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City of Beaufort
1911 Boundary Street
Beaufort Municipal Complex
Beaufort, South Carolina 29902
(843) 525-7070
City Council Regular Meeting Agenda
May 12, 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."

Regular Meeting - Council Chambers, 2nd Floor - 6:00 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 SC

- I. Call to Order - Philip Cromer, Mayor**
- II. Invocation and Pledge of Allegiance - Mayor Pro Tem, Michael McFee**
- III. Presentations**
 - A. Introduction of the Battery Creek High School National History Day Team
- IV. Public Comment**
 - A. PLEASE LIMIT YOUR REMARKS TO FIVE MINUTES - The Mayor may interrupt public comments that continue past five minutes, or are disruptive - Persons violating these rules may be required to leave the meeting - [Public Comment Form](#)
- V. Meeting Agenda Approval**
- VI. Proclamations/Commendations/Recognitions**
 - A. Character Education Proclamation, Delaney Sabo, Coosaw Elementary School
 - B. Character Education Proclamation, Gabriel Alvarado, Broad River Elementary School
 - C. Proclamation proclaiming May 2026 as Lupus Awareness Month
 - D. Proclamation Proclaiming May 2026 as National Preservation Month
 - E. Proclamation proclaiming May 4 - 8, 2026 as Teacher Appreciation Week
 - F. Proclamation proclaiming May 6 - 12, 2026 as National Nurses Week
 - G. Proclamation proclaiming May 10 - 16, 2026 as National Hospital Week

- H. Proclamation proclaiming May 16 -22, 2026 as National Safe Boating Week

VII. Consent Agenda

- A. CIP Monthly Report
- B. Community Development Monthly Report
- C. Downtown Operations Monthly Report
- D. Finance Department Monthly Report
- E. Fire Department Monthly Report
- F. Human Resources Monthly Report
- G. IT Monthly Report
- H. Municipal Court Monthly Report
- I. Police Department Monthly Report
- J. Public Works Monthly Report

VIII. Minutes

- A. Regular Meeting - April 14, 2026
- B. Special Meeting and Budget Workshop - April 21, 2026
- C. Special Meeting and Worksession - April 28, 2026

IX. Old Business

- A. An ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances - Second Reading
- B. An Ordinance amending Part 7 – Licensing and Regulation, Chapter 13 – Hospitality Fee - Second Reading
- C. An Ordinance authorizing and approving a first amendment to that certain 2024 Series Ordinance dated January 9, 2024; and other matters relating thereto- Second Reading
- D. An Ordinance to amend City of Beaufort Ordinance 2025/13 regarding the fiscal year 2025-2026 City of Beaufort budget to provide for the revenues and expenditures of Parks and Tourism Fund and Capital Projects Fund- Second Reading

X. New Business

- A. **PUBLIC HEARING AND FIRST READING** - An ordinance to provide for the levy of taxes for the City of Beaufort for Fiscal Year beginning July 1, 2026, and ending June 30, 2027; to provide for execution of and to put into effect the consolidated budget; to provide budgetary control of the City's fiscal affairs

- B. Request for co-sponsorship of Whitehall Park by Lady's Island Middle School — Beaufort County School District to host their End of School Year faculty and staff celebration on Tuesday, June 2, 2026, from 4:00 pm to 8:00 pm
- C. An Ordinance to amend Part 1 - Government & Administration, Chapter 5 - Financial Administration, to Add Section 1-5024 - Road Use Fee - First Reading
- D. Ordinance to approve the sale of City-Owned Property at 2153 Boundary Street - First Reading
- E. Appointments to Boards, Commissions and Committees - Downtown Advisory Board

XI. Reports

- A. City Manager's Report
- B. Mayor Report
- C. Reports by Council Members

XII. Executive Session

- A. Pursuant to Title 30, Chapter 4, Section 70(a)(2) of the South Carolina Code of Law: Receipt of legal advice regarding current and pending litigation.
- B. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by City Council.

XIII. Adjourn



PROCLAMATION

WHEREAS, the character education movement reinforces the social, emotional, and ethical development of students; and

WHEREAS, schools, school districts and states are working to instill important core ethical and performance values including caring, honesty, diligence, fairness, fortitude, responsibility, and respect for self and others; and

WHEREAS, character education provides long-term solutions to moral, ethical, and academic issues that are of growing concern in our society and our schools; and

WHEREAS, character education teaches students how to be their best selves and how to do their best work; and

WHEREAS, the Eleven Principles of Effective Character Education include: Promoting core ethical and performance values; Teaching students to understand, care about and act upon these core ethical and performance values; Encompassing all aspects of the school culture; Fostering a caring school community; Providing opportunities for moral action; Supporting academic achievement; Developing intrinsic motivation; Including whole-staff involvement; Requiring positive leadership of staff and students; Involving parents and community members; and assess results and strives to improve; and

WHEREAS, the Beaufort County School District's Character Education program was formed to support parents' efforts in developing good character in their children; and

WHEREAS, the purpose of the Character Education program is to integrate good character traits into the total school environment, as well as into the community; and

WHEREAS, each school's counselor identified a list of character words and definitions deemed important regardless of a person's political leanings, race, gender, or religious convictions; and

WHEREAS, the words are friendship, kindness, acceptance, courage, tolerance, respect, gratitude, compassion, citizenship, perseverance, honesty, integrity, self-control, forgiveness responsibility and cooperation; and

WHEREAS, Delaney Sabo was selected as the winner by Coosaw Elementary School as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims March 2026 as

DELANEY SABO AS COOSAW ELEMENTARY SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Self Control* as the word for the month of March and applauds Delaney Sabo, the Beaufort County School District, and Coosaw Elementary School for their work and specifically honors Delaney Sabo as Coosaw Elementary School student of the month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, the character education movement reinforces the social, emotional, and ethical development of students; and

WHEREAS, schools, school districts and states are working to instill important core ethical and performance values including caring, honesty, diligence, fairness, fortitude, responsibility, and respect for self and others; and

WHEREAS, character education provides long-term solutions to moral, ethical, and academic issues that are of growing concern in our society and our schools; and

WHEREAS, character education teaches students how to be their best selves and how to do their best work; and

WHEREAS, the Eleven Principles of Effective Character Education include: Promoting core ethical and performance values; Teaching students to understand, care about and act upon these core ethical and performance values; Encompassing all aspects of the school culture; Fostering a caring school community; Providing opportunities for moral action; Supporting academic achievement; Developing intrinsic motivation; Including whole-staff involvement; Requiring positive leadership of staff and students; Involving parents and community members; and assess results and strives to improve; and

WHEREAS, the Beaufort County School District's Character Education program was formed to support parents' efforts in developing good character in their children; and

WHEREAS, the purpose of the Character Education program is to integrate good character traits into the total school environment, as well as into the community; and

WHEREAS, each school's counselor identified a list of character words and definitions deemed important regardless of a person's political leanings, race, gender, or religious convictions; and

WHEREAS, the words are friendship, kindness, acceptance, courage, tolerance, respect, gratitude, compassion, citizenship, perseverance, honesty, integrity, self-control, forgiveness responsibility and cooperation; and

WHEREAS, Gabriel Alvarado was selected as the winner by Broad River Elementary School as the student of the month.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims April 2026 as

GABRIEL ALVARADO, BROAD RIVER ELEMENTARY SCHOOL STUDENT OF THE MONTH

The City of Beaufort thereby pronounces *Forgiveness* as the word for the month of April and applauds Gabriel Alvarado, the Beaufort County School District, and Broad River Elementary School for their work and specifically honors Gabriel Alvarado as Broad River Elementary School student of the month.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, lupus is a chronic autoimmune disease that can cause inflammation, pain, and damage to any part of the body, affecting millions of people worldwide ; and

WHEREAS, lupus disproportionately impacts women of color, particularly Black women, who are three times more likely to develop the disease and experience more severe symptoms; and

WHEREAS, the month of May is recognized nationally as Lupus Awareness Month to educate, support, and encourage those living with lupus and to promote earlier diagnosis, treatment, and research; and

WHEREAS, community awareness and advocacy are vital in improving access to care and resources for individuals and families affected by lupus; and

WHEREAS, Mesha McLean, the founder of the Fight of the Butterfly movement, has worked to raise awareness, advocate for and empower lupus warriors, and promote understanding of chronic illness throughout the Southeastern United States; and

WHEREAS, the City of Beaufort acknowledges the courage, strength, and perseverance of lupus warriors, caregivers, and advocates who continue to fight for visibility, understanding, and better healthcare outcomes.

NOW, THEREFORE BE IT RESOLVED, the City of Beaufort, SC, designates the month of May as

Lupus Awareness Month

And encourages all citizens to learn more about lupus, support those impacted, and join the Fight of the Butterfly movement in efforts to increase awareness and find a cure.

IN WITNESS, THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, preservation groups, business and civic organizations across America celebrate Historic Preservation during the month of May through events that promote and honor historic places and heritage tourism, and demonstrate the social, cultural and economic benefits of historic preservation; and

WHEREAS, we understand that historic preservation fosters community pride, revitalizes and retains the livability of neighborhoods, promotes sensitive and sustainable development, and

WHEREAS, historic preservation is a major component in the City's tourism economy and with more than 750,000 visitors annually who are attracted to the Beaufort's riverfront location, climate, architecture, and history; and

WHEREAS, in 1944, the John Mark Verdier House was slated for demolition when a group of forward-thinking citizens came together as the City's earliest preservationists to rescue the 1804 Federal Period structure located in the historic core business district, launching Beaufort's preservation movement; and

WHEREAS, Historic Beaufort Foundation was chartered in June 1965 to preserve, protect, and present sites and artifacts of historic, architectural, and cultural interest in Beaufort County, South Carolina, and

WHEREAS, Beaufort's National Register Historic District was designated a National Historic Landmark in 1973, the same year National Preservation Week was first proclaimed by resolution on May 5, 1973; and

WHEREAS, in 2026, the Beaufort community continues to celebrate the importance of our shared history and demonstrates its commitment to historic preservation and the need to cherish the unique sense of place Beaufort provides;

WHEREAS, in this 250th anniversary year of the Declaration of Independence, we recognize sites and artifacts that reflect the full complexity of American History across cultures and communities.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina do hereby proclaim the month of May 2026 as

NATIONAL PRESERVATION MONTH

In Beaufort, South Carolina, and urge the citizens of Beaufort to join me in recognizing the critical role that historic preservation plays in our City and to our economy, and to celebrate the benefits of preservation year-round.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, teachers collaborating with parents have dedicated their efforts to ensure our children build the knowledge and skills necessary to be successful in their continued educations, careers and lives; and

WHEREAS, teachers play a crucial role in the development of all student populations and must continually adapt to meet the every-changing needs of our children throughout their educational experiences; and

WHEREAS, teachers help children explore their talents, pursue their passions and interests, and provide the support necessary to help them lead successful and fulfilling lives: and

WHEREAS, teachers spend countless hours preparing lessons, evaluating student progress, collaborating to improve student learning, and serving as volunteers in our communities; and

WHEREAS, The City of Beaufort has invested in both today's and the next generations of teachers who will lead our students into the future; and

WHEREAS, many successful people of the Beaufort community know a great teacher who made a difference in their life or in the life of a loved one, and we thank those teachers during Teacher Appreciation Week and always.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims, May 4 – 8, 2026, as

TEACHER APPRECIATION WEEK

and encourages all members of our community to join us in personally expressing appreciation to our teachers for their dedication and devotion to their work.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, nurses in the United States constitute our nation's largest health care profession, and

WHEREAS, the depth and breadth of the nursing profession meets the different and emerging health care needs of the American population in a wide range of settings, including the frontline of the pandemic, and

WHEREAS, the American Nurses Association, celebrating its 130th anniversary as the voice for nurses in this country, is working to chart a new course for a healthy nation that relies on increasing access to primary and preventive health care, and better utilization of all our nation's nursing resources, and

WHEREAS, professional nursing is an indispensable component of the safety and quality of care of hospitalized and non-hospitalized patients, and

WHEREAS, the demand for nursing services will be greater than ever because of the aging of the American population, emerging health challenges, the continuing expansion of life-sustaining technologies, and the growth of home health care services, and

WHEREAS, more qualified nurses are needed in the future to meet the increasingly complex needs of health care consumers, and

WHEREAS, nurses at Beaufort Memorial provide compassionate, high-quality, innovative care to patients across the Beaufort community, serving as an essential pillar of the region's health care system for over 81 years, and

WHEREAS, along with the American Nurses Association has declared May 6–12 as National Nurses Week, with the theme "The Power of Nurses", in appreciation for nurses' unparalleled impact and their contributions to health care, and an open invitation to celebrate #ThePowerOfNurses to enrich our lives and the world we live in.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina do hereby proclaim May 6 - 12, 2026, as

NATIONAL NURSES WEEK

in Beaufort, South Carolina, and encourage the residents of Beaufort, SC to celebrate nurses' accomplishments and efforts to improve our health care system and show appreciation to those serving at Beaufort Memorial Hospital not just during this week, but at every opportunity throughout the year.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, hospitals and health systems across the United States serve as vital pillars of their communities, providing essential, life-saving care and promoting the health and well-being of all residents, and

WHEREAS, the dedicated professionals working in hospitals—including physicians, nurses, technicians, support staff, and administrators—demonstrate unwavering commitment, compassion, and expertise in meeting the diverse and evolving health care needs of patients, and

WHEREAS, hospitals play a critical role in emergency preparedness, public health response, and ongoing care coordination, including serving on the frontlines during public health crises and pandemics, and

WHEREAS, the strength of our health care system depends on the collaboration and innovation of hospital teams who continuously strive to improve quality, safety, and access to care, and

WHEREAS, the demand for hospital services continues to grow due to an aging population, advances in medical technology, and the increasing complexity of health care needs, and

WHEREAS, hospitals are essential not only for treating illness and injury, but also for advancing community health through education, prevention, and outreach initiatives , and

WHEREAS, the staff at Beaufort Memorial provide compassionate, high-quality, and innovative care to patients across the Beaufort community, serving as an essential pillar of the region's health care system for over 81 years , and

WHEREAS, National Hospital Week is celebrated May 10–16, recognizing the invaluable contributions of hospitals and health care workers, and honoring their dedication to caring for patients and strengthening communities.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina do hereby proclaim May 10 - 16, 2026, as

NATIONAL HOSPITAL WEEK

in Beaufort, South Carolina, and encourage the residents of Beaufort, SC to celebrate the contributions of hospitals and their staff and express their gratitude and appreciation for the commitment, service, and compassion of all hospital workers especially those serving at Beaufort Memorial Hospital not just during this week, but at every opportunity throughout the year.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



PROCLAMATION

WHEREAS, the United States Power Squadrons® through its local Beaufort Sail & Power Squadron, America's Boating Club® of Beaufort™ is joined with the Beaufort City Council in promoting education about safe boating for all of our citizens; and

WHEREAS, 75% of all persons that go overboard drown, and that 67% of those were reported to have been able to swim; and

WHEREAS, the vast majority of these accidents are caused by human error or poor judgment and not due to boat, equipment, or environmental factors; and

WHEREAS, 85% of drowning fatalities were not wearing a life jacket; and

WHEREAS, most of the boaters who lost their lives by drowning would be alive today had they worn their life jackets; and

WHEREAS, modern life jackets are more comfortable, more attractive, and more wearable than styles of years past and deserve a fresh look by today's boating public.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims the week of May 16-22, 2026 as

NATIONAL SAFE BOATING WEEK

and urges those who boat to "Boat Smart - Boat Safe- and Wear It", and to always practice safe boating habits.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 12th day of May 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



City of Beaufort
Department Request for City Council Agenda Item

To:	City Council	Date: 03/30/2026
From:	Brian Ranger, Capital Projects Director	
Item Name:	CIP Monthly Report	
Meeting Date:	May 12, 2026	
Department:	City Managers Office	

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. CIP Monthly Report

Memorandum

To: City Council

From: Brian Ranger

Date: March 2026

Subject: Capital Improvement Program (CIP) Project Update

I. Projects Under Construction

Stormwater Projects

King Street Project

Efforts remain ongoing to maintain access, parking, and pedestrian circulation throughout construction. The city continues to coordinate closely with stakeholders, including local businesses, to mitigate impacts associated with temporary closures. Regular updates regarding detours and parking are being provided. The project remains on schedule, with a continued emphasis on minimizing disruptions and maintaining strong coordination.

