23	24" RCP	LF	350	\$36.00	\$12,600
24	30" RCP	LF	310	\$45.00	\$13,950
<i>Northern Parking Lot (82 spaces)</i>					
25	Curb & Cutter	LF	2,072	\$15.00	\$31,080
26	6" Aggregate Base Course	SY	3,875	\$11	\$42,625
27	1.5" Asphalt Binder Course (Type 1)	Tons	320	\$110	\$35,200
28	1.5" Asphalt Surface Course (Type 1)	Tons	320	\$110	\$35,200
29	Pavement Markings	LF	2,520	\$0.5	\$1,260
<i>Southern Parking Lot (38 spaces)</i>					
30	Curb & Cutter	LF	850	\$15.00	\$12,750
31	6" Aggregate Base Course	SY	1,650	\$11	\$18,150
32	1.5" Asphalt Binder Course (Type 1)	Tons	136	\$110	\$14,960
33	1.5" Asphalt Surface Course (Type 1)	Tons	136	\$110	\$14,960
34	Pavement Markings	LF	1,260	\$0.5	\$630
35	Pedestrian Bridge No. 1	SF	400	\$80	\$32,000
36	Pedestrian Bridge No. 2	SF	400	\$80	\$32,000
37	Pedestrian Bridge No. 3	SF	600	\$80	\$48,000
38	Sidewalks	SF	6,138	\$15.00	\$92,070
39	Water Meters for Buildings	EA	8	\$3,000.00	\$24,000
40	Water Tapping Sleeve and Valve	EA	4	\$3,000.00	\$12,000
41	Water Line Around Park (8" DIP)	LF	2,460	\$30.00	\$73,800
42	Fire Hydrant Assemblies	EA	8	\$3,000.00	\$24,000
43	Signage	EA	12	\$200.00	\$2,400
44	Lighting	EA	75	\$3,500.00	\$262,500
45	Landscaping (Trees)	EA	150	\$200.00	\$30,000
46	Landscaping (Shrubs)	EA	450	\$25.00	\$11,250
47	Landscaping (Grassing)	AC	4	\$4,000.00	\$16,000
Subtotal - Central Park (with Retail and Restaurant)					\$7,329,240
Central Park - Building No. 6 (Retail / Restaurant)					
1	Building 6 (single-story)	SF	12,900	\$140.00	\$1,806,000
2	Silt Fence	LF	760	\$1.00	\$760
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,334	\$5.00	\$6,670
5	Earthwork (haul off)	CY	667	\$10.00	\$6,670
6	Sidewalks	SY	900	\$15.00	\$13,500
7	Landscaping (Trees)	EA	10	\$200.00	\$2,000
8	Landscaping (Shrubs)	EA	108	\$25.00	\$2,700
9	Landscaping (Grassing)	SF	16,200	\$0.30	\$4,860
Subtotal - Central Park - Building No. 6 (Retail and Restaurant):					\$1,844,660

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Central Park - Building No. 7 (Retail)					
1	Building 7 (single-story)	SF	3,200	\$100.00	\$320,000
2	Silt Fence	LF	480	\$1.00	\$480
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	534	\$5.00	\$2,670
5	Earthwork (haul off)	CY	267	\$10.00	\$2,670
6	Sidewalks	SF	540	\$15.00	\$8,100
7	Landscaping (Trees)	EA	6	\$200.00	\$1,200
8	Landscaping (Shrubs)	EA	48	\$25.00	\$1,200
9	Landscaping (Grassing)	SF	7,200	\$0.30	\$2,160
Subtotal - Central Park - Building No. 7 (Retail):					\$339,980
Reconstruction of South Lagoon Road (incl. Roundabout with Nassau Street) - includes 20 on-street parking spaces					
1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Silt Fence	LF	1,800	\$1.00	\$1,800
3	Miscellaneous Land Acquisition	Ac.	2	\$400,000.00	\$800,000
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Rip-rap	TON	39	\$50.00	\$1,950
6	Earthwork (balanced cut/fill)	CY	1,000	\$5.00	\$5,000
7	Earthwork (haul-off)	CY	500	\$10.00	\$5,000
8	Catch Basins	EA	8	\$2,800.00	\$22,400
9	18" RCP	LF	500	\$27.00	\$13,500
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	30	\$45.00	\$1,350
12	Curb & Gutter	LF	2,040	\$15.00	\$30,600
13	6" Aggregate Base Course	SY	2,810	\$11	\$30,910
14	1.5" Asphalt Binder Course (Type 1)	Tons	232	\$110	\$25,520
15	1.5" Asphalt Surface Course (Type 1)	Tons	232	\$110	\$25,520
16	Sidewalks (already included in Park)	SF	0	\$15.00	\$0
17	Pavement Markings	LF	2,700	\$0.50	\$1,350
18	Pavement Reflectors	EA	135	\$5.00	\$675
19	Street Signs	EA	5	\$200.00	\$1,000
20	Street Lights	EA	18	\$3,500.00	\$63,000
21	Landscaping (Trees)	EA	30	\$200.00	\$6,000
22	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
23	Landscaping (Grassing)	AC	1	\$4,000.00	\$2,480
Subtotal - Reconstruction of South Lagoon Road:					\$1,045,755
Reconstruction of Nassau Street - includes 30 on-street parking spaces					
1	Inlet Protection	EA	18	\$400.00	\$7,200
2	Silt Fence	LF	3,060	\$1.00	\$3,060
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	40	\$50.00	\$2,000
5	Earthwork (balanced cut/fill)	CY	3,000	\$5.00	\$15,000
6	Earthwork (haul-off)	CY	1,500	\$10.00	\$15,000
7	Catch Basins	EA	18	\$2,800.00	\$50,400
8	18" RCP	LF	795	\$27.00	\$21,465
9	24" RCP	LF	0	\$36.00	\$0
10	30" RCP	LF	0	\$45.00	\$0
11	Curb & Gutter	LF	5,381	\$15.00	\$80,715
12	6" Aggregate Base Course	SY	6,035	\$11	\$66,385
13	1.5" Asphalt Binder Course (Type 1)	Tons	500	\$110	\$55,000
14	1.5" Asphalt Surface Course (Type 1)	Tons	500	\$110	\$55,000
15	Sidewalks (not included in Plan)	SF	0	\$15.00	\$0
16	Pavement Markings	LF	2,500	\$0.50	\$1,250
17	Pavement Reflectors	EA	125	\$5.00	\$625
18	Street Signs	EA	24	\$200.00	\$4,800
19	Street Lights	EA	39	\$3,500.00	\$136,500
20	Landscaping (Trees)	EA	65	\$200.00	\$13,000
21	Landscaping (Shrubs)	EA	260	\$25.00	\$6,500
22	Landscaping (Grassing)	AC	1.5	\$4,000.00	\$6,000
Subtotal - Reconstruction of Nassau Street:					\$541,400

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Gateway Roundabout (Pope Ave. and Nassau Street)					
1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Silt Fence	LF	1,110	\$1.00	\$1,110
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	2,000	\$5.00	\$10,000
5	Earthwork (haul-off)	CY	1,000	\$10.00	\$10,000
6	Catch Basins	EA	8	\$2,800.00	\$22,400
7	18" RCP	LF	490	\$27.00	\$13,230
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Cutter	LF	2,307	\$15.00	\$34,605
11	6" Aggregate Base Course	SY	4,588	\$11	\$50,468
12	1.5" Asphalt Binder Course (Type 1)	Tons	380	\$110	\$41,800
13	1.5" Asphalt Surface Course (Type 1)	Tons	380	\$110	\$41,800
14	Stamped Asphalt / Pavement Stones	SF	23,770	\$12	\$285,240
15	Sidewalks	SF	6,080	\$15.00	\$91,200
16	Pavement Markings	LF	3,762	\$0.50	\$1,881
17	Pavement Reflectors	EA	200	\$5.00	\$1,000
18	Street Signs	EA	20	\$200.00	\$4,000
19	Street Lights	EA	16	\$3,500.00	\$56,000
20	Landscaping (Trees)	EA	20	\$200.00	\$4,000
21	Landscaping (Shrubs)	EA	80	\$25.00	\$2,000
22	Landscaping (Grassing)	AC	1	\$2,000.00	\$1,240
Subtotal - New Pope Ave. Roundabout:					\$676,674
Pope Ave. Improvements (between Gateway Roundabout and Coligny Circle Roundabout)					
<i>Improvements include reducing to 2 lanes of traffic and streetscaping with 100 parking spaces</i>					
1	Inlet Protection	EA	14	\$400.00	\$5,600
2	Silt Fence	LF	1,560	\$1.00	\$1,560
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	2,333	\$5.00	\$11,665
5	Earthwork (haul-off)	CY	1,167	\$10.00	\$11,670
6	Catch Basins	EA	14	\$2,800.00	\$39,200
7	18" RCP	LF	780	\$27.00	\$21,060
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Cutter	LF	1,720	\$15.00	\$25,800
11	6" Aggregate Base Course	SY	4,127	\$11	\$45,397
12	1.5" Asphalt Binder Course (Type 1)	Tons	341	\$110	\$37,510
13	1.5" Asphalt Surface Course (Type 1)	Tons	341	\$110	\$37,510
14	Stamped Asphalt / Pavement Stones	SF	7,646	\$12	\$91,752
15	Sidewalks	SF	11,200	\$15.00	\$168,000
16	Pavement Markings	LF	4,200	\$0.50	\$2,100
17	Pavement Reflectors	EA	210	\$5.00	\$1,050
18	Street Signs	EA	12	\$200.00	\$2,400
19	Street Lights	EA	32	\$3,500.00	\$112,000
20	Landscaping (Trees)	EA	30	\$200.00	\$6,000
21	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
22	Landscaping (Grassing)	AC	1	\$2,000.00	\$2,000
Subtotal - Pope Ave. Improvements:					\$626,774
Coligny Circle Park and Roundabout					
<i>Includes adding raised pedestrian crosswalks, event space and pedestrian corridors in park</i>					
1	Selective Clearing (to open views but preserve large trees)	AC	2	\$6,000.00	\$12,000
2	Inlet Protection	EA	20	\$400.00	\$8,000
3	Silt Fence	LF	2,180	\$1.00	\$2,180
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	3,227	\$5.00	\$16,135
6	Catch Basins	EA	20	\$2,800.00	\$56,000
7	18" RCP	LF	1,210	\$27.00	\$32,670
8	24" RCP	LF	470	\$36.00	\$16,920
9	30" RCP	LF	0	\$45.00	\$0
10	Stamped Asphalt / Pavement Stones	SF	59,420	\$12	\$713,040
11	Sidewalks	SF	18,750	\$15.00	\$281,250
12	Pavement Markings	LF	7,672	\$0.50	\$3,836
13	Pavement Reflectors	EA	210	\$5.00	\$1,050
14	Street Signs	EA	20	\$200.00	\$4,000
15	Street Lights	EA	75	\$3,500.00	\$262,500
16	Landscaping (Trees)	EA	350	\$200.00	\$70,000
17	Landscaping (Shrubs)	EA	875	\$25.00	\$21,875
18	Landscaping (Grassing)	AC	0.5	\$2,000.00	\$1,000
Subtotal - Coligny Circle Park and Roundabout:					\$1,491,956

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 1 - Retail (Northeast quadrant of Gateway Roundabout)					
1	Building 1 (single-story)	SF	4,400	\$100.00	\$440,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	412	\$1.00	\$412
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	400	\$5.00	\$2,000
6	Earthwork (haul off)	CY	200	\$10.00	\$2,000
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	150	\$15.00	\$2,250
16	Landscaping (Trees)	EA	10	\$200.00	\$2,000
17	Landscaping (Shrubs)	EA	60	\$25.00	\$1,500
18	Landscaping (Grassing)	SF	10,800	\$0.30	\$3,240
Subtotal - Building No. 1 (Retail):					\$454,902
Building No. 2 - Retail (Southeast quadrant of Gateway Roundabout)					
1	Building 2 (single-story)	SF	13,000	\$100.00	\$1,300,000
2	Silt Fence	LF	860	\$1.00	\$860
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,482	\$5.00	\$7,410
5	Earthwork (haul off)	CY	741	\$10.00	\$7,410
6	Sidewalks	SF	1,080	\$15.00	\$16,200
7	Street Lights	EA	7	\$3,500.00	\$24,500
8	Landscaping (Trees)	EA	15	\$200.00	\$3,000
9	Landscaping (Shrubs)	EA	140	\$25.00	\$3,500
10	Landscaping (Grassing)	SF	17,500	\$0.30	\$5,250
Subtotal - Building No. 2 (Retail):					\$1,369,630
Building No. 3 - Retail/Commercial (East side of Pope Ave., North of Lagoon Road)					
1	Building 3A (single-story)	SF	8,200	\$100.00	\$820,000
2	Building 3B (single-story)	SF	3,900	\$100.00	\$390,000
3	Silt Fence	LF	840	\$1.00	\$840
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	1,630	\$5.00	\$8,150
6	Earthwork (haul off)	CY	815	\$10.00	\$8,150
7	Sidewalks	SF	2,160	\$15.00	\$32,400
8	Street Lights	EA	5	\$3,500.00	\$17,500
9	Landscaping (Trees)	EA	34	\$200.00	\$6,800
10	Landscaping (Shrubs)	EA	144	\$25.00	\$3,600
11	Landscaping (Grassing)	SF	44,000	\$0.30	\$13,200
Subtotal - Building No. 3 (Retail/Commercial):					\$1,302,140
Building No. 4 - Retail/Commercial (Northeast intersection of Pope Ave. and Lagoon Road)					
1	Building 4A (single-story)	SF	4,800	\$100.00	\$480,000
2	Building 4B (single-story)	SF	400	\$100.00	\$40,000
3	Building 4C (single-story)	SF	400	\$100.00	\$40,000
4	Building 4D (single-story)	SF	4,200	\$100.00	\$420,000
5	Silt Fence	LF	740	\$1.00	\$740
6	Construction Entrance	EA	1	\$1,500.00	\$1,500
7	Earthwork (balanced cut/fill)	CY	1,156	\$5.00	\$5,780
8	Earthwork (haul off)	CY	578	\$10.00	\$5,780
9	Sidewalks	SF	2,340	\$15.00	\$35,100
10	Street Lights	EA	10	\$3,500.00	\$35,000
11	Landscaping (Trees)	EA	20	\$200.00	\$4,000
12	Landscaping (Shrubs)	EA	148	\$25.00	\$3,700
13	Landscaping (Grassing)	SF	31,200	\$0.30	\$9,360
Subtotal - Building No. 4 (Retail/Commercial):					\$1,080,960
Building No. 5 - Retail/Commercial (Southeast intersection of Pope Ave. and Lagoon Road)					
1	Building 5 (single-story)	SF	10,200	\$100.00	\$1,020,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	745	\$1.00	\$745
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	1,156	\$5.00	\$5,780
6	Earthwork (haul off)	CY	580	\$10.00	\$5,800
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Gutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
15	Sidewalks	SF	1,620	\$15.00	\$24,300
16	Street Lights	EA	10	\$3,500.00	\$35,000
17	Landscaping (Trees)	EA	25	\$200.00	\$5,000
18	Landscaping (Shrubs)	EA	124	\$25.00	\$3,100
19	Landscaping (Grassing)	SF	31,200	\$0.30	\$9,360
Subtotal - Building No. 5 (Retail/Commercial):					\$1,110,585

Building No. 6 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)

1	Building 6 (single-story)	SF	7,300	\$100.00	\$730,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	580	\$1.00	\$580
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	712	\$5.00	\$3,560
6	Earthwork (haul off)	CY	356	\$10.00	\$3,560
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Cutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,260	\$15.00	\$18,900
16	Street Lights	EA	6	\$3,500.00	\$21,000
17	Landscaping (Trees)	EA	20	\$200.00	\$4,000
18	Landscaping (Shrubs)	EA	107	\$25.00	\$2,675
19	Landscaping (Grassing)	SF	19,200	\$0.30	\$5,760
Subtotal - Building No. 6 (Retail/Commercial):					\$791,535

Building No. 7 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)

1	Building 7 (single-story)	SF	2,600	\$100.00	\$260,000
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	460	\$1.00	\$460
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	482	\$5.00	\$2,410
6	Earthwork (haul off)	CY	241	\$10.00	\$2,410
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Cutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	720	\$15.00	\$10,800
16	Street Lights	EA	4	\$3,500.00	\$14,000
17	Landscaping (Trees)	EA	10	\$200.00	\$2,000
18	Landscaping (Shrubs)	EA	44	\$25.00	\$1,100
19	Landscaping (Grassing)	SF	13,000	\$0.30	\$3,900
Subtotal - Building No. 7 (Retail/Commercial):					\$298,580

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 8 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)					
1	Building 8 (2-story)	SF	38,572	\$100.00	\$3,857,200
2	Inlet Protection	EA	0	\$400.00	\$0
3	Silt Fence	LF	710	\$1.00	\$710
4	Construction Entrance	EA	1	\$1,500.00	\$1,500
5	Earthwork (balanced cut/fill)	CY	1,300	\$5.00	\$6,500
6	Earthwork (haul off)	CY	650	\$10.00	\$6,500
7	Catch Basins	EA	0	\$2,800.00	\$0
8	18" RCP	LF	0	\$27.00	\$0
9	24" RCP	LF	0	\$36.00	\$0
10	Curb & Cutter	LF	0	\$15.00	\$0
11	6" Aggregate Base Course	SY	0	\$11	\$0
12	1.5" Asphalt Binder Course (Type 1)	Tons	0	\$110	\$0
13	1.5" Asphalt Surface Course (Type 1)	Tons	0	\$110	\$0
14	Concrete Pavement	SY	0	\$20	\$0
15	Sidewalks	SF	1,440	\$15.00	\$21,600
16	Street Lights	EA	4	\$3,500.00	\$14,000
17	Landscaping (Trees)	EA	20	\$200.00	\$4,000
18	Landscaping (Shrubs)	EA	130	\$25.00	\$3,250
19	Landscaping (Grassing)	SF	35,100	\$0.30	\$10,530
Subtotal - Building No. 8 (Retail/Commercial):					\$3,925,790
Building No. 9 - Retail/Commercial (Coligny Plaza)					
1	Building 9 (1st story retail, 2nd story restaurant)	SF	71,400	\$120.00	\$8,568,000
2	Silt Fence	LF	1,460	\$1.00	\$1,460
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	4,890	\$5.00	\$24,450
5	Earthwork (haul off)	CY	2,445	\$10.00	\$24,450
6	Sidewalks	SF	11,760	\$15.00	\$176,400
7	Street Lights	EA	37	\$3,500.00	\$129,500
8	Landscaping (Trees)	EA	37	\$200.00	\$7,400
9	Landscaping (Shrubs)	EA	406	\$25.00	\$10,150
10	Landscaping (Grassing)	SF	40,500	\$0.30	\$12,150
Subtotal - Building No. 9 (Retail/Commercial):					\$8,955,460
Building No. 10 - Mixed Use Commercial (Coligny Plaza)					
1	Building 10 (single-story)	SF	9,000	\$100.00	\$900,000
2	Silt Fence	LF	740	\$1.00	\$740
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,194	\$5.00	\$5,970
5	Earthwork (haul off)	CY	597	\$10.00	\$5,970
6	Sidewalks	SF	3,720	\$15.00	\$55,800
7	Street Lights	EA	6	\$3,500.00	\$21,000
8	Landscaping (Trees)	EA	15	\$200.00	\$3,000
9	Landscaping (Shrubs)	EA	84	\$25.00	\$2,100
10	Landscaping (Grassing)	SF	6,300	\$0.30	\$1,890
Subtotal - Building No. 10 (Retail/Commercial):					\$997,970
Building No. 11 - Retail/Commercial (Coligny Plaza)					
1	Building 11 (single-story)	SF	9,600	\$100.00	\$960,000
2	Silt Fence	LF	700	\$1.00	\$700
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,088	\$5.00	\$5,440
5	Earthwork (haul off)	CY	544	\$10.00	\$5,440
6	Sidewalks	SF	3,960	\$15.00	\$59,400
7	Street Lights	EA	4	\$3,500.00	\$14,000
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	92	\$25.00	\$2,300
10	Landscaping (Grassing)	SF	29,400	\$0.30	\$8,820
Subtotal - Building No. 11 (Retail/Commercial):					\$1,059,600
Building No. 12 - Retail/Commercial (Coligny Plaza)					
1	Building 12 (single-story)	SF	10,600	\$100.00	\$1,060,000
2	Silt Fence	LF	680	\$1.00	\$680
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,040	\$5.00	\$5,200
5	Earthwork (haul off)	CY	520	\$10.00	\$5,200
6	Sidewalks	SF	4,200	\$15.00	\$63,000
7	Street Lights	EA	5	\$3,500.00	\$17,500
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	88	\$25.00	\$2,200
10	Landscaping (Grassing)	SF	28,000	\$0.30	\$8,400
Subtotal - Building No. 12 (Retail/Commercial):					\$1,165,680

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Building No. 13 - Mixed Use Residential/Commercial (Coligny Plaza)					
1	Building 13 (2-story) - 5 units Residential, 10,800 sf Commercial	SF	21,600	\$100.00	\$2,160,000
2	Silt Fence	LF	700	\$1.00	\$700
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,060	\$5.00	\$5,300
5	Earthwork (haul off)	CY	530	\$10.00	\$5,300
6	Sidewalks	SF	4,680	\$15.00	\$70,200
7	Street Lights	EA	6	\$3,500.00	\$21,000
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	92	\$25.00	\$2,300
10	Landscaping (Grassing)	SF	28,600	\$0.30	\$8,580
Subtotal - Building No. 13 (Residential/Commercial):					\$2,276,880
Building No. 14 - Mixed Use Residential/Commercial (Coligny Plaza)					
1	Building 14 (2-story) - 5 units Residential, 8000 sf Commercial	SF	16,000	\$100.00	\$1,600,000
2	Silt Fence	LF	640	\$1.00	\$640
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	890	\$5.00	\$4,450
5	Earthwork (haul off)	CY	445	\$10.00	\$4,450
6	Sidewalks	SF	3,960	\$15.00	\$59,400
7	Street Lights	EA	16	\$3,500.00	\$56,000
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	80	\$25.00	\$2,000
10	Landscaping (Grassing)	SF	24,000	\$0.30	\$7,200
Subtotal - Building No. 14 (Residential/Commercial):					\$1,737,640
Building No. 15 - Mixed Use Residential/Commercial (North of Lagoon Road)					
1	Building 15 (single-story)	SF	1,500	\$100.00	\$150,000
2	Silt Fence	LF	420	\$1.00	\$420
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	408	\$5.00	\$2,040
5	Earthwork (haul off)	CY	204	\$10.00	\$2,040
6	Sidewalks	SF	2,460	\$15.00	\$36,900
7	Street Lights	EA	2	\$3,500.00	\$7,000
8	Landscaping (Trees)	EA	6	\$200.00	\$1,200
9	Landscaping (Shrubs)	EA	32	\$25.00	\$800
10	Landscaping (Grassing)	SF	11,000	\$0.30	\$3,300
Subtotal - Building No. 15 (Residential/Commercial):					\$205,200
Building No. 16 - Mixed Use Residential/Commercial (North of Lagoon Road)					
1	Building 16 (3-story) 10 units / 4,000 sf Retail	SF	12,300	\$100.00	\$1,230,000
2	Silt Fence	LF	520	\$1.00	\$520
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	612	\$5.00	\$3,060
5	Earthwork (haul off)	CY	306	\$10.00	\$3,060
6	Sidewalks	SF	2,640	\$15.00	\$39,600
7	Street Lights	EA	7	\$3,500.00	\$24,500
8	Landscaping (Trees)	EA	10	\$200.00	\$2,000
9	Landscaping (Shrubs)	EA	64	\$25.00	\$1,600
10	Landscaping (Grassing)	SF	16,500	\$0.30	\$4,950
Subtotal - Building No. 16 (Residential/Commercial):					\$1,310,790
Building No. 17 - Retail/Commercial (northeast corner of Coligny Plaza)					
1	Building 17 (single-story)	SF	3,250	\$100.00	\$325,000
2	Silt Fence	LF	480	\$1.00	\$480
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	534	\$5.00	\$2,670
5	Earthwork (haul off)	CY	267	\$10.00	\$2,670
6	Sidewalks	SF	2,640	\$15.00	\$39,600
7	Street Lights	EA	7	\$3,500.00	\$24,500
8	Landscaping (Trees)	EA	6	\$200.00	\$1,200
9	Landscaping (Shrubs)	EA	50	\$25.00	\$1,250
10	Landscaping (Grassing)	SF	7,500	\$0.30	\$2,250
Subtotal - Building No. 17 (Retail/Commercial):					\$401,120
Parking Garage (North Lagoon Road)					
1	4-Level Parking Garage (315 spaces)	SF	114,400	\$35.00	\$4,004,000
2	Land Acquisition	Ac.	2	\$400,000.00	\$800,000
3	4-Stop Elevator	EA	2	\$80,000.00	\$160,000
4	4-Level Stairs	EA	2	\$30,000.00	\$60,000
5	Control Gates / Booth	LS	1	\$18,000.00	\$18,000
6	Inlet Protection	EA	5	\$400.00	\$2,000
7	Silt Fence	LF	1,020	\$1.00	\$1,020
8	Construction Entrance	EA	1	\$1,500.00	\$1,500
9	Rip-rap	TON	0	\$50.00	\$0
10	Earthwork (balanced cut/fill)	CY	1,952	\$5.00	\$9,760
11	Earthwork (haul-off)	CY	976	\$10.00	\$9,760
12	Catch Basins	EA	5	\$2,800.00	\$14,000
13	18" RCP	LF	590	\$27.00	\$15,930
14	24" RCP	LF	0	\$36.00	\$0

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
15	30" RCP	LF	0	\$45.00	\$0
16	Curb & Gutter	LF	200	\$15.00	\$3,000
17	6" Aggregate Base Course	SY	400	\$11	\$4,400
18	1.5" Asphalt Binder Course (Type 1)	Tons	35	\$110	\$3,850
19	1.5" Asphalt Surface Course (Type 1)	Tons	35	\$110	\$3,850
20	Stamped Asphalt	SF	0	\$12	\$0
21	Sidewalks	SF	4,140	\$15.00	\$62,100
22	Pavement Markings	LF	400	\$0.50	\$200
23	Pavement Reflectors	EA	90	\$5.00	\$450
24	Street Signs	EA	6	\$200.00	\$1,200
25	Street Lights	EA	14	\$3,500.00	\$49,000
26	Landscaping (Trees)	EA	18	\$200.00	\$3,600
27	Landscaping (Shrubs)	EA	72	\$25.00	\$1,800
28	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Parking Garage (North Lagoon Road):					\$5,230,620
Reconstruction of Tanglewood Drive					
1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,060	\$1.00	\$1,060
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	646	\$5.00	\$3,230
6	Earthwork (haul-off)	CY	323	\$10.00	\$3,230
7	Reconstructed Catch Basins	EA	6	\$1,500.00	\$9,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	1,480	\$15.00	\$22,200
13	6" Aggregate Base Course	SY	1,684	\$11	\$18,524
14	1.5" Asphalt Binder Course (Type 1)	Tons	140	\$110	\$15,400
15	1.5" Asphalt Surface Course (Type 1)	Tons	140	\$110	\$15,400
16	Stamped Asphalt	SF	810	\$12	\$9,720
17	Sidewalks	SF	6,960	\$15.00	\$104,400
18	Pavement Markings	LF	1,980	\$0.50	\$990
19	Pavement Reflectors	EA	99	\$5.00	\$495
20	Street Signs	EA	6	\$200.00	\$1,200
21	Street Lights	EA	0	\$3,500.00	\$0
22	Landscaping (Trees)	EA	28	\$200.00	\$5,600
23	Landscaping (Shrubs)	EA	112	\$25.00	\$2,800
24	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Reconstruction of Tanglewood Drive:					\$218,349
Reconstruction of Coligny Main Street - includes 120 on-street parking spaces					
1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,240	\$1.00	\$1,240
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	690	\$5.00	\$3,450

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
6	Earthwork (haul-off)	CY	345	\$10.00	\$3,450
7	Reconstructed Catch Basins	EA	6	\$1,500.00	\$9,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	1,544	\$15.00	\$23,160
13	6" Aggregate Base Course	SY	2,904	\$11	\$31,944
14	1.5" Asphalt Binder Course (Type 1)	Tons	240	\$110	\$26,400
15	1.5" Asphalt Surface Course (Type 1)	Tons	240	\$110	\$26,400
16	Stamped Asphalt	SF	3,100	\$12	\$37,200
17	Sidewalks	SF	7,440	\$15.00	\$111,600
18	Pavement Markings	LF	1,860	\$0.50	\$930
19	Pavement Reflectors	EA	93	\$5.00	\$465
20	Street Signs	EA	6	\$200.00	\$1,200
21	Street Lights	EA	0	\$3,500.00	\$0
22	Landscaping (Trees)	EA	29	\$200.00	\$5,800
23	Landscaping (Shrubs)	EA	116	\$25.00	\$2,900
24	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Reconstruction of Coligny Main Street:					\$290,239

