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Passcode:988060 +16699006833 Webinar ID: 819 3377 4188



**City of Beaufort**  
1911 Boundary Street  
Beaufort Municipal Complex  
Beaufort, South Carolina 29902  
(843) 525-7070

**City Council Worksession Meeting Agenda  
June 23, 2026**

**Statement of Media Notification**

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

**Worksession Meeting - Planning Conference Room - 5:00 PM**

**Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort Government**

- I. Call to Order - Philip Cromer, Mayor**
- II. Employee New Hire Recognition**
  - A. Fire Department - Matthew Arguijo, Cole Monczewski and Zachary Nykiel
  - B. Public Works - Markell Mulligan
- III. Presentations**
  - A. Boards, Commissions and Committees applicant interview
  - B. Federal Interest Determination (FID) – Coastal Storm Risk Management (CSRMM) Feasibility Study (US Army Corps of Engineers Presentation)
- IV. Discussion**
  - A. City of Beaufort Housing Repair Program Update
- V. Executive Session**
  - A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the SC Code of Laws - Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; to wit, **Municipal Judges.**
  - B. Pursuant to Title 30, Chapter 4, Section 70 (a)(2) of the SC Code of Laws - Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a

claim; to wit, **Bond Court Services**

- C. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the SC Code of Laws - Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; to wit, **Downtown Advisory Board.**

**VI. Adjourn**



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**City of Beaufort**  
Department Request for City Council Agenda Item

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**To:** City Council **Date:** 06/08/2026  
**From:** Traci Guldner, City Clerk  
**Item Name:** Boards, Commissions and Committees applicant interview  
**Meeting Date:** June 23, 2026  
**Department:** City Managers Office

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**Background Information:**

**Introduction:**

Jeremiah Smith will be interviewing for the Downtown Advisory Board.

**Background:**

**Legal Authority:**

**Staff Recommendation:**

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**Placed on Agenda For:**

**Attachments:**

1. Jeremiah Smith - DAB - 6-5-26\_Redacted

**Traci Guldner**

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**From:** noreply@civicplus.com  
**Sent:** Friday, June 5, 2026 4:55 PM  
**To:** Traci Guldner  
**Subject:** Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

### City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Downtown Advisory Board

*\*Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

#### Applicant Information

First Name Jeremiah

Last Name Smith

Home address [REDACTED]

City Beaufort

State SC

Zip 29902

Day Phone Number [REDACTED]

Email Address [REDACTED]

If you do not reside in the City of Beaufort, do you Own property in the city?, Have a current business license?

Business address [REDACTED]

Business hours	8a-5p
Statement of qualifications and interest	Very interested in how cities work, pilot projects, tactical urbanism, LQC (Lighter, Quicker, Cheaper), trying new things on a shoestring budget while dreaming big. Interested in placemaking, traffic calming, art--crosswalks, sidewalk sculpture, benches, murals. I have organized and collaborated on several low cost gatherings/ events: community bike rides, weekly Beaufort Bike Bus (biking students to school), potlucks, and popsicles in the street. Experience in architecture, planning, murals, small development, & hospitality.
Please Enter Basic Resume Information Below	Old Commons Neighborhood Association, president 2024 - present Beaufort's Historic District Review Board, chairman 2021 - 2023 Beaufort Housing Authority Board of Commissioners, member 2013 - 2020, chairman 2020 - 2022 LOVE Beaufort Compassion Action Team, co-chair 2023 - present Allison Ramsey Architects, Architect 2012 - present Andrews University School of Architecture, Art & Design, Master of Architecture 2012 Planning & Design Center, City of Chattanooga 2009 -2011 Andrews University School of Architecture, Art & Design, Bachelor of Science in Architecture 2009
Electronic Signature Agreement	I agree.
Electronic Signature	Jeremiah W. A. Smith

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**City of Beaufort**  
Department Request for City Council Agenda Item

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**To:** City Council **Date:** 06/11/2026  
**From:** Eric Claussen , Assistant City Manager  
**Item Name:** Federal Interest Determination (FID) – Coastal Storm Risk Management (CSRM) Feasibility Study (US Army Corps of Engineers Presentation)  
**Meeting Date:** June 23, 2026  
**Department:** City Managers Office

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**Background Information:**

**Introduction:**

The U.S. Army Corps of Engineers (USACE) has requested the City of Beaufort's formal consent to initiate the Federal Interest Determination (FID) for a Coastal Storm Risk Management (CSRM) feasibility study. The FID is an initial scoping process used by USACE to determine whether sufficient federal interest exists to proceed with a full feasibility study focused on reducing coastal storm and flood risks.