Planning is underway for the Carteret Street crossing, including evaluation of a potential full road closure scheduled for April 24–26, 2026. The next project meeting is scheduled for April 1, 2026. The projected completion date is August 15, 2026.

Charles Street Stormwater Improvements

Backfilling operations over installed piping are currently underway. Crews are installing new waterlines and valves and relocating a fire hydrant at the intersection of Charles Street and Port Republic Street. As of March 30, 2026, significant underground utility relocations at this intersection have been completed to accommodate installation of the 72-inch storm drainpipe.

The closure of Craven Street between Charles and West Streets has been rescheduled for Wednesday, April 15. Coordination with Tabernacle Baptist Church is ongoing to establish alternative access routes during the Charles Street closure. Additional coordination with residents along West and North Streets has addressed parking and access concerns. The city, Gulf Stream Constructors, and McCormick & Taylor continue to coordinate site logistics and parking arrangements.

Duke Street Project

Davis & Floyd is currently preparing and submitting required federal and state permit applications. Staff are awaiting feedback from SCDOT regarding on-site parking concerns. Utility providers have been asked to review construction drawings to identify potential conflicts. A coordination meeting with Dominion Energy is scheduled for the second week of March to discuss street lighting.

Bayard Street Project

City staff continue to coordinate with engineers and stakeholders. The city is finalizing an agreement with Davis & Floyd regarding bidding an construction phase services.

Pigeon Point Stormwater Drainage Study

Davis & Floyd received the engineering contract on January 16, 2026, with City Council approval granted on March 10, 2026. A project kickoff meeting was held on March 25, 2026. The project is currently in the design and engineering phase, with ongoing coordination between stakeholders and the design team.

II. Parks Projects

Washington Street Park

The project is progressing as planned, with a continued focus on maintaining schedule and coordination with stakeholders. The projected completion date is April 25, 2026. The park is expected to be ready for the Taste of Beaufort event on May 1–2. A grand opening is scheduled for May 20, 2026, at 9:30 a.m.

Southside Park

Davis & Floyd has completed the design and engineering phase. Any reallocation of Southside Park funds to the Waterfront Park project will require formal City Council approval, including an amendment to the ordinance authorizing the original bond issuance. A vote is anticipated at the April City Council meeting.

1st South Carolina Volunteers of African Descent Park

Davis & Floyd was awarded a \$156,000 planning and design contract on December 30, 2025. The design process is guided by the Master Plan dated July 7, 2025. The project remains in the design phase, with monthly stakeholder meetings to review progress and provide input. The next meeting is scheduled for April 16, 2026. Project Start Date Fall of 2027

Waterfront Park Relieving Platform

McSweeney Engineers are advancing conceptual design work for the promenade and relieving platform. Conceptual design materials were presented to the Waterfront Advisory Committee on March 12, 2026, and are scheduled for public presentation on April 22, 2026, at Waterfront Park.

Waterfront Park “Day Dock” Improvements

The permit application was submitted on January 23, 2026, and exited public notice on February 27, 2026. All work must be completed by June 1, 2026.

Scope Highlights:

- Fabrication and installation of new aluminum gangways (75-ft and 45-ft)
- Installation of a new Steel Gangway support platform
- Protective coating of all steel members and piles with cold tar epoxy

- Installation of gangways on the new support platform
- Minor associated site work

Fabrication will be performed by CMI Limited Co. / Gator Dock, the original manufacturer.

Marina Day Dock Replacement (FEMA Project)

The downtown public day dock sustained irreparable damage during Hurricane Helene (September–October 2024). A notice to proceed was issued to O’Quinn Marine Dock on March 12, 2026.

- SCDES permit issued: March 16, 2026
- U.S. Coast Guard permit for the Marina Day Dock and Waterfront Park access is anticipated by April 15, 2026

III. City Facilities

Carnegie Building Roofing & Interior Restoration

During March, the side entrance roof was removed and reconstructed, and a new roofing system was installed. Existing roof tiles were removed, and dormers were dismantled, repaired, and reinstalled. Reinstallation of new roof tiles is expected to begin in late April.

City Hall & Police Station Re-Roofing Procurement Schedule:

- Public Bid Opening: Friday, April 30, 2026
- Location: Executive Conference Room #2

IV. Arsenal Walls & Windows Rehabilitation

The city has retained Meadors Architectural Conservation (Charleston, South Carolina) to provide specialized conservation design services. The project is anticipated to go out for bid in late April to early May. The city intends to coordinate this work with the Carnegie Building restoration so both projects may proceed concurrently.

V. Pigeon Point Boat Landing Improvements

Proposed Upgrades:

- Replacement of the existing concrete boat ramp
- Installation of a new floating dock

- Parking area improvements
- Site drainage enhancements

Current Status:

- More than 20 public comments were received during the comment period, triggering a public hearing
- The South Carolina Department of Environmental Services has determined the application to be incomplete and will need some additional documents .
- The permit review process is currently on hold pending the public hearing and subsequent revisions.

Funding Coordination:

A meeting with Andy Wicker of the South Carolina Department of Natural Resources Boating Access Grant / State Water Recreation Funds Program is scheduled for April 20, 2026, to discuss potential funding opportunities.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Curt Freese, Community Development Director
Item Name: Community Development Monthly Report
Meeting Date: May 12, 2026
Department: Community Development Department

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Community Development



COMMUNITY DEVELOPMENT MONTHLY REPORT

MARCH, 2026

Issued Project Permits:

COMMERCIAL (Issued)

- Tabby Place Expansion – 913 Port Republic Street – **Issued 12/20/22 (extended)**
- Site Work Only – 918 Craven Street – **Issued 12/20/22 (extended)**
- New Hotel – 800 Port Republic Street – **Issued 12/21/22 (extended)**
- Parking Garage – 918 Craven Street – **Issued 12/21/22 (extended)**
- BMH – 955 Ribaut Road – Large Interior Renovations – **Issued 12/19/23**
- BMH – 955 Ribaut Road – ER Renovations – **Issued 12/09/24**
- Storage Facility – 1 Parris Island Gtwy. – **Issued 1/18/24 (extended)**
- Pointe Grand Apts. – 135 Burton Hill Road – Site Work Only – **Issued 4/10/24**
- Storage/Residential Living – 1140 Ribaut Road phase 2 and 3 – **Issued 03/29/25**
- Washington Street Park – 1011 Washington Street Phase 2 – Addition/Renovations – **Issued 1/12/26**
- Georgia Skin & Cancer- 1261 Ribaut Road – **Issued 07/02/2025**
- Life Center – 1801 Duke Street – **Issued 07/09/2025**
- Cane Island Phase 1 – Site Work (Grading) – 5 Cane Island Farm Road – **Issued 07/09/25**
- Cherokee Brick – 3484 Trask Pkwy. – **Issued 7/30/2025**
- Small Parts Warehouse – 25 John Galt Road – **Issued 11/14/25**
- Walmart – 265 Sea Island Parkway – Addition/Renovations - **Issued 11/25/25**
- Mixed-use Bldg. - 119 Whitehall Drive – Café with 2 apartments **Issued 2/04/26**
- New Duplex - 1273 and 1275 Ribaut Road – 4 Units **Issued 3/27/26**
- Site work – 84 Sea Island Pkwy –site work for CTE building Beaufort High **Issued 03/30/26**

COMMERCIAL (Pending)

- 3-Story Apt Bldg. w/1st Floor as Comm. – 211 Charles Street – **(Outstanding Items - Extended)**
- Site Work for Warehouse – 123 Schork Road **(Outstanding Items)**
- 4-Story Hotel – 3670 Trask Pkwy **(In Review)**
- 4 Brookins Patch – Drainage work for Bridges Preparatory **(Outstanding Items)**
- 30 Cougar Drive – Site and Drainage work for Lady's Island Middle School **(Outstanding Items)**
- 84 Sea Island Pkwy – Renovations to Publix **(In review)**

SF RESIDENTIAL (New Construction) ISSUED within the last month

- None

SF RESIDENTIAL (New Construction) SUBMITTED within the last month

- 38 Middle Island Street (Camiellia Banks)
- 104 Lyford Place
- 2208 Spanish Court (Live Oaks)
- 1705 Duke Street

Historic Review:

HRB (Historic Review Board):

- **902 Boundary Street**, PIN: R120 004 000 0086 0000, renovation/reuse Applicant:
The applicant is requesting conceptual approval for interior and exterior changes for reuse of a former gas station.
- **1411 North Street**, PIN: R120 004 000 0663 0000, new accessory structures, hardscaping and landscaping upfits. The applicant is requesting conceptual approval for placement of accessory structures, including a 2-car garage, a pool, and a pool house/guesthouse together with improvements to hard-/ and landscaping.
- **1106 Craven Street**, PIN: R120 004 000 1037 0000/R120 004 000 1036 0000, CoA extension
The applicant is requesting a Decision/CoA letter extension for previously approved development.

TRC

- **Site work & improvements for future SCDPH Office - (247 Robert Smalls Parkway; PIN: R122 029 000 0280 0000)**; Discussion on proposed site improvements, including new/expanded parking & drainage;
- **Upgrades to Pigeon Point Boat Landing – (2440 Pigeon Point Road, PIN: R120 002 000 0445 0000)**; Discussion on “Request for Proposal” for improvements to existing boat landing, including replacement of concrete ramp, floating dock, parking and drainage;
- **Beaufort High School Career & Technical Education (CTE) Bldg. – (84 Sea Island Parkway / 1 Youmans Dr., PIN: R123 015 000 0155 0000)**; Discussion on exterior architecture / specific building design elements for new CTE Building;
- **Novant Health Free Standing Emergency Department (FSED) – (396 Robert Smalls Parkway, PIN: R120 028 000 1248 0000)**; Discussion on recent revisions to conceptual plans, including accessibility, connectivity, etc.;
- **607 Adventure Street - Retro-/ Upfits to existing SF dwelling (PIN: R120 003 000 0212 0000) -** Discussion on interior retrofits including conversion of screened side porch into Carolina room & add-on of exterior grill deck;
- **260 Sea Island Parkway - Proposal for new retail pharmacy with drive-thru (PIN: R123 018 000 0215 0000)**; Request for staff input on different aspects regarding development proposal for new retail pharmacy with drive-thru;
- **1600 Salem Road – Senior Village Apartment Housing – (PIN: R122 029 000 0625 0000)**; Request for staff input prior to permitting & construction commencement of Senior Village;

- **607 Adventure Street** - Retro-/ Upfits to existing SF dwelling (PIN: R120 003 000 0212 0000) - Discussion on interior retrofits including conversion of screened side porch into Carolina room & add-on of exterior grill deck;
- **260 Sea Island Parkway** - Proposal for new retail pharmacy with drive-thru (PIN: R123 018 000 0215 0000); Request for staff input on different aspects regarding development proposal for new retail pharmacy with drive-thru;
- **1600 Salem Road – Senior Village Apartment Housing** – (PIN: R122 029 000 0625 0000); Request for staff input prior to permitting & construction commencement of Senior Village;
- **Follow-up to redevelopment request for “Marsh Point”, a multi-family rental housing community** (1716 & 1730 Greenlawn Drive; PIN: R120 001 000 005F 0000/R120 001 00 0264 0000) – Demolition of existing 26 units & leasing office to rebuild into 72-unit community;

HTRC

- **1301 Greene Street (Residential, c. 1948 - Contributing)** – Proposal for new detached guest house facing side street (Harrington St.);
- **1604 King Street (Residential – Vacant lot)** – Discussion and approval of final set of revisions to conceptual plans and architectural drawings on new townhomes (3-stories; in-fill development) located in the Bladen Street Redevelopment Overlay District
- **910 Harrington Street (Vacant - Residential, c. 1910 - Contributing)** – Proposal to raise rear plate height, change roof form and slope as well as restore/replace windows and asbestos siding with cementitious lap siding;
- **1202 Greene Street (Contributing, c. 1910) – Northwest Quadrant**
Request by applicant for staff input regarding proposal to convert existing dwelling (on City’s Vacant & Dilapidated Structures List) into a Short-Term-Rental and to eventually also construct a new secondary dwelling (ADU) on property;
- **1203 Bay Street (Contributing, c. 1800 – The John A. Cuthbert House)** – The Bluff neighborhood
Request by applicant for staff review regarding proposal to replace two (2) historic windows (1st & 2nd fl.) and three non-historic windows (ground floor) as well as new HVAC/laundry room screening and carriage house enclosure;

PC (Planning Commission):

PC (Planning Commission)

Cancelled (held two worksessions)

ZBOA (Zoning Board of Appeals):

ZBOA (Zoning Board of Appeals) Scheduled:

