

MINUTES OF THE ISLE OF PALMS
PLANNING COMMISSION SPECIAL MEETING
November 19, 2014

The Isle of Palms Planning Commission held a special meeting in the City Hall Conference Room, 1207 Palm Boulevard on November 19, 2014 at 4:30 p.m. Members attending included Bev Ballow, Ron Denton, Richard Ferencz, Bill Mills, Lisa Safford, Don Smith and Noel Scott; the Director of Planning Douglas Kerr was present as well. The press had been notified of the meeting and the agenda for the meeting was posted in City Hall and the Building Department to comply with the Freedom of Information Act.

The Chairman Noel Scott called the meeting to order.

RECOMMENDATION REGARDING MARINA REDEVELOPMENT REQUEST FOR PROPOSALS

Mr. Kerr explained that at the last meeting, the Planning Commission interviewed the two top scoring respondents to the marina redevelopment request for proposals, Stantec and ATM, and had received pricing from both. He explained that he was hopeful that the Planning Commission had considered the information and would be able to make a recommendation to City Council. He added that in reviewing the pricing from the two firms, it appeared that they were very close in amounts, which he felt was a good sign that the RFP was clearly understood by both firms.

Mr. Denton explained that he felt that because the two amounts being proposed were almost identical, the Commission was free to choose the group that they felt would do the best job. He explained that he felt that ATM came across as very in tune with the technical needs of the project and very well qualified to perform the tasks. He stated that he felt that Stantec was very familiar with the political and emotional issues that the project would pose because of their prior involvement in projects with the City.

Mr. Scott stated that it was clear from their response and their interview that the type of work being proposed is the primary focus of ATM's work. He stated that he felt that Stantec could competently do the work but it outside of their typical project.

Mr. Ferencz stated that he felt that funding would be a key component of making the marina project successful and it was clear that ATM would bring a lot of expertise regarding funding opportunities to the City, if they were chosen. Additionally, he stated that ATM had excellent experience with municipally owned marina facilities and the nuances involved with public ownership and private management, which he thought would be useful in this project. He stated that the fact that all of the key players identified by ATM were local, with several even living on the Isle of Palms, would be a tremendous advantage.

Ms. Ballow explained that from the beginning she could tell that ATM was proposing a different strategy than what the Commission suggested in the RFP and to what the other firms presented. Initially this was concerning, but through the course of interviewing and reviewing their proposal she has come to believe this difference is because they better know how to approach the issues. She stated that it is clear that they have done this work before and know how to approach the tasks.

Mr. Smith stated that he would always be inclined to hire a local expert to address problems and he felt that in this case it seemed clear that on the issues of marina planning, ATM is the local expert.

Mr. Mills agreed with everyone's sentiment that ATM is best suited to this project and therefore made a motion that City Council consider awarding the work outlined in the RFP to ATM. Mr. Smith seconded the motion and the vote was unanimous in favor of the motion.

Administrator Tucker explained that this recommendation would be reviewed by the Real Property Committee of City Council before being considered by full Council. She explained that the next Real Property Committee meeting was scheduled for January 12, 2015.

Mr. Ferencz added that at the last meeting he suggested that the marina be appraised and he would like to consider making this recommendation to City Council. He stated that purpose of the appraisal would be to establish a base line value to aid in decision making during the future planning phases of the marina as well as to give the City a point of reference in the future. He made a motion to recommend that City Council have the marina appraised and Mr. Denton seconded the motion.

Ms. Safford explained the different types of appraisals that could be used and estimated that it would cost between \$3,000 and \$4,000.

After general discussion of the idea of appraising the marina, the Chairman called for a vote which was six and favor and one against, with Mr. Mills voting against the motion.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:30 p.m.

Respectfully submitted, Noel Scott, Chairman