Reconstruction of Avocet Road

1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,200	\$1.00	\$1,200
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	668	\$5.00	\$3,340
6	Earthwork (haul-off)	CY	334	\$10.00	\$3,340
7	Reconstructed Catch Basins	EA	6	\$1,500.00	\$9,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	1,360	\$15.00	\$20,400
13	6" Aggregate Base Course	SY	1,873	\$11	\$20,603
14	1.5" Asphalt Binder Course (Type 1)	Tons	155	\$110	\$17,050
15	1.5" Asphalt Surface Course (Type 1)	Tons	155	\$110	\$17,050
16	Stamped Asphalt	SF	1,440	\$12	\$17,280
17	Sidewalks	SF	7,200	\$15.00	\$108,000
18	Pavement Markings	LF	1,800	\$0.50	\$900
19	Pavement Reflectors	EA	90	\$5.00	\$450
20	Street Signs	EA	8	\$200.00	\$1,600
21	Street Lights	EA	0	\$3,500.00	\$0
22	Landscaping (Trees)	EA	28	\$200.00	\$5,600
23	Landscaping (Shrubs)	EA	112	\$25.00	\$2,800
24	Landscaping (Grassing)	AC	0.3	\$4,000.00	\$1,200
Subtotal - Reconstruction of Avocet Road:					\$233,713

Reconstruction of S. Forest Beach Road - includes 90 on-street parking spaces

1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Silt Fence	LF	2,000	\$1.00	\$2,000
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	1,112	\$5.00	\$5,560
6	Earthwork (haul-off)	CY	556	\$10.00	\$5,560
7	Reconstructed Catch Basins	EA	8	\$1,500.00	\$12,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	2,624	\$15.00	\$39,360
13	6" Aggregate Base Course	SY	4,775	\$11	\$52,525
14	1.5" Asphalt Binder Course (Type 1)	Tons	395	\$110	\$43,450
15	1.5" Asphalt Surface Course (Type 1)	Tons	395	\$110	\$43,450
16	Sidewalks	SF	1,080	\$15.00	\$16,200
17	Pavement Markings	LF	3,000	\$0.50	\$1,500
18	Pavement Reflectors	EA	150	\$5.00	\$750
19	Street Signs	EA	10	\$200.00	\$2,000
20	Street Lights	EA	0	\$3,500.00	\$0
21	Landscaping (Trees)	EA	43	\$200.00	\$8,600
22	Landscaping (Shrubs)	EA	172	\$25.00	\$4,300
23	Landscaping (Grassing)	AC	1.0	\$4,000.00	\$4,000
Subtotal - Reconstruction of S. Forest Beach Road:					\$245,955

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Reconstruction of N. Forest Beach Road - includes 90 on-street parking spaces					
1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,380	\$1.00	\$1,380
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	768	\$5.00	\$3,840
6	Earthwork (haul-off)	CY	384	\$10.00	\$3,840
7	Reconstructed Catch Basins	EA	6	\$1,500.00	\$9,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	1,844	\$15.00	\$27,660
13	6" Aggregate Base Course	SY	3,231	\$11	\$35,541
14	1.5" Asphalt Binder Course (Type 1)	Tons	270	\$110	\$29,700
15	1.5" Asphalt Surface Course (Type 1)	Tons	270	\$110	\$29,700
16	Stamped Asphalt	SF	3,080	\$12	\$36,960
17	Sidewalks	SF	8,280	\$15.00	\$124,200
18	Pavement Markings	LF	2,070	\$0.50	\$1,035
19	Pavement Reflectors	EA	104	\$5.00	\$520
20	Street Signs	EA	8	\$200.00	\$1,600
21	Street Lights	EA	0	\$3,500.00	\$0
22	Landscaping (Trees)	EA	30	\$200.00	\$6,000
23	Landscaping (Shrubs)	EA	120	\$25.00	\$3,000
24	Landscaping (Grassing)	AC	0.5	\$4,000.00	\$2,000
Subtotal - Reconstruction of N. Forest Beach Road:					\$319,876
Reconstruction of North Lagoon Road					
1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,600	\$1.00	\$1,600
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Rip-rap	TON	0	\$50.00	\$0
5	Earthwork (balanced cut/fill)	CY	890	\$5.00	\$4,450
6	Earthwork (haul-off)	CY	445	\$10.00	\$4,450
7	Reconstructed Catch Basins	EA	6	\$1,500.00	\$9,000
8	Catch Basins	EA	0	\$2,800.00	\$0
9	18" RCP	LF	0	\$27.00	\$0
10	24" RCP	LF	0	\$36.00	\$0
11	30" RCP	LF	0	\$45.00	\$0
12	Curb & Gutter	LF	2,160	\$15.00	\$32,400
13	6" Aggregate Base Course	SY	3,100	\$11	\$34,100
14	1.5" Asphalt Binder Course (Type 1)	Tons	256	\$110	\$28,160
15	1.5" Asphalt Surface Course (Type 1)	Tons	256	\$110	\$28,160
16	Stamped Asphalt	SF	2,720	\$12	\$32,640
17	Sidewalks	SF	3,600	\$15.00	\$54,000
18	Pavement Markings	LF	2,400	\$0.50	\$1,200
19	Pavement Reflectors	EA	120	\$5.00	\$600
20	Street Signs	EA	15	\$200.00	\$3,000
21	Street Lights	EA	0	\$3,500.00	\$0
22	Landscaping (Trees)	EA	32	\$200.00	\$6,400
23	Landscaping (Shrubs)	EA	128	\$25.00	\$3,200
24	Landscaping (Grassing)	AC	0.8	\$4,000.00	\$3,000
Subtotal - Reconstruction of North Lagoon Road:					\$250,260
Surface Parking Lot #1 (43 spaces) (East of Pope Ave., South of Lagoon Road)					
1	Inlet Protection	EA	4	\$400.00	\$1,600
2	Silt Fence	LF	920	\$1.00	\$920
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,826	\$5.00	\$9,130
5	Earthwork (haul-off)	CY	913	\$10.00	\$9,130
6	Catch Basins	EA	4	\$2,800.00	\$11,200
7	18" RCP	LF	320	\$27.00	\$8,640
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	1,210	\$15.00	\$18,150
11	6" Aggregate Base Course	SY	1,220	\$11	\$13,420
12	1.5" Asphalt Binder Course (Type 1)	Tons	100	\$110	\$11,000
13	1.5" Asphalt Surface Course (Type 1)	Tons	100	\$110	\$11,000
14	Sidewalks	SF	3,000	\$15.00	\$45,000
15	Pavement Markings	LF	1,610	\$0.50	\$805
16	Signage	EA	2	\$200.00	\$400
17	Lighting	EA	15	\$3,500.00	\$52,500
18	Landscaping (Trees)	EA	15	\$200.00	\$3,000
19	Landscaping (Shrubs)	EA	60	\$25.00	\$1,500
20	Landscaping (Grassing)	SF	15,000	\$0.30	\$4,500
Subtotal - Surface Parking Lot #1 Coligny Plaza:					\$203,395

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ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Surface Parking Lot #2 (200 spaces) (Behind Buildings 1, 2, 3, &4)					
1	Inlet Protection	EA	14	\$400.00	\$5,600
2	Silt Fence	LF	1,630	\$1.00	\$1,630
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,890	\$5.00	\$9,450
5	Earthwork (haul-off)	CY	945	\$10.00	\$9,450
6	Catch Basins	EA	14	\$2,800.00	\$39,200
7	18" RCP	LF	1,240	\$27.00	\$33,480
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	3,160	\$15.00	\$47,400
11	6" Aggregate Base Course	SY	5,667	\$11	\$62,337
12	1.5" Asphalt Binder Course (Type 1)	Tons	470	\$110	\$51,700
13	1.5" Asphalt Surface Course (Type 1)	Tons	470	\$110	\$51,700
14	Sidewalks	SF	4,200	\$15.00	\$63,000
15	Pavement Markings	LF	3,900	\$0.50	\$1,950
16	Signage	EA	16	\$200.00	\$3,200
17	Lighting	EA	41	\$3,500.00	\$143,500
18	Landscaping (Trees)	EA	50	\$200.00	\$10,000
19	Landscaping (Shrubs)	EA	200	\$25.00	\$5,000
20	Landscaping (Grassing)	SF	76,600	\$0.30	\$22,980
Subtotal - Surface Parking Lot #2 Coligny Plaza:					\$563,077

Surface Parking Lot #3 (98 spaces) (North of Lagoon Road)					
1	Inlet Protection	EA	6	\$400.00	\$2,400
2	Silt Fence	LF	1,070	\$1.00	\$1,070
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,634	\$5.00	\$8,170
5	Earthwork (haul-off)	CY	817	\$10.00	\$8,170
6	Catch Basins	EA	6	\$2,800.00	\$16,800
7	18" RCP	LF	505	\$27.00	\$13,635
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	1,490	\$15.00	\$22,350
11	6" Aggregate Base Course	SY	2,789	\$11	\$30,679
12	1.5" Asphalt Binder Course (Type 1)	Tons	230	\$110	\$25,300
13	1.5" Asphalt Surface Course (Type 1)	Tons	230	\$110	\$25,300
14	Sidewalks	SF	2,880	\$15.00	\$43,200
15	Pavement Markings	LF	2,120	\$0.50	\$1,060
16	Signage	EA	5	\$200.00	\$1,000
17	Lighting	EA	20	\$3,500.00	\$70,000
18	Landscaping (Trees)	EA	14	\$200.00	\$2,800
19	Landscaping (Shrubs)	EA	56	\$25.00	\$1,400
20	Landscaping (Grassing)	SF	31,500	\$0.30	\$9,450
Subtotal - Surface Parking Lot #3 Coligny Plaza:					\$284,284

Surface Parking Lot #4 (158 spaces) (South of Lagoon Road)					
1	Inlet Protection	EA	8	\$400.00	\$3,200
2	Silt Fence	LF	1,040	\$1.00	\$1,040
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,742	\$5.00	\$8,710
5	Earthwork (haul-off)	CY	871	\$10.00	\$8,710
6	Catch Basins	EA	8	\$2,800.00	\$22,400
7	18" RCP	LF	520	\$27.00	\$14,040
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Gutter	LF	2,115	\$15.00	\$31,725
11	6" Aggregate Base Course	SY	4,500	\$11	\$49,500
12	1.5" Asphalt Binder Course (Type 1)	Tons	372	\$110	\$40,920
13	1.5" Asphalt Surface Course (Type 1)	Tons	372	\$110	\$40,920
14	Sidewalks	SF	4,200	\$15.00	\$63,000
15	Pavement Markings	LF	2,500	\$0.50	\$1,250
16	Signage	EA	6	\$200.00	\$1,200
17	Lighting	EA	15	\$3,500.00	\$52,500
18	Landscaping (Trees)	EA	18	\$200.00	\$3,600
19	Landscaping (Shrubs)	EA	72	\$25.00	\$1,800
20	Landscaping (Grassing)	SF	11,300	\$0.30	\$3,390
Subtotal - Surface Parking Lot #4 Coligny Plaza:					\$349,405

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 2
Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST
Surface Parking Lot #5 (11 spaces) (Around Building 9)					
1	Inlet Protection	EA	5	\$400.00	\$2,000
2	Silt Fence	LF	620	\$1.00	\$620
3	Construction Entrance	EA	1	\$1,500.00	\$1,500
4	Earthwork (balanced cut/fill)	CY	1,164	\$5.00	\$5,820
5	Earthwork (haul-off)	CY	582	\$10.00	\$5,820
6	Catch Basins	EA	5	\$2,800.00	\$14,000
7	18" RCP	LF	570	\$27.00	\$15,390
8	24" RCP	LF	0	\$36.00	\$0
9	30" RCP	LF	0	\$45.00	\$0
10	Curb & Cutter	LF	575	\$15.00	\$8,625
11	6" Aggregate Base Course	SY	325	\$11	\$3,575
12	1.5" Asphalt Binder Course (Type 1)	Tons	27	\$110	\$2,970
13	1.5" Asphalt Surface Course (Type 1)	Tons	27	\$110	\$2,970
14	Sidewalks	SF	840	\$15.00	\$12,600
15	Pavement Markings	LF	500	\$0.50	\$250
16	Signage	EA	1	\$200.00	\$200
17	Lighting	EA	0	\$3,500.00	\$0
18	Landscaping (Trees)	EA	0	\$200.00	\$0
19	Landscaping (Shrubs)	EA	25	\$25.00	\$625
20	Landscaping (Grassing)	SF	5,350	\$0.30	\$1,605
Subtotal - Surface Parking Lot #5 Coligny Plaza:					\$78,570

Subtotal - Hotel Site Building 1 (Commercial Retail):	\$1,082,935
Subtotal - Hotel Building 2 (Restaurant):	\$392,070
Subtotal - Hotel Building 3 (Retail and Residential):	\$11,128,140
Subtotal - Building 4 (Hotel):	\$22,245,242
Subtotal - Parking Garage (larger version hotel and beach):	\$7,066,919
Subtotal - Central Park (with Retail and Restaurant)	\$7,329,240
Subtotal - Central Park - Building No. 6 (Retail and Restaurant):	\$1,844,660
Subtotal - Central Park - Building No. 7 (Retail):	\$339,980
Subtotal - Reconstruction of South Lagoon Road:	\$1,045,755
Subtotal - Reconstruction of Nassau Street:	\$541,400
Subtotal - New Pope Ave. Roundabout:	\$676,674
Subtotal - Pope Ave. Improvements:	\$626,774
Subtotal - Coligny Circle Park and Roundabout:	\$1,491,956
Subtotal - Building No. 1 (Retail):	\$454,902
Subtotal - Building No. 2 (Retail):	\$1,369,630
Subtotal - Building No. 3 (Retail/Commercial):	\$1,302,140
Subtotal - Building No. 4 (Retail/Commercial):	\$1,080,960
Subtotal - Building No. 5 (Retail/Commercial):	\$1,110,585
Subtotal - Building No. 6 (Retail/Commercial):	\$791,535
Subtotal - Building No. 7 (Retail/Commercial):	\$298,580
Subtotal - Building No. 8 (Retail/Commercial):	\$3,925,790
Subtotal - Building No. 9 (Retail/Commercial):	\$8,955,460
Subtotal - Building No. 10 (Retail/Commercial):	\$997,970
Subtotal - Building No. 11 (Retail/Commercial):	\$1,059,600
Subtotal - Building No. 12 (Retail/Commercial):	\$1,165,680
Subtotal - Building No. 13 (Residential/Commercial):	\$2,276,880
Subtotal - Building No. 14 (Residential/Commercial):	\$1,737,640
Subtotal - Building No. 15 (Residential/Commercial):	\$205,200
Subtotal - Building No. 16 (Residential/Commercial):	\$1,310,790
Subtotal - Building No. 17 (Retail/Commercial):	\$401,120
Subtotal - Parking Garage (North Lagoon Road):	\$5,230,620
Subtotal - Reconstruction of Tanglewood Drive:	\$218,349
Subtotal - Reconstruction of Coligny Main Street:	\$290,239
Subtotal - Reconstruction of Avocet Road:	\$233,713
Subtotal - Reconstruction of S. Forest Beach Road:	\$245,955
Subtotal - Reconstruction of N. Forest Beach Road:	\$319,876
Subtotal - Reconstruction of North Lagoon Road:	\$250,260
Subtotal - Surface Parking Lot #1 Coligny Plaza:	\$203,395
Subtotal - Surface Parking Lot #2 Coligny Plaza:	\$563,077
Subtotal - Surface Parking Lot #3 Coligny Plaza:	\$284,284
Subtotal - Surface Parking Lot #4 Coligny Plaza:	\$349,405
Subtotal - Surface Parking Lot #5 Coligny Plaza:	\$78,570
	\$92,523,950

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 1
Hilton Head Island, SC



	Public Investment	Private Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Subtotal - Hotel Site Building 1 (Commercial Retail):		\$1,082,935				\$1,082,935		
Selling Hotel Site to Developer RFP*	(\$3,005,640)							
Subtotal - Hotel Building 2 (Restaurant):		\$392,070				\$392,070		
Subtotal - Hotel Building 3 (Retail):		\$1,486,315					\$1,486,315	
Subtotal - Building 4 (Hotel):		\$22,245,242		\$15,571,670	\$6,673,573			
Subtotal - Parking Garage (hotel and beach):	\$2,820,550	\$2,820,550		\$2,820,550	\$2,820,550			
Subtotal - Central Park (with Retail and Restaurant)	\$7,829,240	\$400,000	\$7,829,240	\$400,000				
Subtotal - Reconstruction of South Lagoon Road:	\$1,045,755		\$1,045,755					
Subtotal - Reconstruction of Nassau Street:	\$541,400		\$541,400					
Subtotal - New Pope Ave. Roundabout:	\$676,674		\$676,674					
Subtotal - Pope Ave. Improvements:	\$626,774		\$626,774					
Subtotal - Coligny Circle Park and Roundabout:	\$1,491,956		\$745,978	\$745,978				
Subtotal - Building No. 1 (Retail):		\$454,902		\$454,902				
Subtotal - Building No. 2 (Retail):		\$823,150		\$823,150				
Subtotal - Building No. 3 (Retail/Commercial):		\$880,740			\$880,740			
Subtotal - Building No. 4 (Retail/Commercial):		\$620,980			\$620,980			
Subtotal - Building No. 5 (Retail/Commercial):		\$1,110,585				\$1,110,585		
Subtotal - Building No. 6 (Retail/Commercial):		\$791,535					\$791,535	
Subtotal - Building No. 7 (Retail/Commercial):		\$298,580					\$298,580	
Subtotal - Building No. 8 (Retail/Commercial):		\$3,925,790					\$3,925,790	
Subtotal - Building No. 9 (Retail/Commercial):		\$6,524,870					\$6,524,870	
Total - Private Investment:		\$43,858,244		\$17,249,722	\$10,995,843	\$2,585,590	\$13,027,090	\$43,858,244
Total - Public Investment:	\$12,026,709		\$11,465,821	\$3,566,528				\$15,032,349

Notes:

1. Assumption is that the property for the hotel would require up to 6 acres to meet the previous maximum zoning requirement of 25 rooms per acre - 150 rooms = 6.0 acres. The hotel would utilize approximately half (3 acres) and the remaining would be open space consistent with the public park space. The developer would purchase both, but at different market rates based on the use.
2. Assumption is that the Town would fund 1/2 of the hotel parking garage while the developer would fund the other 1/2. All the land would remain public not generating any additional tax revenue. Operations of the garage would break even to maintenance.

Conceptual Site Cost Estimate
Town of Hilton Head
Coligny Area Re-development - Scenario 2
Hilton Head Island, SC



	Public Investment	Private Investment	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Subtotal - Hotel Site Building 1 (Commercial Retail):		\$1,082,935				\$1,082,935							
Selling Hotel Site to Developer RFP*	(\$3,005,640)												
Subtotal - Hotel Building 2 (Restaurant):		\$392,070				\$392,070							
Subtotal - Hotel Building 3 (Retail and Residential):		\$11,128,140						\$11,128,140					
Subtotal - Building 4 (Hotel):		\$22,245,242		\$15,571,870	\$6,673,573								
Subtotal - Parking Garage (larger version hotel and beach):	\$3,533,460	\$3,533,460		\$3,533,460	\$3,533,460								
Subtotal - Central Park (with Retail and Restaurant):	\$6,929,240	\$400,000	\$6,929,240	\$400,000									
Subtotal - Central Park - Building No. 6 (Retail and Restaurant):		\$1,844,660				\$1,844,660							
Subtotal - Central Park - Building No. 7 (Retail):		\$339,980				\$339,980							
Subtotal - Reconstruction of South Lagoon Road:	\$1,045,755		\$1,045,755										
Subtotal - Reconstruction of Nassau Street:	\$541,400		\$541,400										
Subtotal - New Pope Ave. Roundabout:	\$876,674		\$876,674										
Subtotal - Pope Ave. Improvements:	\$826,774		\$826,774										
Subtotal - Coligny Circle Park and Roundabout:	\$1,491,956		\$745,978	\$745,978									
Subtotal - Building No. 1 (Retail):		\$454,902		\$454,902									
Subtotal - Building No. 2 (Retail):		\$1,369,630		\$1,369,630									
Subtotal - Building No. 3 (Retail/Commercial):		\$1,302,140			\$1,302,140								
Subtotal - Building No. 4 (Retail/Commercial):		\$1,080,960			\$1,080,960								
Subtotal - Building No. 5 (Retail/Commercial):		\$1,110,585				\$1,110,585							
Subtotal - Building No. 6 (Retail/Commercial):		\$791,535					\$791,535						
Subtotal - Building No. 7 (Retail/Commercial):		\$298,580					\$298,580						
Subtotal - Building No. 8 (Retail/Commercial):		\$3,925,790					\$3,925,790						
Subtotal - Building No. 9 (Retail/Commercial):		\$8,955,460						\$4,477,730	\$4,477,730				
Subtotal - Building No. 10 (Retail/Commercial):		\$997,970							\$997,970				
Subtotal - Building No. 11 (Retail/Commercial):		\$1,059,600							\$1,059,600				
Subtotal - Building No. 12 (Retail/Commercial):		\$1,165,680								\$1,165,680			
Subtotal - Building No. 13 (Residential/Commercial):		\$2,276,880									\$2,276,880		
Subtotal - Building No. 14 (Residential/Commercial):		\$1,737,640								\$1,737,640			
Subtotal - Building No. 15 (Residential/Commercial):		\$205,200										\$205,200	
Subtotal - Building No. 16 (Residential/Commercial):		\$1,310,790										\$1,310,790	
Subtotal - Building No. 17 (Retail/Commercial):		\$401,120										\$401,120	
Subtotal - Parking Garage (North Lagoon Road):	\$5,230,620							\$5,230,620					
Subtotal - Reconstruction of Tanglewood Drive:	\$218,349			\$218,349									
Subtotal - Reconstruction of Coligny Main Street:	\$290,239			\$290,239									
Subtotal - Reconstruction of Avocet Road:	\$233,713			\$233,713									
Subtotal - Reconstruction of S. Forest Beach Road:	\$245,955			\$245,955									
Subtotal - Reconstruction of N. Forest Beach Road:	\$319,876			\$319,876									
Subtotal - Reconstruction of North Lagoon Road:	\$250,260			\$250,260									
Subtotal - Surface Parking Lot #1 Coligny Plaza:	\$203,395							\$203,395					
Subtotal - Surface Parking Lot #2 Coligny Plaza:	\$563,077								\$563,077				
Subtotal - Surface Parking Lot #3 Coligny Plaza:	\$284,284								\$284,284				
Subtotal - Surface Parking Lot #4 Coligny Plaza:	\$349,405									\$349,405			
Subtotal - Surface Parking Lot #5 Coligny Plaza:	\$78,570										\$78,570		
Total - Private Investment:		\$69,410,949		\$17,796,202	\$14,774,772	\$2,585,590	\$5,015,905	\$15,605,870	\$6,535,300	\$2,903,320	\$2,276,880	\$1,917,110	\$69,410,949
Total - Public Investment:	\$20,107,362		\$10,565,821	\$5,837,830				\$5,434,015	\$847,361	\$349,405	\$78,570		\$23,113,002

Notes:
1. Assumption is that the property for the hotel would require up to 6 acres to meet the previous maximum zoning requirement of 25 rooms per acre - 150 rooms = 6.0 acres. The hotel would utilize approximately half (3 acres) and the remaining would be open space consistent with the public park space. The developer would purchase both, but at different market rates based on the use.
revenue generation.



Items of Interest

July 3, 2012

1. Town News

Captain/Paramedic Tom Bouthillet has been selected by the American Heart Association's (AHA) Emergency Cardiovascular Care division to serve on the national Emergency Cardiac Care Advisory Panel. The Panel's goal is to assist the AHA to better understand areas in which the AHA's emergency cardiovascular care training courses, training materials, continuing education courses, and clinical tools could be improved – or created new - to better meet the needs of all US EMS services. Tom is one of only 14 nationwide to be invited to sit on this all important panel.

There will be a Municipal General Election on Tuesday, November 6, 2012, for the purpose of electing Town Council members for Wards 1, 3, and 6. Citizens who would like to be a candidate may file at Town Hall, One Town Center Court, during regular business hours (8:00 a.m. - 4:30 p.m.). Filing for candidacy is open from Tuesday, July 31, 2012 and will close at 12:00 noon on Wednesday, August 15, 2012. The filing fee is \$35.00 for Town Council. This is a nonpartisan election and no party affiliation shall be placed on the ballot. All filing questions can be directed to the Town Clerk at 843-341-4604. All election questions can be directed to Beaufort County Election Office at 843-255-6900.

Please Note: There is no Town Council meeting scheduled for Tuesday, July 17, 2012. The next regular Town Council meeting is scheduled for Tuesday, August 2, 2012.

2. Noteworthy Events

a) Some of the upcoming meetings at Town Hall:

- Accommodations Tax Advisory Committee – July 10, 2012, 9:00 a.m.
- Design Review Board – July 10, 2012, 1:15 p.m.
- Economic Development Committee – July 11, 2012, 1:00 p.m.
- Parks and Recreation Commission – July 12, 2012, 3:30 p.m.
- Economic Development Committee – July 18, 2012, 1:00 p.m.
- Planning Commission – July 18, 2012, 3:00 p.m.
- Board of Zoning Appeals – July 23, 2012, 2:30 p.m.
- Design Review Board – July 24, 2012, 1:15 p.m.
- Construction board of Adjustments and Appeals – July 24, 2012, 5:30 p.m.
- Economic Development Committee – July 25, 2012, 1:00 p.m.
- Planning Commission – August 1, 2012, 9:00 a.m.
- Public Safety Committee – August 6, 2012 – 10:00 a.m.
- Public Projects and Facilities Committee – August 7, 2012, 2:00 p.m.
- Town Council – August 7, 2012, 4:00 p.m.

(Meetings subject to change and/or cancellation. Please visit the Town of Hilton Head Island website at www.hiltonheadislandsc.gov for meeting agendas)

2012 Hilton Head Island Events

<p>Thursdays Thru August 2, 2012 4:00pm-7:00pm</p>	<p>Water Fun Day Island Recreation Association</p>	<p>Shelter Cove Community Park</p>
<p>Wednesday, July 4, 2012 6:00pm-10:00pm</p>	<p>Summer Jams Island Recreation Association</p>	<p>Shelter Cove Community Park</p>
<p>Wednesday, July 4, 2012 6:00pm-11:00pm</p>	<p>Harbour Town 4th of July Fireworks</p>	<p>Harbour Town</p>
<p>Wednesday, July 4, 2012 7:30pm-10:00pm</p>	<p>Skull Creek 4th of July Celebration</p>	<p>Hudson's Seafood Restaurant</p>
<p>Wednesday, July 4, 2012 5:00pm-10:00pm</p>	<p>Shelter Cove Harbourfest2012/Fire Works</p>	<p>Shelter Cove Harbour</p>
<p>Tuesdays July 10-August 14, 2012</p>	<p>Summer Jams Island Recreation Association</p>	<p>Shelter Cove Community Park</p>

2012 Policy Agenda

June, 2012

Top Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> Economic Development: Assessment and Organization 	Shawn Colin	Citizen ED Committee continues to meet weekly and expects to deliver its findings/report in August
<ul style="list-style-type: none"> Coligny Area Redevelopment: Economic Analysis, Town's Role, and Approve a Plan 	Shawn Colin	Coligny Economic Evaluation/Feasibility Report has been completed by the Genesis Consulting Group. Presentation to Town Council is scheduled for July 3 rd
<ul style="list-style-type: none"> Shelter Cove Area Redevelopment: Determine Town's Role and Develop and Approve a Plan 	Charles Cousins	Planning Commission recommended rezoning for Mall redevelopment. Staff is working on a potential development agreement with the applicant.

High Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> LMO Re-Write: Complete Draft Amendments and Seek Review and Approval 	Teri Lewis	The consultants and the committee met for a 2-day workshop on June 18 th and 19 th . The consultants have the direction they need to begin the drafting process – the drafting of the procedures and zoning districts is expected to be ready for committee review in early fall. The committee met on June 28 th to discuss some follow-up issues.
<ul style="list-style-type: none"> Recreation Center Expansion: Phase I 	Scott Liggett	Funding for construction approved in FY 13 Budget

Moderate Priority

Target	Chief Contact	Comments
<ul style="list-style-type: none"> Commercial Recycling: Evaluation and Direction 	Sally Krebs	Requested comments on what features large restaurant groups would like to see in an island-wide commercial recycling program. Received one response. Will continue to meet with other businesses on island for their input.