- 110 Factory Creek Landing – Appeal (Section 3.6.2.C.2.j)
April 27, 2026 Meeting

Tenant Change (Safety Inspections)

- 906 Port Republic Street – New Restaurant (La Nopalera)
- 609 Carteret Street – Retail (The Hidden Gem Art and Consign LLC)

Permit Numbers

New Construction - Residential Dwellings & Commercial Structures 2026

Month	Single Family	Multifamily	Commercial	Permit Fees
Jan	8	0	0	\$21,431.40
Feb	10	0	1	\$39,867.20
Mar	0	2	0	\$6,057.40
Apr		0	0	
May				
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
Totals	18	0	1	\$67,356.00

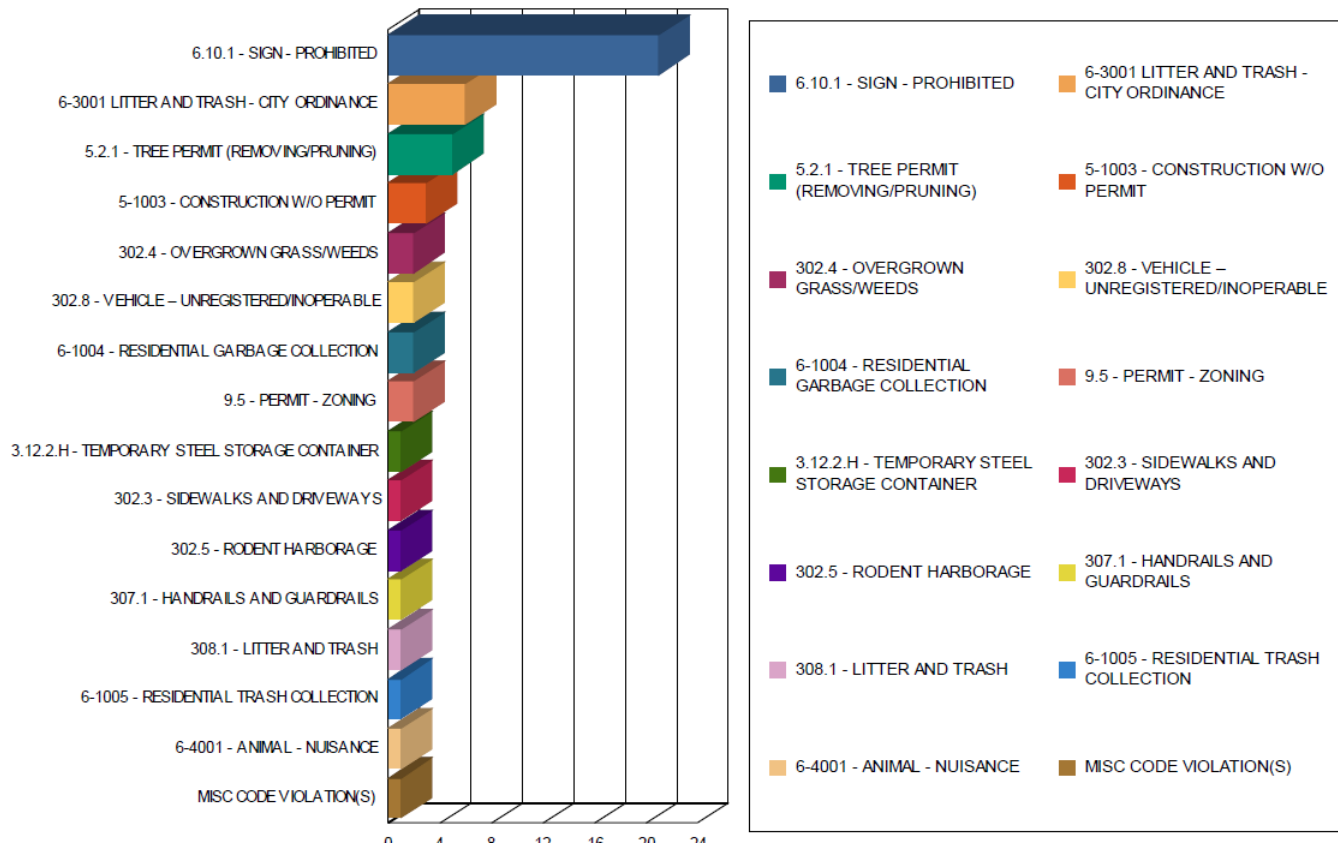
Total Residential Units: 19

Note: The total permit fees collected does not include impact fees.

	2026	
Month	Total Permits	Permit Fees Collected
Jan	103	\$58,048.96
Feb	72	\$68,792.84
Mar	92	\$29,672.47
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
Totals	267	\$156,514.27

Note: The total permit fees collected does not include impact fees.

Code Enforcement





City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Linda Roper, Downtown Operations Director
Item Name: Downtown Operations Monthly Report
Meeting Date: May 12, 2026
Department: Downtown Operations

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Downtown Operations Monthly Report

City of Beaufort Downtown Operations & Community Services

Activity Report

March 2026

Main Street Beaufort

March was an active and productive month highlighted by a successful First Friday event held on March 6, themed *"Lucky in Beaufort."* The evening featured a Leprechaun Scavenger Hunt, where participants followed riddles to locate at least ten (10) of the twenty (20) hidden leprechauns throughout downtown, encouraging engagement and foot traffic among local businesses.

The Main Street Director attended the North Carolina/South Carolina Main Street Conference, gaining valuable insights and best practices to support ongoing downtown initiatives.

Coordination efforts also continued for the upcoming Taste of Beaufort, working closely with the Cultural District Advisory Board and neighborhood groups to identify and plans for additional event locations.

Collaborated with a consulting firm by providing data and background information to support the development of a downtown master plan. This initiative will focus on enhancing aesthetics, improving wayfinding, and increasing pedestrian safety, with community engagement and advisory board involvement anticipated to begin in June.

In preparation for the Social District implementation, initial steps were taken to develop the program's website, informational materials, and marketing strategy to ensure a effective rollout.

Events & Tour Coordinator

Highlights – March 2026:

- A Taste of Beaufort planning in full swing
- Held a departmental meeting for A Taste of Beaufort
 - Finance
 - Public works
 - Police
 - Fire/EMS
 - Greenery
 - Parking
- Met with Tidal Creek for their Easter Festival in April
- Planned and attended two street renaming ceremonies
 - Clayton Cooler Loop at Southside Park
 - Donnie Beer Drive

City of Beaufort Downtown Operations & Community Services

Activity Report

March 2026

- Assisted with First Friday
- Attended the Cyber Summit at Tabby Place
- Continued to meet with USCB and Washington Street Park group regarding additions to Taste of Beaufort
 - USCB Center for the Arts will be known as A Taste of the Arts and will run on Friday and Saturday
 - Washington Street Park will be known as A Taste of Community and will run on Saturday only
- Tours
 - Keeping tours updated on construction progress
 - Tours continue to proceed regardless of the intersection and construction closures
 - New badges have been distributed and well received by the tour companies
- Parks
 - Reservations are picking up

Park Reservations March 2026

Location	Wedding	Special Event	Birthday or Baby Shower	Other	Festival	Attendance	
						-50	50+
Pigeon Point Park			3			3	
Southside Park			5	13		18	
The Bluff				4		4	
Washington St. Park				5	1	4	3
Waterfront Park	1			1	1	1	1
Whitehall Park							
Other							
Totals	1	0	8	23	2	30	4

*Washington Street Park remains closed for construction, however Friday community dinners and the United Way's shower trailer are still conducting their services every other week.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Alan Eisenman, Finance Director
Item Name: Finance Department Monthly Report
Meeting Date: May 12, 2026
Department: Finance Department

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Finance Department

Scott Marshall
CITY MANAGER
843-525-7070
FAX 843-525-7013



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

Dear Mayor, Members of City Council and City of Beaufort Stakeholders:

The City of Beaufort March 2026 financial statement is included in your agenda packet. This financial statement includes the City's Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance (aka Income Statement). It also includes Budgetary Comparison Schedules for the City's fiscal year 2026 budgeted funds which include General Fund, TIF II Fund, Capital Projects Fund, Parks and Tourism Fund, American Rescue Plan Act (ARPA) Fund, Stormwater Fund, State Accommodations Tax Fund, and Fire Impact Fees Fund.

With March being the 9th month of the fiscal year 2026, recurring revenues and expenditures should be 75% of the budget. General Fund revenues are 66.9% of the budget while expenditures are 74.2% of the budget.

I'll be happy to answer any questions that you may have as you review the City's March 2026 financial statements.

Thanks,

Alan Eisenman CPA CGFO
Finance Director

CITY OF BEAUFORT, SOUTH CAROLINA
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
ASSETS								
Cash and cash equivalents	\$ 17,236,282	\$ 321,377	\$ 2,251,448	\$ 4,088,294	\$ 1,941,292	\$ 698,700	\$ 2,388,292	\$ 28,925,685
Taxes receivable, net	244,426	-	-	-	-	57,205	-	301,631
Other receivables	833,876	-	230,795	96,588	-	-	-	1,161,259
Inventories and other assets	20,171	-	-	-	-	-	-	20,171
Restricted cash and cash equivalents	-	3,434,875	-	1,541,635	-	577,606	26,743	5,580,859
Total assets	<u>18,334,755</u>	<u>3,756,252</u>	<u>2,482,243</u>	<u>5,726,517</u>	<u>1,941,292</u>	<u>1,333,511</u>	<u>2,415,035</u>	<u>35,989,605</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities:								
Accounts payable	629,443	-	56,691	62,754	3,562	13,227	305	765,982
Due to other governments	57,339	-	-	-	-	-	-	57,339
Unearned revenue	1,846,090	-	-	-	1,345,601	-	-	3,191,691
Accrued liabilities	120,566	-	-	59,054	662	3,157	3,142	186,581
Deposits and escrow	482,371	-	-	23,250	-	-	23,617	529,238
Total liabilities	<u>3,135,809</u>	<u>-</u>	<u>56,691</u>	<u>145,058</u>	<u>1,349,825</u>	<u>16,384</u>	<u>27,064</u>	<u>4,730,831</u>
Deferred Inflows of Resources:								
Unavailable revenue - property taxes	245,328	-	-	-	-	40,614	-	285,942
Unavailable revenue - grants	-	-	230,795	-	-	-	-	230,795
Total deferred inflows of resources	<u>245,328</u>	<u>-</u>	<u>230,795</u>	<u>-</u>	<u>-</u>	<u>40,614</u>	<u>-</u>	<u>516,737</u>
Fund balances:								
Nonspendable:								
Inventories	32,120	-	-	-	-	-	-	32,120
Cemetery	-	-	-	-	-	-	7,246	7,246
Restricted	1,669,236	3,756,252	2,194,757	4,039,824	591,467	698,907	2,344,122	15,294,565
Committed for:								
Land Acquisition	1,376,516	-	-	-	-	-	-	1,376,516
Vehicle and equipment replacement	2,184,527	-	-	-	-	-	-	2,184,527
Redevelopment	1,892,987	-	-	-	-	-	-	1,892,987
Capital Projects	1,567,317	-	-	1,541,635	-	577,606	-	3,686,558
Law enforcement	-	-	-	-	-	-	36,603	36,603
Assigned for:								
Subsequent year's budget	221,942	-	-	-	-	-	-	221,942
Unassigned	6,008,973	-	-	-	-	-	-	6,008,973
Total fund balances	<u>14,953,618</u>	<u>3,756,252</u>	<u>2,194,757</u>	<u>5,581,459</u>	<u>591,467</u>	<u>1,276,513</u>	<u>2,387,971</u>	<u>30,742,037</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,334,755</u>	<u>\$ 3,756,252</u>	<u>\$ 2,482,243</u>	<u>\$ 5,726,517</u>	<u>\$ 1,941,292</u>	<u>\$ 1,333,511</u>	<u>\$ 2,415,035</u>	<u>\$ 35,989,605</u>

CITY OF BEAUFORT, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE MONTH ENDED MARCH 31, 2026

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
REVENUES								
Property taxes	\$ 10,479,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,479,274
Other taxes	-	-	-	3,319,871	-	-	695,341	4,015,212
Franchise fees	769,908	-	-	-	-	-	-	769,908
Fines and forfeitures	50,069	-	-	-	-	-	-	50,069
Licenses and permits	2,328,009	-	-	-	-	-	37,679	2,365,688
Intergovernmental	2,826,528	-	1,067,179	-	596,532	-	-	4,490,239
Charges for services	1,712,385	-	-	353,621	-	1,293,529	-	3,359,535
Investment earnings	551,506	114,841	56,785	194,308	65,110	17,372	29,855	1,029,777
Miscellaneous	255,955	-	-	125,052	-	-	1,051	382,058
Total revenues	<u>18,973,634</u>	<u>114,841</u>	<u>1,123,964</u>	<u>3,992,852</u>	<u>661,642</u>	<u>1,310,901</u>	<u>763,926</u>	<u>26,941,760</u>
EXPENDITURES								
Current:								
General government	4,044,345	-	-	-	108,712	-	523,317	4,676,374
Law enforcement	5,468,593	-	-	1,240,405	-	-	496	6,709,494
Fire and emergency	6,921,918	-	-	-	-	-	-	6,921,918
Public works	1,673,913	-	-	-	-	548,302	-	2,222,215
Culture and recreation	-	-	-	1,285,507	-	-	-	1,285,507
Streets	794,350	-	-	-	-	-	-	794,350
Community development	926,915	-	-	795,732	-	-	-	1,722,647
Debt Service:								
Principal	1,604,230	-	-	646,212	-	266,250	-	2,516,692
Interest and other charges	271,668	-	-	328,284	-	151,575	-	751,527
Capital Outlay	-	315,686	2,879,090	150,710	-	-	-	3,345,486
Total expenditures	<u>21,705,932</u>	<u>315,686</u>	<u>2,879,090</u>	<u>4,446,850</u>	<u>108,712</u>	<u>966,127</u>	<u>523,813</u>	<u>30,946,210</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,732,298)</u>	<u>(200,845)</u>	<u>(1,755,126)</u>	<u>(453,998)</u>	<u>552,930</u>	<u>344,774</u>	<u>240,113</u>	<u>(4,004,450)</u>
OTHER FINANCING SOURCES (USES)								
Issuance of financed purchases	684,000	-	-	-	-	-	-	684,000
Transfers in	-	-	2,047,952	10,441	87,829	-	-	2,146,222
Transfers out	-	-	-	(1,200,253)	(728,574)	(217,395)	-	(2,146,222)
Total other financing sources (uses)	<u>684,000</u>	<u>-</u>	<u>2,047,952</u>	<u>(1,189,812)</u>	<u>(640,745)</u>	<u>(217,395)</u>	<u>-</u>	<u>684,000</u>
Net change in fund balances	(2,048,298)	(200,845)	292,826	(1,643,810)	(87,815)	127,379	240,113	(3,320,450)
Fund balances - beginning	<u>17,001,916</u>	<u>3,957,097</u>	<u>1,901,931</u>	<u>7,225,269</u>	<u>679,282</u>	<u>1,149,134</u>	<u>2,147,858</u>	<u>34,062,487</u>
Fund balances - ending	<u>\$ 14,953,618</u>	<u>\$ 3,756,252</u>	<u>\$ 2,194,757</u>	<u>\$ 5,581,459</u>	<u>\$ 591,467</u>	<u>\$ 1,276,513</u>	<u>\$ 2,387,971</u>	<u>\$ 30,742,037</u>

