

REAL PROPERTY ADVISORY COMMITTEE

Isle of Palms, South Carolina

March 1, 2007

A regular meeting of the Real Property Advisory Committee was held at 10:30 a.m. on Thursday, March 1, 2007 in Council Chambers, 1207 Palm Boulevard, Isle of Palms, South Carolina. Prior to the meeting, a site visit was taken to the Pitt Street Project at 9:30 a.m. Present were Chairman Bettelli, Committee members Councilwoman McMackin and James Raih, Tidal Wave Water Sports representative Mark Fiem and Administrator Linda Tucker

1. Call to Order Councilman Bettelli called the meeting to order and stated that all members of the press and the public had been duly notified in accordance with state law. Councilman Bettelli noted that all members were present.

2. Approval of Prior Meeting Minutes – February 8, 2007

MOTION: Mr. Raih made a motion to approve the February 8, 2007 minutes as presented; seconded by Councilwoman McMackin; MOTION UNANIMOUSLY PASSED.

3. Citizens' Comments

Mr. Jim Golden of Mount Pleasant was present to suggest ideas for the Isle of Palms Marina and potential future development, and submitted a handout for the Committee to review. Administrator Tucker stated the handout would be submitted into the record, and because the Committee was in public session, it could not be protected. Mr. Golden stated the idea of development is to maintain the existing marina facility and add buildings that would only enhance the value of the property such as boutique-style shopping around the boardwalk. He suggested Committee members visit Tincity.com, which is located in Naples, Florida and is comparable to his suggestions. Administrator Tucker stated that his plan was a little ahead of the Council's schedule, and suggested Mr. Golden keep abreast of what the Committee is doing until they are ready to think about the development of this area.

4. Old Business

A. Marina Bulkhead Replacement Project

Electrolysis Testing and Electrical Engineering Results

Mark Fiem stated that the way they set things up they are exposed during extreme low tides, and this past month tides were very low and I am unaware if scientifically is that affects them when they are coming up out of the water.

B. Marina Manger's Report

The electrical boxes have been enclosed in green lattice, and the parking lot has been patched. The wireless camera is installed and running. Six bids have been received for landscaping, of which three of them are close in price to what we want to do with the marina landscape. Administrator Tucker noted that we need to double check regarding an Isle of Palm business license to make sure the City is not duplicating efforts. The electrical repair on the dock house was completed yesterday. Appropriate circuit panels were put in so we can move forward with the point of sale system. A particular POS system was being reviewed; however, after further analysis a possibly better system was found. We have contacted a consultant to discuss this. Partial information has been received about dry stacking, and will be presented when all information is received.

C. Marina Enhancement Project

Administrator Tucker stated she has had dialogues with The Pantry, and is unsure of their long range plans. Regarding the issue of fishing, basically the lease states they are required to sell frozen bait, and they are willing to do that. However, they have removed the fishing tackle, as they prefer not to sell these items and do not believe the lease requires them to sell fishing tackle. It was discussed that fishing rods could possibly also be sold at the marina. Administrator Tucker stated that if we authorize the marina managers to sell these retail items, the lease would need to be amended because their agreement presently excludes it. A field trip to the harbor at Patriot's Point and the City Marina will take place at the next meeting to learn about the mega dock and form some ideas.

MOTION: Councilwoman McMackin made a motion to amend the lease for the marina operations management to temporarily sell fishing tackle and fishing rods until such time as we renegotiate the lease; motion seconded; MOTION UNANIMOUSLY CARRIED.

D. Bathroom re-configuration – Status

Administrator Tucker noted that a store is required by DHEC to have restrooms, so they need to have them. An RFP is currently being drafted. It was noted that it might be a good idea if deferred recommendations on the configuration, at least on a temporary basis, are presented.

E. Point of Sale System – Marina Fuel

Systems in the process of being installed.

F. Demolition of #80A and #80B Forty-first Avenue – Status

The demolition of #80A and #80B Forty-first Avenue is scheduled for March 12, 2007. Administrator Tucker stated the asphalt and slab will remain.

5. New Business

A. Irrigation at Front Beach Parking Lot

Parking stops have been installed in the parking lot. For \$3,000 an irrigation system can be installed in the front beach parking lot.

MOTION: Councilwoman McMackin made a motion that the City authorize \$3,000 to install irrigation in the front beach parking lot; motion seconded; MOTION UNANIMOUSLY PASSED.

B. Review of Operating budget for FY07-08

Administrator Tucker reviewed the budget for FY07-08. On the revenue side, she noted that because there is uncertainty concerning the store – either the chance of more income or a period of time with no revenue – the projection in the budget remains stable. The main exception on the expense side is the loss of revenue on the marina office and The Greenery.

MOTION: Councilman Bettelli made a motion to pass the budget to the Ways & Means Committee; seconded by Councilwoman McMackin; MOTION UNANIMOUSLY PASSED.

(Linda, I am assuming that was the motion since discussion of the budget had concluded, and you had stated it was probably the final review of the budget before being presented to Council – but I could not actually hear the motion – just that someone was making a motion).

C. Long Term Plan for Marina

Mr. Raih will contact the Pantry via e-mail to inquire what their plans are for the store, in order to facilitate discussion regarding the bathroom renovation. Administrator Tucker noted that if the Pantry is not interested in remaining a tenant, the City may be put into a position where we are ready to tear down the building, and build an elevated building in which the new tenant would have the facility.

6. Miscellaneous

Administrator Tucker stated she received a correspondence from Mark Fiem requesting a cost share funding assistance on the camera purchase, with a total expense of \$2,195.30. Mr. Raih stated the signing of a lease includes responsibilities. Administrator Tucker noted to document that we would prefer to make these arrangements in advance, and agree to them in advance, rather than after the fact.

MOTION: Mr. Raih made a motion to decline the offer to split the cost of the camera; the answer is no; seconded by Councilwoman McMackin; MOTION UNANIMOUSLY PASSED.

Set date for next meeting: 9:00 a.m., Thursday, April 5, 2007; field trip to the harbor at Patriot's Point and the City Marina.

There being no further business, the Committee was adjourned.

Respectfully submitted,
Marty Bettelli, Chairman