**2012 Management Agenda
June, 2012**

Target	Chief Contact	Comments
<ul style="list-style-type: none"> RBC Heritage Golf Tournament: Identify Town's Funding Source and Assist Tournament with Securing Long-Term Commitment 	Steve Riley	Ongoing.
<ul style="list-style-type: none"> Town Local Business Retention and Growth Program: Evaluation and Direction 	Steve Riley	Ongoing
<ul style="list-style-type: none"> Town Marketing and Public Information Plan: Evaluation, Application (Best Practices) to Town, and Direction 	Greg DeLoach	Developing.
<ul style="list-style-type: none"> Fire and Rescue Masterplan: Revise Current Plan and Adopt Revisions 	Chief Lucas	Final meeting to discuss recommendations planned for last week in June. Expect plan to be sent to the Town Manager in about 45 days.
<ul style="list-style-type: none"> Cell Phone E-911 Errors: Reduction 	Chief Lucas	A presentation on the problem was made to the PSC in their June meeting.

**CIP Monthly Report
June 2012**

Project	Chief Contact	Comments
<ol style="list-style-type: none"> William Hilton Parkway Crosswalks at Shipyard Drive and New Orleans Road William Hilton Parkway WB turn lane at New Orleans Road Dunnagan's Alley Pathway Mathews-Marshland Rndbt Mathews Side Streets US 278 Leamington Intersection /Turn lane at Yacht Cove Crossings Park Batting Cages Jarvis Creek Park Picnic Shelter Rowing and Sailing Center 	Scott Liggett	<ol style="list-style-type: none"> Under construction - target completion date July 30, 2012 Under construction - target completion date July 30, 2012 Under construction - target completion date July 27, 2012 Project in design/permitting phase Project in design/permitting phase Award of professional services contract for design pending Project underway Project Complete Award of professional services contract for design pending

MEMORANDUM

To: Stephen G. Riley, ICMA-CM, Town Manager

From: Susan Simmons, Director of Finance

Date: June 21, 2012

RE: **FY 2012 Financial Statements – Through May (11th period)**

General Overview

The Town’s revenue trends continue to show a slow improvement over the previous year. Throughout this fiscal year, both real estate-related and tourism-driven revenues have shown an upward trend. The Town has received approximately 97% of its budgeted ad valorem revenues.

Real estate-related revenues, namely construction permits, and real estate transfer fees, are 4% greater than last fiscal year. As reported both locally and nationally, real estate sales are improving although the average sales price has fallen. The 5% increase in real estate transfer fees reflects this small, yet positive trend. Construction permits had been up 17% through March but dropped to a cumulative of 3% in May due to this April being a slower month and last year’s April being a strong month for that year. Redevelopment accounted for 73% of the permit revenue.

	<u>RETF</u>			<u>Construction Permits</u>			<u>Total</u>		
	Received	\$ Change	% Change	Received	\$ Change	% Change	Received	\$ Change	% Change
FY 2011	1,658,823			842,758			2,501,581		
FY 2012	1,737,727	78,904	5%	870,604	27,846	3%	2,608,331	106,750	4%

Revenue from tourism-driven revenues such as local accommodations taxes, beach preservation fees, and hospitality taxes have increased. Overall, revenues from these sources are 7% higher than the previous fiscal year.

	<u>Local ATAX/ Beach Preservation Fees</u>			<u>Hospitality Tax</u>			<u>Total</u>		
	Received	\$ Change	% Change	Received	\$ Change	% Change	Received	\$ Change	% Change
FY 2011	4,262,165			3,449,144			7,711,309		
FY 2012	4,593,780	331,615	8%	3,637,957	188,813	5%	8,231,737	520,428	7%

A mild winter and an improving economy helped spur the hotel and villa market. Although the winter quarter represents the smallest quarter of revenues, the quarter ending March 31, 2012 increased an impressive 25% over the same quarter in 2011. May revenues for both local accommodations/beach and hospitality remained impressively strong exceeding May 2011 revenues by greater than 25%.

General Fund Summary

Through April, the General Fund received \$25.4 million or 79% of budgeted revenues and transfers in. The largest General Fund revenue, the ad valorem taxes reached 97% of budget through May. The significant outstanding revenues are:

- the large distribution of business license fees collected by MASC which will be received the last week of June,
- 4th quarter local accommodations tax transfer and 4th quarter state shared revenues in July,
- Year-end cost allocation transfers in from various funding sources, and
- July and August distributions of ad valorem taxes from the County.

At May 31, total revenues and transfers in received to-date are \$1,192,917 more than last fiscal year. This is due in large part to the improved timing of ad valorem taxes distributed by the County.

Expenditures to-date are \$26.5 million or 81% of budgeted expenditures. Current fiscal year expenditures are \$1,260,084 or 5% less than last fiscal year through May. The difference in the grant presented to the Heritage Classic Foundation accounts for \$500,000 of the reduction. Approximately \$284,000 represents lower personnel costs which should mostly be true savings (not timing). Large or unusual variances not addressed above will be addressed on the attached budget-to-actual statement.

Through May, expenditures and other uses exceeded revenues and other sources by \$1,137,102. This is typical for this time of year as the year is in full force from an expenditure point of view and the receipt of revenues slow until the final quarter of revenues are receipted primarily in July and most of the MASC-collected business license revenues are receipted in late June.

Debt Service Fund

The Debt Service Fund has receipted \$17.6 million in revenues and transfers in; expenditures and other financing uses are \$18.3 million in debt service costs. Expenditures exceeded revenues by \$712,626. This is primarily due to the budgeted use of fund balance to refinance both the General Obligation and the Hospitality Fee Special Obligation Bonds.

Capital Projects Fund

Summary balances for the Capital Project Fund are as follows:

	FY 2012
	Actual
Revenues and Transfers In	12,609,807
Capital Outlays/Other Expenditures	(24,258,632)
Transfers Out	<u>(6,181,240)</u>
Subtotal	(17,830,065)
Net Bond Proceeds	<u>26,467,057</u>
Net Change in Fund Balance	8,636,992

Expenditures and transfers to other funds typically exceed revenue at May 31 (as presented in the subtotal above), especially if the Town is expending bond proceeds. The Town issued hospitality and beach preservation fee revenues bonds during the first six months of fiscal year 2012. The majority of the beach fee bonds have been expended for the Port Royal Fill project. A significant portion of the hospitality bonds will not be expended in this fiscal year

but roll for Fire & Rescue stations, projects, and apparatus not completed or started which accounts for the positive change in fund balance above.

Major projects/expenditures and transfers that occurred during the fiscal year are as follows:

- Drainage system rehabilitation \$367,322
- Miller Pond \$797,788
- Dunnagan’s Alley roundabout \$712,844
- Park upgrades \$617,131
- Fire Station #1 replacement \$883,826
- Apparatus and vehicle replacement \$299,187
- Land acquisition \$6,734,880
- Port Royal Fill Project \$10,680,158
- Sewer Service Projects \$954,325
- Hospitality Tax transfer to the Debt Service Fund \$2,115,452
- Hospitality Tax transfer to the General Fund \$2,925,177
- Stormwater Utility Fees transferred to Debt Service Fund \$1,026,418

Note: For this report, the Hospitality Tax Fund and Stormwater Fund are still reported in the Capital Projects Fund. They will be moved to standalone funds in the next few months.

Other Revenues

The chart below reflects the Town’s other governmental funds and the revenues received through May 31st in comparison to the same time last fiscal year:

	FY 2011 actual	FY 2012 actual	\$ variance	% variance
State accommodations tax	2,416,384	2,410,536	(5,848)	0%
Local accommodations tax	1,439,907	1,531,260	91,353	6%
Tax increment financing	5,990,341	5,828,343	(161,998)	-3%
Real estate transfer fees	1,658,823	1,737,727	78,904	5%
Beach preservation fees	2,822,258	3,062,520	240,262	9%
Electric franchise fee	2,409,084	2,158,221	(250,863)	-10%

- The decrease in the Electric Franchise Fee is due to a milder winter resulting in decreased use of electricity.
- The variance from the prior year reported above for Tax Increment Financing (TIF) includes a write off of a \$325,789 receivable from Beaufort County recorded in fiscal year 2007. Otherwise, the TIF revenues are up due to the County’s improved distribution. The write off will not impact the revenues over the 15 year life of the TIF district.

Consolidated Statement All Funds

For this report, the Hospitality Tax Fund and the Stormwater Fund are still included in the Capital Projects Fund. They will be reported as standalone funds in the near future.

TOWN OF HILTON HEAD ISLAND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FISCAL YEAR 2012 - THROUGH MAY (11TH PERIOD)

	General	Tax Increment Financing District	Local Accom. Tax	State Accom. Tax	Real Estate Transfer Fee	Beach Preservation Fee	Debt Service	Capital Projects	Electric Franchise Fee	Total Governmental Funds
Revenues:										
Real and Personal Property Taxes	\$ 11,300,314	\$ 5,828,343	\$ -	\$ -	\$ -	\$ -	\$ 5,405,612	\$ 674,569	\$ -	\$ 23,208,838
Accommodations Tax	-	-	1,531,260	2,410,536	-	-	-	-	-	3,941,796
Hospitality Tax	-	-	-	-	-	-	-	3,637,957	-	3,637,957
Business Licenses	3,431,301	-	-	-	-	-	-	-	-	3,431,301
Franchise Fees	773,375	-	-	-	-	-	-	-	-	773,375
Permits	870,604	-	-	-	-	-	-	-	-	870,604
Impact Fees	-	-	-	-	-	-	-	180,103	-	180,103
Real Estate Transfer Fees	-	-	-	-	1,737,727	-	-	-	-	1,737,727
Beach Preservation Fees	-	-	-	-	-	3,062,520	-	-	-	3,062,520
Electric Franchise Fees	-	-	-	-	-	-	-	-	2,158,221	2,158,221
Stormwater Fees	-	-	-	-	-	-	-	3,390,780	-	3,390,780
State Shared Funds	505,258	-	-	-	-	-	-	258,480	-	763,738
EMS Revenue	1,259,301	-	-	-	-	-	-	-	-	1,259,301
Miscellaneous Revenue	718,502	-	-	-	-	-	191,713	1,072,499	-	1,982,713
Investment Income	1,699	980	-	335	133	2,372	58,612	3,021	-	67,152
Total Revenues	18,860,354	5,829,323	1,531,260	2,410,870	1,737,860	3,064,892	5,655,936	9,217,409	2,158,221	50,466,126
Expenditures:										
General Government										
Town Council	258,642	-	-	-	-	-	-	-	-	258,642
Town Manager	531,954	-	-	-	-	-	-	-	-	531,954
	790,596	-	-	-	-	-	-	-	-	790,596
Administration										
Administration/Legal	2,531,494	1,070	-	-	-	-	-	-	-	2,532,564
Finance	1,151,801	-	-	-	17,377	-	-	-	-	1,169,178
	3,683,295	1,070	-	-	17,377	-	-	-	-	3,701,742
Community Services										
Community Development	2,086,486	-	-	-	-	-	-	-	-	2,086,486
Public Projects and Facilities	2,905,272	-	-	-	-	-	-	-	-	2,905,272
	4,991,758	-	-	-	-	-	-	-	-	4,991,758
Public Safety										
Sheriff	2,337,025	-	-	-	-	-	-	-	-	2,337,025
Fire & Rescue	11,623,446	-	-	-	-	-	-	-	-	11,623,446
	13,960,471	-	-	-	-	-	-	-	-	13,960,471
Townwide										
	2,944,544	-	-	-	-	-	-	-	-	2,944,544
Grants										
	-	-	-	1,884,381	-	-	-	-	-	1,884,381
Capital Outlay/Projects										
	137,049	-	-	-	-	-	-	24,258,632	2,329,199	26,724,881
Debt Service										
Total expenditures	26,507,712	1,070	-	1,884,381	17,377	-	17,066,967	24,258,632	2,329,199	72,065,338
Excess (deficiency) of revenues over (under) expenditures	(7,647,358)	5,828,254	1,531,260	526,490	1,720,482	3,064,892	(11,411,030)	(15,041,223)	(170,978)	(21,599,211)
Other financing sources (uses):										
Transfers In:										
Accommodations Tax - Local	1,531,260	-	-	-	-	-	-	-	-	1,531,260
Accommodations Tax - State	1,022,383	-	-	-	-	-	-	-	-	1,022,383
Hospitality Tax	2,925,177	-	-	-	-	-	2,115,452	-	-	5,040,629
Real Estate Transfer	-	-	-	-	-	-	1,863,828	-	-	1,863,828
Beach Preservation	969,390	-	-	-	-	-	2,853,015	350,328	-	4,172,734
Electric Franchise	62,047	-	-	-	-	-	-	-	-	62,047
TIF	-	-	-	-	-	-	4,040,446	3,042,069	-	7,082,516
Stormwater	114,193	-	-	-	-	-	1,026,418	-	-	1,140,611
Transfers Out:										
Accommodations Tax - Local	-	-	(1,531,260)	-	-	-	-	-	-	(1,531,260)
Accommodations Tax - State	-	-	-	(1,022,383)	-	-	-	-	-	(1,022,383)
Hospitality Tax	-	-	-	-	-	-	-	(5,040,629)	-	(5,040,629)
Real Estate Transfer	-	-	-	-	(1,863,828)	-	-	-	-	(1,863,828)
Beach Preservation	-	-	-	-	-	(4,172,734)	-	-	-	(4,172,734)
Electric Franchise	-	-	-	-	-	-	-	-	(62,047)	(62,047)
Stormwater	-	-	-	-	-	-	-	(1,140,611)	-	(1,140,611)
TIF	-	(7,082,516)	-	-	-	-	-	-	-	(7,082,516)
Bond Proceeds	-	-	-	-	-	-	(1,200,755)	26,467,057	-	25,266,302
Total other financing sources (uses)	6,624,450	(7,082,516)	(1,531,260)	(1,022,383)	(1,863,828)	(4,172,734)	10,698,404	23,678,215	(62,047)	25,266,302
Net change in fund balances	(1,022,908)	(1,254,262)	-	(495,892)	(143,346)	(1,107,842)	(712,626)	8,636,992	(233,025)	3,667,091
Fund balance - beginning	14,886,285	6,370,189	-	1,405,951	1,119,764	14,844,849	6,001,545	19,233,338	476,650	64,338,571
Fund balance - ending	\$ 13,863,377	\$ 5,115,927	\$ -	\$ 910,059	\$ 976,418	\$ 13,737,007	\$ 5,288,919	\$ 27,870,330	\$ 243,625	\$ 68,005,662

Consolidated Statement All Funds

For this report, the Hospitality Tax Fund and the Stormwater Fund are still included in the Capital Projects Fund. They will be reported as standalone funds in the near future.

Town of Hilton Head Island

General Fund

FY 2012 Y-T-D May\ Actual Versus Budget and Prior Y-T-D Actual (11TH PERIOD)

percent of year lapsed

92%

	Y-T-D		Y-T-D May FY 2012	percent of year lapsed		Prior Year	Current Year
	May Prior Year	FY 2012 Budget		\$ Variance to Prior Year	\$ Variance to Current Year Budget	%	%
						of Budget	of Budget
						Received/ Expended	Received/ Expended
Revenues and Transfers In:							
Real and Personal Property Taxes	\$ 10,638,730	\$ 11,701,330	\$ 11,300,314	\$ 661,583	\$ (401,016)	96%	97% *
Business Licenses	3,235,036	7,400,000	3,431,301	196,265	(3,968,699)	44%	46% *
Franchise Fees - Cable	644,009	690,000	671,676	27,667	(18,324)	125%	97%
Franchise Fees - Beach	23,200	21,500	22,161	(1,039)	661	108%	103%
Franchise Fees - Recycling	-	100,000	79,538	79,538	(20,462)	0%	80% A
Permits	842,758	874,000	870,604	27,847	(3,396)	106%	100% *
State Shared Funds	567,988	651,080	505,258	(62,730)	(145,822)	63%	78% J
Public Safety	174,772	64,680	41,795	(132,977)	(22,885)	87%	65% M
EMS	1,211,153	1,305,000	1,259,301	48,148	(45,699)	92%	96%
Fines and Fees	337,575	390,000	285,183	(52,392)	(104,817)	82%	73% O
Beach Fees	175,489	185,000	176,062	573	(8,938)	130%	95%
Miscellaneous Revenue	251,645	293,000	215,462	(36,183)	(77,538)	51%	74%
Transfers In:							
Accommodations Tax - Local	1,439,907	2,250,000	1,531,260	91,353	(718,740)	74%	68% *
Accommodations Tax - State	1,027,869	1,332,950	1,022,383	(5,486)	(310,567)	101%	77% C
Hospitality Tax	2,529,943	3,269,550	2,925,177	395,234	(344,373)	89%	89% B
Beach Preservation Fees	978,080	969,390	969,390	(8,690)	-	67%	100%
TIF	-	181,480	-	-	(181,480)	0%	0% C
Stormwater Utility	-	235,330	114,193	114,193	(121,137)	0%	49% C
Electric Franchise Fees	60,199	80,220	62,047	1,848	(18,173)	76%	77% B
Sunday Liquor Permits	-	37,500	-	-	(37,500)	0%	0% C
Investment Income	39,341	40,000	1,699	(37,641)	(38,301)	35%	4%
Total revenues	24,177,694	32,072,010	25,484,804	1,307,110	(6,587,206)	77%	79%
Expenditures:							
General Government							
Town Council							
Personnel	65,401	85,000	68,959	3,558	(16,041)	77%	81%
Operating	290,299	358,250	189,682	(100,617)	(168,568)	81%	53% D
	355,700	443,250	258,642	(97,058)	(184,608)	80%	58%
Town Manager							
Personnel	544,036	720,973	510,244	(33,792)	(210,729)	78%	71% E
Operating	20,199	25,000	21,711	1,511	(3,289)	64%	87%
	564,235	745,973	531,954	(32,281)	(214,019)	77%	71%
Administration							
Administration/Legal							
Personnel	1,901,073	2,237,735	1,817,745	(83,329)	(419,990)	84%	81%
Operating	734,184	940,160	713,750	(20,434)	(226,410)	72%	76% F
Capital	37,222	93,000	104,621	67,399	11,621	30%	112% N
	2,672,479	3,270,895	2,636,115	(36,364)	(634,780)	78%	81%
Finance							
Personnel	1,177,567	1,407,697	1,063,448	(114,120)	(344,249)	82%	76% G
Operating	116,713	269,060	88,353	(28,360)	(180,707)	71%	33% F
	1,294,280	1,676,757	1,151,801	(142,480)	(524,956)	81%	69%

Town of Hilton Head Island

General Fund

FY 2012 Y-T-D May\ Actual Versus Budget and Prior Y-T-D Actual (11TH PERIOD)

percent of year lapsed

92%

	Y-T-D		Y-T-D			Prior Year	Current Year	
	May	FY 2012	May	\$	\$	%	%	
	Prior	Budget	May	Variance to	Variance to	of Budget	of Budget	
	Year		FY 2012	Prior Year	Current Year	Received/	Received/	
					Budget	Expended	Expended	
Community Services								
Community Development								
Personnel	2,115,159	2,397,716	2,010,489	(104,670)	(387,227)	79%	84%	H
Operating	49,543	298,790	75,997	26,454	(222,793)	44%	25%	I
	<u>2,164,702</u>	<u>2,696,506</u>	<u>2,086,486</u>	<u>(78,217)</u>	<u>(610,020)</u>	<u>78%</u>	<u>77%</u>	
Public Projects and Facilities								
Personnel	1,470,123	1,608,802	1,424,412	(45,712)	(184,390)	88%	89%	
Operating	1,528,153	1,936,990	1,480,860	(47,293)	(456,130)	83%	76%	F
	<u>2,998,277</u>	<u>3,545,792</u>	<u>2,905,272</u>	<u>(93,005)</u>	<u>(640,520)</u>	<u>85%</u>	<u>82%</u>	
Public Safety								
Sheriff/Other	2,358,330	3,138,430	2,337,025	(21,305)	(801,405)	77%	74%	
Fire & Rescue								
Personnel	10,646,834	12,079,371	10,642,475	(4,359)	(1,436,896)	87%	88%	
Operating	857,299	1,310,570	980,971	123,672	(329,599)	62%	75%	F
Capital	60,326	71,400	32,426	(27,900)	(38,974)	32%	45%	
	<u>11,564,459</u>	<u>13,461,341</u>	<u>11,655,873</u>	<u>91,413</u>	<u>(1,805,469)</u>	<u>84%</u>	<u>87%</u>	
Townwide	3,795,334	3,752,776	2,944,544	(850,790)	(808,232)	126%	78%	L
Total expenditures	<u>27,767,797</u>	<u>32,731,720</u>	<u>26,507,713</u>	<u>(1,260,084)</u>	<u>(6,224,007)</u>	<u>82%</u>	<u>81%</u>	
Revenues Over/(Under) Expenditures	<u>\$ (3,590,104)</u>	<u>\$ (659,710)</u>	<u>\$ (1,022,909)</u>					

Key:

* - Variance addressed in cover letter.

A - New revenue source effective April 2011.

B - Timing of transfers. Budgeted transfers are approximately the same for both fiscal years.

C - Transfers from these sources are processed near the end of the fiscal year.

D - Reduced legal expenditures account for the majority of this difference.

E - One of two Assistant Town Manager positions is vacant and eliminated in the fiscal year 2013 budget.

F - Timing of expenditures between fiscal years. Final expenditures for current year will approximate those budgeted.

G - Department experienced high staff turnover and lower salary expenditures while positions were vacant.

H - Variances are anticipated; current year expenditures are lower due to a reduction in positions.

I - Larger operating budget for LMO rewrite contract. Contract expenditures began in second half of fiscal year; balance will roll to next year.

J - The State has continued to cut the Local Government Fund.

L - Variance to prior year due to amount of RBC Heritage support. See comments in cover letter. Also, approximately \$340,000 in debt service budgeted but not needed in current year.

M - County reduced funding to programs performed for the County by the Town.

N - Account will be within budget; there is an approved but not posted budget amendment.

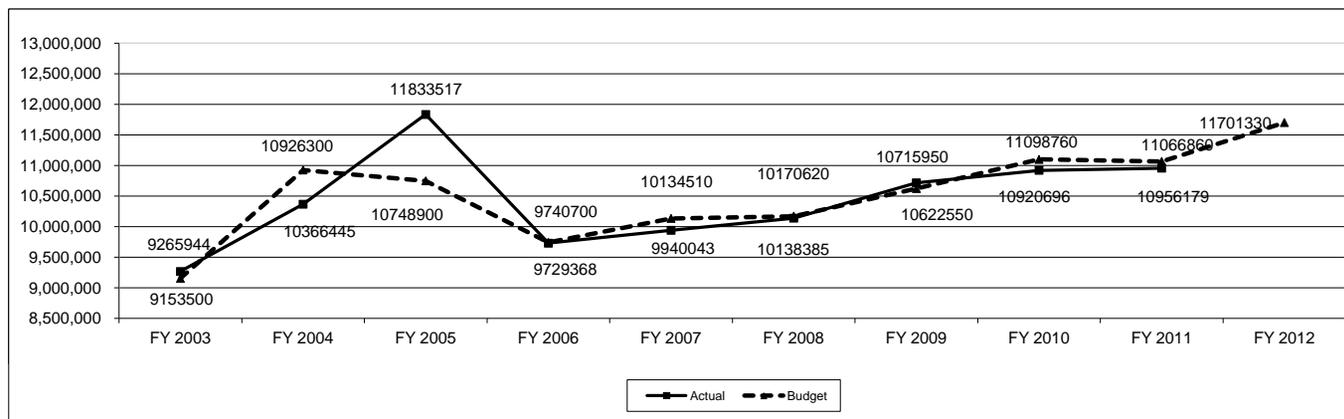
O - Fines and fees revenues will be down for the year due to fewer court cases.

General Comment regarding Personnel lines: At May 31, there is a full half month difference in payroll posted and the 92% part of the year elapsed. Therefore, most departments' personnel line is significantly lower than the 92% target. At 10.5 months, the adjusted target would be 88%, which aligns with the departments that are fully staffed. This is simply a timing matter. Additionally, most personnel lines will be under budget some as employees rarely use 100% of budgeted fringe benefits.

**Revenue Analysis
General Fund**

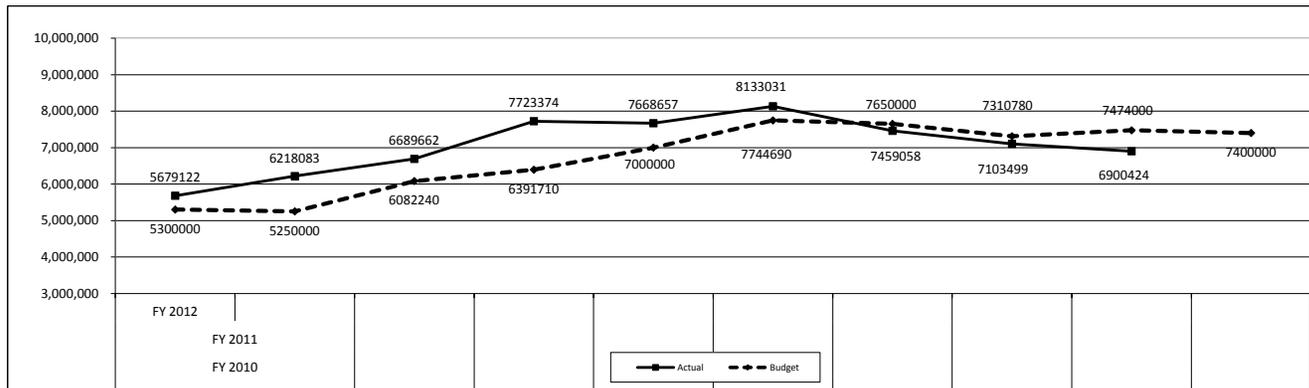
Ad Valorem Tax Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	9,747 0%	- 0%	249,966 3%	259,713 3%	227,590 2%	865,662 9%	3,743,287 40%	4,836,539 52%	3,078,313 33%	304,433 3%	237,536 3%	3,620,282 39%	282,915 3%	106,819 1%	159,676 2%	549,410 6%	9,265,944 100%
FY 2004	72,177 1%	64,590 1%	120,149 1%	256,916 2%	176,666 2%	900,204 9%	3,851,478 37%	4,928,348 48%	3,265,096 31%	174,232 2%	1,063,057 10%	4,502,385 43%	309,998 3%	117,322 1%	251,476 2%	678,796 7%	10,366,445 100%
FY 2005	66,032 1%	75,839 1%	109,235 1%	251,106 2%	102,771 1%	1,302,436 11%	4,335,906 37%	5,741,113 49%	4,498,886 38%	573,159 5%	132,103 1%	5,204,148 44%	- 0%	- 0%	637,150 5%	637,150 5%	11,833,517 100%
FY 2006	44,586 0%	72,444 1%	110,323 1%	227,353 2%	175,473 2%	829,940 9%	3,951,807 41%	4,957,220 51%	3,742,415 38%	61,037 1%	323,124 3%	4,126,576 42%	111,446 1%	60,917 1%	245,856 3%	418,219 4%	9,729,368 100%
FY 2007	53,735 1%	40,122 0%	104,709 1%	198,566 2%	361,332 4%	836,247 8%	4,212,070 42%	5,409,649 54%	3,511,938 35%	340,058 3%	167,145 2%	4,019,141 40%	(133,783) -1%	99,610 1%	346,860 3%	312,687 3%	9,940,043 100%
FY 2008	44,601 0%	47,382 0%	57,528 1%	149,511 1%	426,108 4%	822,879 8%	4,636,838 46%	5,885,825 58%	3,765,955 37%	65,420 1%	119,870 1%	3,951,245 39%	208,719 2%	76,033 1%	(132,948) -1%	151,804 1%	10,138,385 100%
FY 2009	36,076 0%	41,534 0%	84,443 1%	162,053 2%	1,922 0%	1,086,678 10%	829,855 8%	1,918,455 18%	3,313,463 31%	4,437,270 41%	338,990 3%	8,089,723 75%	- 0%	202,764 2%	342,955 3%	545,719 5%	10,715,950 100%
FY 2010	- 0%	- 0%	78,356 1%	78,356 1%	67,292 1%	327,013 3%	1,451,045 13%	1,845,350 17%	4,590,506 42%	3,511,502 32%	326,948 3%	8,428,956 77%	58,593 1%	83,793 1%	425,648 4%	568,034 5%	10,920,696 100%
FY 2011	- 0%	30,269 0%	38,170 0%	68,439 1%	109,183 1%	255,076 2%	870,761 8%	1,235,020 11%	8,481,389 77%	345,407 3%	243,722 2%	9,070,518 83%	87,177 1%	177,576 2%	317,449 3%	582,202 5%	10,956,179 100%
FY 2012	- 0%	30,088 0%	40,766 0%	70,854 1%	1,884 0%	192,760 2%	2,352,625 21%	2,547,269 23%	8,144,646 72%	161,609 1%	103,902 1%	8,410,157 74%	28,544 0%	243,490 2%	- 0%	272,034 2%	11,300,314 100%