**CITY OF BEAUFORT, SOUTH CAROLINA
COMBINING BALANCE SHEET
OTHER GOVERNMENTAL FUNDS
MARCH 31, 2026**

	<u>Special Revenue Funds</u>			<u>Permanent Fund</u>	
	<u>State Accommodations Tax Fund</u>	<u>Fire Impact Fees Fund</u>	<u>Drug Control and Prevention Fund</u>	<u>Cemetery Fund</u>	<u>Total-Other Governmental Funds</u>
ASSETS					
Cash and cash equivalents	\$ 1,719,729	\$ 624,714	\$ 36,603	7,246	\$ 2,388,292
Other receivables	-	-	-	-	-
Restricted cash and cash equivalents	-	-	26,743	-	26,743
Total assets	<u>1,719,729</u>	<u>624,714</u>	<u>63,346</u>	<u>7,246</u>	<u>2,415,035</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	-	305	-	-	305
Other accrued expenses	3,142	-	-	-	3,142
Deposits and escrow	-	-	23,617	-	23,617
Total liabilities	<u>3,142</u>	<u>305</u>	<u>23,617</u>	<u>-</u>	<u>27,064</u>
Fund balances:					
Nonspendable:					
Cemetery	-	-	-	7,246	7,246
Restricted	1,716,587	624,409	3,126	-	2,344,122
Committed for:					
Law enforcement	-	-	36,603	-	36,603
Total fund balances	<u>1,716,587</u>	<u>624,409</u>	<u>39,729</u>	<u>7,246</u>	<u>2,387,971</u>
Total liabilities and fund balances	<u>\$ 1,719,729</u>	<u>\$ 624,714</u>	<u>\$ 63,346</u>	<u>\$ 7,246</u>	<u>\$ 2,415,035</u>

CITY OF BEAUFORT, SOUTH CAROLINA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
OTHER GOVERNMENTAL FUNDS
FOR THE MONTH ENDED MARCH 31, 2026

	Special Revenue Funds			Permanent Fund	Total-Other Governmental Funds
	State Accommodations Tax Fund	Fire Impact Fees Fund	Drug Control and Prevention Fund	Cemetery Fund	
REVENUES					
Other taxes	\$ 695,341	\$ -	\$ -	\$ -	\$ 695,341
Licenses and permits	-	37,679	-	-	37,679
Investment earnings	29,198	-	657	-	29,855
Miscellaneous	-	-	1,051	-	1,051
Total revenues	<u>724,539</u>	<u>37,679</u>	<u>1,708</u>	<u>-</u>	<u>763,926</u>
EXPENDITURES					
Current:					
General government	523,317	-	-	-	523,317
Law enforcement	-	-	496	-	496
Total expenditures	<u>523,317</u>	<u>-</u>	<u>496</u>	<u>-</u>	<u>523,813</u>
Excess of revenues over expenditures	<u>201,222</u>	<u>37,679</u>	<u>1,212</u>	<u>-</u>	<u>240,113</u>
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	201,222	37,679	1,212	-	240,113
Fund balances - beginning	<u>1,515,365</u>	<u>586,730</u>	<u>38,517</u>	<u>7,246</u>	<u>2,147,858</u>
Fund balances - ending	<u>\$ 1,716,587</u>	<u>\$ 624,409</u>	<u>\$ 39,729</u>	<u>\$ 7,246</u>	<u>\$ 2,387,971</u>

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE MONTH ENDED MARCH 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Property taxes	\$ 9,969,172	\$ 9,969,172	\$ 10,479,274	\$ 510,102	105.1%
Franchise fees	2,384,440	2,384,440	769,908	(1,614,532)	32.3%
Fines and forfeitures	59,000	59,000	50,069	(8,931)	84.9%
Licenses and permits	7,817,000	7,817,000	2,328,009	(5,488,991)	29.8%
Intergovernmental	3,869,680	5,369,680	2,826,528	(2,543,152)	52.6%
Charges for services	2,088,745	2,088,745	1,712,385	(376,360)	82.0%
Investment earnings	600,000	600,000	551,506	(48,494)	91.9%
Miscellaneous	60,000	60,000	255,955	195,955	426.6%
Total revenues	26,848,037	28,348,037	18,973,634	(9,374,403)	66.9%
Expenditures:					
Current:					
General government					
City council	318,249	318,249	370,625	(52,376)	116.5%
City manager	1,006,844	1,011,226	637,138	374,088	63.0%
Finance	1,103,554	1,111,296	825,253	286,043	74.3%
Human resources	514,604	519,993	332,419	187,574	63.9%
Information technology	939,137	939,137	661,943	277,194	70.5%
Court and legal	690,911	706,300	440,872	265,428	62.4%
Non-departmental	815,171	815,171	776,095	39,076	95.2%
	5,388,470	5,421,372	4,044,345	1,377,027	74.6%
Law enforcement					
Police	6,272,804	6,462,388	4,858,429	1,603,959	75.2%
School resource officers	734,983	734,983	499,494	235,489	68.0%
Crossing guards	24,945	24,945	22,341	2,604	89.6%
Victims rights	123,030	123,030	88,329	34,701	71.8%
	7,155,762	7,345,346	5,468,593	1,876,753	74.4%
Fire and emergency					
City of Beaufort fire	8,696,627	9,135,095	6,921,918	2,213,177	75.8%
	8,696,627	9,135,095	6,921,918	2,213,177	75.8%
Public works					
Administration	545,431	578,223	366,309	211,914	63.4%
Maintenance	718,115	718,115	447,858	270,257	62.4%
Solid waste	1,476,050	1,476,050	859,746	616,304	58.2%
	2,739,596	2,772,388	1,673,913	1,098,475	60.4%

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE MONTH ENDED MARCH 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Streets	1,216,546	1,364,849	794,350	570,499	58.2%
	1,216,546	1,364,849	794,350	570,499	58.2%
Community development	1,356,171	1,363,259	926,915	436,344	68.0%
	1,356,171	1,363,259	926,915	436,344	68.0%
Total current	26,553,172	27,402,309	19,830,034	7,572,275	72.4%
Debt service:					
Principal	1,604,230	1,604,230	1,604,230	-	100.0%
Interest	243,568	243,568	271,668	(28,100)	111.5%
Total debt service	1,847,798	1,847,798	1,875,898	(28,100)	101.5%
Total expenditures	28,400,970	29,250,107	21,705,932	7,544,175	74.2%
Excess (deficiency) of revenues over (under) expenditures	(1,552,933)	(902,070)	(2,732,298)	(1,830,228)	
Other financing sources (uses):					
Issuance of capital lease	833,472	833,472	684,000	(149,472)	82.1%
Transfers in	69,584	69,584	-	(69,584)	0.0%
Transfers out	(375,000)	(375,000)	-	(375,000)	0.0%
Total financing sources (uses)	528,056	528,056	684,000	(594,056)	129.5%
Net change in fund balance	(1,024,877)	(374,014)	(2,048,298)	(1,674,284)	
Fund balance, beginning of year	17,001,916	17,001,916	17,001,916	-	
Fund balance, end of year	\$ 15,977,039	\$ 16,627,902	\$ 14,953,618	\$ (1,674,284)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
TAX INCREMENT FINANCING DISTRICT II – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MARCH 31, 2026**

		Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
		Original	Final			
Revenues:						
Investment earnings		\$ 120,000	\$ 120,000	\$ 114,841	\$ (5,159)	95.7%
	Total revenues	120,000	120,000	114,841	(5,159)	95.7%
Expenditures:						
Current:						
Capital Outlay		740,000	740,000	315,686	424,314	42.7%
	Total expenditures	740,000	740,000	315,686	424,314	42.7%
Excess of revenues over expenditures		(620,000)	(620,000)	(200,845)	(429,473)	
Other financing (uses):						
Transfers out		(1,100,000)	(1,200,000)	-	(1,200,000)	0.0%
	Total other financing uses	(1,100,000)	(1,200,000)	-	(1,200,000)	0.0%
Net change in fund balance		(1,720,000)	(1,820,000)	(200,845)	(1,619,155)	
Fund balance, beginning of year		3,957,097	3,957,097	3,957,097	-	
Fund balance, end of year		\$ 2,237,097	\$ 2,137,097	\$ 3,756,252	\$ (1,619,155)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
CAPITAL PROJECTS FUND – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MARCH 31, 2026**

			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
Budgeted Amounts				
	Original	Final	Actual	
Revenues:				
Intergovernmental	\$ 21,593,759	\$ 21,755,759	\$ 1,067,179	\$ (20,688,580) 4.9%
Investment earnings	-	-	56,785	56,785 100.0%
Total revenues	21,593,759	21,755,759	1,123,964	(20,631,795) 5.2%
Expenditures:				
Current:				
Capital Outlay	28,449,471	28,865,471	2,879,090	25,986,381 10.0%
Total expenditures	28,449,471	28,865,471	2,879,090	25,986,381 10.0%
Excess of revenues over expenditures	(6,855,712)	(7,109,712)	(1,755,126)	(46,618,176)
Other financing sources:				
Transfers in	6,155,712	6,409,712	2,047,952	(4,361,760) 32.0%
Total other financing sources	6,155,712	6,409,712	2,047,952	(4,361,760) 32.0%
Net change in fund balance	(700,000)	(700,000)	292,826	(992,826)
Fund balance, beginning of year	1,901,931	1,901,931	1,901,931	-
Fund balance, end of year	\$ 1,201,931	\$ 1,201,931	\$ 2,194,757	\$ (992,826)

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
PARKS AND TOURISM – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MARCH 31, 2026**

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	<u>Original</u>	<u>Final</u>	<u>Actual</u>		
Revenues:					
Other taxes	\$ 4,445,000	\$ 4,445,000	\$ 3,319,871	\$ (1,125,129)	74.7%
Charges for services	717,500	717,500	353,621	(363,879)	49.3%
Investment earnings	350,000	350,000	194,308	(155,692)	55.5%
Total revenues	<u>5,512,500</u>	<u>5,512,500</u>	<u>3,992,852</u>	<u>(1,519,648)</u>	<u>72.4%</u>
Expenditures:					
Current:					
Law enforcement	1,731,909	1,795,104	1,240,405	554,699	69.1%
Culture and recreation	2,333,175	2,365,967	1,285,507	1,080,460	54.3%
Community development	1,108,256	1,126,273	795,732	330,541	70.7%
Debt Service:					
Principal	646,212	646,212	646,212	-	100.0%
Interest and other charges	323,284	323,284	328,284	(5,000)	101.5%
Capital Outlay	229,800	229,800	150,710	79,090	65.6%
Total expenditures	<u>6,372,636</u>	<u>6,486,640</u>	<u>4,446,850</u>	<u>2,039,790</u>	<u>68.6%</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(860,136)</u>	<u>(974,140)</u>	<u>(453,998)</u>	<u>520,142</u>	
Other financing sources (uses):					
Transfers in	-	-	10,441	10,441	
Transfers out	(2,561,185)	(2,661,185)	(1,200,253)	(1,460,932)	
Total financing sources	<u>(2,561,185)</u>	<u>(2,661,185)</u>	<u>(1,189,812)</u>	<u>(1,450,491)</u>	
Net change in fund balance	(3,421,321)	(3,635,325)	(1,643,810)	1,991,515	
Fund balance, beginning of year	7,225,269	7,225,269	7,225,269	-	
Fund balance, end of year	<u>\$ 3,803,948</u>	<u>\$ 3,589,944</u>	<u>\$ 5,581,459</u>	<u>\$ 1,991,515</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
AMERICAN RESCUE PLAN ACT (ARPA) – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MARCH 31, 2026**

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>		
Revenues:					
Intergovernmental	\$ -	\$ -	\$ 596,532	\$ 596,532	0.0%
Investment earnings	133,871	133,871	65,110	(68,761)	48.6%
Total revenues	133,871	133,871	661,642	527,771	494.2%
Expenditures:					
Current:					
General government	233,871	238,253	108,712	129,541	45.6%
Capital Outlay	-	-	-	-	0.0%
Total expenditures	233,871	238,253	108,712	129,541	45.6%
Excess of revenues over expenditures	(100,000)	(104,382)	552,930	398,230	
Other financing (uses):					
Transfers in	-	-	87,829	87,829	
Transfers out	(1,352,827)	(1,352,827)	(728,574)	(624,253)	53.9%
Total other financing uses	(1,352,827)	(1,352,827)	(640,745)	(536,424)	47.4%
Net change in fund balance	(1,452,827)	(1,457,209)	(87,815)	(1,369,394)	
Fund balance, beginning of year	679,282	679,282	679,282	-	
Fund balance, end of year	\$ (773,545)	\$ (777,927)	\$ 591,467	\$ (1,369,394)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
STORMWATER – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MARCH 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Charges for services	\$ 1,375,000	\$ 1,375,000	\$ 1,293,529	\$ (81,471)	94.1%
Investment earnings	28,346	28,346	17,372	(10,974)	61.3%
Total revenues	1,403,346	1,403,346	1,310,901	(92,445)	93.4%
Expenditures:					
Current:					
Public works	884,446	917,238	548,302	368,936	59.8%
Debt Service:					
Principal	355,000	355,000	266,250	88,750	75.0%
Interest and other charges	163,900	163,900	151,575	12,325	92.5%
Total expenditures	1,403,346	1,436,138	966,127	470,011	67.3%
Excess (deficiency) of revenues over (under) expenditures	-	(32,792)	344,774	(562,456)	
Other financing (uses):					
Transfers out	(398,061)	(467,061)	(217,395)	249,666	46.5%
Total other financing (uses)	(398,061)	(467,061)	(217,395)	249,666	46.5%
Net change in fund balance	(398,061)	(499,853)	127,379	(627,232)	
Fund balance, beginning of year	1,149,134	1,149,134	1,149,134	-	
Fund balance, end of year	\$ 751,073	\$ 649,281	\$ 1,276,513	\$ (627,232)	