**Background:**

The City of Beaufort faces ongoing coastal storm and flooding challenges, particularly within downtown Beaufort and The Point neighborhood. To support the FID process, City staff have already provided USACE with the 2022 Point and Downtown Drainage Study and have identified additional drainage studies currently underway, including work in the Pigeon Point area.

USACE has indicated strong federal interest in the study. The Beaufort CSRM study was included in the FY27 President's Budget with \$600,000 in Year 1 funding under a 50/50 cost-share arrangement. Additionally, USACE has advised that funding also appears in the FY26 Work Plan, signaling an opportunity to initiate work expeditiously.

During an initial coordination meeting held on May 13, 2026, City leadership and USACE staff reviewed the agency's RAPID planning process, study schedule, and data needs. Subsequent discussions outlined a preliminary three-year local funding approach of approximately \$400,000 in FY26, \$600,000 in FY27, and \$500,000 in FY28 to support the estimated \$3 million feasibility study.

Completion of the study would position the City to compete for future federal implementation

funding for eligible coastal resilience and infrastructure projects.

**Legal Authority:**

The proposed study would be conducted by the U.S. Army Corps of Engineers pursuant to federal Coastal Storm Risk Management authorities authorized by Congress through the Water Resources Development Act (WRDA) and related federal statutes governing USACE planning and project implementation.

The City Council's role at this stage is limited to acknowledging the study effort and supporting the City's participation in the Federal Interest Determination process. No contractual obligations or financial commitments are being approved at this time.

Any future Project Partnership Agreement, cost-sharing agreement, or funding commitment would be presented to City Council for consideration and approval at a later date.

**Staff Recommendation:**

Staff recommends that City Council receive a briefing from USACE regarding the Coastal Storm Risk Management feasibility study and Federal Interest Determination process.

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**Placed on Agenda For:**

**Attachments:**

None



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**City of Beaufort**  
Department Request for City Council Agenda Item

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**To:** City Council **Date:** 06/08/2026  
**From:** Scott Marshall, City Manager  
**Item Name:** City of Beaufort Housing Repair Program Update  
**Meeting Date:** June 23, 2026  
**Department:** City Managers Office

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**Background Information:**

**Introduction:**

Claude Hicks and/or Jennifer Tuckwiller will provide an update from the Beaufort-Jasper Housing Trust (BJHT) regarding implementation of the City of Beaufort Home Repair Program and related housing initiatives.

**Background:**

The City partners with BJHT to administer a home repair assistance program for income-qualified homeowners within the City of Beaufort. The program is intended to preserve existing housing stock, improve health and safety conditions, and allow residents to age in place.

Since program launch, BJHT has received 23 applications, of which 20 were determined eligible within the city limits. Two homes have completed repairs totaling approximately \$69,738, while three additional projects remain underway. Current projects include roof replacement, HVAC installation, foundation stabilization, electrical upgrades, accessibility improvements, and repairs to historic structures. A waiting list of 12 applicants remains, all located in Zone 1. The program began with \$250,000 in funding, with approximately \$48,000 remaining for future projects.

In addition to the repair program update, BJHT will provide information on regional housing initiatives, including workforce housing opportunities and housing resource programs.

**Legal Authority:**

South Carolina Code of Laws Title 5 grants municipalities authority to promote the public health, safety, and welfare of their residents, including housing and community development activities.

**Staff Recommendation:**

Receive the presentation from the Beaufort-Jasper Housing Trust and provide any desired feedback or policy direction to staff.