Business License Revenue - GF
Revenues by Month/Fiscal Year

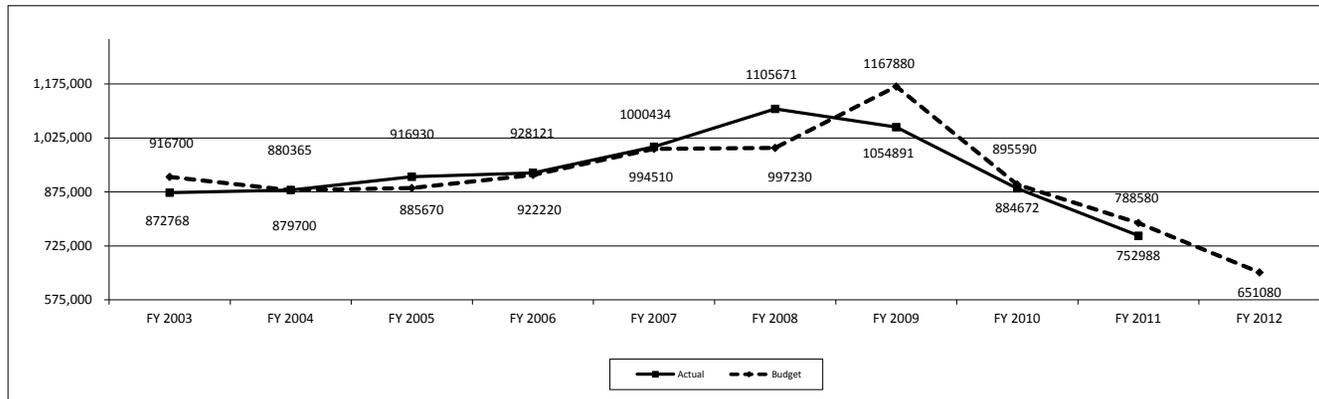
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	41,104 1%	17,607 0%	128,418 2%	187,129 3%	24,836 0%	28,904 1%	18,893 0%	72,633 1%	27,213 0%	123,662 2%	732,674 13%	883,549 16%	563,108 10%	1,082,759 19%	2,889,944 51%	4,535,811 80%	5,679,122 100%
FY 2004	17,394 0%	10,462 0%	45,722 1%	73,578 1%	165,462 3%	46,376 1%	32,280 1%	244,118 4%	113,918 2%	453,400 7%	595,797 10%	1,163,115 19%	305,402 5%	1,189,413 19%	3,242,457 52%	4,737,272 76%	6,218,083 100%
FY 2005	35,505 1%	47,306 1%	112,435 2%	195,246 3%	161,439 2%	17,452 0%	37,196 1%	216,087 3%	16,585 0%	140,685 2%	922,760 14%	1,080,030 16%	1,075,463 16%	399,219 6%	3,723,617 56%	5,198,299 78%	6,689,662 100%
FY 2006	26,015 0%	44,758 1%	290,369 4%	361,142 5%	149,772 2%	84,131 1%	83,249 1%	317,152 4%	335,551 4%	317,580 4%	699,776 9%	1,352,907 18%	550,722 7%	1,532,945 20%	3,608,506 47%	5,692,173 74%	7,723,374 100%
FY 2007	33,483 0%	20,463 0%	26,160 0%	80,106 1%	47,892 1%	69,312 1%	106,200 1%	223,404 3%	151,233 2%	322,983 4%	728,618 10%	1,202,834 16%	551,813 7%	1,677,215 22%	3,933,285 51%	6,162,313 80%	7,668,657 100%
FY 2008	14,876 0%	71,626 1%	14,485 0%	100,987 1%	178,357 2%	18,066 0%	71,291 1%	267,714 3%	185,179 2%	421,376 5%	740,367 9%	1,346,922 17%	476,458 6%	1,346,441 17%	4,594,509 56%	6,417,408 79%	8,133,031 100%
FY 2009	(3,452) 0%	37,746 1%	34,690 0%	68,984 1%	20,446 0%	11,955 0%	51,445 1%	83,847 1%	338,171 5%	325,311 4%	670,109 9%	1,333,592 18%	600,719 8%	1,244,326 17%	4,127,590 55%	5,972,635 80%	7,459,058 100%
FY 2010	4,033 0%	46,255 1%	45,979 1%	96,267 1%	38,556 1%	17,736 0%	72,775 1%	129,067 2%	327,317 5%	282,390 4%	666,682 9%	1,276,389 18%	460,723 6%	970,312 14%	4,170,741 59%	5,601,776 79%	7,103,499 100%
FY 2011	(3,187) 0%	39,465 1%	41,676 1%	77,954 1%	24,714 0%	152,531 2%	28,606 0%	205,851 3%	340,002 5%	269,767 4%	577,906 8%	1,187,675 17%	323,454 5%	1,440,102 21%	3,665,388 53%	5,428,944 79%	6,900,424 100%
FY 2012	49,981 1%	77,084 2%	36,720 1%	163,785 5%	14,200 0%	139,677 4%	24,945 1%	178,822 5%	291,257 8%	264,084 8%	591,324 17%	1,146,665 33%	305,333 9%	1,636,696 48%	- 0%	1,942,029 57%	3,431,301 100%



Note:
May 31st is the deadline for renewing business licenses. Telecommunication, insurance, and brokers collections via MASC will be received near fiscal year end.

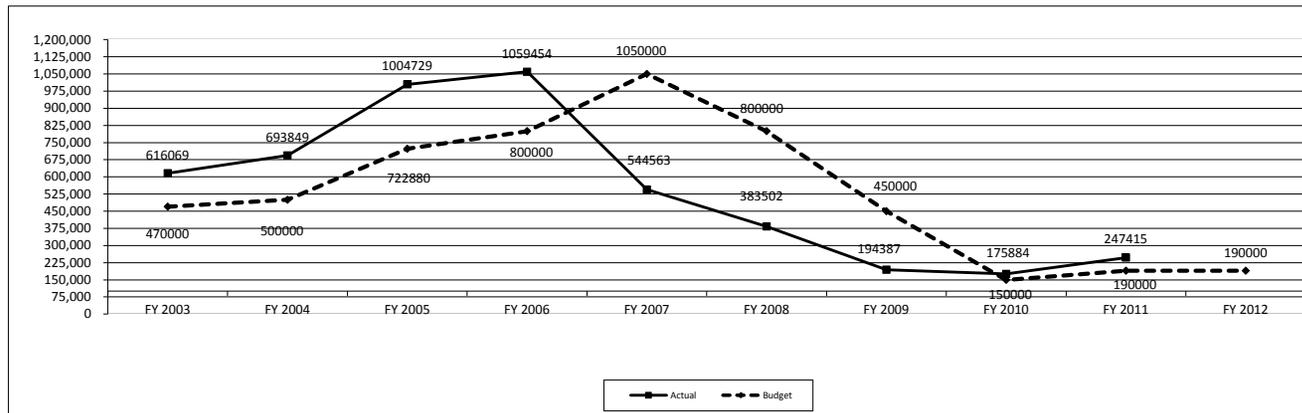
State Shared Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	226,053	226,053	-	-	213,657	213,657	-	-	213,189	213,189	-	-	219,869	219,869	872,768
	0%	0%	26%	26%	0%	0%	24%	24%	0%	0%	24%	24%	0%	0%	25%	25%	100%
FY 2004	-	-	219,725	219,725	-	-	219,697	219,697	-	-	219,700	219,700	-	-	221,243	221,243	880,365
	0%	0%	25%	25%	0%	0%	25%	25%	0%	0%	25%	25%	0%	0%	25%	25%	100%
FY 2005	-	-	221,243	221,243	-	-	223,726	223,726	-	-	223,726	223,726	-	-	248,235	248,235	916,930
	0%	0%	24%	24%	0%	0%	24%	24%	0%	0%	24%	24%	0%	0%	27%	27%	100%
FY 2006	-	-	229,166	229,166	-	-	227,273	227,273	-	-	226,570	226,570	-	-	245,112	245,112	928,121
	0%	0%	25%	25%	0%	0%	24%	24%	0%	0%	24%	24%	0%	0%	26%	26%	100%
FY 2007	-	-	245,112	245,112	-	-	241,810	241,810	-	-	241,810	241,810	-	-	271,702	271,702	1,000,434
	0%	0%	25%	25%	0%	0%	24%	24%	0%	0%	24%	24%	0%	0%	27%	27%	100%
FY 2008	-	-	271,702	271,702	-	-	271,702	271,702	-	-	271,702	271,702	-	-	290,565	290,565	1,105,671
	0%	0%	25%	25%	0%	0%	25%	25%	0%	0%	25%	25%	0%	0%	26%	26%	100%
FY 2009	-	-	278,943	278,943	-	-	258,649	258,649	-	-	258,649	258,649	-	-	258,650	258,650	1,054,891
	0%	0%	26%	26%	0%	0%	25%	25%	0%	0%	23%	25%	0%	0%	23%	25%	100%
FY 2010	-	-	211,471	211,471	-	-	-	-	211,471	-	-	211,471	250,259	-	211,471	461,730	884,672
	0%	0%	24%	24%	0%	0%	0%	0%	24%	0%	0%	24%	28%	0%	24%	52%	100%
FY 2011	-	-	191,494	191,494	-	-	-	-	191,494	-	-	191,494	185,000	-	185,000	370,000	752,988
	0%	0%	25%	25%	0%	0%	0%	0%	25%	0%	0%	25%	25%	0%	25%	49%	100%
FY 2012	-	-	-	-	168,419	-	-	168,419	168,420	-	-	168,420	168,419	-	-	168,419	505,258
	0%	0%	0%	0%	33%	0%	0%	33%	33%	0%	0%	33%	33%	0%	0%	33%	100%



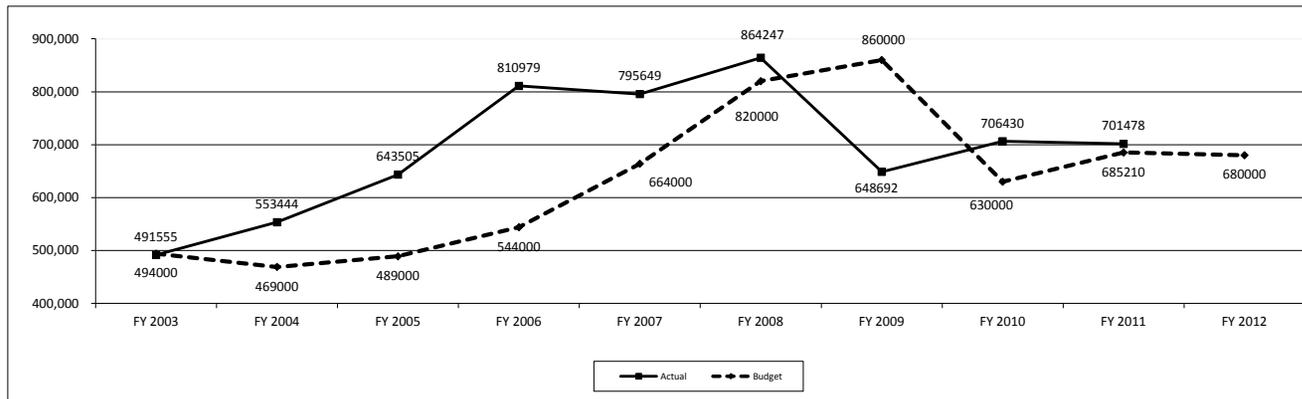
Construction Permits Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	12,108 2%	17,178 3%	21,540 3%	50,826 8%	15,541 3%	50,647 8%	47,865 8%	114,053 19%	29,078 5%	34,934 6%	31,671 5%	95,683 16%	26,195 4%	30,544 5%	298,768 48%	355,507 58%	616,069 100%
FY 2004	44,637 6%	57,142 8%	44,935 6%	146,714 21%	36,186 5%	31,195 4%	127,432 18%	194,813 28%	63,404 9%	64,344 9%	67,184 10%	194,932 28%	84,321 12%	32,549 5%	40,520 6%	157,390 23%	693,849 100%
FY 2005	107,356 11%	62,978 6%	59,865 6%	230,199 23%	85,530 9%	71,490 7%	53,050 5%	210,070 21%	66,056 7%	71,951 7%	57,563 6%	195,570 19%	126,711 13%	69,584 7%	172,595 17%	368,890 37%	1,004,729 100%
FY 2006	88,210 8%	101,775 10%	78,623 7%	268,608 25%	147,989 14%	186,145 18%	56,892 5%	391,026 37%	94,695 9%	74,680 7%	76,089 7%	245,464 23%	52,208 5%	49,986 5%	52,162 5%	154,356 15%	1,059,454 100%
FY 2007	55,511 10%	74,277 14%	49,736 9%	179,524 33%	30,790 6%	39,626 7%	44,820 8%	115,236 21%	58,133 11%	21,818 4%	49,990 9%	129,941 24%	57,788 11%	29,078 5%	32,996 6%	119,862 22%	544,563 100%
FY 2008	25,645 7%	34,739 9%	41,181 11%	101,565 26%	32,090 8%	40,974 11%	32,173 8%	105,237 27%	48,812 13%	48,781 13%	25,218 7%	122,811 32%	19,112 5%	18,730 5%	16,047 4%	53,889 14%	383,502 100%
FY 2009	9,938 5%	41,505 21%	11,199 6%	62,642 32%	9,023 5%	(2,614) -1%	25,014 13%	31,423 16%	13,509 7%	8,117 4%	9,422 5%	31,048 16%	9,306 5%	39,456 20%	20,512 11%	69,274 36%	194,387 100%
FY 2010	38,343 22%	2,861 2%	8,361 5%	49,565 28%	24,075 14%	6,166 4%	12,509 7%	42,750 24%	11,863 7%	3,508 2%	25,385 14%	40,756 23%	5,198 3%	22,832 13%	14,783 8%	42,813 24%	175,884 100%
FY 2011	10,147 4%	20,117 8%	16,631 7%	46,895 19%	6,375 3%	29,630 12%	11,739 5%	47,744 19%	6,474 3%	23,982 10%	20,578 8%	51,034 21%	32,312 13%	27,154 11%	42,276 17%	101,742 41%	247,415 100%
FY 2012	22,354 9%	32,256 14%	26,063 11%	80,673 34%	26,673 11%	27,429 12%	18,235 8%	72,337 30%	8,357 4%	16,291 7%	31,865 13%	56,513 24%	6,183 3%	22,605 9%	- 0%	28,788 12%	238,311 100%



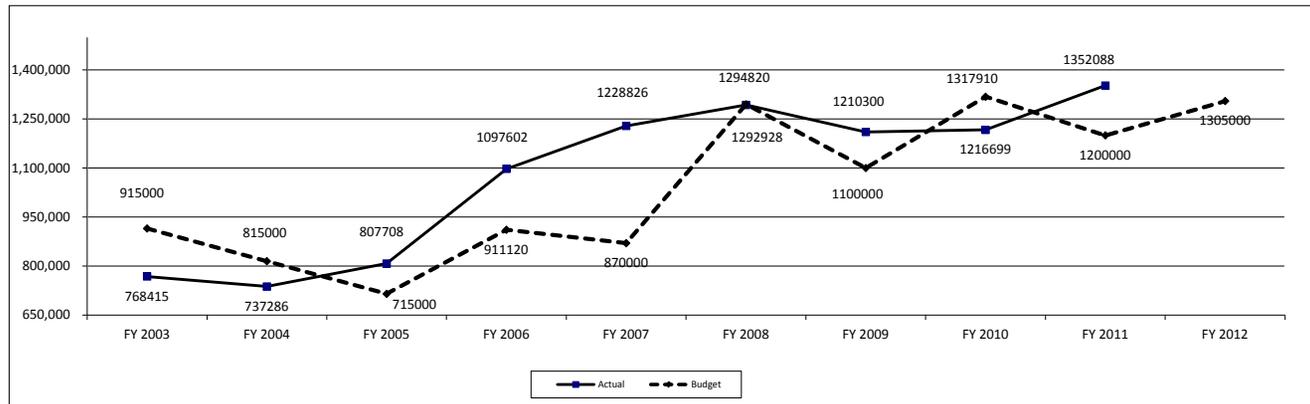
Other Permits Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	31,437 6%	23,748 5%	27,839 6%	83,024 17%	29,933 6%	36,645 7%	32,169 7%	98,747 20%	44,616 9%	42,146 9%	41,956 9%	128,718 26%	37,846 8%	42,666 9%	100,554 20%	181,066 37%	491,555 100%
FY 2004	37,235 7%	45,042 8%	52,321 9%	134,598 24%	50,284 9%	28,011 5%	35,798 6%	114,093 21%	59,008 11%	47,445 9%	58,004 10%	164,457 30%	53,372 10%	42,399 8%	44,525 8%	140,296 25%	553,444 100%
FY 2005	53,066 8%	44,387 7%	48,491 8%	145,944 23%	45,839 7%	51,141 8%	56,121 9%	153,101 24%	50,398 8%	51,077 8%	61,595 10%	163,070 25%	54,675 8%	61,735 10%	64,980 10%	181,390 28%	643,505 100%
FY 2006	52,509 6%	64,372 8%	74,718 9%	191,599 24%	77,305 10%	69,224 9%	47,710 6%	194,239 24%	65,193 8%	88,547 11%	93,338 12%	247,078 30%	61,991 8%	59,272 7%	56,800 7%	178,063 22%	810,979 100%
FY 2007	76,205 10%	48,281 6%	66,370 8%	190,856 24%	71,463 9%	68,249 9%	77,658 10%	217,370 27%	66,221 8%	60,744 8%	84,701 11%	211,666 27%	59,002 7%	59,957 8%	56,797 7%	175,756 22%	795,648 100%
FY 2008	57,533 7%	66,973 8%	82,031 9%	206,537 24%	77,095 9%	83,033 10%	55,201 6%	215,329 25%	87,717 10%	80,033 9%	62,266 7%	230,016 27%	66,869 8%	74,702 9%	70,794 8%	212,365 25%	864,247 100%
FY 2009	76,267 12%	63,207 10%	43,215 7%	182,689 28%	49,610 8%	49,465 8%	53,983 8%	153,058 24%	51,823 8%	55,258 9%	54,604 8%	161,685 25%	45,626 7%	51,609 8%	54,025 8%	151,260 23%	648,692 100%
FY 2010	61,262 9%	49,960 7%	47,646 7%	158,868 22%	58,496 8%	64,861 9%	70,116 10%	193,473 27%	58,306 8%	49,514 7%	81,236 11%	189,056 27%	61,339 9%	56,495 8%	47,199 7%	165,033 23%	706,430 100%
FY 2011	40,701 6%	48,024 7%	52,077 7%	140,802 20%	48,291 7%	51,910 7%	53,334 8%	153,535 22%	67,782 10%	61,098 9%	57,026 8%	185,906 27%	100,460 14%	52,449 7%	68,326 10%	221,235 32%	701,478 100%
FY 2012	49,316 8%	57,773 9%	60,981 10%	168,070 27%	53,575 9%	60,825 10%	61,559 10%	175,959 28%	60,592 10%	55,479 9%	59,953 10%	176,024 28%	53,688 9%	53,361 9%	- 0%	107,049 17%	627,102 100%



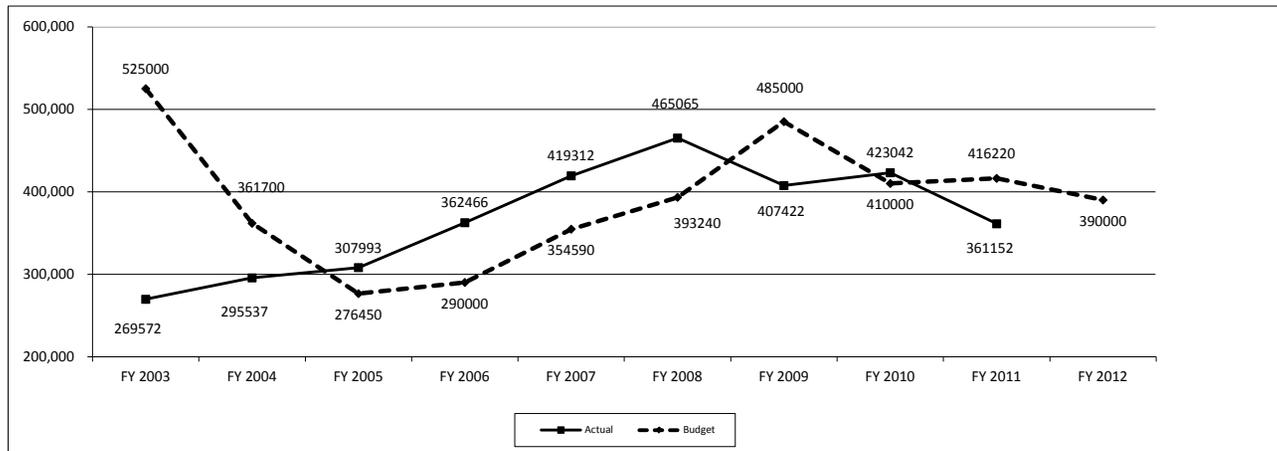
EMS Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	116,710 15%	80,624 10%	76,416 10%	273,750 36%	58,899 8%	58,328 8%	33,159 4%	150,386 20%	61,720 8%	52,777 7%	61,947 8%	176,444 23%	64,849 8%	83,179 11%	19,807 3%	167,835 22%	768,415 100%
FY 2004	87,895 12%	53,534 7%	54,123 7%	195,552 27%	48,189 7%	48,864 7%	107,016 15%	204,069 28%	50,697 7%	27,564 4%	48,261 7%	126,522 17%	76,979 10%	48,672 7%	85,492 12%	211,143 29%	737,286 100%
FY 2005	81,759 10%	78,547 10%	59,260 7%	219,566 27%	47,953 6%	62,651 8%	59,311 7%	169,915 21%	61,556 8%	71,826 9%	88,096 11%	221,478 27%	- 0%	76 0%	196,673 24%	196,749 24%	807,708 100%
FY 2006	73,958 7%	113,550 10%	59,349 5%	246,857 22%	24,265 2%	113,200 10%	84,995 8%	222,460 20%	109,943 10%	91,791 8%	150,391 14%	352,125 32%	5,980 1%	198,600 18%	71,580 7%	276,160 25%	1,097,602 100%
FY 2007	125,651 10%	112,378 9%	95,853 8%	333,882 27%	116,943 10%	88,870 7%	95,262 8%	301,075 25%	87,069 7%	87,032 7%	96,006 8%	270,107 22%	61,194 5%	198,600 16%	63,968 5%	323,762 26%	1,228,826 100%
FY 2008	44,431 3%	114,384 9%	95,778 7%	254,593 20%	72,330 6%	124,118 10%	78,252 6%	274,700 21%	229,208 18%	76,584 6%	153,297 12%	459,089 36%	107,188 8%	44,928 3%	152,430 12%	304,546 24%	1,292,928 100%
FY 2009	194,134 16%	111,833 9%	27,521 2%	333,488 28%	98,312 8%	24,779 2%	210,979 17%	334,070 28%	93,612 8%	88,221 7%	123,025 10%	304,858 25%	109,309 9%	127,262 11%	1,313 0%	237,884 20%	1,210,300 100%
FY 2010	137,337 11%	124,999 10%	87,121 7%	349,457 29%	88,332 7%	76,386 6%	89,281 7%	253,999 21%	55,126 5%	141,559 12%	122,861 10%	319,546 26%	82,541 7%	98,124 8%	113,032 9%	293,697 24%	1,216,699 100%
FY 2011	169,655 13%	92,567 7%	101,958 8%	364,180 27%	86,469 6%	132,634 10%	87,598 6%	306,701 23%	102,245 8%	105,484 8%	89,346 7%	297,075 22%	110,559 8%	132,638 10%	140,935 10%	384,132 28%	1,352,088 100%
FY 2012	139,667 11%	112,393 9%	152,366 12%	404,426 32%	115,675 9%	92,479 7%	67,460 5%	275,614 22%	126,932 10%	118,145 9%	57,136 5%	302,213 24%	147,555 12%	129,493 10%	- 0%	277,048 22%	1,259,301 100%



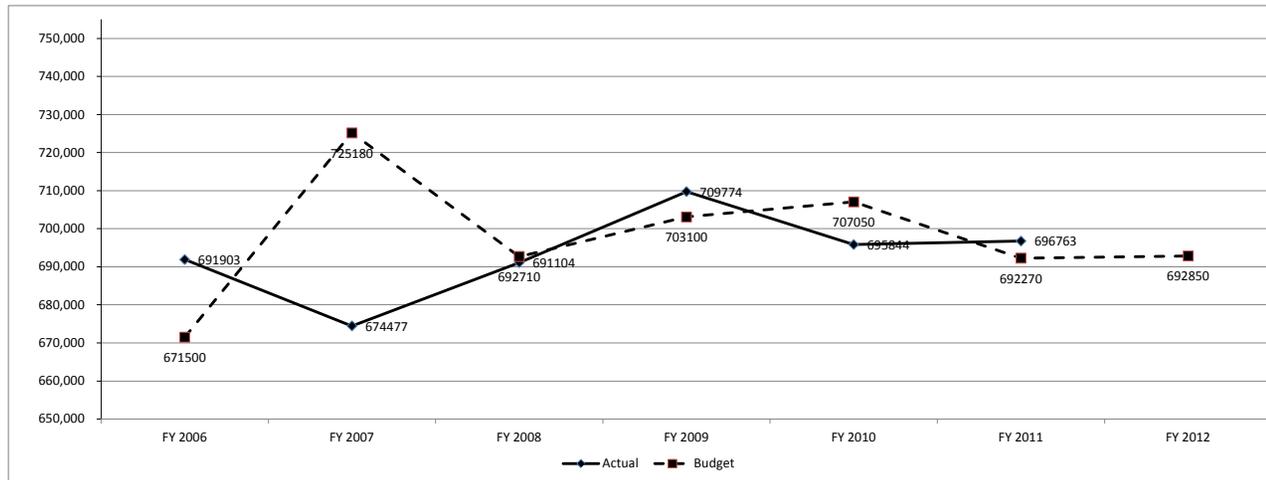
Fines & Fees Revenue - GF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	28,845 11%	30,186 11%	18,727 7%	77,758 29%	29,891 11%	18,991 7%	22,112 8%	70,994 26%	28,364 11%	26,353 10%	29,810 11%	84,527 31%	18,373 7%	15,920 6%	2,000 1%	36,293 13%	269,572 100%
FY 2004	29,823 10%	21,550 7%	25,506 9%	76,879 26%	22,826 8%	20,991 7%	16,740 6%	60,557 20%	30,097 10%	15,057 5%	27,405 9%	72,559 25%	27,094 9%	27,071 9%	31,377 11%	85,542 29%	295,537 100%
FY 2005	27,936 9%	23,918 8%	21,707 7%	73,561 24%	20,908 7%	27,865 9%	21,425 7%	70,198 23%	22,437 7%	23,361 8%	32,175 10%	77,973 25%	33,047 11%	25,943 8%	27,271 9%	86,261 28%	307,993 100%
FY 2006	33,518 9%	30,108 8%	32,229 9%	95,855 26%	25,854 7%	31,760 9%	26,868 7%	84,482 23%	29,342 8%	27,384 8%	34,509 10%	91,235 25%	29,211 8%	30,377 8%	31,306 9%	90,894 25%	362,466 100%
FY 2007	52,481 13%	36,232 9%	25,088 6%	113,801 27%	28,493 7%	31,604 8%	27,617 7%	87,714 21%	36,378 9%	35,545 8%	31,585 8%	103,508 25%	37,798 9%	37,425 9%	39,066 9%	114,289 27%	419,312 100%
FY 2008	43,673 9%	50,004 11%	49,783 11%	143,460 31%	43,615 9%	40,721 9%	39,803 9%	124,139 27%	38,170 8%	34,129 7%	44,389 10%	116,688 25%	42,465 9%	(2,144) 0%	40,457 9%	80,778 17%	465,065 100%
FY 2009	45,023 11%	38,490 9%	36,213 9%	119,726 29%	28,928 7%	(4,436) -1%	67,835 17%	92,327 23%	26,890 7%	25,284 6%	36,062 9%	88,236 22%	88,498 22%	37,869 9%	(19,234) -5%	107,133 26%	407,422 100%
FY 2010	42,800 10%	32,955 8%	36,215 9%	111,970 26%	36,450 9%	32,096 8%	34,975 8%	103,521 24%	28,129 7%	40,868 10%	33,968 8%	102,965 24%	34,019 8%	34,325 8%	36,242 9%	104,586 25%	423,042 100%
FY 2011	38,861 11%	32,833 9%	40,636 11%	112,330 31%	31,196 9%	31,461 9%	22,224 6%	84,881 24%	27,464 8%	28,646 8%	31,823 9%	87,933 24%	24,453 7%	27,978 8%	23,577 7%	76,008 21%	361,152 100%
FY 2012	26,127 9%	21,110 7%	26,871 9%	74,108 26%	23,055 8%	22,082 8%	33,296 12%	78,433 28%	20,900 7%	29,050 10%	32,463 11%	82,413 29%	25,408 9%	24,821 9%	- 0%	50,229 18%	285,183 100%