**CITY OF BEAUFORT, SOUTH CAROLINA
STATE ACCOMMODATIONS TAX SPECIAL REVENUE FUND
BUDGET TO ACTUAL
FOR THE MONTH ENDED MARCH 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Other taxes	\$ 916,667	\$ 916,667	\$ 695,341	\$ (221,326)	75.9%
Investment earnings	30,000	30,000	29,198	(802)	97.3%
Total revenues	946,667	946,667	724,539	(222,128)	76.5%
Expenditures:					
General government	1,075,717	1,075,717	523,317	552,400	48.6%
Law enforcement	25,729	25,729	-	25,729	0.0%
Total expenditures	1,101,446	1,101,446	523,317	578,129	47.5%
Excess of revenues over expenditures	(154,779)	(154,779)	201,222	356,001	
Other financing uses:					
Transfers out	(438,223)	(538,223)	-	(538,223)	0.0%
Total other financing uses	(438,223)	(538,223)	-	(538,223)	0.0%
Net change in fund balance	(593,002)	(693,002)	201,222	894,224	
Fund balance, beginning of year	1,515,365	1,515,365	1,515,365	-	
Fund balance, end of year	\$ 922,363	\$ 822,363	\$ 1,716,587	\$ 894,224	

**CITY OF BEAUFORT, SOUTH CAROLINA
FIRE IMPACT FEES SPECIAL REVENUE FUND
BUDGET TO ACTUAL
FOR THE MONTH ENDED MARCH 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Licenses and permits	\$ 200,000	\$ 200,000	\$ 37,679	\$ (162,321)	18.8%
Investment earnings	5,000	5,000	-	(5,000)	0.0%
Total revenues	205,000	205,000	37,679	(167,321)	18.4%
Expenditures:					
Debt Service:					
Principal	-	-	-	-	0.0%
Interest and other charges	-	-	-	-	0.0%
Total expenditures	-	-	-	-	0.0%
Net change in fund balance	205,000	205,000	37,679	(167,321)	
Fund balance, beginning of year	586,730	586,730	586,730	-	
Fund balance, end of year	\$ 791,730	\$ 791,730	\$ 624,409	\$ (167,321)	



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Tim Ogden, Fire Chief
Item Name: Fire Department Monthly Report
Meeting Date: May 12, 2026
Department: Fire Department

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Fire Department



City of Beaufort/Town of Port Royal Fire Department

March 2026 Report

Public Events

The Fire Department held several public education events throughout March.

- Student job shadow at Headquarters Fire Station
- BP Checks at Beaufort County Parks & Recreation
- Several career days at various elementary schools
- Station tour for a homeschool group
- Attended the Water Festival fishing tournament in Port Royal

Fire Training

The Training Division conducted 1,270 hours of training.

Special Training:

Lieutenant Anderw Cox completed and graduated The Officer Academy at the SCFA hosted by the South Carolina Firefighter's Association Officer Section.

All the shifts completed RIT / RTR training with the Training Division. Engine Company 4, F-3, and F-5 attended an active shooter drill on Paris Island. Companies along with Burton Fire District attended training on propane systems hosted by Blossman Gas and Appliance. This training was done at 73 Schein Loop (Mastercorp) to cover the propane system that the business has and how to safely secure the system in the event of an emergency. The department also had 3 personnel become new drivers by passing their driver evaluations with the Training Division.

SCFA Course Hosted: Fire Officer 1

SCFA Courses Attended: Incident Safety Officer, Decision Making for Initial Company Officer, RIT / RTR (rescuing the rescuer)

Medical

Monthly In Service Training: Infectious Diseases all 3 shifts

Dr. Baxley has approved the new Clinical Operating Guidelines waiting for State approval.

Worked with SC Fire Academy on being partners to host EMTB classes. Preparing all state required equipment to host EMTB classes.

Senior BP Checks: 2

CPR classes: 1

First Aid Classes: 1

Fire Marshal

The Fire Marshal division completed 137 certified inspections, and 405 Engine Company inspections were completed.

- Attended FOIA training with the City of Beaufort Police Department.
- Attended fire sprinkler training at Hilton Head Island Fire Rescue.
- Attended a 2 day, 16-hour Fire Investigator training at Howe Springs Fire Department
- Attended 3-hour training with the South Carolina Fire Marshal Office.

Personnel

- Attended and participated in the Parris Island Active shooter drill
- Attended Beaufort County wildfire tabletop exercise USCB

Apparatus

- L8795 to Bluffton for repairs- tank fill valve, door trim, foam leak, road/pump transfer switch.
- L1053 placed in service
- E7587 struck by tow truck. Currently at body shop in North Charleston awaiting repairs.
- Battalion 1 PM Service
- Car 11- Brake job and PM service
- Car 2 PM Service

Major Incidents

- Structure fire in Shadow Moss
- 542 total calls for service

PERSONNEL		
Part-Time	9	
Personnel Assigned	56	
Volunteer Personnel	18	
TOTAL PERSONNEL	83	

INCIDENT SUMMARY	BFT	P.R.
Structural Fires	0	3
Vehicle Fires	0	1
Brush, Trash Fire	6	1
Medical Calls	252	108
Vehicle Accident	24	11
Extrication (350-357)	2	1
Hazardous Condition	9	4
Service Calls (500)	41	19
Good Intent Calls (600)	21	2
False Calls (700)	20	16
Water Rescue	0	1
EMS Standby		
Month	375	167
Total Month	542	

TRAINING/EDUCATION		
Local Instruction	1270	
TOTAL	1270	

VOLUNTEER		
Local Instruction	0	
Monthly Station Standby	7	
TOTAL	7	

AID SUMMARY - ALL	LI	BUR	PI	other
BEAUFORT				
Aid Given				1
Aid Received				
Mutual Aid Given				
Mutual Aid Received				
PORT ROYAL				
Aid Given				
Aid Received				
Mutual Aid Given				
Mutual Aid Received				

FIRE PREVENTION	BFT	P.R.
Inspections Conducted	112	25
Violations Noted	73	9
Violations Corrected	63	0
Knox Box Installations	2	7
Fire Plans Reviewed	10	1
Burning Permits Issued	8	1
Permission to Burn Given	7	1
Public Education Events	9	7
Public Edu. Man Hours	15	17
# of Adults	41	50
# of Children	52	15
Car Seats Installation	3	
Smoke Detectors	0	9
CPR Certifications	5	



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Ivette Burgess, Human Resources Director
Item Name: Human Resources Monthly Report
Meeting Date: May 12, 2026
Department: Human Resources Department

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Human Resources

Memorandum

To: Scott Marshall, City Manager
From: Ivette Burgess, Human Resources Director
Date: 4/23/2026
Re: Department Update – March 2026

Onboarding/New Hires

4 New Hires:

- Danny Rozek – Records Manager, City Manager’s Office
- Craig Holland – Associate I (Facilities Division), Public Works
- Jordan Barbery, Patrolman II, Police Department
- Kenia Perdomo – Human Resources/CMO Administrative Assistant, HR

HR Highlight

- Began discussions with Beaufort County Schools regarding Youth@Work Summer High School Intern Program.
- Deployed quarterly compliance training via NEOGOV.

Interviews

- HR staff participated in interview panels for Municipal Court, Finance and Public Works.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Charles Prezalar, Interdev IT Systems Engineer
Item Name: IT Monthly Report
Meeting Date: May 12, 2026
Department: City Managers Office

Background Information:

Introduction:

Monthly Report for March 2026

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. IT Monthly Report

City of Beaufort Monthly Report



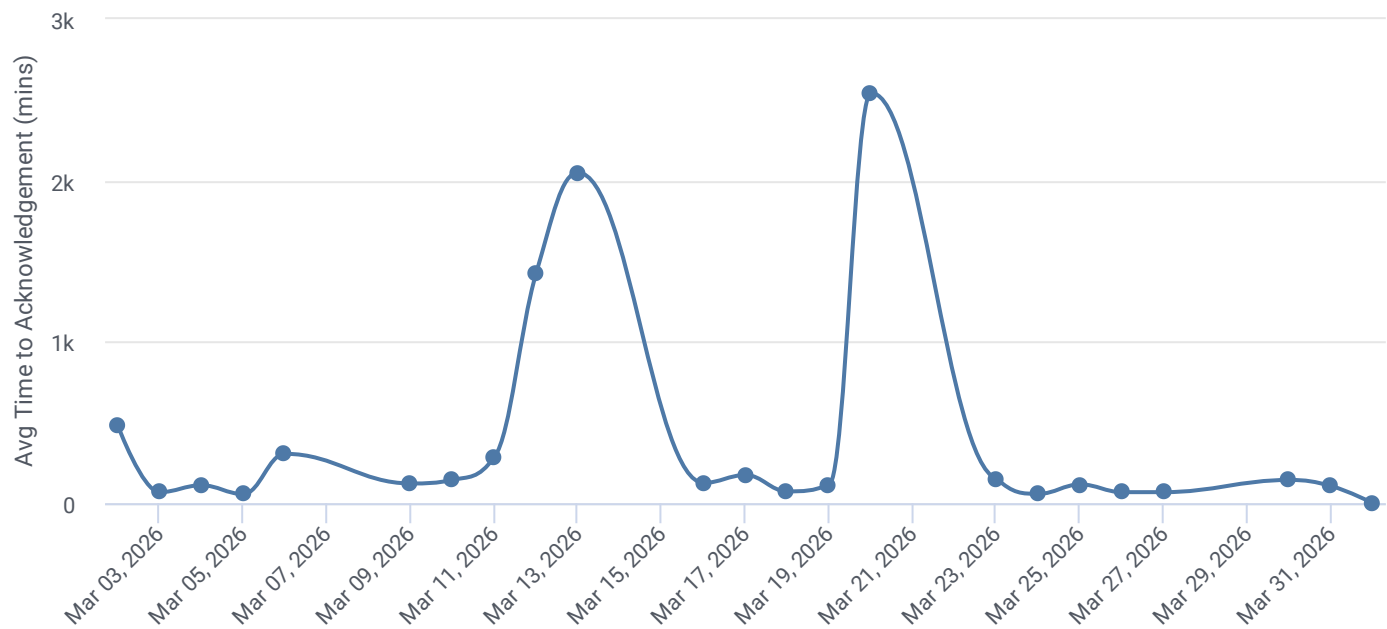
Prepared for: City of Beaufort Created on: Apr 1, 2026 Created by: Joe Riggs

290.82 Avg Ticket Response 30 Days Rolling
mins

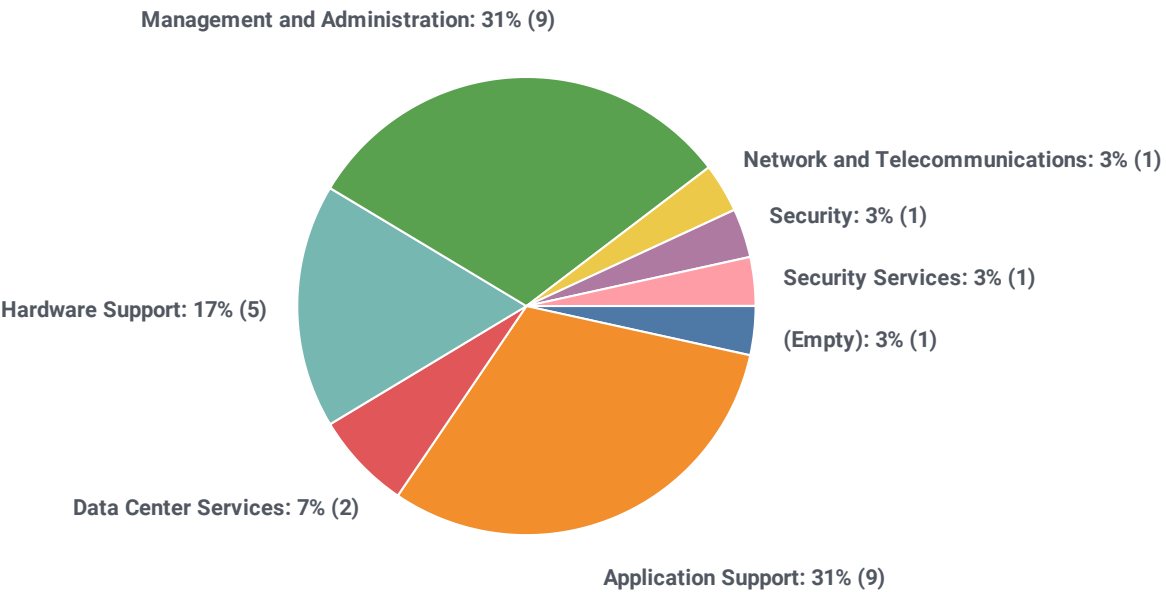
162 1st Response Resolution - Last 30 Days
1st Response Resolution

325 Tickets Closed in the Last 30 Days
Tickets Closed in the Last 30 Days

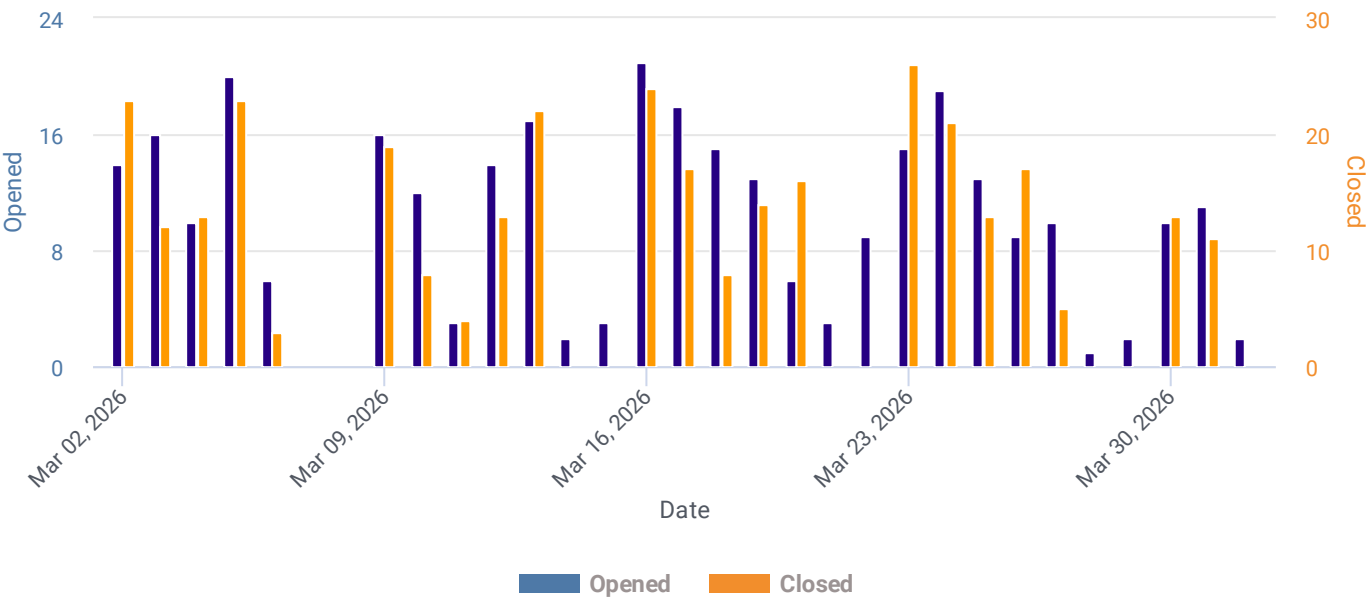
Average Time to Acknowledgement - Trailing 30 Days



Open Tickets by Type



Open vs. Closed Tickets Last 30 Days





City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Dana Wessels, Court Administrator
Item Name: Municipal Court Monthly Report
Meeting Date: May 12, 2026
Department: Municipal Court

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Municipal Court

City of Beaufort Municipal Court

Monthly Department Report

March 2026

DEPARTMENT OVERVIEW:

Bench trials are held every Monday and Thursday at 3:00pm. 7 sessions of bench trials were held in March 2026 and 320 cases were tentatively scheduled. Jury trials were scheduled March 23 – March 27.