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**Placed on Agenda For:**

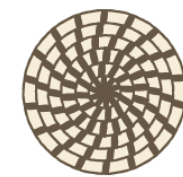
**Attachments:**

1. 6-23-26 City of Beaufort Repair Program Update



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# Update to City of Beaufort Home Repair Program Progress Report June 23, 2026



**BEAUFORT  
JASPER** HOUSING  
TRUST

# WHO WE ARE

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The mission of BJHT is to create and preserve workforce & affordable housing

- 501(c)(3) organization
- Board of Directors consisting of 9 members appointed by contributing jurisdictions and SoLoCo and 8 at-large members from housing-related professions



# OUR TEAM

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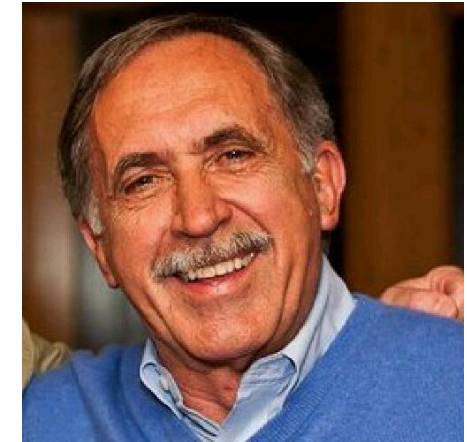
Claude Hicks  
Executive Director



Jennifer Tuckwiller  
Director of Operations



Ashley Strouse  
Home Repair & Operations  
Support Coordinator



Charlie Heyman  
Home Repair Projects  
Coordinator

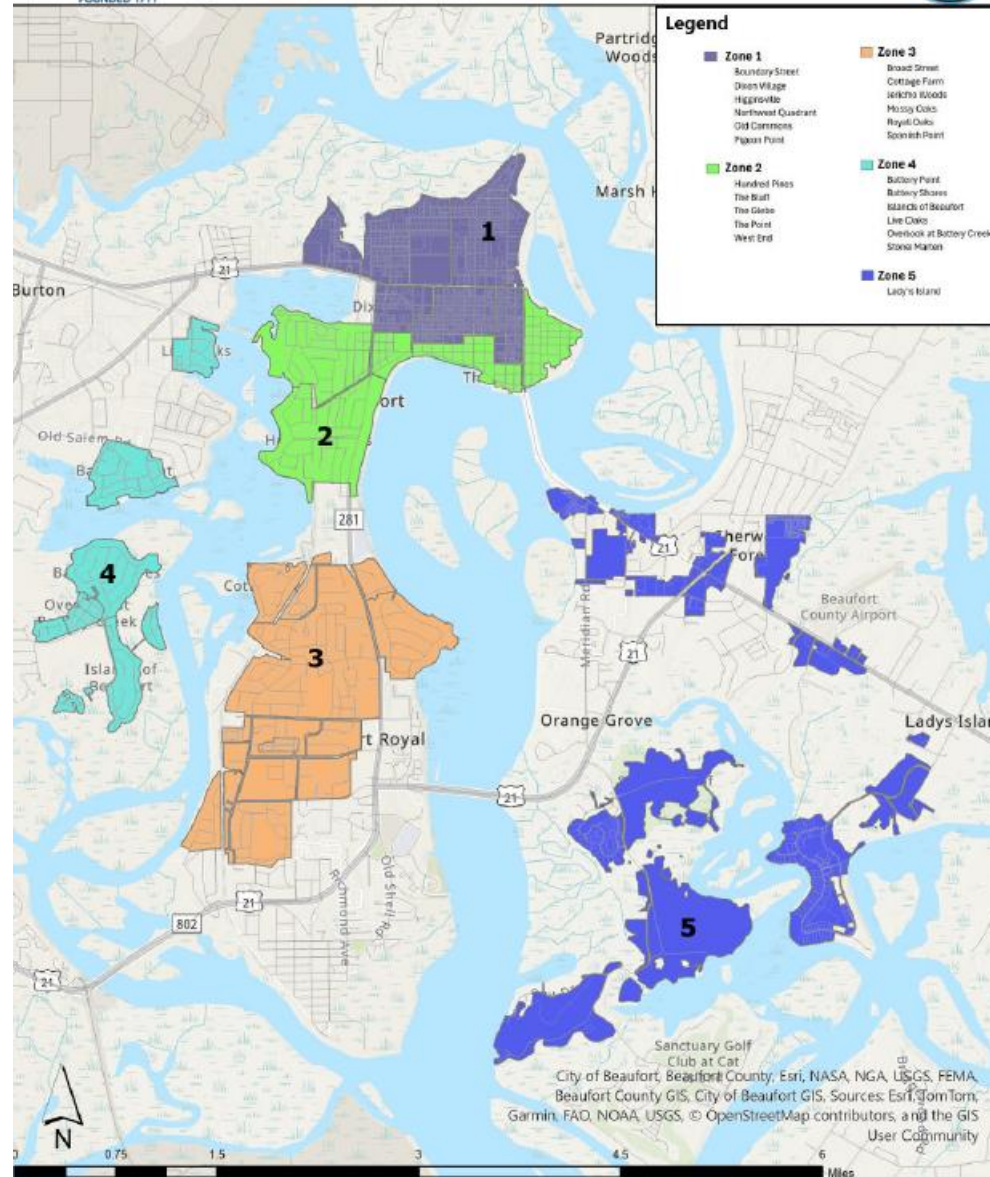
# City of Beaufort Repair Program Update