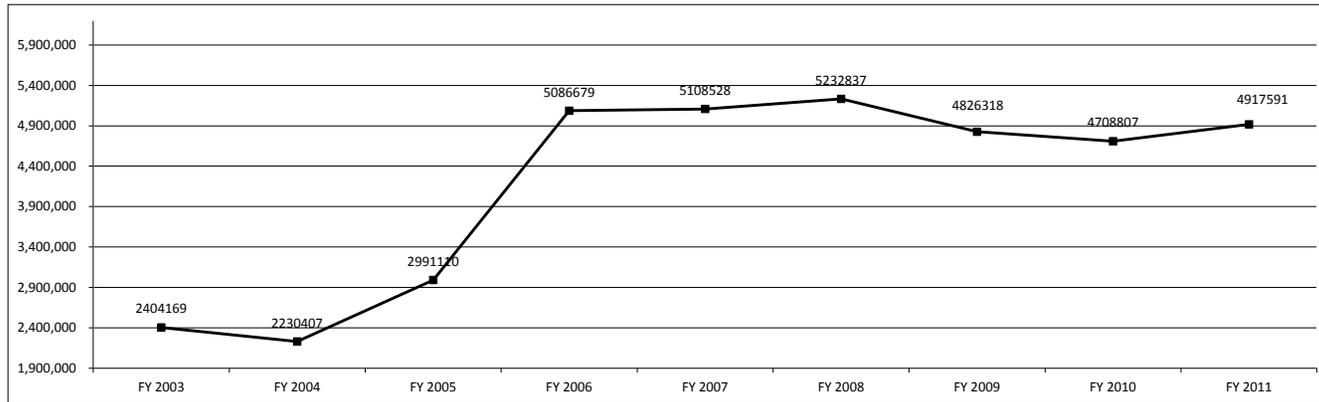
Ad Valorem Revenue - CIP
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	5	88,749	88,754	80,978	237,740	1,034,309	1,353,027	829,017	95,312	66,345	990,674	78,645	29,628	43,772	152,045	2,584,500
	0%	0%	3%	3%	3%	9%	40%	52%	32%	4%	3%	38%	3%	1%	2%	6%	100%
FY 2004	19,877	16,445	32,197	68,519	49,246	243,452	1,016,958	1,309,656	896,730	47,011	(666,747)	276,994	52,973	19,615	40,353	112,941	1,768,110
	1%	1%	2%	4%	3%	14%	58%	74%	51%	3%	-38%	16%	3%	1%	2%	6%	100%
FY 2005	10,242	12,482	17,943	40,667	16,988	180,349	603,944	801,281	615,138	78,027	18,034	711,199	-	-	88,804	88,804	1,641,951
	1%	1%	1%	2%	1%	11%	37%	49%	37%	5%	1%	43%	0%	0%	5%	5%	100%
FY 2006	5,297	9,604	15,244	30,145	10,609	57,454	276,991	345,054	262,626	1,795	29,939	294,360	(3,784)	9,443	16,685	22,344	691,903
	1%	1%	2%	4%	2%	8%	40%	50%	38%	0%	4%	43%	-1%	1%	2%	3%	100%
FY 2007	3,325	2,856	7,270	13,451	26,787	48,580	289,787	365,154	240,170	25,439	11,850	277,459	(15,125)	6,867	26,671	18,413	674,477
	0%	0%	1%	2%	4%	7%	43%	54%	36%	4%	2%	41%	-2%	1%	4%	3%	100%
FY 2008	2,827	3,257	3,318	9,402	28,017	57,394	308,415	393,826	260,148	9,045	8,299	277,492	14,208	5,211	(9,035)	10,384	691,104
	0%	0%	0%	1%	4%	8%	45%	57%	38%	1%	1%	40%	2%	1%	-1%	2%	100%
FY 2009	2,390	2,416	5,469	10,275	127	8,967	118,012	127,106	219,349	270,515	45,589	535,453	-	13,699	23,241	36,940	709,774
	0%	0%	1%	1%	0%	1%	17%	18%	31%	38%	6%	75%	0%	2%	3%	5%	100%
FY 2010	-	-	4,582	4,582	4,377	20,964	92,359	117,700	292,269	223,398	20,798	536,465	3,826	5,380	27,891	37,097	695,844
	0%	0%	1%	1%	1%	3%	13%	17%	42%	32%	3%	77%	1%	1%	4%	5%	100%
FY 2011	-	1,754	2,431	4,185	6,654	16,191	55,402	78,247	539,984	21,892	15,409	577,285	5,550	11,288	20,208	37,046	696,763
	0%	0%	0%	1%	1%	2%	8%	11%	77%	3%	2%	83%	1%	2%	3%	5%	100%
FY 2012	-	1,574	2,304	3,878	112	11,935	140,304	152,351	485,952	9,593	6,136	501,681	1,761	14,898	-	16,659	674,569
	0%	0%	0%	1%	0%	2%	21%	23%	72%	1%	1%	74%	0%	2%	0%	2%	100%



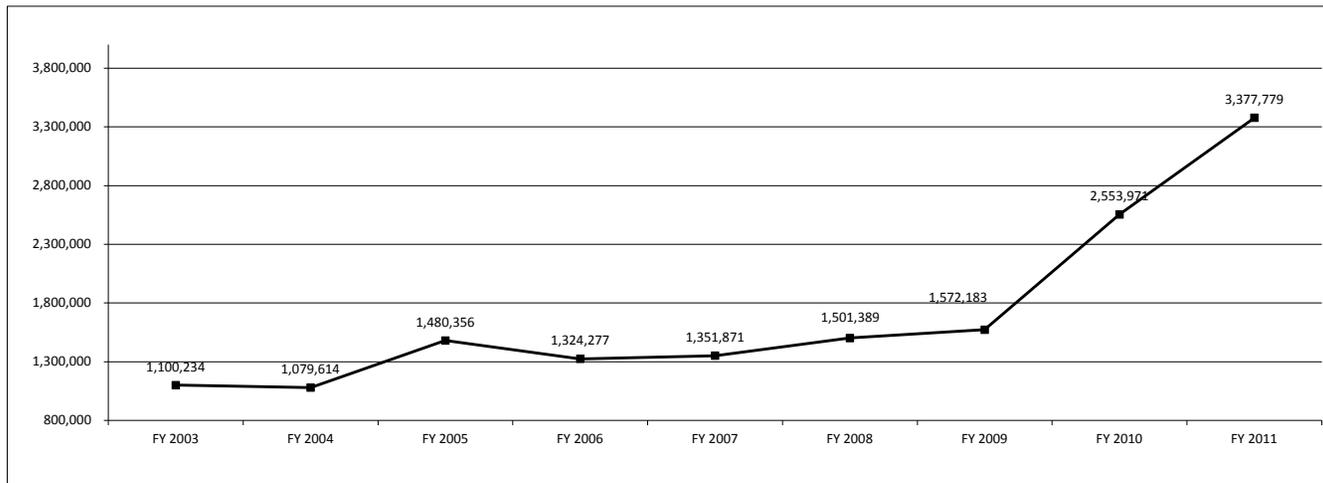
Hospitality Tax Revenue - CIP
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	2,607 0%	16,065 1%	571,206 24%	589,878 25%	660 0%	72,787 3%	378,101 16%	451,548 19%	- 0%	58,698 2%	417,146 17%	475,844 20%	- 0%	(5,815) 0%	892,714 37%	886,899 37%	2,404,169 100%
FY 2004	8,280 0%	18,185 1%	581,546 26%	608,011 27%	(3,887) 0%	43,421 2%	406,329 18%	445,863 20%	- 0%	22,493 1%	383,177 17%	405,670 18%	- 0%	46,773 2%	724,090 32%	770,863 35%	2,230,407 100%
FY 2005	1,102 0%	20,953 1%	700,881 23%	722,936 24%	- 0%	45,431 2%	457,612 15%	503,043 17%	- 0%	28,195 1%	418,803 14%	446,998 15%	352 0%	48,086 2%	1,269,695 42%	1,318,133 44%	2,991,110 100%
FY 2006	300 0%	23,782 0%	1,431,913 28%	1,455,995 29%	- 0%	85,947 2%	892,256 18%	978,203 19%	476 0%	82,758 2%	924,703 18%	1,007,937 20%	(1,834) 0%	64,581 1%	1,581,797 31%	1,644,544 32%	5,086,679 100%
FY 2007	2,406 0%	73,977 1%	1,422,406 28%	1,498,789 29%	(3,701) 0%	74,689 1%	917,648 18%	988,636 19%	(11,475) 0%	64,370 1%	912,501 18%	965,396 19%	(1,859) 0%	79,480 2%	1,578,086 31%	1,655,707 32%	5,108,528 100%
FY 2008	903 0%	79,940 2%	1,491,971 29%	1,572,814 30%	(3,897) 0%	73,307 1%	22,231 0%	91,641 2%	833,197 16%	76,639 1%	82,405 2%	992,241 19%	911,704 17%	102,753 2%	1,561,684 30%	2,576,141 49%	5,232,837 100%
FY 2009	2,207 0%	85,911 2%	110,257 2%	198,375 4%	1,305,139 27%	89,401 2%	50,462 1%	1,445,002 30%	737,230 15%	110,146 2%	63,473 1%	910,849 19%	733,197 15%	94,067 2%	1,444,828 30%	2,272,092 47%	4,826,318 100%
FY 2010	44,438 1%	56,501 1%	100,791 2%	201,730 4%	1,267,411 27%	91,091 2%	74,812 2%	1,433,314 30%	663,467 14%	78,680 2%	93,164 2%	835,311 18%	666,197 14%	125,941 3%	1,446,314 31%	2,238,452 48%	4,708,807 100%
FY 2011	(20,576) 0%	146,094 3%	94,078 2%	219,596 4%	1,331,329 27%	106,561 2%	56,760 1%	1,494,650 30%	648,822 13%	152,296 3%	108,558 2%	909,676 18%	652,633 13%	172,589 4%	1,468,447 30%	2,293,669 47%	4,917,591 100%
FY 2012	- 0%	- 0%	361,462 10%	361,462 10%	1,205,720 33%	51,838 1%	209,020 6%	1,466,578 40%	636,640 17%	125,824 3%	119,275 3%	881,739 24%	695,699 19%	232,479 6%	- 0%	928,178 26%	3,637,957 100%



Stormwater Utility Fees Revenue - CIP
Revenues by Month/Fiscal Year

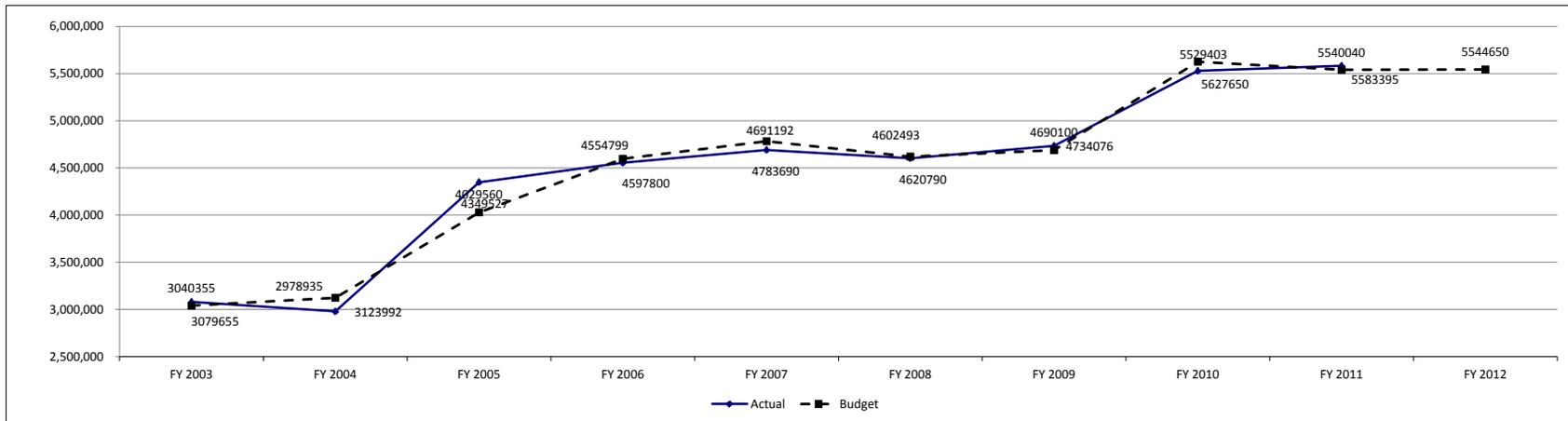
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	(156,766)	(156,766)	357,435	567,617	106,365	1,031,417	-	-	225,583	225,583	1,100,234
	0%	0%	0%	0%	0%	0%	-14%	-14%	32%	52%	10%	94%	0%	0%	21%	0%	79%
FY 2004	-	-	-	-	-	-	-	-	517,452	416,547	112,998	1,046,997	-	-	32,617	32,617	1,079,614
	0%	0%	0%	0%	0%	0%	0%	0%	48%	39%	10%	97%	0%	0%	3%	3%	100%
FY 2005	-	-	-	-	-	-	-	-	815,533	-	624,820	1,440,353	-	-	40,003	40,003	1,480,356
	0%	0%	0%	0%	0%	0%	0%	0%	55%	0%	42%	97%	0%	0%	3%	3%	100%
FY 2006	-	-	-	-	-	-	-	-	678,875	-	638,412	1,317,287	-	-	6,990	6,990	1,324,277
	0%	0%	0%	0%	0%	0%	0%	0%	51%	0%	48%	99%	0%	0%	1%	1%	100%
FY 2007	-	-	35,253	35,253	-	-	-	-	-	723,646	573,127	1,296,773	-	-	19,845	19,845	1,351,871
	0%	0%	3%	3%	0%	0%	0%	0%	0%	54%	42%	96%	0%	0%	1%	1%	100%
FY 2008	(14,835)	-	-	(14,835)	-	63,090	-	63,090	-	1,417,749	-	1,417,749	-	-	35,385	35,385	1,501,389
	-1%	0%	0%	-1%	0%	4%	0%	4%	0%	94%	0%	94%	0%	0%	2%	2%	100%
FY 2009	-	-	-	-	35,897	-	-	35,897	1,109,008	-	310,000	1,419,008	117,278	-	-	117,278	1,572,183
	0%	0%	0%	0%	2%	0%	0%	2%	71%	0%	20%	90%	7%	0%	0%	7%	100%
FY 2010	-	-	-	-	-	19,050	-	19,050	350,669	1,974,032	94,673	2,419,374	12,245	21,898	81,404	115,547	2,553,971
	0%	0%	0%	0%	0%	1%	0%	1%	14%	77%	4%	95%	0%	1%	3%	5%	100%
FY 2011	-	-	-	-	37,610	20,063	245,605	303,278	2,779,689	70,455	68,467	2,918,611	39,449	-	116,441	155,890	3,377,779
	0%	0%	0%	0%	1%	1%	7%	9%	82%	2%	2%	86%	1%	0%	3%	5%	100%
FY 2012	-	-	-	-	-	48,454	638,172	686,626	2,535,992	-	46,507	2,582,499	93,932	27,723	-	121,655	3,390,780
	0%	0%	0%	0%	0%	1%	19%	20%	75%	0%	1%	76%	3%	1%	0%	4%	100%



**Revenue Analysis
Debt Service Fund**

Ad Valorem Tax Revenue - DSF
Revenues by Month/Fiscal Year

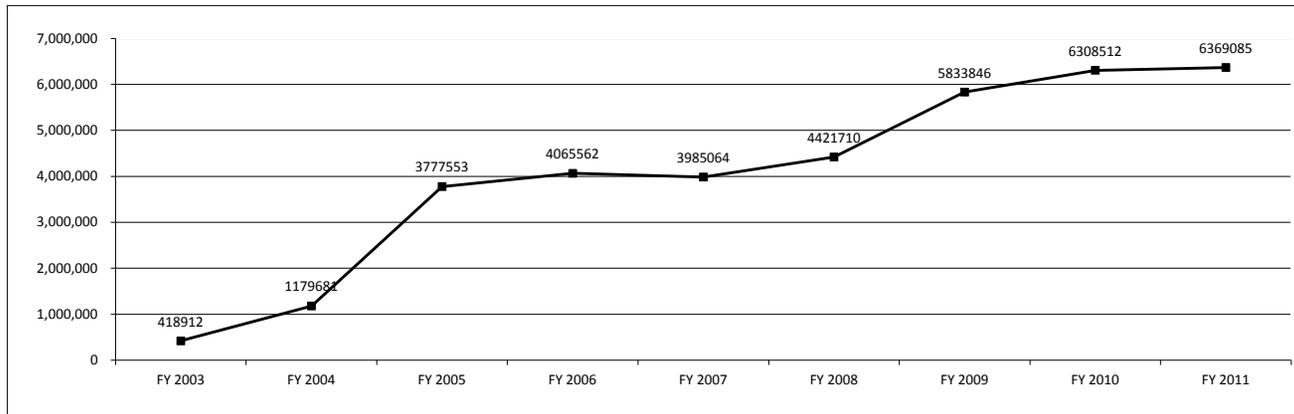
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,079,655	3,079,655	3,079,655
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%
FY 2004	23,975	19,719	38,569	82,263	58,290	299,390	1,259,846	1,617,526	1,082,633	46,024	(43,528)	1,085,129	89,079	33,439	71,499	194,017	2,978,935
	1%	1%	1%	3%	2%	10%	42%	54%	36%	2%	-1%	36%	3%	1%	2%	7%	100%
FY 2005	17,260	21,034	29,886	68,180	31,093	481,293	1,583,813	2,096,199	1,684,465	214,087	49,531	1,948,083	-	-	237,065	237,065	4,349,527
	0%	0%	1%	2%	1%	11%	36%	48%	39%	5%	1%	45%	0%	0%	5%	5%	100%
FY 2006	14,209	25,802	41,076	81,087	86,210	391,235	1,858,563	2,336,008	1,758,039	39,679	146,492	1,944,210	8,917	81,384	103,193	193,494	4,554,799
	0%	1%	1%	2%	2%	9%	41%	51%	39%	1%	3%	43%	0%	2%	2%	4%	100%
FY 2007	22,130	18,816	47,789	88,735	168,447	397,758	1,988,854	2,555,059	1,660,517	157,106	77,483	1,895,106	(54,634)	47,024	159,902	152,292	4,691,192
	0%	0%	1%	2%	4%	8%	42%	54%	35%	3%	2%	40%	-1%	1%	3%	3%	100%
FY 2008	19,231	22,057	23,023	64,311	185,218	361,622	1,971,688	2,518,528	1,600,674	296,892	53,512	1,951,078	94,683	33,578	(59,685)	68,576	4,602,493
	0%	0%	1%	1%	4%	8%	43%	55%	35%	6%	1%	42%	2%	1%	-1%	1%	100%
FY 2009	15,889	16,113	36,396	68,398	849	59,589	787,047	847,485	1,463,188	1,804,494	304,099	3,571,781	-	91,386	155,026	246,412	4,734,076
	0%	0%	1%	1%	0%	1%	17%	18%	31%	38%	6%	75%	0%	2%	3%	5%	100%
FY 2010	-	-	35,188	35,188	31,846	161,506	740,179	933,531	2,341,918	1,790,050	164,937	4,296,905	27,003	38,421	198,355	263,779	5,529,403
	0%	0%	1%	1%	1%	3%	13%	17%	42%	32%	3%	78%	0%	1%	4%	5%	100%
FY 2011	-	14,056	19,474	33,530	137,269	45,817	443,940	627,026	4,327,075	175,432	123,482	4,625,989	44,456	90,456	161,938	296,850	5,583,395
	0%	0%	0%	1%	2%	1%	8%	11%	77%	3%	2%	83%	1%	2%	3%	5%	100%
FY 2012	-	12,613	18,462	31,075	901	95,634	1,124,306	1,220,841	3,894,155	76,875	49,170	4,020,200	14,113	119,383	-	133,496	5,405,612
	0%	0%	0%	1%	0%	2%	21%	23%	72%	1%	1%	74%	0%	2%	0%	2%	100%



Revenue Analysis
Other Governmental Funds

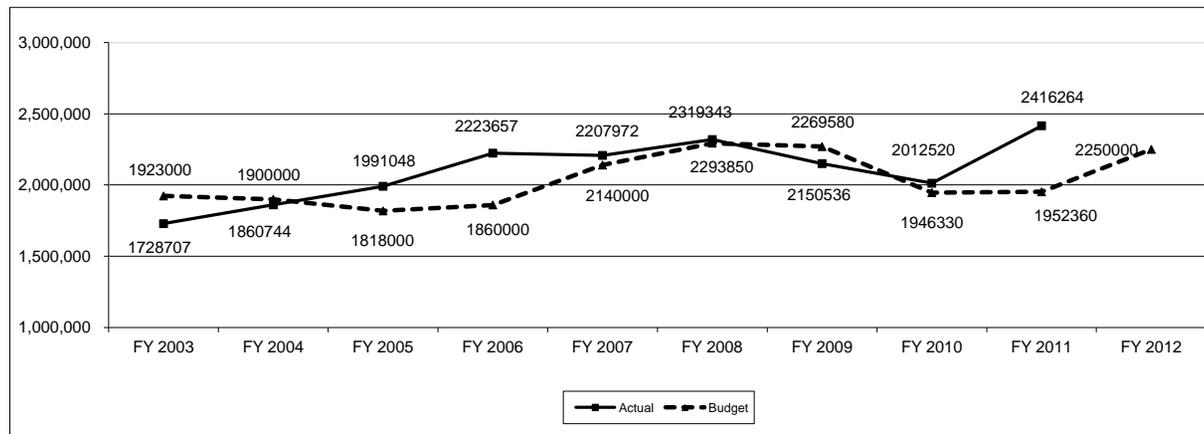
Ad Valorem Tax Revenue - TIF
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	4,035	41,879	45,914	302,244	3,344	-	305,588	54,629	488	12,293	67,410	418,912
	0%	0%	0%	0%	0%	1%	10%	11%	72%	1%	0%	73%	13%	0%	3%	16%	100%
FY 2004	-	-	-	-	-	393,533	248,339	641,872	466,304	-	5,077	471,381	2,499	12,762	51,167	66,428	1,179,681
	0%	0%	0%	0%	0%	33%	21%	54%	40%	0%	0%	40%	0%	1%	4%	6%	100%
FY 2005	-	-	67	67	-	338,497	1,128,491	1,466,988	1,896,080	200,256	-	2,096,336	-	-	214,162	214,162	3,777,553
	0%	0%	0%	0%	0%	9%	30%	39%	50%	5%	0%	55%	0%	0%	6%	6%	100%
FY 2006	-	-	69,390	69,390	107,775	297,084	1,239,163	1,644,022	2,045,577	85,285	43,750	2,174,612	14,525	9,169	153,844	177,538	4,065,562
	0%	0%	2%	2%	3%	7%	30%	40%	50%	2%	1%	53%	0%	0%	4%	4%	100%
FY 2007	-	-	20,654	20,654	178,977	464,614	1,214,287	1,857,878	1,631,316	136,984	136,879	1,905,179	(221,381)	9,169	413,565	201,353	3,985,064
	0%	0%	1%	1%	4%	12%	30%	47%	41%	3%	3%	48%	-6%	0%	10%	5%	100%
FY 2008	-	-	-	-	211,651	236,113	1,939,103	2,386,867	796,093	-	-	796,093	-	-	1,238,750	1,238,750	4,421,710
	0%	0%	0%	0%	5%	5%	44%	54%	18%	0%	0%	18%	0%	0%	28%	28%	100%
FY 2009	-	-	-	-	-	319,346	-	319,346	2,906,538	1,453,270	-	4,359,808	862,468	115,562	176,662	1,154,692	5,833,846
	0%	0%	0%	0%	0%	5%	0%	5%	50%	25%	0%	75%	15%	2%	3%	20%	100%
FY 2010	-	-	-	-	-	177,438	-	177,438	3,293,599	2,304,305	113,484	5,711,388	107,390	40,162	272,134	419,686	6,308,512
	0%	0%	0%	0%	0%	3%	0%	3%	52%	37%	2%	91%	2%	1%	4%	7%	100%
FY 2011	-	-	-	-	68,005	89,358	187,546	344,909	4,710,989	687,642	178,805	5,577,436	62,076	5,920	378,744	446,740	6,369,085
	0%	0%	0%	0%	1%	1%	3%	5%	74%	11%	3%	88%	1%	0%	6%	7%	100%
FY 2012	-	-	134,930	134,930	-	30,657	656,024	686,681	5,094,739	67,339	(241,460)	4,920,618	86,114	-	-	86,114	5,828,343
	0%	0%	2%	2%	0%	1%	11%	12%	87%	1%	-4%	84%	1%	0%	0%	1%	100%



Local ATAX Revenue - GF
Revenues by Month/Fiscal Year

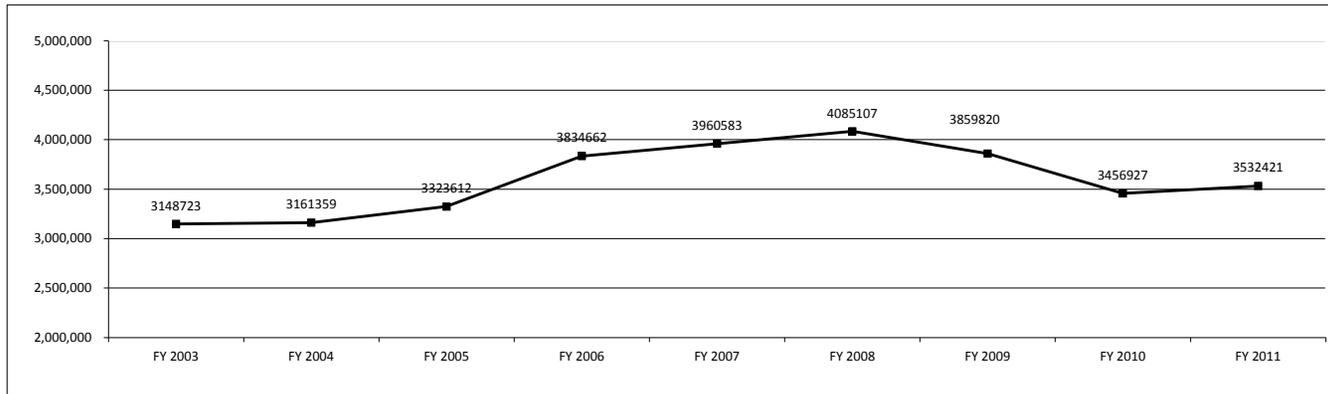
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	167 0%	698 0%	693,956 40%	694,821 40%	- 0%	11,228 1%	174,238 10%	185,466 11%	- 0%	7,104 0%	173,804 10%	180,908 10%	- 0%	13,700 1%	653,812 38%	667,512 39%	1,728,707 100%
FY 2004	1,463 0%	33 0%	769,233 41%	770,729 41%	(81) 0%	14,645 1%	192,365 10%	206,929 11%	- 0%	2,175 0%	176,691 9%	178,866 10%	- 0%	9,890 1%	694,330 37%	704,220 38%	1,860,744 100%
FY 2005	36 0%	460 0%	810,422 41%	810,918 41%	- 0%	2,244 0%	234,797 12%	237,041 12%	- 0%	3,247 0%	206,867 10%	210,114 11%	(102) 0%	17,486 1%	715,591 36%	732,975 37%	1,991,048 100%
FY 2006	8 0%	2,182 0%	896,565 40%	898,755 40%	(12) 0%	3,367 0%	219,970 10%	223,325 10%	26,400 1%	20,701 1%	223,911 10%	271,012 12%	364 0%	8,305 0%	821,896 37%	830,565 37%	2,223,657 100%
FY 2007	78 0%	5,031 0%	894,802 41%	899,911 41%	(584) 0%	8,967 0%	232,451 11%	240,834 11%	- 0%	2,706 0%	237,296 11%	240,002 11%	(28) 0%	5,137 0%	822,116 37%	827,225 37%	2,207,972 100%
FY 2008	(253) 0%	3,862 0%	935,461 40%	939,070 40%	(508) 0%	175,464 8%	18,135 1%	193,091 8%	286,211 12%	7,335 0%	(27,991) -1%	265,555 11%	256,107 11%	4,959 0%	660,561 28%	921,627 40%	2,319,343 100%
FY 2009	2,956 0%	1,859 0%	46,147 2%	50,962 2%	878,310 41%	20,012 1%	3,223 0%	901,545 42%	249,895 12%	19,554 1%	9,799 0%	279,248 13%	186,573 9%	26,654 1%	705,554 33%	918,781 43%	2,150,536 100%
FY 2010	38,603 2%	(8,613) 0%	27,306 1%	57,296 3%	819,940 41%	15,273 1%	6,635 0%	841,848 42%	170,250 8%	8,362 0%	8,778 0%	187,390 9%	174,777 9%	22,785 1%	728,424 36%	925,986 46%	2,012,520 100%
FY 2011	(5,205) 0%	45,837 2%	31,159 1%	71,791 3%	910,512 38%	42,056 2%	17,687 1%	970,255 40%	150,400 6%	27,663 1%	8,136 0%	186,199 8%	176,081 7%	35,580 1%	976,358 40%	1,188,019 49%	2,416,264 100%
FY 2012	- 0%	- 0%	74,028 5%	74,028 5%	916,910 60%	31,421 2%	15,270 1%	963,601 63%	195,051 13%	17,880 1%	16,566 1%	229,497 15%	219,758 14%	44,376 3%	- 0%	264,134 17%	1,531,260 100%



Note: Significant increase in actual Local Accommodations Tax in FY 2011 was due to a one-time settlement agreement for \$187,500.