Case Overview:

- New cases filed: 111 (59 traffic / 52 criminal)
- Cases disposed: 168 (110 traffic / 58 criminal)

Disposed Cases Breakdown:

- 110 traffic cases
 - 41 guilty indicators (forfeiture, plea, or trial)
 - 69 not guilty indicators (dismissal by officer, Judge, or trial)
- 58 criminal cases
 - 20 guilty indicators (by plea or trial)
 - 38 not guilty indicators

Arrest Warrant Overview:

- 20 arrest warrants issued
- 3 Bench warrants issued

Expungements:

- 17 cases executed in the month of February

Jury Trial Overview:

- Jury trials March 23 – March 27:
 - Cases tentatively scheduled: 27
 - Cases Disposed: 14
- 51 cases pending: 35 criminal / 16 traffic
- Next session of jury trials to be held on April 27 – May 1, 2026



City of Beaufort
Department Request for City Council Agenda Item

To:	City Council	Date: 03/30/2026
From:	Stephenie Price, Police Chief	
Item Name:	Police Department Monthly Report	
Meeting Date:	May 12, 2026	
Department:	Police Department	

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Police Department

BEAUFORT POLICE DEPARTMENT

1901 Boundary St. Beaufort, SC 29902

843-322-7900



Stephenie Price
Chief of Police

March 2026 Monthly Report

Part-1 Crimes Statistics

	Arson	Aggravated Assault	Burglary B/E	CSC	Homicide	Larceny	Mv Theft	Robbery
January	1	2	4	1	0	30	1	0
February	0	3	3	0	0	32	1	0
March	0	2	3	1	0	37	1	0

Total Calls for Service: **3,667**

- Officer Initiated: 2,480
- 911 Line: 417
- Non-Emergency: 770
- SMS T-911: 0

Community Events Attended: **7**

- March 9, Community Dining Event 800 Block Harrington
- March 17, Safe Living Beaufort Rock Hill, Task Force
- March 18, Town Hall Meeting Waters at Ribaut
- March 22, Tidal Creek Easter Festival
- March 24, Sale Living Beaufort Ambrose Run.
- March 28, Kids Event, Whitehall Park, Beaufort Garden Club
- March 28, Kids Festival, Laurel Bay

Chief's Updates:

- March 2, Taste of Beaufort Mtg
- March 2, DW Spectrum Demo
- March 4, Nightstick Demo
- March 5, Meet with Mr. Tomey
- March 5, Drop in for Mr. Claussen
- March 6, Vector Scheduling Mtg
- March 18, Vector Scheduling Mtg
- March 19, Coastal Mental Health Mtg
- March 25, Vector Scheduling Mtg

Upcoming Events:

- April 1, All-Hands/ Cummings Foundation Health Fair
- April 14, SRO Community Event
- April 17, Walmart Grand Opening- Grant Check
- April 28, Birding with Heroes- Command Staff



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 03/30/2026
From: Nathan Farrow, Public Works Director
Item Name: Public Works Monthly Report
Meeting Date: May 12, 2026
Department: Public Works Department

Background Information:

Introduction:

Monthly Report for March 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Public Works Report



CITY OF BEAUFORT PUBLIC WORKS DEPARTMENTS
MONTHLY ACCOMPLISHMENTS

MONTH OF: **MAY COUNCIL MEETING, MARCH ACCOMPLISHMENTS**

EVENTS: ***Career Day Port Royal Elementary/Donnie Beer Dr.**

Weekly Safety Briefs: Miguel Canela-Pena: Trench Safety “Don’t Dig Your Own Grave,”
Brain Injuries, Alcohol Doesn’t Mix with Construction Work,
Prevent Blindness

See/Click/Fix: Reported: 78
Resolved to date: 1,663

811 Locates Reported & Reviewed: 156

PO’s (PR’s) Created and Processed 065

Banners Reserved and Hung 008

On-Call Traffic: A.Davis / Miguel Canela-Pena

Weekend Parks: **E Major / W Smalls / D Wing / T Olivieri / M Heru**

Recurring:

Office Administration:

- Assisted:
 - Completed the base build for the Brightly software program, which includes but is not limited to: sites, assets, locations, user profiles, parts (inventory to calculate equipment use costs)
 - Developed preventative maintenance schedule in Brightly to ensure correct project routing
 - Assist Director with completion of Director’s Notes on local community improvements
 - Attended the FOIA seminar hosted by BPD
 - PO/credit card reconciliation
 - Assisted in organizing & preparing for Quarterly Luncheon

- Other:
 - Completion of the security installation for the Public Works Compound front entry points

Facility Maintenance Division: *(The Facility Maintenance Division will be working within the supervisory overview of General Support")*

Stormwater / Street Division:

- Repairs
 - Washout repair on outfall ditch work shelf @ Southside Blvd.
 - Repaired broken sidewalk panel @ Scott St
- Maintenance:
 - Easements maintenance @ Greenlawn Dr, Palmetto St, Duke St, and Depot Rd.
 - Finished cutting and hauling away fallen tree debris @ Battery Saxon Bluff.
 - Jetted out crossline pipes @ 10-12 Riverfront Pl and Southside Blvd.
 - Street Sweeping @ Bladen St, Bay St, and Harrington St.
 - Used front end loader to set up Connex boxes @ Fire Station 4.
 - Hauled debris to the landfill from PW debris staging landfill.
 - Ditch cleanout a Battery Green Ct
 - Jetted out crosslines at Battery Green Ct
 - Leaf removal from valley drains on Prince St from Ribaut Rd to Pilot St
 - Leaf removal on Polk St and Bladen St
 - Street sweeping done at Harrington St, Polk St, Bladen St and Prince St
 - Weekend work/overtime doing leaf removal at City Hall and PD
 - Easements maintenance done at Battery Creek Rd, First Blvd, and Jane Way
 - Removed snapped tree branch at the corner of Palmetto and Love Joy St
 - Removed burned palmetto tree from Scott St Ext
 - Removed debris piles throughout the city
 - Easements maintenance at Rhett St/Rhett St Alley, Morris St, Lovejoy St, and Airport Circle
 - Cleaned up brush here at PW Compound near the Fire Station equipment
 - Hauled debris from PW debris staging area to the landfill
 - Repaired broken split rail fencing on Reynolds St
 - Repaired sinkhole in sidewalk panel located at TCL
- Assisted:
 - Assisted Fleet with installing metal sheeting on big hauling trailer.
 - Assisted Tri-Scapes with leaf removal on Boundary and Lafayette St near the National Cemetery
 - Tree trimming at City Hall
 - Addressed and resolved complaints submitted through the See Click Fix ticketing system
 - Leaf removal at City Hall on Saturday
 - Canopy raising at Washington Park
- Other
 - Emptied Packer truck at the landfill
 - PW Compound field day
 - Transported the Manlift from 500 Carteret back to PW to be maintenance
 - Interviews for Associate 1 positions
 - Responded to and closed tickets for See Click Fix complaints

Parks Division:

- **Repairs:**

- Filled in low spots in the Pigeon Point Parking lot with plantation mix
- Diagnosed Bay St irrigation valve, parts are being ordered to correct issue in valve
- Discovered broken irrigation line at handicap ramp near court's building
- Stopped leaking for WFP drinking fountain at playground bathroom (New Fountains are awaiting munis PO for ordering)
- Repairs made to Southside Old Restrooms fully switched out faucet to new sensor system
- Repairs made to Whitehall Park men's urinal, replaced old flush valve and sensor with new one
- Installed new drinking fountain at Broom Ln trailhead on Spanish Moss Trail and repaired coupling on waterline to stop leaking
- Repaired broken irrigation line under sago palms and a broken sprinkler head at Courts Facility

- **Maintenance:**

- Maintenance at Pigeon Point, Southside, and Whitehall Park
- Maintenance at Pinckney, Christensen, Cuthbert, Lafayette, Annette Bryant, Charlie Knott, Harvey, Tick Tock, Wilson, Calhoun Thomas, Duck Pond, Battery Saxton, 1st Vol, Stumpman, Shed Property, and Carolina Cove Coffee Shop.
- Maintenance at City Hall, PD, Courts, Fire Station 1 & 2
- Maintenance on beds at City Hall, PD, and Courts (Leaves cleaned up, shrubs trimmed down and shaped, and cracks and areas sprayed with herbicide treatments for weed control)
- Watering Schedule for non-irrigated beds and trees Monday, Wednesday, and Friday
- Sprayed beds at Southside with herbicides
- Mulched Pigeon Point Park, Cuthbert, Christensen, Cuthbert, Wilson, Calhoun Thomas, Duck Pond, and Commerce Park
- Leveled bricks in zone 1 of Bladen St Streetscape
- Sprayed weeds and ant mounds in Southside Park and Pigeon Point Park
- Landscape Maintenance at City Hall, PD, and Courts
- Watering Schedule for non-irrigated beds and trees Mon, Wed, and Friday
- Trimmed up trees inside and around Washington St Park to 12" clearance
- Saturday leaves cleaned up at City Hall with leaf vacuum
- Weekend prep for Pigeon Point and Southside Park
- Aerated and put down weed and feed at Pigeon Point, Southside, Pinckney, Christensen, Cuthbert, Lafayette, Annette Bryant, Tick Tock, Wilson, Calhoun Thomas, and Duke St
- Cleaned up leaves at Pigeon Point Park with Leaf Vacuum Trailer
- Watering Schedule for non-irrigated beds and trees on Monday, Wednesday, and Friday
- Landscape Maintenance on City Hall, Courts, PD, and Fire Station 1 & 2

- **Other**

- Cleaned trash and wiped down all city owned signs at Commerce Park
- City wide trash run
- Spanish Moss Trail inspection and trash clean up Monday and Friday
- Inspected Bladen St irrigation system
- City Trash Run
- Spanish Moss Trail trash run
- Added more support to the A-Frame swings for WFP
- Bathrooms at Pigeon Point and Southside cleaned
- Picked up two a-frame swings from Grayco and delivered them to public works yard
- Spanish Moss Trail trash pick-up and inspection Monday and Friday
- City trash run completed on Monday
- Bathrooms Cleaned at Pigeon Point and Southside, Monday - Friday
- Watering Schedule for non-irrigated beds Monday, Wednesday, and Friday

- Full inspections of Bladen St and Duke St irrigation

Traffic Control / General Support – Facility Maintenance

- **Traffic Control Division**
 - **Maintenance:**
 - Set up SCDOT Teams for the traffic department
 - Brightly Transfer for inventory
 - Reach out to Carolina Traffic for the Fire Station 1 project. Repair Fire Station 1 Lower signal housing after being struck by a Dump Truck. Get a permit for the electrical pole on the fire station 1 project
 - SeeClickFix repair on the Pigeon Point park light burnout
 - Fire Station 1 Traffic light pole Install
 - Boundary & Hogarth pedestrian push button remap so pedestrians can cross
 - Give the new traffic cabinet to Carolina Traffic for the Fire Station 1 Project
 - Install a new pole and sign for the renaming, Clayton Cooler LP at South Side Park
 - Cut and trim tree limb by Bay St & North St in front of the middle School
 - Ribaut Rd pole and signal inspection for Dominion Electric
 - Set new pole and street name sign for Lost Island Dr & Donnie Beer Dr
 - Swap the older Airport Cir sign on the traffic signal to a new sign that includes Donny Beer Dr
 - Set up and swap the controller for the school beacon at Beaufort Academy
 - Reset lights on Bay St
 - Alison Rd Traffic Inspection for detection
 - Meet with Jeffrey from the Beaufort County Sheriff Department on Boundary St & West View for assistance on finding out the Fiber connection throughout all the Traffic cabinets on the Boundary St corridor for the installation of their traffic cameras
 - Reset the string lights on Bay St
 - Inspect Boundary St & Bladen St for the PED pole Knockdown at the national cemetery
 - Bag the crosswalk Ped board on Boundary St intersection
 - Inspect North St & Ribaut Rd for side street loops because vehicles are not being detected during school dismissal time
 - Install festival panels in downtown park for Sunday event
 - Inspect the traffic light on Lady's Island Dr & Ribaut Rd, Mossy Oaks & Ribaut Rd, & North St & Ribaut Rd
 - Light Knockdown on Niel Rd & Boundary St, remove and clean the light out
 - Remove the festival panels from the downtown waterfront park
 - Prepare for vehicle countdown/survey on Rober Smalls & Burnt Hill Rd
 - Boundary St & Charles St loop card detector reprogram for the ghost call on the side street
 - North St & Ribaut Rd loop card detector reprogram longer time on side street
 - McDonald's traffic light retiming for the side street for a longer time on Polk St, with assistance from Nate
 - Fire Station 1 Inspection for any tampering or weather damage
 - The Whale Branch school beacon was destroyed by an unknown driver. Remove the pole and debris from the area.
 - Compound field day, clean and organize the shop and office
 - Brightly meeting in the conference room at P.W.
 - Depot Rd push button repair
 - Remove string lights after they got hit on Bay St by a delivery truck
 - North St & Ribaut Rd traffic intersection inspection after adding new timing to the side street on North St