Keep updated on [bjht.org/city-of-beaufort-repair/](http://bjht.org/city-of-beaufort-repair/)

Application #	Zone #	Repairs	Timeframe	Final Cost of Repairs
1	1	Foundation, Bathroom Accessibility Upgrade, other repairs TBD based on remaining funds available	Foundation Repairs Complete. Waiting on Bathroom Accessibility Quotes for next phase of repairs.	
3	1	Foundation, HVAC, Insulation, Interior Work from foundation repairs	Foundation repairs completed. Ductwork repairs completed. Insulation work to begin soon. HVAC replacement to follow insulation.	
6	1	Roof, HVAC, Front porch repairs	Repairs Completed 5/13	\$26,110.15*
7	1	HVAC, Windows, Insulation	Need additional quotes in order to prepare permit	
1	3	Electrical, Windows and Doors, HVAC	Repairs Completed 5/13	\$43,632.08*
2	3	Roof, HVAC, Electrical Repairs	Paused	

# Repair Program Zones

June 24, 2025



# City of Beaufort Repair Program Update

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23 applications received, 20 eligible within the City limits

90% of the applications were from Zone 1

Third party qualified 6 applicants for income and title research

Wait list of 12 applicants all in Zone 1

# City of Beaufort Repair Program Update

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- Began program with \$250,000
- \$69,738 in completed repairs for 2 homes
- Estimate \$132,500 on remaining 3
- Leaves approximately \$48,000 for home on pause or first home on waiting list

# Application #1 – Zone 3

- Scope of Work included window and door replacements, electrical work and a new HVAC system
- Homeowner is a first responder and bought their home
- All work completed
- Project Total: \$43,632.08

*"The electric team came yesterday and Monday. They were so good, inspection passed and we got our power back last night. Our dining room lights that flickered are now solid and I can use the toaster and microwave at the same time! Best day ever! This has gone so smoothly. Thank you so much!"*









# Application #6 – Zone 1

- Scope of Work included repair rot on front porch pillars, new roof and HVAC system
- Homeowner relying on window HVAC units since May 2025 and had multiple leaks in roof
- All work completed in May 2026
- Project Total: \$26,110.15





# Application #1 – Zone 1

- Home is in the historic district and is a contributing structure
- Scope of Work includes more than \$50,000 allowance
- Foundation work completed
- Next phase of Repairs:
  - Quotes for bathroom renovation, needs a walk-in shower as homeowner cannot safely use current bathtub
  - Determine if HVAC can be added, home has never had central HVAC system
  - Other concerns: windows
- Project Estimate: \$50,000







# Application #3 – Zone 1

- Home is in the historic district and is a contributing structure
- Scope of Work includes foundation repairs, new HVAC, and crawlspace insulation
- Foundation work complete. HVAC ductwork complete. Waiting on insulation under crawlspace and HVAC system replacement will follow.
- Project Estimate: \$38,500

# Application #7 – Zone 1

- Scope of Work includes roof repairs, HVAC installation, electrical work and window replacements
- Working on additional quotes for window replacements. Also working on homeowner agreement and preparing permit.
- Project Estimate: \$44,000

# Application #2 – Zone 3

- On Hold

# BJHT Demonstration Project for Home Repair

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- In FY2024, Beaufort and Jasper counties remitted a combined \$16.4 million in deed recording fees to the State of South Carolina. Of this amount, **approximately \$2.52 million was directed to the SC Housing Trust Fund.**
- BJHT has already **developed relationships with trusted regional partners** including municipalities, nonprofits, contractors, inspectors, legal aid providers, and income verification agencies, creating an existing platform that can scale quickly.
- The demonstration project would **leverage existing investments** from counties, municipalities, nonprofits, and philanthropic partners, allowing state dollars to attract additional matching resources and expand overall program impact.