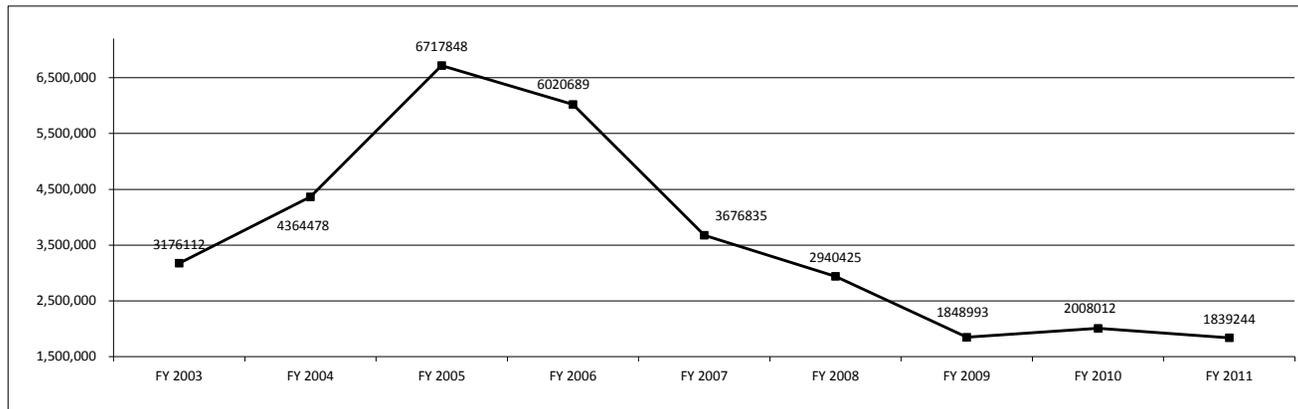
State ATAX Revenue
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	1,484,972	1,484,972	-	-	431,609	431,609	-	-	202,790	202,790	-	-	1,029,352	1,029,352	3,148,723
	0%	0%	47%	47%	0%	0%	14%	14%	0%	0%	6%	6%	0%	0%	33%	33%	100%
FY 2004	-	-	1,508,020	1,508,020	-	-	399,276	399,276	-	-	199,395	199,395	-	-	1,054,668	1,054,668	3,161,359
	0%	0%	48%	48%	0%	0%	13%	13%	0%	0%	6%	6%	0%	0%	33%	33%	100%
FY 2005	-	-	1,594,738	1,594,738	-	-	427,468	427,468	-	-	210,786	210,786	-	-	1,090,620	1,090,620	3,323,612
	0%	0%	48%	48%	0%	0%	13%	13%	0%	0%	6%	6%	0%	0%	33%	33%	100%
FY 2006	-	-	1,744,152	1,744,152	-	-	464,658	464,658	-	-	272,230	272,230	-	-	1,353,622	1,353,622	3,834,662
	0%	0%	45%	45%	0%	0%	12%	12%	0%	0%	7%	7%	0%	0%	35%	35%	100%
FY 2007	-	-	1,842,997	1,842,997	-	-	540,293	540,293	-	-	245,770	245,770	-	-	1,331,523	1,331,523	3,960,583
	0%	0%	47%	47%	0%	0%	14%	14%	0%	0%	6%	6%	0%	0%	34%	34%	100%
FY 2008	-	-	1,888,638	1,888,638	-	-	584,213	584,213	-	-	274,872	274,872	-	-	1,337,384	1,337,384	4,085,107
	0%	0%	46%	46%	0%	0%	14%	14%	0%	0%	7%	7%	0%	0%	33%	33%	100%
FY 2009	-	-	2,011,405	2,011,405	-	-	-	-	454,628	-	-	454,628	219,516	-	1,174,271	1,393,787	3,859,820
	0%	0%	52%	52%	0%	0%	0%	0%	12%	0%	0%	12%	6%	0%	29%	36%	100%
FY 2010	-	-	-	-	1,740,535	-	-	1,740,535	451,817	-	-	451,817	186,174	-	1,078,401	1,264,575	3,456,927
	0%	0%	0%	0%	50%	0%	0%	50%	13%	0%	0%	13%	5%	0%	31%	37%	100%
FY 2011	-	-	-	-	1,793,945	-	-	1,793,945	450,930	-	-	450,930	171,509	-	1,116,037	1,287,546	3,532,421
	0%	0%	0%	0%	51%	0%	0%	51%	13%	0%	0%	13%	5%	0%	32%	36%	100%
FY 2012	-	-	-	-	1,727,579	-	-	1,727,579	465,848	-	-	465,848	217,109	-	-	217,109	2,410,536
	0%	0%	0%	0%	72%	0%	0%	72%	19%	0%	0%	19%	9%	0%	0%	9%	100%



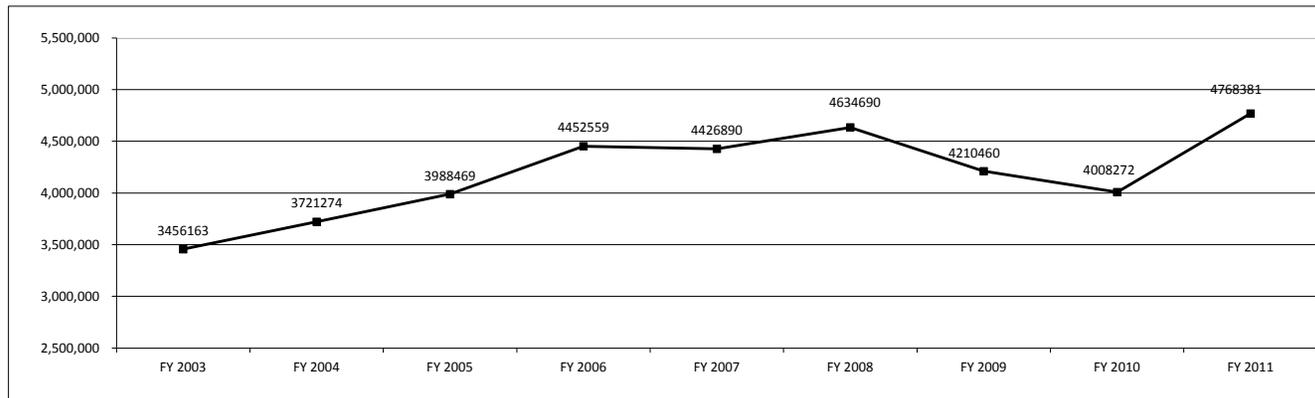
Real Estate Transfer Fee
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	325,272 10%	223,808 7%	292,094 9%	841,174 26%	302,064 10%	230,239 7%	287,894 9%	820,197 26%	223,340 7%	178,580 6%	222,130 7%	624,050 20%	251,253 8%	300,278 9%	339,160 11%	890,691 28%	3,176,112 100%
FY 2004	324,297 7%	267,938 6%	372,815 9%	965,050 22%	416,185 10%	267,049 6%	374,750 9%	1,057,984 24%	242,170 6%	393,480 9%	228,298 5%	863,948 20%	458,066 10%	474,028 11%	545,402 12%	1,477,496 34%	4,364,478 100%
FY 2005	459,853 7%	501,676 7%	485,759 7%	1,447,288 22%	453,388 7%	389,875 6%	542,314 8%	1,385,577 21%	672,025 10%	384,227 6%	634,890 9%	1,691,142 25%	777,821 12%	720,780 11%	695,240 10%	2,193,841 33%	6,717,848 100%
FY 2006	613,024 10%	770,789 13%	592,722 10%	1,976,535 33%	578,945 10%	424,531 7%	357,768 6%	1,361,244 23%	400,964 7%	383,321 6%	725,943 12%	1,510,228 25%	382,628 6%	414,031 7%	376,023 6%	1,172,682 19%	6,020,689 100%
FY 2007	385,702 10%	293,977 8%	273,938 7%	953,617 26%	276,934 8%	287,752 8%	314,399 9%	879,085 24%	233,521 6%	223,219 6%	391,018 11%	847,758 23%	367,773 10%	414,031 11%	214,571 6%	996,375 27%	3,676,835 100%
FY 2008	332,108 11%	304,829 10%	330,596 11%	967,533 33%	268,817 9%	237,654 8%	287,433 10%	793,904 27%	154,684 5%	109,236 4%	216,495 7%	480,415 16%	237,199 8%	240,776 8%	220,598 8%	698,573 24%	2,940,425 100%
FY 2009	238,958 13%	170,453 9%	206,208 11%	615,619 33%	178,622 10%	124,015 7%	143,680 8%	446,317 24%	117,863 6%	109,891 6%	132,272 7%	360,026 19%	117,122 6%	164,024 9%	145,885 8%	427,031 23%	1,848,993 100%
FY 2010	207,759 10%	220,308 11%	128,039 6%	556,106 28%	188,968 9%	149,608 7%	179,144 9%	517,720 26%	117,350 6%	117,506 6%	161,453 8%	396,309 20%	183,415 9%	171,416 9%	183,046 9%	537,877 27%	2,008,012 100%
FY 2011	180,979 10%	144,389 8%	146,780 8%	472,148 26%	141,028 8%	119,705 7%	145,657 8%	406,390 22%	115,899 6%	107,221 6%	157,051 9%	380,171 21%	183,418 10%	216,696 12%	180,421 10%	580,535 32%	1,839,244 100%
FY 2012	139,450 8%	159,226 9%	150,358 9%	449,034 26%	159,205 9%	138,744 8%	162,077 9%	460,026 26%	136,677 8%	108,630 6%	182,752 11%	428,059 25%	188,721 11%	211,887 12%	- 0%	400,608 23%	1,737,727 100%



Beach Preservation Fee
Revenues by Month/Fiscal Year

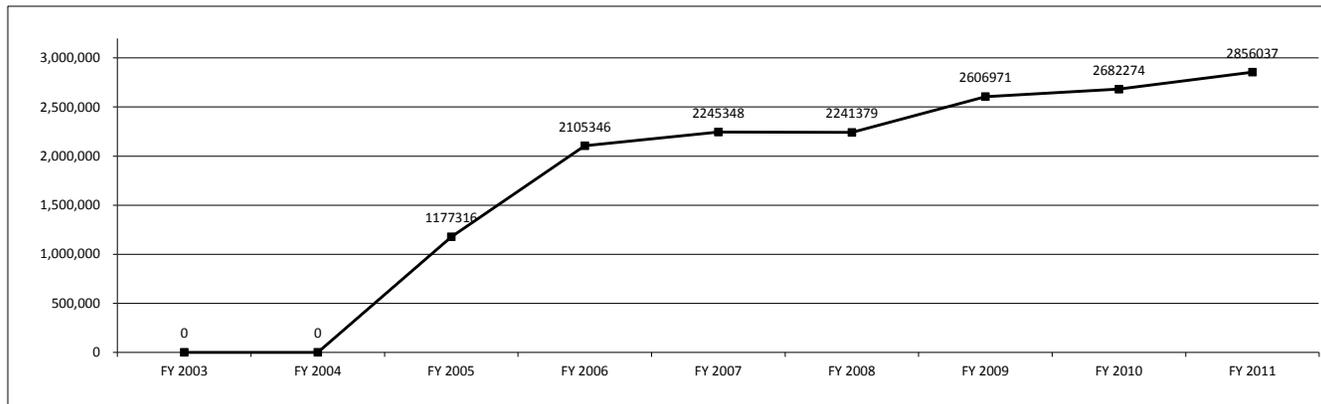
	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	333 0%	1,397 0%	1,387,698 40%	1,389,428 40%	- 0%	21,802 1%	348,465 10%	370,267 11%	- 0%	14,231 0%	350,259 10%	364,490 11%	(1,117) 0%	25,181 1%	1,307,914 38%	1,331,978 39%	3,456,163 100%
FY 2004	2,941 0%	67 0%	40,287 1%	43,295 1%	1,498,121 40%	29,286 1%	384,841 10%	1,912,248 51%	- 0%	4,342 0%	353,384 9%	357,726 10%	- 0%	19,450 1%	1,388,555 37%	1,408,005 38%	3,721,274 100%
FY 2005	72 0%	981 0%	1,623,721 41%	1,624,774 41%	- 0%	4,377 0%	469,564 12%	473,941 12%	31 0%	6,487 0%	418,797 11%	425,315 11%	- 0%	28,886 1%	1,435,553 36%	1,464,439 37%	3,988,469 100%
FY 2006	16 0%	(1,601) 0%	1,793,630 40%	1,792,045 40%	- 0%	5,126 0%	443,233 10%	448,359 10%	53,809 1%	41,559 1%	453,592 10%	548,960 12%	493 0%	16,609 0%	1,646,093 37%	1,663,195 37%	4,452,559 100%
FY 2007	155 0%	9,888 0%	1,788,635 40%	1,798,678 41%	(1,167) 0%	20,389 0%	465,720 11%	484,942 11%	- 0%	5,651 0%	479,283 11%	484,934 11%	(56) 0%	10,275 0%	1,648,117 37%	1,658,336 37%	4,426,890 100%
FY 2008	(523) 0%	82 0%	1,878,335 41%	1,877,894 41%	6,214 0%	349,362 8%	2,451 0%	358,027 8%	555,444 12%	1,964 0%	925 0%	558,333 12%	518,730 11%	8,793 0%	1,312,913 28%	1,840,436 40%	4,634,690 100%
FY 2009	230 0%	1,449 0%	71,976 2%	73,655 2%	1,701,685 40%	34,205 1%	6,302 0%	1,742,192 41%	510,156 12%	33,642 1%	18,647 0%	562,445 13%	373,397 9%	51,775 1%	1,406,996 33%	1,832,168 44%	4,210,460 100%
FY 2010	(702) 0%	63,314 2%	52,187 1%	114,799 3%	1,639,541 41%	29,679 1%	13,288 0%	1,682,508 42%	338,203 8%	14,067 0%	14,762 0%	367,032 9%	348,112 9%	43,936 1%	1,451,885 36%	1,843,933 46%	4,008,272 100%
FY 2011	(10,438) 0%	88,512 2%	60,479 1%	138,553 3%	1,820,966 38%	75,388 2%	28,103 1%	1,924,457 40%	282,152 6%	50,282 1%	14,107 0%	346,541 7%	347,333 7%	65,374 1%	1,946,123 41%	2,358,830 49%	4,768,381 100%
FY 2012	- 0%	- 0%	142,519 5%	142,519 5%	1,841,404 60%	51,817 2%	19,994 1%	1,913,215 62%	415,258 14%	30,533 1%	40,206 1%	485,997 16%	436,879 14%	83,910 3%	- 0%	520,789 17%	3,062,520 100%



Note: Significant increase in actual Beach Preservation Fees in FY 2011 was due to a one-time settlement agreement for \$375,000.

Electric Franchise Fee
Revenues by Month/Fiscal Year

	July	August	September	Quarter 1	October	November	December	Quarter 2	January	February	March	Quarter 3	April	May	June	Quarter 4	Total
FY 2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
FY 2004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
FY 2005	-	-	-	-	-	132,062	125,170	257,232	164,914	182,902	149,175	496,991	137,819	124,503	160,771	423,093	1,177,316
	0%	0%	0%	0%	0%	11%	11%	22%	14%	16%	13%	42%	12%	11%	14%	36%	100%
FY 2006	200,399	228,654	207,028	636,081	169,472	147,282	137,920	454,674	183,400	169,744	157,591	510,735	153,195	-	350,661	503,856	2,105,346
	10%	11%	10%	30%	8%	7%	7%	22%	9%	8%	7%	24%	7%	0%	17%	24%	100%
FY 2007	236,917	262,320	239,571	738,808	178,164	140,383	154,431	472,978	162,181	202,468	169,907	534,556	153,195	-	345,811	499,006	2,245,348
	11%	12%	11%	33%	8%	6%	7%	21%	7%	9%	8%	24%	7%	0%	15%	22%	100%
FY 2008	234,553	257,467	243,116	735,136	188,133	159,109	145,630	492,872	173,607	193,281	153,310	520,198	-	302,365	190,808	493,173	2,241,379
	10%	11%	11%	33%	8%	7%	6%	22%	8%	9%	7%	23%	0%	13%	9%	22%	100%
FY 2009	233,926	250,752	-	484,678	265,468	201,638	172,999	640,105	200,915	440,404	223,202	864,521	193,044	200,570	224,053	617,667	2,606,971
	9%	10%	0%	19%	10%	8%	7%	25%	8%	17%	9%	33%	7%	9%	10%	24%	100%
FY 2010	270,908	275,206	-	546,114	240,225	216,760	165,708	622,693	402,001	-	264,959	666,960	240,741	193,650	412,116	846,507	2,682,274
	10%	10%	0%	20%	9%	8%	6%	23%	15%	0%	10%	25%	9%	7%	15%	32%	100%
FY 2011	270,936	320,260	283,996	875,192	-	235,592	172,932	408,524	195,356	285,018	271,238	751,612	184,755	189,001	446,953	820,709	2,856,037
	9%	11%	10%	31%	0%	8%	6%	14%	7%	10%	9%	26%	6%	7%	16%	29%	100%
FY 2012	285,086	315,558	272,993	873,637	201,785	163,538	-	365,323	163,242	184,930	194,209	542,381	186,263	190,617	-	376,880	2,158,221
	13%	15%	13%	40%	9%	8%	0%	17%	8%	9%	9%	25%	9%	9%	0%	17%	100%





TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Shea Farrar, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: June 20, 2012
SUBJECT: Proposed Ordinance No. 2012-08 – Second Reading
ZMA120002 – Fire Station 6 Zoning Map Amendment

Town Council made no changes to proposed Ordinance No. 2012-08, as a result of the first reading on June 19, 2012.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2012-

PROPOSED ORDINANCE NO. 2012-08

AN ORDINANCE TO AMEND TITLE 16, THE LAND MANAGEMENT ORDINANCE, OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP, SPECIFICALLY AMENDING TAX MAP 12, PARCELS 19 AND 347A AND TAX MAP 15 PARCEL 2 TO PLANNED DEVELOPMENT MIXED USE DISTRICT WITH SPECIFIC USE AND DENSITY STANDARDS UNDER THE PALMETTO DUNES RESORT MASTER PLAN (PD-1); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (the "LMO"); and

WHEREAS, the Town Council now finds that, upon further review, it is in the public interest that the subject three properties be rezoned into the Planned Development Mixed Use District with specific use and density standards under the Palmetto Dunes Resort Master Plan; and

WHEREAS, this zoning change would be compatible with surrounding land uses and neighborhood character, would not be detrimental to the public health, safety and welfare, and, further, would be in conformance with the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on May 16, 2012, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted unanimously to recommend to Town Council that the rezoning request be approved; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on May 23, 2012, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted unanimously to Town Council that the rezoning request be approved; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SC; AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the official zoning map of the Town of Hilton Head Island, as referenced by Section 16-4-102 of the Land Management Ordinance, be, and the same hereby amended as follows: Tax Map 12, Parcel 19 is rezoned to PD-1 with a land use designation of "Government Facilities/Maintenance/Parks and Open Areas" with 13,800 square feet of density. Tax Map 12, Parcel 347A is rezoned to PD-1 with a land use designation of "Office". Tax Map 15, Parcel 2 is rezoned to PD-1 with a land use designation of "Office/Maintenance".

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____ 2012.

THE TOWN OF HILTON HEAD
ISLAND, SOUTH CAROLINA

Drew A. Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: May 16, 2012
First Reading: June 19, 2012
Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, CM, *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
CC: Charles Cousins, AICP, *Director of Community Development*
FROM: Anne Cyran, AICP, *Senior Planner*
DATE: June 21, 2012
SUBJECT: Proposed Ordinance No. 2012-17
Land Management Ordinance (LMO) Telecommunications Amendments

Town Council made no changes to proposed Ordinance No. 2012-17 as a result of the first reading on June 19, 2012.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.:

PROPOSED ORDINANCE NO.: 2012-17

AN ORDINANCE TO AMEND TITLE 16 OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, THE LAND MANAGEMENT ORDINANCE, CHAPTER 3, ARTICLE XVII AND CHAPTER 4, ARTICLE XIII. THESE AMENDMENTS, COMMONLY REFERRED TO AS THE *LMO TELECOMMUNICATIONS AMENDMENTS*, AS NOTICED IN THE ISLAND PACKET ON APRIL 8, 2012, INCLUDE CHANGES THAT PROVIDE FOR AN ADDITION TO CHAPTER 3, ARTICLE XVII, PLANNED UNIT DEVELOPMENT (PUD) REVIEW AND REVISIONS TO CHAPTER 4, ARTICLE XIII, SPECIFIC USE STANDARDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance (LMO); and

WHEREAS, the proposed amendments are supported by Town Council's Policy Agenda for 2011 which lists Technology Infrastructure: Evaluation and Direction of Town's Role as a Top Priority; and

WHEREAS, the Land Management Ordinance Committee held a public meeting on April 10, 2012 to discuss the proposed amendments; and

WHEREAS, the Planning Commission held a public hearing on May 16, 2012 and voted 9-0-0 to recommend that Town Council approve the amendments; and

WHEREAS, the Planning and Development Standards Committee met on May 23, 2012 and voted 3-0-0 to recommend that Town Council approve the proposed amendments; and

WHEREAS, Town Council now finds that, upon further review, it is in the public interest to approve the attached revision to Chapter 3 and Chapter 4 of the Land Management Ordinance.

NOW, THEREFORE BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY SAID AUTHORITY OF COUNCIL:

Section 1. Amendment. That the Land Management Ordinance of the Town of Hilton Head Island, South Carolina, be, and the same hereby is, amended to read as indicated on the attached pages.

NOTE: New text is indicated by a double underline and deleted text is indicated by a ~~strike through~~.

Section 2. Severability. If any sections, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not attest the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council for the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____ 2012.

Drew A. Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: May 16, 2012
First Reading: June 19, 2012
Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____

Staff Explanation: Staff recommends amending three sections of the LMO to allow telecommunications facilities to be permitted more efficiently and to reduce telecommunications tower setbacks to allow facilities to be constructed on additional sites.

I. Staff recommends allowing PUD master plans to be amended via a minor amendment to allow a telecommunications facility as a permitted use on non-single family residential property. This amendment would not remove the public notice requirement or the design standards currently required for new telecommunications facilities.

PUD master plans list the uses allowed on each parcel. If a telecommunications facility is not listed on the master plan as an approved use for a parcel, a facility cannot be built on that parcel. The only way a telecommunications facility could be built on that parcel is by amending the PUD master plan.

The LMO categorizes master plan amendments as one of two types – minor or major. Minor amendments may be approved by the Administrator. All other amendments to PUD master plans are considered major amendments and must be reviewed and approved as a Zoning Map Amendment. Allowing a telecommunications facility to be an approved use on a specific parcel is currently classified as a major amendment.

The process of reviewing and approving major amendments typically requires four to five months to satisfy public notice requirements and to conduct the required public hearings and meetings, whereas minor amendments are typically reviewed and approved in one month. This amendment would allow greatly reduce the permitting time, thereby encouraging the construction of new telecommunications facilities.

Chapter 3. Development Review Procedures

Article XVII. Planned Unit Development (PUD) Review

Sec. 16-3-1707. – Minor Amendments

- A. The following minor amendments to PUD master plans listed in Sec. 16-4-209, Sec. 16-4-604 or associated master plan text shall be reviewed and, if appropriate, approved by the Administrator:
 1. Changes which result in a decrease in assigned density or intensity for a specific parcel, either residential or nonresidential.
 2. Change in land use designation from multifamily to single family or a change from any other use to open space/passive recreation.
 3. Change in land use designation of any non-single family residential use to allow a telecommunications facility.
 - a. The applicant requesting such a change shall send a written notification to all property owners within 100 feet of the subject parcel at their last known address, the record of ownership and last known address being that which is currently on

file at the Beaufort County Assessor's Office. In cases where the owners of record of real property within 100 feet of the parcel under consideration are part of a condominium or time-share development, the applicant shall also notify the regime/association manager. The notification shall be sent by first class mail no less than 30 calendar days prior to the scheduled Design Review Board (DRB) meeting. The written notification shall be approved by the Administrator prior to being mailed, and the notification shall state that all comments about the proposed amendment shall be directed to the Administrator. The applicant shall submit to the Administrator not less than 7 calendar days prior to the DRB meeting an affidavit of compliance with the notice requirement including a list of all owners to which a notice was mailed.

- b. The applicant requesting such a change shall submit to the Administrator written consent from the PUD property owners' association.
- c. If the Administrator determines that the change does not have the support of the affected property owners, the request for a minor amendment will be denied. The applicant may then propose to rezone the Official Zoning Map as described in Chapter 3, Article XV [Amendments to Zoning Map].

~~3.~~ 4. Change in major infrastructure features (e.g. roads/access, sewer, water, storm drainage) of the master plan area which are clearly beneficial to the occupants of the master plan area. The applicant requesting such change shall notify the property owners association that would be affected by the change of the request and ask that all comments be directed to the Administrator. Proof of such notification shall be provided to the Administrator. If the Administrator determines that the change does not have the support of the affected property owners, the request will be referred to Town Council for review.

~~4.~~ 5. Change in land use designation from single family to multifamily with no increase in permitted site-specific density.

~~5.~~ 6. Changes in use, design standards or other design criteria adopted by Town Council through a Zoning Map Amendment for the Redevelopment Floating Zone. These are limited to minor changes included but not limited to the parking layout, landscaping placement and sidewalk alignment.

B. No Change.

Chapter 4. Development Review Procedures

Article XIII. Specific Use Standards

Sec. 16-4-1351. – Telecommunications Facility

Telecommunications facilities are permitted subject to the following standards.

A. – C. No Change.

II. Staff recommends reducing the size of telecommunications tower setbacks from the Ocean & Coastal Resource Management (OCRM) Critical Line, the OCRM Base Line and all publicly-owned rights-of-way. [The OCRM Critical Line marks the boundary of critical areas such as tidelands, coastal waters and the beach. The OCRM Base Line marks the crest of the primary sand dune.]

The current requirement for these setbacks is the tower height divided by 0.35. For example, a 150 foot tower currently requires a 429 foot setback from the OCRM Critical Line, the OCRM Base Line and all publicly-owned rights-of-way. As proposed, the setback from these areas would be equal to a tower's fall zone plus 20 feet, which is a better reflection of the area that would be impacted by a tower's collapse. This amendment would allow many more potential sites for telecommunications facilities.

D. A tower must be setback from the OCRM critical line, the OCRM base line and all publicly owned rights-of-way a distance equal to the tower's height fall zone plus 20 feet. ~~divided by .35.~~ This provision may be waived by the administrator for towers located on town-owned property to provide for public safety communications equipment utilized by fire and rescue or law enforcement personnel and for towers designed as flag poles.

III. Staff recommends reducing the size of a telecommunications tower setback for residential structures.

The current requirement for the setback from any residential structure is the tower height plus 50 feet. For example, the current setback for a 150 foot tower is 200 feet from a single family structure. As proposed, the setback from residential structures would be equal to a tower's fall zone plus 20 feet, which is a better reflection of the area that would be impacted by a tower's collapse. This amendment would allow many more potential sites for telecommunications facilities.

E. A tower must be setback a distance of its fall zone height plus 20 ~~50~~ feet from any residential structure unless the owner of the structure waives this requirement by a notarized affidavit.