- Boundary St & Robert Smalls Pkwy Traffic intersection inspection after adding new timing to the side street on Polk St
 - Assisted:
 - Career Day for the Port Royal Elementary school from 7:30 AM to 11:30 AM
 - Reach out to Dominion for a new account set up for Fire Station 1 new signal
 - Reach out to Phase Academy for the Level 1 Traffic Tech class
 - Class at Senneca SC for “the Developing and Implementing Transportation Management Plans (TMPs)”
 - SC811 Marking: Bay St & Downtown Park, Downtown Pavilion, Bay St & Scott St, Ribaut Rd & Paris Ave, Charles St & King St, King St & Carteret St, US170 & Savannah Hwy, US170 & Broad River Rd., Prince St & Ribaut Rd, Duke St & Ribaut Rd, Greene St & Ribaut Rd, Fire Station 1 & Ribaut Rd, Charles St & Craven St, Charles St & Port Republic, King St & Charles St, King St & Carteret St, Bay St & Carteret St, Whale Branch School Flasher, Joe Frazier Rd & Broad River, US170 & Savannah Hwy, Calhoun St & Charles St, Polk St & Hogarth St, Savannah Hwy School Beacon, Ribaut Rd & Paris Ave, New Castle St & Boundary St, New Castle St & Calhoun St, Bay St & Marina, Ribaut Rd & Hermitage Rd, Ribaut Rd & Reynolds St, Ribaut Rd & Verdier Bluff Rd, Carteret St & Port Republic St, Ribaut Rd & Mossy Oaks Rd, Ribaut Rd & First Blvd, Bay St & Chales St, Charles St & Port Republic St., Sea Island Pkwy & Lady’s Island Commons, Sea Island Pkwy & Hudson Dr, Boundary St & Palmetto St, Savannah Hwy & Robert Smalls Pkwy, Boundary St & Robert Smalls Pkwy, Boundary St & Palmetto Dr, Boundary St & Pick Pocket Plantation Dr, Boundary St & Hogarth St, Carteret St & Craven St, Parris Island Gtwy & Palomino Dr, North St & Ribaut Rd.
 - Banner Install/Remove:
 - Install/Removal: Bft Art Associate - Spring Show & Riverview Charter School - Bft Twilight Run, Maison Beaufort - Lisa Benn Costigan & FIRST FRIDAY, CAPA - Dancing with our Stars, Banner Swap for Downtown 500 from “Discover Beaufort Banner” to “Floral Spring Banner”, Banner Swap for Downtown 500 from “Film Festival Banners” to “USCB Campus & Carrer Banners.” On Carteret St, CAPA Kids Festival - Chalk It Up Art Festival, Dancing with our Stars, Beaufort Symphony Concert
- **General Support – Facility Maintenance Division**
- Repairs:
 - Painted Office Manager’s Office at Public Works
 - Replaced electrical breaker to bring Chiller back online
 - Assisted JCI with troubleshooting/replacing condenser pump for Chiller along with troubleshooting Air Handler at PD
 - Set up portable AC units at PD/City Hall
 - Contractors completed remodel of Bathrooms at PD
 - Replaced breakers in Chiller power panel
 - Mounted Cell Signal Booster for IT at PD
 - Fixed plumbing in City Hall conference room sink.
 - Fixed toilet in Courts bathroom
 - Replaced meter cover
 - Cleaned cameras at City Hall
 - Maintenance:
 - Completed Facilities materials and equipment inventory
 - Replaced damaged components to HVAC System at PD
 - Replaced and releveled pavers downtown near Saltus Lot
 - Removed outdated trash cans from Arsenal Building
 - Assisted:

- Assisted DTO with set-up and break-down of ceremony at Southside
- Assisted DTO with set up and tear down of renaming of Donie Beer Dr
- Assisted Parks with tree trimming at Washington St Park
- Escorted contractors while they remodeled multiple bathrooms at PD
- Conducted locate at Waterfront Park for fencing contractors
- Other:
 - Assisted JCI with installation of key card access in Planning Department
 - Installed electrical receptacle to facilitate JCI's installation
 - Located original roofing details for the Municipal Building
 - Met Contractor at PD to conduct asbestos test on bathroom tiles

Fleet / Equipment:

- Repairs:
 - Repair bucket on front end loader
 - Replaced tire on vehicle 410 at Barnard Tire
 - Drop off vehicle 519 at Carolina Truck
 - Replace battery on Downtown Ops. Bobcat Gator
 - Order gutter brooms for Sweeper 435 from Amick Equipment
 - Change tires on tow behind light tower
 - Jump start Manlift at 500 Carteret St
 - Replaced battery on Manlift
 - Pick up parts from Carquest for PM on Manlift
 - Drop-off 2 leveling motor sat Alloy Crane in Savannah for repairs
 - Drop-off 2 A/C units at Sun Belt Rental in Savannah
 - Pick up new equipment from Randels for Parks Department
 - Repair bucket on front end loader
 - Install water drain valve on pipe washer Assist in ditch clean out
 - Finished installing deck boards on Cat 308 trailer
 - Installed processor on crash trailer
 - Order new motor for shop air compressor
 - Replaced tire on vehicle 410 at Barnard Tire
 - Replace battery on Downtown Ops. Bobcat Gator
 - Order gutter brooms for Sweeper 435 from Amick Equipment
 - Had Packer truck empty at landfill
 - Replace electrical plug on Motorcycle trailer
 - Repair tire on leave trailer
 - Order Electric jack for leaf trailer
 - Install running boards on vehicle 26-003
 - Cut grass at PW
 - P/U supplies at Contractor Nail
 - Researched strobe lights for vehicle 26-003
 - Vehicle 435 – change all filters and oil. Replace pony motor cooling system fan
 - P/U supplies at Carquest
 - P/U debris at Duck Pond. Drop off debris at Southside Park
 - P/U Knuckle Boom at Carolina Truck repair
 - Serviced Parks Department aerator
 - Clean repair shop
- Maintenance:
 - Install water drain valve on pipe washer
 - Replace 2 tires on U-Dump. Also rewired trailer
 - Replace tire on utility trailer
 - Finished installing deck boards on Cat 308 trailer
 - Drop off vehicle 519 at Carolina Truck

- Installed processor on crash trailer
- Order new motor for shop air compressor
- Assisted:
 - Assist in ditch clean out
- Other:
 - Pick up shop supplies at Tractor Supply and Carquest
 - Set up training for Adam and Miguel with MASC
 - Pick up shop supplies at Lowes
 - Pick up 2 A/C units in Savannah for City Hall

Operations:

- Repairs:
 - Responded to and corrected a traffic light malfunction at Boundary and Ribaut.
- Maintenance:
 - Inspection of Commerce Park.
 - Multiple crew and site visits.
- Assisted:
 - Set up training for General Support and Traffic with MASC
 - Cut up and removed a hazardous tree on Scott Street with Streets/Stormwater.
 - Responded to and assisted Traffic with the traffic signal that had been struck by a vehicle at Fire Station
 - Assisted with repairing a water fountain at Waterfront Park.
 - Assisted Fleet with replacing the battery in the manlift.
 - Assisted the Streets department with a sidewalk repair on Scott Street.
 - Helped Fleet repair a heavy equipment trailer.
 - Assisted with jetting out stormwater pipes at 813 Battery Creek Road and Riverfront Place.
 - General Support with troubleshooting HVAC issues at City Hall and Police Department.
 - Assisted Parks with raising the tree canopies at Washington Street Park
 - Assisted Tri-Scapes with leaf removal on Boundary Street and Lafayette Street.
 - Assisted Streets/Stormwater with the clean-up of Airport Circle right of way.
- Other:
 - Pick up shop supplies at Tractor Supply, Lowe's and Carquest
 - Attended a Taste of Beaufort organizational meeting at Downtown Operations.
 - Attended a Tidal Creek Easter Celebration event organizational meeting at Downtown Operations.
 - Completed illicit discharge report for 813 Battery Creek Road.
 - Registered Public Works for Beaufort County's Earth Day litter clean up.
 - Attended a Gospel Expedition organizational meeting at Downtown Operations.
 - Attended a meeting with Tri-Scapes concerning right of way contract.
 - Attended a Beaufort County Solid Waste and Recycling Board Meeting.
 - Completed a drainage system report of the Pigeon Point area.
 - Ordered and received Alligator warning signs for the Broad Street neighborhood.
 - Ordered two portable commercial air conditioning units from Beaufort Air.
 - Responded to a traffic accident that knocked down a pedestrian crosswalk pole at Boundary Street and Bladen Street.
 - Responded to a report of a sinkhole on Reynolds Street.



City Council Regular Meeting

Meeting Minutes – City Hall Council Chambers, 2nd Floor

April 14, 2026

I. CALL TO ORDER

6:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Michael McFee, Mayor Pro Tem

III. PUBLIC COMMENT

Yancey O'Kelley, Jared Madison, Thomas Grygowksi, Suzanne Schwank (written comments attached), Beth Grace (written comments attached), Bobby Melia, Paul Trask (written comments attached), Mare Deckard, Alice Howard (written comments attached), Lika Meeks, Felice LaMarca, Ethan James, Martha Spears, John Tarhjian, T.J. Belasco, Myra Belasco, Rob Cahill

IV. MEETING AGENDA APPROVAL

Motion to approve the Meeting Agenda was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

Councilman Lipsitz motioned to swap the order of Old Business Item D and Old Business Item E.

All were in favor, motion carried.

V. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation, Richelle Valdes Cruz, Beaufort High School.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

All were in favor, motion carried.

B. Proclamation proclaiming April 2026 as Child Abuse Prevention and Awareness Month.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

All were in favor, motion carried.

C. Proclamation proclaiming April 2026 as Sexual Assault Awareness Month.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

All were in favor, motion carried.

D. Proclamation proclaiming April 2026 as Fair Housing Month.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

All were in favor, motion carried.

VI. PUBLIC HEARING

Calhoun Streetscape Improvements Project Closeout.

Tiffany Dantzler with the Lowcountry Council of Governments spoke about the closing out of the Calhoun Streetscape Improvement Project.

Mayor Cromer opened the Public Hearing.

There was no public comment.

Mayor Cromer closed the Public Hearing.

VII. CONSENT AGENDA

Motion to approve the Consent Agenda was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

Items approved are listed below:

A. Capital Projects Monthly Report.

B. Community Development Monthly Report.

C. Downtown Operations Monthly Report.

D. Finance Department Monthly Report.

E. Fire Department Monthly Report.

F. Human Resources Monthly Report.

G. IT Monthly Report.

H. Municipal Court Monthly Report.

I. Police Department Monthly Report.

J. Public Works Monthly Report.

K. Request for parade/street closures from Sons of the Union Veterans of the Civil War Memorial Day Committee to host the Memorial Day Parade on Monday, May 25, 2026, from 8:30 am - 12:00 pm.

L. Request for streets and bridge closure from Lowcountry Habitat for Humanity to host 2026 Turkey Trot on Thursday, November 26, 2026, from 7:00 am to 10:00 am.

VIII. MINUTES

A. Regular Meeting - March 10, 2026.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Scallate.

Minutes approved as presented.

B. Worksession - March 24, 2026.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

Minutes approved as presented.

IX. OLD BUSINESS

- A. An Ordinance authorizing the City Manager to execute a Purchase and Sale Agreement between the City of Beaufort, South Carolina, and Clarendon Farms, L.L.C., for the sale of approximately 31.79 acres located at 90 Schork Road (Tax Parcel R120 020 000 0269 0000); and other matters related thereto - Second Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.

Mayor Cromer recused himself from the discussion and vote.

Scott Marshall, City Manager, provided a summary.

The motion passed by a vote of 3 - 1. Councilman Scallate voted against.

- B. An ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances - Second Reading.

A motion to postpone was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell. The discussion will be brought back to a Worksession on April 28, 2026, then back to the Regular Meeting for Second Reading on May 12, 2026.

All were in favor, motion carried.

- C. An ordinance to amend Chapters 2 and 3 of Part 6 of the City Code of Ordinances to revise sections relating to Weeds, Litter, Trash and other matters related thereto - Second Reading.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

A recap was provided by Curt Freese, Community Development Director.

Councilman Scallate pointed out a scrivener's error under section 6-3001. The word Town will be corrected to say City.

All were in favor, motion carried.

- D. An Ordinance to amend City of Beaufort Ordinance 2025/13 regarding the Fiscal Year 2025-2026 City of Beaufort Budget to provide for the revenue and expenditures of Parks and Tourism Fund and Capital Projects Fund and amend Freedom of Information Act (FOIA) Fee Schedule - Second Reading.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Scallate.

Alan Eisenman, Finance Director, provided a summary of the proposed amendments.

All were in favor, motion carried.

- E. An ordinance to amend Part 7 of the Code of Ordinances of the City of Beaufort, South Carolina, and Section 3.6.2.C.2 of the Beaufort Development Code to adopt provisions regarding Short-Term Rentals - Second Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

Curt Freese, Community Development Director, provided a review of the proposed changes coming out of First Reading.

Councilman Lipsitz made a motion to amend by creating an overlay district in Zone T4-HN neighborhoods, creating a 3 percent cap on all short-term rentals in the district. Make the rest of the City a 4 percent cap. In addition to these, neighbors of potential short term rentals will be notified at the time of application and at approval of short-term rentals.

Councilman Lipsitz amended his previous motion to notify after approval only. The motion was seconded by Mayor Cromer.

The motion failed by a vote of 3 - 2.

Mayor Cromer and Councilman Lipsitz were in favor, Mayor Pro Tem, McFee, Councilman's Mitchell and Scallate were against.

Councilman Scallate made a motion to rescind the ordinance. The motion was seconded by Councilman Mitchell.

The motion passed by a vote of 4 - 1. Councilman Lipsitz voted against.

Councilman Scallate made a motion to have a Special Meeting on April 21, 2026, for First Reading of this Ordinance. The motion was seconded by Mayor Pro Tem, McFee.

The motion passed by a vote of 4 - 1. Councilman Lipsitz voted against.

X. NEW BUSINESS

- A. Request for Historic Beaufort Foundation to host the 2026 Lafayette Soirée on May 16, 2026, from 6:00 pm - 10:30 pm, with allowance to transport participants from remote parking to 500 Port Republic Street, signage, and waiver of loud and unseemly noise.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.