## INVESTING IN STRONGER COMMUNITIES

# \$3,089,000

## AWARDED IN FUNDING

For the development/creation of workforce and affordable housing, home repairs and first time homebuyers assistance.



NEARLY  
**\$1.5 MILLION**  
IN FUNDING HAS BEEN DISBURSED.



COMMITTED TO CREATING OPPORTUNITY AND STRENGTHENING OUR COMMUNITY.

### MAKING AN IMPACT



**67**  
NEW WORKFORCE/  
AFFORDABLE UNITS  
CREATED

Expanding affordable housing options for individuals and families.



**70**  
HOMES  
REPAIRED

Preserving homes and improving quality of life for homeowners.

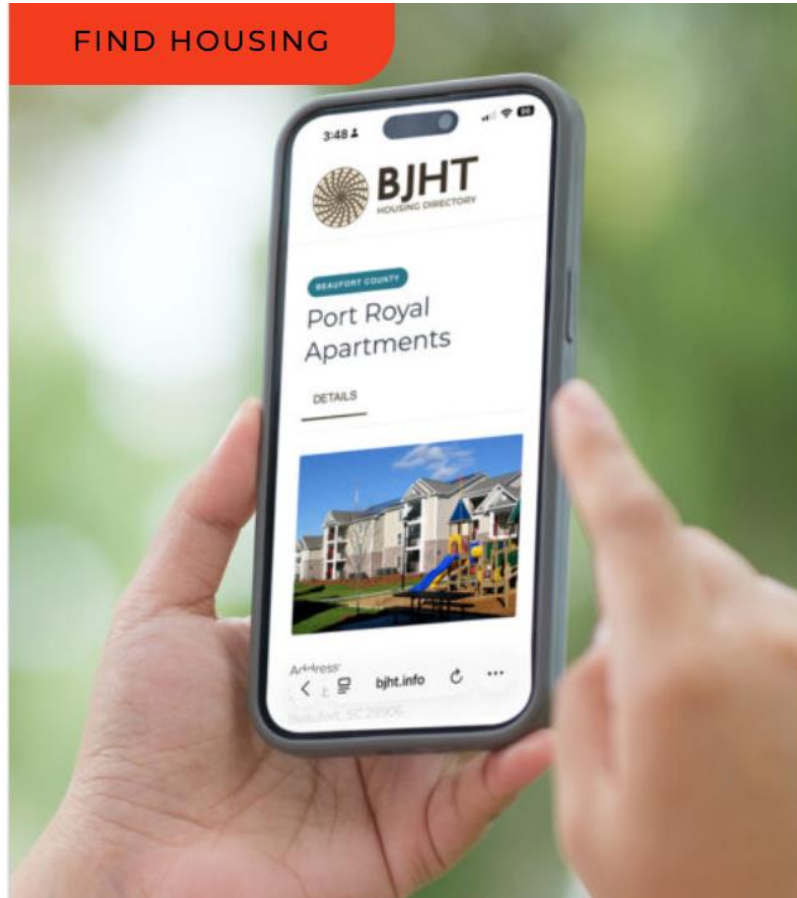


**28**  
NEW  
HOMEOWNERS

Helping more families achieve the dream of homeownership.

# HOUSING DIRECTORY WEBSITE

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## NEW! BJHT HOUSING DIRECTORY

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Search for workforce and affordable housing options across Beaufort and Jasper Counties.

The BJHT housing directory brings together rental opportunities in one accessible place, supporting individuals and families seeking stable, attainable housing close to where they work and live.