F. – J. No Change.



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Stephen G. Riley, C.M., *Town Manager*
VIA: Teri Lewis, AICP, *LMO Official*
FROM: Nicole Dixon, CFM, *Senior Planner*
CC: Charles Cousins, AICP, *Director of Community Development*
DATE: June 21, 2012
SUBJECT: Proposed Ordinance No. 2012-18
ZMA120005 – Mathews Drive & Shrimp Lane Rezoning

Town Council made no changes to proposed Ordinance No. 2012-18 as a result of the first reading on June 19, 2012.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2012-

PROPOSED ORDINANCE NO. 2012-18

AN ORDINANCE TO AMEND TITLE 16, "THE LAND MANAGEMENT ORDINANCE," OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-4-102, THE OFFICIAL ZONING MAP WITH RESPECT TO THOSE CERTAIN PARCELS IDENTIFIED AS PARCELS 154, 11I AND 162 ON BEAUFORT COUNTY TAX MAP 8, FROM IL (LIGHT INDUSTRIAL) TO THE CC (COMMERCIAL CENTER) ZONING DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on July 21, 1998, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a revised Land Management Ordinance ("LMO"); and

WHEREAS, the Planning Commission held a public hearing on said zoning map amendment application on June 6, 2012, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted 6-2-0 to find the application consistent with the Comprehensive Plan and serves to carry out the purposes of the LMO; and

WHEREAS, the Planning and Development Standards Committee held a public meeting on June 13, 2012 to review said zoning map amendment application, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

WHEREAS, the Planning and Development Standards Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-3-1505 of the LMO, voted to recommend that Town Council approve the proposed zoning map amendment application; and

WHEREAS, after due consideration of said zoning map amendment application and the recommendations of the Planning Commission and the Planning and Development Standards Committee, the Town Council, upon further review, finds it is in the public interest to approve the proposed application.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:

Section 1. Amendment. That the Official Zoning Map of the Town of Hilton Head Island, as referred to in Section 16-4-102 of the LMO, be hereby amended to modify the zoning designation of those certain parcels identified as parcels 154, 11I and 162 on Beaufort County Tax Map 8, from IL to the CC Zoning District. The attached Vicinity Map shows the location of the subject property.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

PASSED, APPROVED, AND ADOPTED BY THE TOWN COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2012.

Drew A. Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: June 6, 2012
First Reading: June 19, 2012
Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____



TOWN OF HILTON HEAD ISLAND

Community Development Department

TO: Town Council
VIA: Stephen G. Riley, ICMA-CM, *Town Manager*
VIA: Charles F. Cousins, AICP, *Community Development Director*
VIA: Shawn Colin, AICP, *Comprehensive Planning Manager*
FROM: Jayme Lopko, AICP, *Senior Planner*
DATE: June 21, 2012
SUBJECT: Comprehensive Plan Update

Recommendation

Town Council voted unanimously to approve the proposed changes to the Population, Housing, and Community Facilities Elements of the Comprehensive Plan at first reading on June 19, 2012. No changes have been made since this meeting.

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO. 2012- ____

PROPOSED ORDINANCE NO. 2012-16

AN ORDINANCE TO PROVIDE FOR THE ADOPTION OF UPDATES TO THE POPULATION, HOUSING, AND COMMUNITY FACILITIES ELEMENTS OF “THE TOWN OF HILTON HEAD ISLAND COMPREHENSIVE PLAN”; AND TO PROVIDE FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, in April of 1999, Town Council adopted the Town of Hilton Head Island Comprehensive Plan and subsequently in 2004 updated the Plan; and

WHEREAS, on May 4, 2010, Town Council adopted a new Town of Hilton Head Island Comprehensive Plan; and

WHEREAS, the proposed updates to the Town of Hilton Head Island Comprehensive Plan includes the following elements: Population, Housing, and Community Facilities; and

WHEREAS, on March 7, 2012, the Comprehensive Plan Committee of the Planning Commission voted to recommend that the updates to the Comprehensive Plan be forwarded to the full Planning Commission for review; and

WHEREAS, on May 2, 2012, the Planning Commission reviewed the proposed updates to the Comprehensive Plan, conducted a public hearing, and voted to approve a resolution recommending adoption by the Town Council of the Town of Hilton Head Island; and

WHEREAS, on May 23, 2012, the Planning and Development Standards Committee reviewed the proposed updates to the Comprehensive Plan, and after consideration, voted to forward to Town Council with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SC; AND IT IS ORDAINED BY SAID AUTHORITY OF THE SAID COUNCIL:

Section 1. Adoption. The proposed updates to the Comprehensive Plan, attached hereto as Exhibit 1 is hereby adopted pursuant to Article 2 of Chapter 1 of Title 16 (adopted July 21, 1998) of the Municipal Code of the Town of Hilton Head Island, South Carolina and Sections 6-29-510, 6-29-520, and 6-29-530 of the Code of Laws of South Carolina.

Section 2. Severability. If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date. This Ordinance shall be effective upon adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

Passed, approved, and adopted, by the Town Council of the Town of Hilton Head Island this _____ day of _____ 2012.

Drew Laughlin, Mayor

ATTEST:

Cori Brock, Town Clerk

Public Hearing: June 19, 2012

First Reading: June 19, 2012

Second Reading:

Approved as to form:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____

TOWN OF HILTON HEAD ISLAND

Community Development Department

TO:	Town Council, Mayor, Town Manager
FROM:	Jill Foster, Deputy Director
DATE	June 14, 2012
SUBJECT:	SHARE Center

Recommendation: That the Town Council approve partial use of the building located at 58 Shelter Cove Lane (otherwise known as the Lifespan Building) for the SHARE Center. The Public Facilities Committee will review this at their July 3rd meeting. Also, we are requesting that this item be reviewed and determined at the July 3 Town Council meeting in order to avoid a one month delay (due to only one Town Council meeting in July).

Summary: In 2012, the Town purchased the building located at 58 Shelter Cove Lane for the new location of the Beaufort County Sheriff's Office (BCSO). Part of this building has a separate 3,000 square foot unit (Unit L) that is not needed by the BCSO, but would fit the purposes of the SHARE Center after renovations. In a letter to the Town dated April 25, 2012, the Island Recreation Center Board of Directors indicated agreement and support in relocating the SHARE Center to this new location. (See Attached.)

The Hilton Head Island Medical Center currently has a lease for Unit L, even though they are not occupying the space. The lease ends December 2012. The Town is discussing the lease situation with the Medical Center while the Island Recreation Center is pursuing the possibility of a partnership with the Medical Center for program opportunities at the SHARE Center.

Estimated cost renovations for the SHARE Center portion of the building is \$110,000.

Background: The SHARE Center is currently located at 6 Office Way in a 2,500 square foot rented unit. The Island Recreation Center and the Town jointly manage the Center. The SHARE Center and the Island Recreation Center have requested relocation of this facility for program expansion and membership increase. In 2011, the Town contracted with Lee and Parker to conduct a feasibility study to determine if the SHARE Center, among other facilities, could be relocated to the current Island Recreation Center, or to an existing space in a different location. The Study determined that to make a better success of the SHARE Center, a new 6,000 square foot space should be renovated in a shopping center unit. The Study also indicated that, for cost savings, the Town should own the SHARE Center space rather than continue with a lease agreement.



HILTON HEAD ISLAND RECREATION ASSOCIATION, INC.

BOARD MEMBERS

Mike Manesiotis, President
Susan Weber, Vice President
Bubba Gillis, Treasurer
Kyle Theodore, Secretary
Alan Perry, Past President
John Brighton, Past President

20 Wilborn Road
P.O. Box 22593, Hilton Head Island, SC 29925
843-681-7273 • FAX 681-3754
www.islandreccenter.org
email: info@islandreccenter.org

April 25, 2012

Anne Delvecchio
Elizabeth Jumper
Peter Keber
Jim Loniero
Dana Millen
Linda Nelson
Marty Pauls
Anthony Serpe
Bob Stevens
Barry Taylor
Jennifer Woods

To: Honorable Mayor Laughlin
Town Council
Steve Riley, Town Manger

CC: Parks and Recreation Commission

ADVISORY BOARD

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Keri Olivetti
Kevin Osterstock
Marty Pellicci
Reid Perry
Debbie Poplin
Wendy Serpe
Karen Tremarelli
Greg Viventi
Andre White

From: Hilton Head Island Recreation Association
Suzan Weber, Board President *SW*

RE: New SHARE Senior Center Location

The Association's Board of Directors is extremely excited to have the opportunity to move the SHARE Senior Center to the new building being purchased by the Town. Without a doubt this allows the Association to improve the programs we offer to our current participants at SHARE, along with creating the ability to expand the activities we provide to the community.

We are looking forward to working with the Town Council and staff, along with the participants at SHARE, to develop this new opportunity for our Island residents.

We greatly appreciate all the opportunities the Town has entrusted to us over the many years of our partnership.

FOUNDER-EMERITUS BOARD

Brian Carmines
Charles Perry

EMERITUS BOARD MEMBER

Patrick Carey

Frank Soule
Executive Director

MEMORANDUM

TO: Town Council

FROM: Stephen G. Riley, ICMA-CM, Town Manager

RE: Proposed Ordinance Number 2012-20/Execution of a Lease with Seaside Family Chiropractic, LLC

DATE: July 3, 2012

CC: Brian E. Hulbert, Esq., Staff Attorney

Recommendation: Staff requests that Town Council approve Proposed Ordinance Number 2012-20, ratifying the execution of a lease with Seaside Family Chiropractic, LLC.

Summary: This Ordinance would ratify the Mayor and the Town Manager's execution of a lease with Seaside Family Chiropractic, LLC for Town property which is located at 58 Shelter Cove Lane (f/k/a Lifespan Building), Suite H, Hilton Head Island, South Carolina. The lease would be for a term commencing in June 2012 until December 31, 2014.

Background: On May 18, 2012, the Town purchased 3.61 acres and a 23,500 square feet building located at 58 Shelter Cove Lane, Hilton Head Island, South Carolina (formerly known as the Lifespan Building) to house the Beaufort County Sheriff's Office. Seaside Family Chiropractic was a tenant at the property prior to the Town's acquisition of the property, and wishes to remain a tenant. The lease would allow Seaside Family Chiropractic, LLC to continue to use Suite H (1,486 square feet) and would be for a term commencing in June 2012 until December 31, 2014. The monthly rental rate would be as follows:

Year	Total Square Feet	Monthly	Yearly
June 2012 to December 31, 2012	1,486	\$2,200.00	\$26,400.00
January 1, 2013 to December 31, 2013	1,486	\$2,500.00	\$30,000.00
January 1, 2014 to December 31, 2014	1,486	\$2,800.00	\$33,600.00

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND

ORDINANCE NO.

PROPOSED ORDINANCE NO. 2012-20

AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, RATIFYING THE EXECUTION OF A LEASE WITH SEASIDE FAMILY CHIROPRACTIC, LLC FOR PROPERTY OWNED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, PURSUANT TO THE AUTHORITY OF S.C. CODE ANN. SEC. 5-7-40 (SUPP. 2006), AND SEC. 2-7-20, CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, (1983); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town of Hilton Head Island, South Carolina, owns a parcel of real property which is located at 58 Shelter Cove Lane, Hilton Head Island, South Carolina; and

WHEREAS, Seaside Family Chiropractic, LLC, leased a portion of the property located at 58 Shelter Cove Lane prior to the Town's acquisition of the property, and Seaside Family Chiropractic desires to continue to use and occupy a portion of the Town Property located at 58 Shelter Cove Lane (Suite H), Hilton Head Island, South Carolina; and

WHEREAS, the Town Council for the Town of Hilton Head Island, South Carolina has determined that it is in the best interests of the Town to enter into a Lease Agreement with Seaside Family Chiropractic, LLC for its continued use and occupation of Town Property located at 58 Shelter Cove Lane (Suite H), Hilton Head Island, South Carolina.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA; AND ITS IS ORDAINED BY THE AUTHORITY OF THE SAID TOWN COUNCIL:

Section 1 Execution of Lease.

- (a) The Mayor and Town Manager's execution and delivery of the "Lease" which is attached hereto as Exhibit "A" is hereby ratified by the Town Council; and
- (b) The Mayor and Town Manager are hereby authorized to take such other and further actions as may be necessary to complete the fulfillment of the Town's obligations under the Lease.

Section 2 Severability. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3 Effective Date. This Ordinance shall be effective upon adoption thereof by the Town Council for the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF
HILTON HEAD ISLAND ON THIS _____ DAY OF _____, 2012.**

**By: _____
Drew A. Laughlin, Mayor**

ATTEST:

**By: _____
Cori Brock, Town Clerk**

**First Reading: _____
Second Reading: _____**

APPROVED AS TO FORM:

Gregory M. Alford, Town Attorney

Introduced by Council Member: _____

LEASE OF SUITE H OF
58 SHELTER COVE LANE

BY AND BETWEEN

THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA,

AND

SEASIDE FAMILY CHIROPRACTIC, LLC.

DATED THIS ____ DAY OF JUNE, 2012.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) LEASE

This Lease Agreement (herein, the "Lease"), is made and entered into on this ____ day of _____, 2012, between the Town of Hilton Head Island, South Carolina (herein, the "Town"), and Seaside Family Chiropractic, LLC, a South Carolina limited liability company (herein, "Seaside").

For and in consideration of the Rent to be paid by Seaside hereunder, and the full and faithful performance of the following terms and conditions, the Town and Seaside (herein, the "Parties"), hereto mutually understand and agree as follows:

1. LEASED PREMISES:

(a) The Town hereby leases to Seaside, and Seaside hereby leases from the Town, 1,480 square feet of office space plus 6 square feet (which equals Seaside's pro-rata share of the Common Area of the Building) for a total of ____ square feet and all other improvements located very again, contained within the building located at 58 Shelter Cove Lane, Suite "H", Beaufort County, Hilton Head Island, South Carolina (herein, the "Building"), the floor plan of which is shown on the attached Exhibit "A" (herein, "the Leased Premises"). For the purposes of this Lease, the total square feet of the Leased Premises has been determined by measuring from the outside of any exterior walls and from the middle of any interior walls. Seaside shall have been non-exclusive right in common with the Town and any other tenant, those areas in the Building, including the building entrances, lobbies, corridors, loading docks, trash removal areas, grounds, roads, driveways, sidewalks, parking areas and facilities, and other similar areas, which enable Seaside to obtain the use and enjoyment of the Leased Premises for its Permitted Use (hereinafter, the "Common Areas").

(b) The Town agrees that upon the execution and delivery of this Lease, the Leased Premises shall be re-designated as Suite "G" in the Building.

2. TERM:

(a) Seaside shall have and hold the Leased Premises for a term (herein, the "Lease Term") beginning on the ____ day of June, 2012 (herein, the "Commencement Date"), and ending at midnight on December 31, 2014 (herein, the "Expiration Date").

(b) Seaside's entry into, and taking possession of, the Leased Premises shall constitute Seaside acknowledgment that the Leased Premises are in a good and tenantable condition as of the beginning of the Lease Term. At the time of execution of this Lease or at any time thereafter, the Town shall be under no duty to make alterations or repairs to the Leased Premises that are not expressly set forth in this Lease.

(c) If the Town is unable to deliver possession of the Leased Premises upon the Commencement Date, then neither the Town nor its agents shall be liable for any damages caused to Seaside by reason of the delay, nor shall this Lease become void or voidable; however, except as otherwise expressly provided, Seaside shall not be liable for the payment of Rent until the town delivers possession of the Leased Premises.

(d) If Seaside shall be in possession of the Leased Premises after the Expiration Date (herein, the "Holdover Period"), and in the absence of any written agreement extending the Lease Term hereof, or the Town's demand to Seaside to sooner vacate the Leased Premises, the tenancy under this lease shall become one from month to month terminable by either Party on 30 days prior written notice. Such tenancy shall be subject to all other conditions, provisions and obligations of this Lease provided, however, that the Rent due to the Town during the holdover period shall be 150 (150%) Percent of the Rent due to the Town from Seaside during the last month of the Lease Term.

3. RENT:

The following Rent schedule shall be payable in Twelve (12) equal monthly payments, in advance, beginning on the Commencement Date, and thereafter, on the 1st day of every month throughout the entire Lease Term; provided, however, that Rent payments beginning on the Commencement Date which is not the first day of a month shall be prorated based upon the number of days remaining in the month, calculated on a daily rate using a Thirty (30) day of month

(a) RENT SCHEDULE:

Year	Total Square Feet	Monthly	Yearly
June ____, 2012 to December 31, 2012	1,486	\$2,200.00	\$ 26,400.00
January 1, 2013, to December 31, 2013	1,486	\$2,500.00	\$ 30,000.00
January 1, 2014, to December 31, 2014	1,486	\$2,800.00	\$ 33,600.00

(b) CREDIT FOR PAYMENTS RECEIVED FROM COASTAL CAROLINA UROLOGY GROUP, LLC:

Seaside acknowledges that it is liable to the Town for the payment of the entire amount of the Rent as set forth in Article 3 (a) above. The Town acknowledges that it

has received an assignment of a promissory note originally given by Coastal Carolina Urology Group, LLC, to LB & W, of Hilton Head, LLC, and that under the promissory note, the Town is to receive payments from Coastal Carolina Urology Group, LLC, as follows:

Year	Monthly Payment
June 1, 2012 to December 31, 2012	\$1,351.00
January 1, 2013 to December 31, 2012	\$1,051.00
January 1, 2014 to March 31, 2014	\$751.00

Seaside shall receive a credit against its obligation to pay the Rent for any payment actually received the Town from Coastal Carolina Urology Group, LLC, on its obligation under the promissory note. Seaside acknowledges its obligation to pay the Rent as set forth in Article 3(a) above is primary, and that the Town is under no obligation to enforce its rights under the promissory note in the event of a default by Coastal Carolina Urology Group, LLC.

4. LATE FEES:

Any payment of Rent not received on or before the (10th) day of the month in which the Rent is due to be paid will be assessed a charge of Ten (10%) percent on the entire past due amount and any payments of Rent hereunder not received on or before the Fifteenth (15th) day of the month will be assessed an additional charge of one and ½% per month, or 18% per annum on the entire past due amount until paid by Seaside. Any payment of Rent not paid by the Tenth (10th) day of the month in which the payment is due constitutes a Default of Seaside’s obligations under the terms of this Lease. The assessment of the late fees in this article 4 is an additional remedy due to the Town, and is in addition to any other remedy for a Default that is provided in this Lease.

5. USE AND COMPLIANCE:

(a) **PERMITTED USE:** Seaside shall continuously occupy and use the Leased Premises as a “Chiropractic Office” (herein the “Permitted Use”), unless the written consent of the Town is first obtained for any other use. The Leased Premises shall not be used for any use other than the Permitted Use, or which is disreputable, creates extraordinary fire hazards, results in an increased rate of insurance on the Building, or the contents therein, or for the storage of any Hazardous Materials as defined herein (other than those which might be used in the ordinary course of Seaside’s Permitted Use, and then only in compliance with all applicable laws related thereto).

(b) **COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS:**

Seaside shall comply with all applicable statutes, ordinances, rules, covenants, restrictions and regulations relating to the use, condition, access to and occupancy of the Leased Premises and shall maintain the Leased Premises free of trash, litter and debris, and in a clean and sightly condition.

6. SEASIDE'S DUTY TO MAINTAIN AND REPAIR:

(a) **REPAIRS TO LEASED PREMISES:** Except for repairs to be performed by the Town, Seaside shall keep and maintain the Leased Premises in good order, condition and repair (including any replacements and restoration as is required for that purpose) and every part thereof and any and all appurtenances thereto wherever located, including, without limitation: the foundation, exterior walls and roof of the building in which the Leased Premises are located, and the structural portions of the Leased Premises, the exterior and interior portion of all doors, plate glass, all plumbing and sewage facilities within the Leased Premises, including free flow of to the main sewer line, fixtures, heating and air-conditioning and electrical systems premises serving the Leased Premises exclusively), sprinkler systems, walls, floors and ceilings applicable to the Leased Premises, and all installations made by Seaside under the terms of this Lease and any exhibits thereto, as herein provided. Seaside shall not make any alteration of, or addition or improvement to, the Leased Premises without securing the Town's prior written consent. Any and all roof penetrations must first be approved by and coordinated through the Town, in order not to void any warranties on the roof coverings. Seaside shall save the Town harmless on account of claims for mechanics or materialmen's liens, or any other lien, in connection with any work performed by Seaside, and any such liens shall exist only against Seaside's leasehold interest and shall be discharged, by bond or otherwise, within 30 days of the filing and service of thereof. Seaside shall keep and maintain the Leased Premises in accordance with all directions, rules and regulations of the proper officials of any government or other agency having jurisdiction over the Building, at the sole cost and expense of Seaside, and Seaside shall comply with all requirements of law, statute, ordinance, covenants, restrictions or otherwise, governing the use of the Leased Premises and all appurtenances thereto. Seaside shall maintain the heating and air conditioning systems for the Leased Premises and shall pay for all repairs that do not exceed \$500 per occurrence. Any repairs, on any single occurrence, over \$500 shall be paid by the Town (less \$500 from Seaside), unless the cause of the repair or replacement is due to Seaside's actions or omission which would then caused Seaside to be liable for the total cost of the repair or replacement. The Town shall have the right, but not the obligation, to enter into the Leased Premises to repair, replace, maintain or restore, at Seaside's expense, any items which Seaside is responsible for maintaining, repairing, restoring or replacing under this Article 6 and for which Seaside has failed to perform hereunder. Seaside shall reimburse the Town within Thirty (30) days from the written demand by the Town for any cost or expense plus an administrative fee not to exceed Eighteen (18%) of such cost or expense.

(b) **TOWN NOT LIABLE:** The Town shall not be liable for any loss or damage to Seaside's personal property, equipment, fixtures and improvements to the Leased Premises.

7. TOWN REPRESENTATIONS:

(a) **ZONING:** The Town hereby warrants and represents that the Leased Premises are properly zoned for Seaside's proposed use as a Chiropractic Office and that Seaside proposed use thereof is permitted upon the Leased Premises.

(b) **QUIET ENJOYMENT:** The Town of warrants and covenants that, if Seaside shall perform all of the covenants and agreements as stipulated in this Lease to be performed on the part of Seaside, Seaside at all times during the Lease Term shall have the exclusive, peaceable and quiet enjoyment and possession of the Leased Premises without any manner of hindrance from anyone claiming by, through or under the Town.

8. SURRENDER OF LEASED PREMISES:

On or before the Expiration Date, or upon earlier termination of its interest in the Leased Premises as provided herein, Seaside shall peaceably surrender possession of the Leased Premises to the Town with all improvements located therein, in good repair and in the same condition in which delivered to Seaside, ordinary wear and tear excepted, and Seaside shall deliver to the Town all keys to the Leased Premises. Regardless of the foregoing, at any time prior to the expiration of the Lease Term, Seaside may, at its cost and expense, remove in a careful manner any unattached trade fixtures, furniture and personal property placed within the Leased Premises by Seaside during the Lease Term, and prior to such expiration shall repair any damage caused to the Leased Premises by such removal. All items not so removed shall, at the Town's option, be deemed to have been abandoned by Seaside and may be destroyed or otherwise disposed of by the Town without notice to Seaside, and without any obligation to account for such items, or liability to Seaside therefore. The provisions of this Article 8 of the Lease shall survive the expiration or termination of this Lease.

9. TOWN'S RIGHT OF ENTRY:

The Town or its employees and agents may enter the Leased Premises at any mutually agreeable time for the purpose of inspecting or maintaining the Leased Premises. In the event of an emergency, however, the Town or its employees and agents may enter the Leased Premises without consent or agreement of Seaside. Keys for this purpose must be held by the Town or its agent. In the event that Seaside desires to change or alter any locks to the Leased Premises, Seaside will notify the Town of Seaside's request, and the Town or the Town's agent will have the locks changed or altered at Seaside's expense.

10. UTILITIES:

(a) **UTILITY CONNECTIONS.** The Town shall at all times cause or make available to the Building for the use of Seaside, connections for adequate water, electric,

gas, telephone and sewage.

(b) **ARRANGEMENT AND PAYMENT FOR UTILITIES:** Seaside shall arrange for the provision of all utilities to be furnished to the Leased Premises during the term of this Lease. Seaside shall pay for its own telephone, internet, janitorial, cable TV, water, sewage, garbage disposal and electricity services for the Leased Premises. The Town shall have no obligation to provide or pay for any utility service in connection with the Leased Premises.

11. SIGNS:

Seaside shall not erect any signs or advertisements on any exterior door, wall or window of the Leased Premises, building or the "On Premises" sign located near U. S. 278 without the prior written consent of the Town. If the Town approves any such signage, all related costs for the installation and fabrication for the signage shall be the sole financial responsibility of Seaside. Seaside agrees to maintain such signs as approved by the Town in good condition and repair. Any such sign shall comply all requirements of any law, statute, ordinance, covenants, restrictions or otherwise, governing the use of the Leased Premises.

12. INDEMNITY:

(a) **SEASIDE'S INDEMNITY OF TOWN:** Seaside shall defend, indemnify and hold the Town and the Town's representatives, elected officials, employees, agents, successors and assigns harmless from and against all claims, demands, liabilities, causes of action, suits, judgments, losses, penalties, damages and expenses including, but not limited to, attorney's fees and costs (herein, a "Loss"), arising or resulting from, or in any manner: (i) Seaside's use of the Leased Premises; or, (ii) Seaside's failure to perform any of its obligations under this Lease except where such Loss is caused in whole or in part, directly or indirectly, of the default or negligence of the Town, its agents, employees, successors or assigns, in which case each Party will be responsible for its pro-rata portion of the Loss.

(b) **SURVIVAL:** The indemnification set forth in this Article 12 shall survive the expiration, cancellation or termination of this Lease.

13. DAMAGE OR DESTRUCTION OF LEASED PREMISES:

(a) **DESTRUCTION OF LEASED PREMISES:** In the event that the Leased Premises are destroyed, or that damage to the Leased Premises is so extensive that restoration or repairs cannot be accomplished within 90 days, as certified by the opinion of the Building Official of the Town of Hilton Head Island, South Carolina, then Seaside or the Town may terminate this Lease by giving the other written notice before any restoration or repair is commenced, and in that event, any applicable insurance

proceeds shall be paid to the Town.

(b) **DAMAGE TO LEASED PREMISES:** In the event of an insured loss and subject to the termination provisions set forth herein, the Town shall repair or restore the Building to as good a condition as existed before such damage occurred, to the extent of any available insurance proceeds. Should the Town provide Seaside with the opinion of an experienced insurance adjuster that such insurance proceeds will not be sufficient to pay for such repairs or restoration, then the Town or Seaside may terminate this Lease by written notice, in which event all insurance proceeds will be paid to the Town.

(c) **RENT ABATEMENT DURING REPAIR:** During the period of any restoration or repairs which permits partial occupancy of the Leased Premises, the Rent shall be pro rated, based upon the percentage of the usable portion of the Leased Premises to the non-usable portion of the Leased Premises. In the event of destruction of the Leased Premises, or damage that is so extensive as to render the Leased Premises unfit for occupancy by Seaside, the Rent shall abate until such time as the restoration or repair of the Leased Premises has proceeded to the point that the occupancy and use of the Leased Premises is permitted by the Building Official of The Town of Hilton Head Island, South Carolina.

14. **EMINENT DOMAIN:**

(a) **TERMINATION OF LEASE:** If any portion of the Leased Premises is taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain, or by private purchase under threat or initiation of exercise of the right of eminent domain, this Lease shall terminate upon the election of either Party, effective on the date possession of the Leased Premises, or any portion thereof, is taken by the condemning authority or private purchaser as aforesaid. In the case of such partial condemnation and an election by the Parties hereto not to terminate this Lease, then the Rent payable hereunder shall, during the unexpired portion of the Lease, shall be pro-rated, based upon percentage of square feet of the Leased Premises so taken, of the whole of the Leased Premises stated in this Lease. The Town shall promptly provide Seaside a copy of any and all notices from any such condemning authority, or private purchaser as mentioned above, respecting any requirement that the Town surrendered its right to all or any portion of the Leased Premises pursuant to this Article 14 (a).

(b) **NOTICE OF ELECTION:** Any notice of election by Seaside to terminate this Lease as provided in this Article 14 shall be given by Seaside to the Town within 30 days after written notice by the Town to Seaside as provided in Article 14 (a) above, or within 30 days after receipt by Seaside of actual knowledge of any requirement that the Town surrendered its right to possession to all or any part of the Leased Premises, whichever shall first occur. In the event this lease is not terminated pursuant to this

article 14, after a taking of a portion of the Leased Premises, the Town shall make such reasonable repairs or alterations as may be necessary to make the structure of the leased premises and architectural whole, and this lease shall thereafter be in full force and effect, as provided herein.

(c) CONDEMNATION AWARD: Any payment or award from the condemning authority shall be the property of the Town.

15. SUBLETTING PROHIBITED:

Seaside shall not sublet all or any portion of the Leased Premises, or assign or otherwise transfer any of its rights under this lease, in whole or in part, to any third party without the prior written consent of the Town. Any and all documents utilized by Seaside to evidence any subletting or assignment to which the Town has consented shall be subject to prior written approval by the Town and its counsel.