 38  
Housing Locations

# Land Donations

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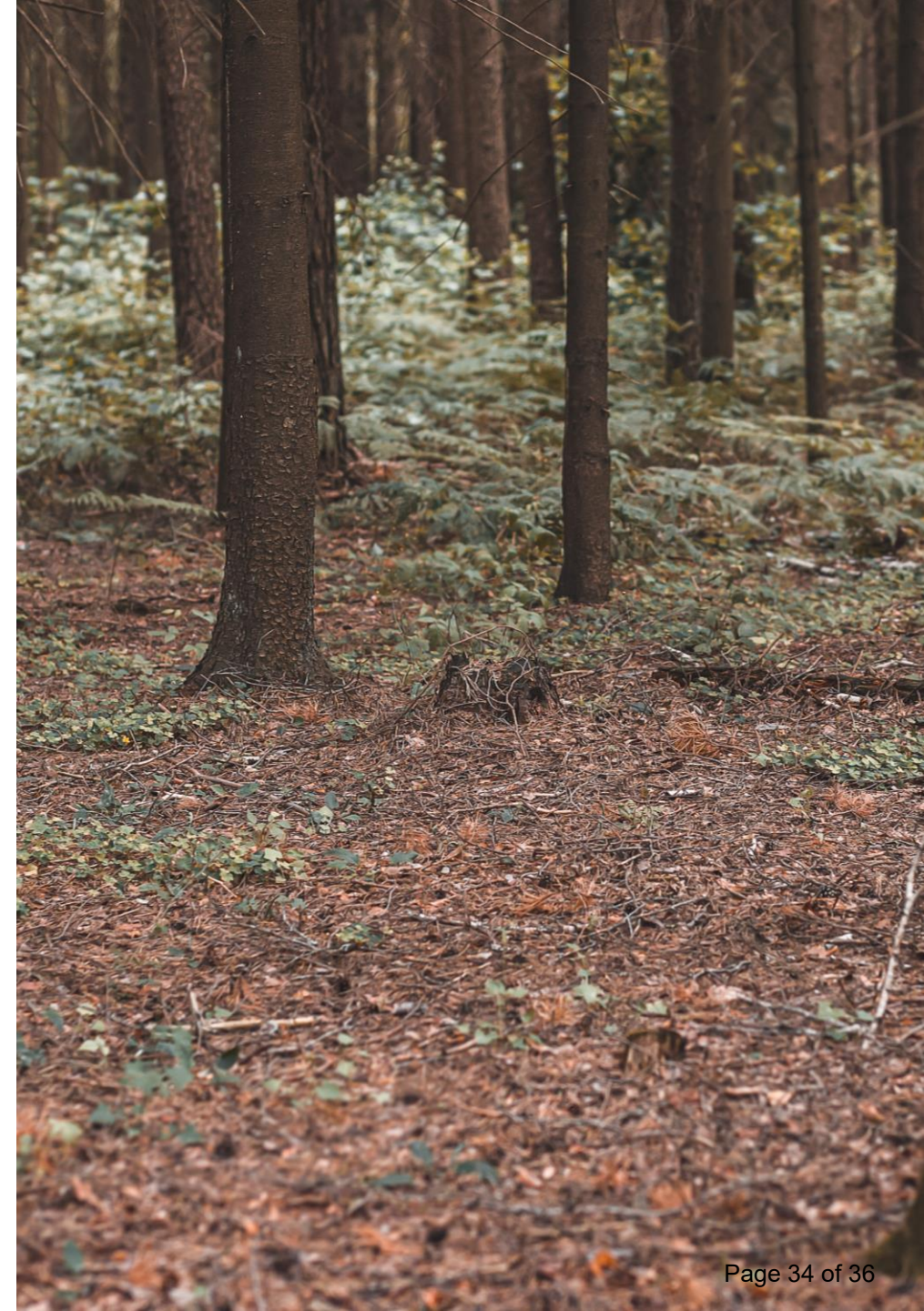
## Beaufort County

5 parcels on Ribaut Road for the development of housing for healthcare workers (focus on nurses) as the priority

Potential for townhomes and/or single-family units located in the City of Beaufort

## Jasper County

6 acres donated on Argent Boulevard  
Potential focus on teacher housing



# Questions or Comments?

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**BEAUFORT  
JASPER** HOUSING  
TRUST



**BEAUFORT  
JASPER** HOUSING  
TRUST

**THANK YOU!**



Claude Hicks  
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919-280-1237

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