16. DEFAULT OF SEASIDE:

Occurrence of any of the following shall constitute a Default under the Terms of this Lease:

(a) **FAILURE TO PAY RENT OR MONEY DUE:** If Seaside shall fail to pay any payment of Rent, or any other sum of money due and payable under this Lease, whether to the Town or otherwise, when due and payable, and such failure shall continue for a period of Ten (10) days from the due date thereof;

(b) **VIOLATION OF LEASE:** If Seaside shall violate any term of this Lease, or fail to perform any term, condition, covenant, obligation or agreement to be performed or observed by Seaside under this Lease, and such failure shall continue for a period of Thirty (30) days after written notice thereof;

(c) **ABANDONMENT OF LEASED PREMISES:** If Seaside shall desert, vacate or not regularly use the Leased Premises for a period of 30 days or more, even though Seaside continues to timely pay all Rent payments when due;

(d) **INSOLVENCY:** Any of the following occurs with respect to Seaside: (i) Seaside becomes insolvent as such term is defined in the United States bankruptcy code or under the insolvency laws of any state, district, commonwealth or territory of the United States; (ii) the appointment of a receiver or custodian of any or all of Seaside's property or assets or the institution of a foreclosure action upon any of Seaside's real or personal property as pertains to the Leased Premises and such receiver or custodian or such foreclosure action is not dismissed within 60 days; (iii) Seaside's filing or consenting in writing to any petition under the provisions of the United States bankruptcy code, or the insolvency laws of any State, district, commonwealth or territory of the United States; (iv) the filing of a petition against Seaside as the subject debtor under the United States bankruptcy code, or any insolvency laws of any state, district, commonwealth or territory of the United States, and which results in an order of relief in favor of Seaside; (v) Seaside's making or consenting, whether in writing or not, to a voluntary assignment for the benefit of creditors or a common-law composition of creditors; (vi) a court order dissolution of Seaside or court ordered liquidation of substantially all of Seaside's assets;

(e) **DISSOLUTION:** The dissolution of Seaside for any reason; or,

(f) **WARRANTIES AND REPRESENTATIONS:** Any of the representations or warranties of Seaside as set forth in this Lease are or become untrue or incorrect in any material respect during the term of this Lease.

17. DEFAULT OF THE TOWN:

Occurrence of any of the following shall constitute a Default under the Terms of this Lease:

(a) If the Town should fail to perform or observe any of the conditions or terms of this Lease, and such failure to perform or observe shall continue for a period of Thirty (30) days after written notice to the Town by Seaside of such.

18. RIGHTS OF THE PARTIES ON DEFAULT:

(a) **ALL REMEDIES PRESERVED:** Upon Default of the other Party, the Town or Seaside, as the case may be, shall be entitled to pursue any remedy at law or in equity available to it.

(b) **ATTORNEY'S FEES AND COSTS:** If any legal action or other proceeding is brought for the enforcement of this Lease, or because of a dispute, breach, default or misrepresentation in connection with all or any of the provisions of this Lease, the successful or prevailing party shall be entitled to recover its reasonable attorney's fees and any costs incurred as a result of any such legal action or other proceeding, whether incurred before the institution of suit or after the commencement of suit, including appellate proceedings, in addition to any other relief to which the prevailing party may be entitled.

19. INTERPRETATION:

Seaside acknowledges that Seaside has reviewed and agreed to all of the terms and provisions of this Lease and that Seaside has had a full opportunity to consult with an attorney of Seaside's choosing concerning the legal consequences of entering into this Lease with the Town. As a result of the foregoing, it is the intent of the Parties hereto that this lease shall not be construed or interpreted against either Party in any dispute concerning any term or provision of this Lease.

20. NO WAIVER:

The Town's acceptance of any payment of Rent, or any payment made pursuant to the promissory note given by Coastal Carolina Urology Group, LLC, following any default by Seaside shall not waive the Town's rights regarding such a default. No waiver

by the Town of any violation or breach of any of the terms contained in this Lease shall waive the Town's rights regarding any future violation of such term, or any violation of any other term contained within this Lease. The Town's acceptance of any partial payment of Rent, or of any partial payment made by Coastal Carolina Urology Group, LLC, under the terms and conditions of its promissory note, shall not waive the Town's rights with regard to the remaining portion of the Rent, or payment due under the promissory note, regardless of any endorsement or other statement on any instrument delivered in payment of Rent or the promissory note, or any writing delivered to the Town in connection therewith. Accordingly, the Town's acceptance of any partial payment as required by this Lease, or the promissory note of Coastal Carolina Urology Group, LLC, shall not constitute an accord and satisfaction with respect to the full amount of any such payment.

21. MECHANIC'S OR OTHER LIENS:

Seaside shall have no power to subject the Leased Premises or the Town's interest in the Leased Premises to any mechanic's or any other lien. If any mechanic's or any other lien or order for the payment of money shall be filed against the Leased Premises by reason of or arising out of any labor or material furnished or alleged to have been furnished or to be furnished to or on behalf of Seaside at the Leased Premises, or for or by reason of any change, alteration, or addition or the cost or expense thereof or any contract relating thereto, Seaside shall cause the same to be discharged of record against the Leased Premises by bond or otherwise as allowed by law at the sole expense of Seaside, within Thirty (30) days after written demand therefor by the Town, and shall also defend on behalf of the Town at Seaside's sole cost and expense, any action, suit or proceeding that may be brought thereon or for the enforcement of any such lien or order, and Seaside shall save the Town harmless from any judgment, claim or damage resulting therefrom.

22. ESTOPPEL CERTIFICATES:

Seaside agrees At any time and from time to time upon not less than Ten (10) days prior written request by the Town, to execute, acknowledge and deliver to the Town a statement in writing certifying that this Lease is unmodified and is in full force and effect (or if there have been modifications that this Lease is in full force and effect as modified and stating the modifications), and the dates to which the Rent and other charges have been paid in advance, if any, it being intended that any such statement delivered pursuant to this Article 22 may be relied on by any prospective purchaser or purchasers of the Town's interest in the Building or the Leased Premises.

23. WAIVER OF JURY TRIAL:

TO THE EXTENT PERMITTED BY LAW, THE TOWN AND THE SEASIDE EACH AGREED TO WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY LITIGATION

ARISING IN CONNECTION WITH THIS LEASE, OR TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE ARISING OUT OF OR WITH RESPECT TO THIS LEASE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HEREWITH, OR THE TRANSACTIONS RELATED HERETO.

24. HAZARDOUS MATERIALS:

(a) **HAZARDOUS MATERIALS PROHIBITED:** Seaside shall not cause or permit any hazardous materials to be brought upon, kept or used in or about the Leased Premises (other than in the ordinary course of Seaside's Permitted Use, and then only in compliance with any and all applicable laws) without the prior written consent of the Town, which consent may be withheld by the Town for any reason. "Hazardous Materials" shall mean any substance, material or waste which is now or hereafter classified were considered to be hazardous, toxic, or dangerous, under any law or regulation relating to pollution or the protection or regulation of human health, natural resources or the environment, or which opposes or threatens to pose a hazard to the health or safety of any person on or about the Leased Premises, or the Building.

(b) **TOWN'S RIGHTS:** If Seaside breaches its obligations under this Article 24, the Town may, but is not obligated to, immediately take, at Seaside's expense, any and all action reasonably appropriate to remedy the same, including taking any appropriate action to clean up or remediate any contamination resulting from Seaside's use, generation, storage or disposal of any Hazardous Materials.

(c) **INDEMNIFICATION:** Seaside shall indemnify the Town and pay the cost of any cleanup or remediation and shall defend the Town, and hold the Town harmless from any claims, judgments, damages, penalties, fines or losses which arise during or after the Term of this Lease from or in connection with the presence or suspected presence of any Hazardous Materials in, on or under the Leased Premises, or within the Building, which Hazardous Materials were brought upon, kept or used in or about the Leased Premises or the Building, by Seaside. This indemnity provision shall survive the termination or expiration of this Lease.

(d) **SURVIVAL:** The obligations of Seaside set forth in this Article 24 shall survive the expiration, cancellation or termination of this Lease.

25. GUARANTY:

As additional consideration for the Town to enter into this Lease, Seaside shall cause Dr. Justin E. Cataldo to execute the "Guaranty of Lease" that is attached hereto as exhibit "B", and Seaside shall deliver the same to the Town contemporaneously with Seaside's execution and delivery of this Lease. Seaside's failure to deliver the Guaranty of Lease as required under this Article 25 shall automatically put Seaside in default under this Lease, with no notice being necessary to Seaside, and the Town shall be

entitled to terminate this lease and exercise any and all rights and remedies available to it at law or in equity. Seaside acknowledges that the delivery of the Guaranty of Lease is a material term of this Lease, without which the Town would not have entered into this Lease with Seaside.

26. MISCELLANEOUS:

(a) **BINDING EFFECT:** This Lease shall inure to the benefit of and shall be binding upon the Town and Seaside and their respective successors and assigns, if any are permitted hereunder.

(b) **ENTIRE AGREEMENT/AMENDMENT AND MODIFICATIONS:** This Lease supersedes all prior discussions and agreements between the Parties with respect to the Leased Premises and all other matters contained herein and constitutes the sole and entire agreement and understanding between the Town and Seaside with respect to the Lease of the Leased Premises. This Lease shall not be modified or amended except by an instrument in writing signed by both the Town and the Seaside.

(c) **SEVERABILITY:** In the event that any provision of this Lease shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(d) **EXECUTION IN COUNTERPARTS:** This Lease may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(e) **APPLICABLE LAW:** This Lease shall be governed by and construed in accordance with the laws of the State of South Carolina.

(f) **CAPTIONS:** The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Articles of this Lease.

(g) **RECORDING PROHIBITED:** The parties hereto may not record this Lease in the Office of the Register of Deeds for Beaufort County, South Carolina.

(h) **PLURAL/SINGULAR:** Where appropriate, the use of the singular herein shall include and be deemed to be the plural, and the use of the plural herein shall be deemed to include the singular.

(i) **NO THIRD PARTY BENEFICIARIES:** The Parties hereto affirmatively represent that this Lease is made solely for the benefit of the Parties hereto and their respective successors and assigns and not for the benefit of any third party who is not a signature party hereto. No party other than the signature parties and their respective

successors and assigns hereto shall have any enforceable rights hereunder, or have any right to the enforcement hereof, or any claim for damages as a result of any alleged breach hereof.

(j) **NOTICES:** All notices, applications, requests, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered in person, or mailed by regular first class mail, postage prepaid (in such case, delivery shall be deemed complete upon mailing), addressed as follows, or to such other place as may be designated in writing by the Parties:

To the Town: THE TOWN OF HILTON HEAD ISLAND
Stephen G. Riley, Manager
One Town Center Court
Hilton Head Island, SC 29928

With Copy to: Gregory M. Alford, Esq.
ALFORD, WILKINS & COLTRANE, L. L. C.
Post Office Drawer 8008
Hilton Head Island, SC 29938-8008

To Seaside: Seaside Family Chiropractic, LLC
Justin E. Cataldo
58 Shelter Cove Lane, Suite H
Hilton Head Island, SC, 29928

(j) **SURVIVAL:** The obligations of Seaside set forth in this Lease shall survive the expiration, cancellation or termination of this Lease, whether or not expressly stated with respect to any specific obligation.

(k) **FURTHER ASSURANCES AND CORRECTIVE DOCUMENTS:**
The Town and Seaside agree to do, execute, acknowledge, deliver or cause to be done all such further acts as may be reasonably determined to be necessary to carry out this Lease and give effect hereto. The Town and Seaside agree that each shall, upon request, execute and deliver such other or corrective documents as may be reasonably determined to be necessary, either before or after the execution delivery of this Lease. The obligations of this Article 26(l) shall survive the expiration, cancellation or termination of this Lease.

IN WITNESS WHEREOF, The Town of Hilton Head Island, South Carolina, and Seaside Family Chiropractic, LLC, have, or have caused their duly authorized officers and representatives to execute this Lease as of the date and year first above written.

(Signatures Appear On Following Page)

WITNESSES:

**THE TOWN OF HILTON HEAD ISLAND,
SOUTH CAROLINA**

Mayor

By: _____

Drew A. Laughlin,

Manager

Attest: _____

Stephen G. Riley, Town

WITNESSES:

SEASIDE FAMILY CHIROPRACTIC, LLC

By: _____

Justin E. Cataldo



TOWN OF HILTON HEAD ISLAND

TO: Town Council
VIA: Stephen G. Riley, ICMA/CM, *Town Manager*
FROM: Charles Cousins, AICP, *Director of Community Development*
DATE June 26, 2012
SUBJECT: Resolution to Purchase Land in Stoney

In an earlier executive session the Town Council discussed the potential of acquiring a specific tract in the Stoney area of Hilton Head Island. Following discussions with the owner of this parcel a potential contract has been drafted for Town Council's consideration. A resolution to execute this contract will be provided at the Town Council meeting.

Conceptual Site Cost Estimate
 Town of Hilton Head
 Coligny Area Re-development - Scenario 1
 Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST	BUILDING PERMIT FEES - BASED ON \$4/\$1K	ANNUAL PROPERTY TAX @ 8% AND MIL @ 19.33	ONE TIME TRANSPORTATION IMPACT FEES (TOHH)	ONE TIME TRANSPORTATION IMPACT FEES (COUNTY)	County Library Impact Fee	County Recreation and Parks Impact Fee	REAL PROPERTY INVESTMENT	ANNUAL REAL PROPERTY TAX @ 10.5% AND MIL @ 19.33	H-TAX REVENUE (GROSS)	H-TAX @ 2% OR 3%	Increased O&M Streets or Park	Year Constructed	Existing SF Demolished - Current Property Taxes	Estimated Existing H-Taxes Removed	Estimated Business Licenses - Gross Sales	Estimated Business Licenses Fees	Estimated Existing Business Licenses Removed		
Hotel Site - Building 1 (Retail)																								
	Building 1 (single-story)	SF	10,600	\$102.16	\$1,082,935	\$4,332	\$1,256	\$27,602	\$24,581			\$162,440	\$330			(\$35,000)	4			\$1,992,800	\$1,650			
Hotel Site - Building 2 (Restaurant)																								
	Building 2 (single-story)	SF	3,200	\$122.52	\$392,070	\$1,568	\$455	\$8,333	\$9,485			\$58,811	\$119	\$601,600	\$12,032			4			\$601,600	\$648		
Hotel Site - Building 3 (Mixed Use Retail and Residential)																								
	7 Residential Units	SF	12,600	\$100.00	\$1,260,000	\$5,040	\$1,461	\$3,500	\$29,219	\$3,276	\$4,389							5			\$2,368,800	\$1,921		
	Commercial	SF	1,900	\$119.11	\$226,315	\$905	\$262	\$4,948	\$4,406			\$33,947	\$69					5			\$357,200	\$472		
Hotel Site - Building 4 (Hotel - 4-story, 150 rooms)																								
	Hotel Building 4	SF	146,200	\$152.16	\$22,245,242	\$88,981	\$25,800	\$380,705	\$339,038			\$4,449,048	\$9,030	\$11,000,000	\$330,000	(\$35,000)		2-3			\$27,485,600	\$20,005		
Central Park / Special Event Space																								
	Building No. 1 (Tavern in the Park)	SF	5,000	\$80.00	\$400,000	\$1,600	\$464	\$30,875	\$14,820			\$80,000	\$162	\$940,000	\$18,800	(\$50,000)		2			\$940,000	\$892		
Building No. 1 - Retail (Northeast quadrant of Gateway Roundabout)																								
	Building 1 (single-story)	SF	4,400	\$103.39	\$454,902	\$1,820	\$528	\$11,458	\$10,204			\$68,235	\$138	\$827,200	\$16,544			2			\$827,200	\$811		
Building No. 2 - Retail (Southeast quadrant of Gateway Roundabout)																								
	Building 2 (single-story)	SF	7,800	\$105.53	\$823,150	\$3,293	\$955	\$20,311	\$18,088			\$123,473	\$251					2			\$1,466,400	\$1,271		
Building No. 3 - Mixed Use Commercial (East side of Pope Ave., North of Lagoon Road)																								
	Building 3 (single-story)	SF	8,200	\$107.41	\$880,740	\$3,523	\$1,021	\$21,353	\$19,016			\$132,111	\$268					3			\$1,541,600	\$1,325		
Building No. 4 - Mixed Use Commercial (Northeast intersection of Pope Ave. and Lagoon Road)																								
	Building 4 (single-story)	SF	4,800	\$112.70	\$540,980	\$2,164	\$627	\$12,499	\$11,131			\$81,147	\$165					3			\$902,400	\$865		
	Building 4A (single-story)	SF	400	\$100.00	\$40,000	\$160	\$46	\$1,042	\$928			\$6,000	\$12					3			\$75,200	\$269		
	Building 4B (single-story)	SF	400	\$100.00	\$40,000	\$160	\$46	\$1,042	\$928			\$6,000	\$12					3			\$75,200	\$269		
Building No. 5 - Mixed Use Commercial (Southeast intersection of Pope Ave. and Lagoon Road)																								
	Building 5 (single-story)	SF	10,200	\$108.88	\$1,110,585	\$4,442	\$1,288	\$26,561	\$23,654			\$166,588	\$338					4			\$1,917,600	\$1,596		
Building No. 6 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)																								
	Building 6 (single-story)	SF	7,300	\$108.43	\$791,535	\$3,166	\$918	\$19,009	\$16,929			\$118,730	\$241					5			\$1,372,400	\$1,203		
Building No. 7 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)																								
	Building 7 (single-story)	SF	2,600	\$114.84	\$298,580	\$1,194	\$346	\$6,770	\$6,029			\$44,787	\$91					5			\$488,800	\$567		
Building No. 8 - Mixed Use Commercial (Northeast quadrant of Coligny Circle Park)																								
	Building 8 (2-story)	SF	38,572	\$101.78	\$3,925,790	\$15,703	\$4,553	\$100,441	\$89,448			\$588,869	\$1,195					5			\$7,251,536	\$5,436		
Building No. 9 - Mixed Use Commercial (Coligny Plaza)																								
	Retail	SF	26,700	\$122.19	\$3,262,435	\$13,050	\$3,784	\$69,527	\$61,917			\$489,365	\$993					5			\$5,019,600	\$3,829		
	Restaurant	SF	26,700	\$122.19	\$3,262,435	\$13,050	\$3,784	\$164,873	\$79,139			\$652,487	\$1,324	\$5,019,600	\$100,392	\$2,008		5			\$5,019,600	\$3,829		
					\$41,037,694	\$164,151	\$47,596	\$910,848	\$758,960	\$3,276	\$4,389	\$7,262,038	\$14,739	\$18,388,400	\$477,768	(\$117,992)				(\$7,903)	(\$113,439)	\$59,703,536	\$46,859	(\$9,095)

					Adsorption (per year)	
Retail/Commercial	123,872	sf	\$13,477,947		24,774	3.54%
Hotel	146,200	sf	\$22,245,242			
Restaurants	34,900	sf	4,054,505			
Residential	12,600	sf	1,260,000			
			\$41,037,694			

- Notes:
- Assumption is that the Town would fund 1/2 of the hotel while the developer would fund the other 1/2. All the land would remain public not generating any additional tax revenue. Operations of the garage would break even to maintenance. Therefore half of the Parking Garage cost paid for by private funds des not carry forward towards revenue generation. Consequently \$2.8M in private investment in garage not reflected in building capital costs in this table.
 - All public investments will not generate tax revenues and are not included in this table.
 - Note that the capital investment amounts for are larger in the financial models due to the cost split in the parking garage.

Conceptual Site Cost Estimate
 Town of Hilton Head
 Coligny Area Re-development - Scenario 2
 Hilton Head Island, SC



ITEM NO.	ITEM	UNIT	UNIT QUANTITY	UNIT COST	TOTAL COST	BUILDING PERMIT FEES - BASED ON \$4/\$1K	ANNUAL PROPERTY TAX @ 6% AND MIL @ 19.33	TRANSPORTATION IMPACT FEES (10/H)	TRANSPORTATION IMPACT FEES (COUNTY)	County Library Impact Fee	County Recreation and Parks Impact Fee	REAL PROPERTY INVESTMENT	ANNUAL REAL PROPERTY TAX @ 10.5% AND MIL @ 19.33	H-TAX REVENUE (GROSS)	H-TAX @ 2% OR 3%	Increased O&M Streets or Park	Year Constructed	Existing SF Demolished - Current Property Taxes	Estimated Existing H-Taxes Removed	Estimated Business Licenses - Gross Sales	Estimated Business Licenses Fees	Estimated Existing Business Licenses Removed	
Hotel Site - Building 1 (Retail)																							
	Building 1 (single-story)	SF	10,600	\$102.16	\$1,082,935	\$4,332	\$1,256	\$27,602	\$24,581			\$162,440	\$330			(\$35,000)	4			\$1,992,800	\$1,650		
Hotel Site - Building 2 (Restaurant)																							
	Building 2 (single-story)	SF	3,200	\$122.52	\$392,070	\$1,568	\$455	\$8,333	\$9,485			\$58,811	\$119	\$998,400	\$19,968		4			\$998,400	\$934		
Hotel Site - Building 3 (Mixed Use Retail and Residential)																							
	20 Residential Units	SF	48,380	\$125.00	\$6,047,500	\$24,190	\$7,014	\$10,000	\$33,382	\$9,360	\$12,540						6						
	Commercial	SF	40,000	\$127.02	\$5,080,640	\$20,323	\$5,893	\$104,160	\$92,760			\$762,096	\$1,547				6			\$7,520,000	\$5,630		
Hotel Site - Building 4 (Hotel - 4-story, 150 rooms)																							
	Hotel Building 4	SF	146,200	\$152.16	\$22,245,242	\$88,981	\$25,800	\$120,750	\$339,038			\$4,449,048	\$9,030	\$11,000,000	\$330,000	(\$35,000)	2-3			\$11,000,000	\$8,135		
Central Park / Special Event Space																							
	Building No. 1 (Tavern in the Park Restaurant)	SF	5,000	\$80.00	\$400,000	\$1,600	\$464	\$30,875	\$14,820			\$80,000	\$162	\$1,500,000	\$30,000	(\$50,000)	2			\$1,500,000	\$1,295		
Central Park - Building No. 6 (Retail / Restaurant)																							
	Building 6 (single-story)	SF	12,900	\$143.00	\$1,844,660	\$7,379	\$2,139	\$79,658	\$38,236			\$368,932	\$749	\$2,425,200	\$48,504		3			\$2,425,200	\$1,961		
Central Park - Building No. 7 (Retail)																							
	Building 7 (single-story)	SF	3,200	\$106.24	\$339,980	\$1,360	\$394	\$8,333	\$7,421			\$50,997	\$104				3			\$601,600	\$648		
Building No. 1 - Retail (Northeast quadrant of Gateway Roundabout)																							
	Building 1 (single-story)	SF	4,400	\$103.39	\$454,902	\$1,820	\$528	\$11,458	\$10,204			\$68,235	\$138				2			\$827,200	\$811		
Building No. 2 - Retail (Southeast quadrant of Gateway Roundabout)																							
	Building 2 (single-story)	SF	13,000	\$105.36	\$1,369,630	\$5,479	\$1,588	\$33,852	\$30,147			\$205,445	\$417				2			\$2,444,000	\$1,975		
Building No. 3 - Retail/Commercial (East side of Pope Ave., North of Lagoon Road)																							
	Building 3A (single-story)	SF	8,200	\$111.24	\$912,140	\$3,649	\$1,058	\$21,353	\$19,016			\$136,821	\$278				3			\$1,541,600	\$1,325		
	Building 3B (single-story)	SF	3,900	\$100.00	\$390,000	\$1,560	\$452	\$10,156	\$9,044			\$58,500	\$119				3			\$733,200	\$743		
Building No. 4 - Retail/Commercial (Northeast intersection of Pope Ave. and Lagoon Road)																							
	Building 4A (single-story)	SF	4,800	\$105.26	\$505,240	\$2,021	\$586	\$12,499	\$11,131			\$75,786	\$154				3			\$902,400	\$865		
	Building 4B (single-story)	SF	400	\$163.10	\$65,240	\$261	\$76	\$1,042	\$928			\$9,786	\$20				3			\$75,200	\$269		
	Building 4C (single-story)	SF	400	\$163.10	\$65,240	\$261	\$76	\$1,042	\$928			\$9,786	\$20				3			\$75,200	\$269		
	Building 4D (single-story)	SF	4,200	\$106.01	\$445,240	\$1,781	\$516	\$10,937	\$9,740			\$66,786	\$136				3			\$789,600	\$784		
Building No. 5 - Retail/Commercial (Southeast intersection of Pope Ave. and Lagoon Road)																							
	Building 5 (single-story)	SF	10,200	\$108.88	\$1,110,585	\$4,442	\$1,288	\$26,561	\$23,654			\$166,588	\$338				4			\$1,020,000	\$950		
Building No. 6 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)																							
	Building 6 (single-story)	SF	7,300	\$108.43	\$791,535	\$3,166	\$918	\$19,009	\$16,929			\$118,730	\$241				5			\$1,372,400	\$1,203		
Building No. 7 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)																							
	Building 7 (single-story)	SF	2,600	\$114.84	\$298,580	\$1,194	\$346	\$6,770	\$6,029			\$44,787	\$91				5			\$488,800	\$567		
Building No. 8 - Retail/Commercial (Northeast quadrant of Coligny Circle Park)																							
	Building 8 (2-story)	SF	38,572	\$101.78	\$3,925,790	\$15,703	\$4,553	\$100,441	\$89,448			\$588,869	\$1,195				5			\$7,251,536	\$5,436		
Building No. 9 - Retail/Commercial (Coligny Plaza)																							
	Retail	SF	35,700	\$125.43	\$4,477,730	\$17,911	\$5,193	\$92,963	\$82,788			\$671,660	\$1,363				6			\$6,711,600	\$5,048		
	Restaurant	SF	35,700	\$125.43	\$4,477,730	\$17,911	\$5,193	\$220,448	\$105,815			\$895,546	\$1,818	\$8,925,000	\$178,500	(\$25,000)	7			\$8,925,000	\$6,641		
Building No. 10 - Mixed Use Commercial (Coligny Plaza)																							
	Building 10 (single-story)	SF	9,000	\$110.89	\$997,970	\$3,992	\$1,157	\$23,436	\$20,871			\$149,696	\$304				7			\$1,692,000	\$1,433		
Building No. 11 - Retail/Commercial (Coligny Plaza)																							
	Building 11 (single-story)	SF	9,600	\$110.38	\$1,059,600	\$4,238	\$1,229	\$24,998	\$22,262			\$158,940	\$323				7			\$1,804,800	\$1,515		
Building No. 12 - Retail/Commercial (Coligny Plaza)																							
	Building 12 (single-story)	SF	10,600	\$109.97	\$1,165,680	\$4,663	\$1,352	\$27,602	\$24,581			\$174,852	\$355				8			\$1,992,800	\$1,650		
Building No. 13 - Mixed Use Residential/Commercial (Coligny Plaza)																							
	Retail	SF	10,800	\$105.41	\$1,138,440	\$4,554	\$1,320	\$28,123	\$25,045			\$170,766	\$347				9			\$2,030,400	\$1,677		
	5 Units Residential	SF	10,800	\$105.41	\$1,138,440	\$4,554	\$1,320	\$2,500	\$7,452	\$9,360	\$12,540						9						
Building No. 14 - Mixed Use Residential/Commercial (Coligny Plaza)																							
	Commercial	SF	8,000	\$108.60	\$868,820	\$3,475	\$1,008	\$20,832	\$18,552			\$130,323	\$265				8			\$1,504,000	\$1,298		
	5 Units Residential	SF	8,000	\$108.60	\$868,820	\$3,475	\$1,008	\$2,500	\$5,520	\$2,340	\$3,135						8						
Building No. 15 - Mixed Use Residential/Commercial (North of Lagoon Road)																							
	Building 15 (single-story)	SF	1,500	\$136.80	\$205,200	\$821	\$238	\$3,906	\$3,479			\$30,780	\$62				10			\$282,000	\$418		
Building No. 16 - Mixed Use Residential/Commercial (North of Lagoon Road)																							
	Retail	SF	8,200	\$111.07	\$910,790	\$3,643	\$1,056	\$21,353	\$19,016			\$136,619	\$277				10			\$1,541,600	\$1,325		
	10 Units Residential	SF	4,000	\$100.00	\$400,000	\$1,600	\$464	\$5,000	\$2,760	\$4,680	\$6,270						10						
Building No. 17 - Retail/Commercial (northeast corner of Coligny Plaza)																							
	Building 17 (single-story)	SF	3,250	\$123.42	\$401,120	\$1,604	\$465	\$8,463	\$7,537			\$60,168	\$122				10			\$611,000	\$655		
					\$65,877,489	\$263,510	\$76,405	\$1,126,954	\$1,132,598	\$25,740	\$34,485	\$10,061,791	\$20,422	\$24,848,600	\$606,972	(\$145,000)			(\$18,816)	(\$97,000)	\$70,654,336	\$57,110	(\$20,013)

				Adorption (per year)
Retail/Commercial	261,322	sf	\$29,907,687	26,132
Hotel	146,200	sf	\$22,245,242	3.73%
Restaurants	43,900	sf	\$5,269,800	
Residential	71,180	sf	\$8,454,760	
			\$65,877,489	

Notes:
 1. Assumption is that the Town would fund 1/2 of the hotel while the developer would fund the other 1/2. All the land would remain public not generating any additional tax revenue. Operations of the garage would break even to maintenance. Therefore half of the Parking Garage cost paid for by private funds does not carry forward towards revenue generation. Consequently \$3.5M in private investment in garage not reflected in building capital costs in this table.
 2. All public investments will not generate tax revenues and are not included in this table.