All were in favor, motion carried.

- B. An Ordinance authorizing and approving a first amendment to that certain 2024 Series Ordinance dated January 9, 2024; and other matters relating thereto- First Reading.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Scallate.

Alan Eisenman, Finance Director, provided a summary of the amendments being proposed.

The motion passed by a vote of 4 - 1. Councilman Lipsitz voted against.

- C. An Ordinance to amend City of Beaufort Ordinance 2025/13 regarding the fiscal year 2025-2026 City of Beaufort budget to provide for the revenues and expenditures of Parks and Tourism Fund and Capital Projects Fund- First Reading.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

Alan Eisenman, Finance Director, provided a summary of the amendments being proposed.

The motion passed by a vote of 4 - 1. Councilman Scallate voted against.

- D. An Ordinance amending Part 7 - Licensing and Regulation, Chapter 13 - Hospitality Fee - First Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.

Alan Eisenman, Finance Director, provided the language of the proposed amendment to the ordinance.

All were in favor, motion carried.

- E. Authorization to allow the City Manager to enter into a Contractual Agreement for Waterfront Park Day Dock Project.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

Alan Eisenman, Finance Director, provided a summary of the contract.

The motion passed by a vote of 4 - 1. Councilman Scallate voted against.

- F. A Resolution adopting the City of Beaufort's Priority Community Development Needs for 2026.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

Scott Marshall, City Manager, went over the list of priorities.

Councilman Scallate made a motion to switch the order for Number 2 and 3. The motion was seconded by Mayor Pro Tem, McFee.

All were in favor of the amended motion.

All were in favor of the main motion.

- G. A Resolution expressing conditional support of South Carolina Senate Bill 866, Municipal Tax Relief Act and advocating for amendments to enhance municipal flexibility.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

Eric Claussen, Assistant City Manager, provided an overview of the resolution.

All were in favor, motion carried.

- H. A Resolution expressing opposition to the proposed termination of the History Program at the University of South Carolina Beaufort and memorializing Council's unanimous support previously expressed through a signed letter.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

- I. A Resolution of the City Council of the City of Beaufort, South Carolina, authorizing the City Manager to execute a Grant Agreement with the Beaufort County Economic Development Corporation for Economic Development activities within the Beaufort Commerce Park.

Motion to approve was made by Councilman Mitchell and seconded by Councilman Lipsitz.

Mayor Cromer recused himself from the discussion and vote.

Scott Marshall, City Manager, provided an overview of the agreement.

Councilman Lipsitz made a motion to amend by including a provision in 1.3A to ensure that any interest on the funds are to be used within the Commerce Park.

There was no second on the amendment. The motion failed.

The main motion failed by a vote of 3 - 1. Councilman Lipsitz voted in favor.

XI. REPORTS

City Manager's Report

He stated given the wide circulation and positive feedback received on the weekly City Manager's Bridge Report, the reports he provides in Council meetings will be much briefer moving forward.

Stated paid parking in the marina parking lot has been suspended since November, primarily to help offset the inconvenience to downtown visitors that was posed by the earlier closure of the intersection of Bay Street and Charles Street. Since this intersection has been open for some time now, on May 1, 2026, the suspension of paid parking at the marina parking lot will be revoked and patrons parking there will need to use the parking kiosks to pay for parking.

Reported staff will present the City Manager's suggested Consolidated Budget for Fiscal Year 2027 in a special Worksession on April 21, 2026, beginning at 5:00 pm.

Residents and stakeholders are invited to attend the Waterfront Park Design Concepts Public Meeting, where proposed concept designs for repair or replacement of the relieving platform will be presented and discussed. The meeting will take place on Wednesday, April 22, 2026, from 5:00 pm to 6:30 pm, with a formal presentation by McSweeney Engineers beginning at 5:30 pm. The event will be held at the Henry C. Chambers Waterfront Park Pavilion, with City Hall, 1911 Boundary Street, First Floor Foyer serving as a backup location in the event of inclement weather.

Today, crews began installing the new 4-foot high, commercial-grade, black aluminum decorative fencing in the Waterfront Park to replace the industrial, chain-link fence that has been in place since the relieving platform was closed last summer. It should improve aesthetics and will be followed by the placement of several bench swings along the fence.

Mayor's Report

Attended many meetings and events which included the showing of "Beaufort on the Brink of Revolution" sponsored by the Beaufort History Museum.

Councilman Mitchell

Attended Leadership Day at Shanklin Elementary School along with Councilman Lipsitz.

Paid tribute to Alvin Pazant on his passing.

Mayor Pro Tem, McFee

Nothing to report.

Councilman Scallate

Attended the Beaufort County Awareness Group meeting on March 25, 2026.

Attended the Leadership Beaufort Government Session on April 10, 2026.

Councilman Lipsitz

Attended the Kids Fest Spring Fling hosted by the Police Department in Southside Park.

XII. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the South Carolina Code of Law:
Discussion regarding the purchase or sale of property.

1. 1100 Boundary Street
2. 2153 Boundary Street
3. Beaufort Commerce Park - Lot B
4. Beaufort Commerce Park - Lot D
5. Beaufort Commerce Park - Lot K

Councilman Lipsitz made a motion to go into Executive Session and seconded by Councilman Scallate.

All were in favor, motion carried.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Councilman Mitchell.

All were in favor, motion carried.

Note: Mayor Cromer recused himself and left the room for all discussions regarding the Beaufort Commerce Park.

No action from Executive Session.

XIII. ADJOURN

11:16 PM

Motion to adjourn was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Disclaimer: This document captures all actions taken by Council and summarizes discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website www.cityofbeaufort.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

Public Comments City Council Meeting 4/14/26

I'm Suzanne Schwank, [REDACTED] I've lived here for 40 yrs, 17 of those in The Point and the last 11 on [REDACTED] in the city limits. I commend Council & staff for tackling STRs. Every tourist town was hit by the STR tsunami and are struggling to get a grip on the impact.

I'm here to oppose the removal of the STR ban from the Point which far from getting a better grip will only spread the negative impacts.

You likely know all the objections, but I want to share info about Highlands NC which illuminates objections relative to ordinances. Highlands is a small, high-end tourist destination. Its STR ordinance regulates noise, trash, parking, occupancy limits etc. & rental agreement disclosures. Residents report violations to code officers in business hours and 911 after hours.

The Highlands newspaper reported the FY 2026 town budget included two additional police officers "which town staff explicitly linked to handling 911 nuisance issues related to STRs".

The lesson is .. short term renters know the STR rules and ignore these rules. Enforcement wasn't the answer in Highlands. Town council has now banned STR's in residential neighborhoods after 2027, not by phasing them out at point of sale. Every STR must cease operating.

Highlands is the primary generator of the \$350 million annual tourism revenue in the County. Think about what that combination of facts reveals about the STR uprising there must have been from the residents eligible to vote.

Negative impacts of STRs are so well known that it was a shock to hear some advocate exposing more Beaufort residents

I've heard 3 arguments to justify this.

1. The existing ban is spot zoning. The ban applies to an entire peninsula of 30 contiguous blocks. That's not spot zoning. It's just zoning.
2. Point residents don't want STR's. So no owner will have one and the neighborhood will "self-regulate".

The Edward Means House on Pinckney has been unoccupied and on the market over 9 months, has over 5700 Sq Ft and no restriction on interior remodeling to add more BRs. What powers do Point residents possess to prevent the buyer from converting it to a STR. If they have no power to self-zone, then they have no power to self-regulate.

3. Privilege. Or why should we treat the Point differently?

Because it IS different. Its residents bear a disproportionate share of tourists continually throughout the neighborhoods.

But it's WHY tourists flock there that makes it different. Like the truism they aren't making any more waterfront, they aren't making any more 18th & 19th century houses. Every one of these is a private family home as they have been for 175 to 300 years. It's part of the mystique that draws tourists.

Except for the Bay St houses in the Bluff – which I wish had an STR ban – there is NO OTHER NEIGHBORHOOD in the entire city where **only 2 or 3 houses** that convert from private residences to investor owned STRs would irretrievably change the character of the Historic Landmark district.

Use your imagination to tour the Point 25 yrs from now. There's The Castle. One of the most iconic historic homes in all of America. 7900 sq ft. Your tour guide says The Castle was a private residence for over 175 years. Then just 3 people changed a law and suddenly it was an attractive target for an out-of-state STR investor.

Walk on to Marshlands. Your tour guide tells you that home was a private residence for over 200 years. But sadly

On to Tidalholm. Every single tourist wants to see the Big Chill House. An STR investor's dream property.

I could keep going around The Point but you get the point.

You allow STRs in that neighborhood, not only can you not prevent any of these from leaving private hands, you guarantee some of them will.

Some may think investors won't want these houses. They're too big and expensive. But that fails to take into account the second tsunami hitting around the country.

An AI summary , "Hedge Funds & Private equity companies such as Blackstone, KKR & TPG are aggressively acquiring STRs, targeting single family homes in order to build portfolios of high end STR properties in prime vacation spots. High end houses are targeted because their asset value is less volatile than other residential properties."

The fact that these 18th & 19th c houses are all private residences is the glory of Beaufort. I don't live in The Point but I'm the one who's privileged to live in a historic town where this is so. I look to you to keep it that way.

Thank you.

Beth Grace [REDACTED]

There have recently been questions about one neighborhood or another being more special. All neighborhoods have special features but let's specifically examine the National Historic Landmark District.

In the 1960s, Mayor Chambers and many local citizens petitioned the Federal govt to designate a 304-acre district in downtown Beaufort as a national historic landmark designation. From Bay Street along the Bluff including the businesses along to Hamar Street, and over to Ribaut Rd, then along Boundary St around Bellamy curve up the eastern side of the Beaufort River and Carteret Street is this federally designated historic district.

There are many neighborhoods in this area:

The Bluff

Core Commercial

Back Bay

The Glebe

The Point

The Northwest Quadrant

Old Commons

Higginsville

And many mixed-use streets such as Bladen and Charles and Duke. In fact, Scott Street, which is 7 blocks, has only 2 residential homes now because of STRs, and mixed-use zoning.

It is with pride that all of Beaufort values this landmark designation. It is the engine for \$1.5 Billion dollars for tourism and business. Beaufort County proudly boasts of 1 out of 4 landmark districts in the State of SC- Penn Center, Beaufort, Charleston, and Graniteville, Aiken, S.C.

There are specific guidelines on the status for inclusion. The National Parks Service helps monitor the careful stewardship of the district. Partially because of the NHL, the National Parks Service designated The Reconstruction Era Park in Beaufort. Another feather in our cap!

I would like to read a few sentences from the 2024 National Parks Service survey on the status of the district. They note warning signs to be aware in order to keep our designation. One of the most unusual features lies in the NWQ and Old Commons because after the Civil War and emancipation of slaves, many freedmen constructed homes in those communities. There are very few examples of original homes of freedmen in such a complete neighborhood!

Beaufort's local preservation ordinance and design review standards have been undermined by varied interpretations inconsistent with enforcement and limited understanding, all of which hinder preservation efforts.

The assessment revealed that the historically overlooked African American resources in the Northwest Quadrant have experienced the largest loss. The loss of these buildings that would now likely be considered contributing resources represents a disparity within the district. Additionally, the application of the historic preservation ordinance and design guidelines in relation to development within the district and on its edges challenge ongoing preservation.

NPS - 2024

In closing, please cap STRs at 200 city wide and pass a 3% cap for neighborhoods. The NWQ and Old Commons and Higginsville already have over 15-20% STRs which threatens residential quality of life and tax burdens. These homes should remain homes and not be used as businesses.

I would like to plead with City Council to adhere to the best preservation practices to ensure the NHL remains a designated and protected area. This stewardship requires limiting over development and helping long-time landowners keep and improve their treasured assets.

Thank you.

Paul Trask
[REDACTED]

Good evening Mayor and Council:

With respect to **Agenda Item IX.A**, I request that you substitute the **City of Beaufort as Licensee in Exhibit D**.

There is no operational reason to insert the BCEDC as an intermediary. The City can contract directly for this work with proper insurance and liability protections. Introducing another entity unnecessarily removes control and reduces transparency.

With respect to **Agenda Item X.I**, I ask you to **vote no on the proposed \$1,000,000 transfer to BCEDC**.

This is not a policy disagreement. It is a **question of financial accountability and stewardship of public assets**.

1. Documented failure following public promotion — Glass WRX

In 2019-2020, The Glass WRX project was presented to this community as:

- A \$15 million investment
- 60+ jobs
- A “green manufacturing” anchor tenant
- A validation of the Commerce Park strategy

That narrative was publicly reinforced (**Exhibit A**), including by John O'Toole.

The outcome is now clear:

- The company is no longer operating
- It is not an active entity in South Carolina
- Its website is gone
- A municipal contract with the City of Savannah collapsed when Glasswrx stopped performing
- Savannah confirmed the shutdown was due to an “**unexpected halt of operations by the vendor**”
- Mayor Van Johnson stated: “*The contractor stopped doing it so we can't provide the service.*”

This was not market fluctuation—it was **non-performance**.

Approximately **\$485,000 in incentives** were tied to this project (**Exhibit B**), yet the promised outcomes were not delivered.

The vacant 84,000 square foot Glasswrx building is now being marketed for sale by the Charleston office of Avison Young (**Exhibit C**).

2. Public asset → private gain without clear accounting — Magnus

The transaction involving Magnus BCP1, LLC raises a more serious issue.

- A publicly owned City asset was conveyed for nominal consideration
- The same asset was sold approximately 2.5 years later for **\$7.5 million** to Metro PH SC1 LLC (**Exhibit D**)

BCEDC records indicate developer investment of approximately **\$4.5 million**.

That implies a **multi-million dollar private gain**.

And yet:

There is **no publicly presented reconciliation** of:

- total public contributions
- total private investment
- actual profit realized
- or whether job and wage targets were achieved

This is the core issue:

When public assets are transferred and later monetized at this scale, the public is entitled to a full financial accounting.

That accounting has not been provided.

3. There is a pattern here—and the decision is before you

Taken together, these are not isolated issues:

- A publicly promoted project that failed to perform
- A publicly supported asset that generated significant private gain
- And no clear, consistent reporting on outcomes

Now, this Council is being asked to approve a **\$1,000,000 transfer of public funds** to the same system.

This is ultimately a fiduciary question.

Would a prudent steward of public funds approve a \$1,000,000 transfer without clear expectations and an accounting of prior results?

At present:

- There is no standardized reporting of outcomes
- No clear reconciliation of public inputs versus private returns
- And no demonstrated corrective framework following prior failures

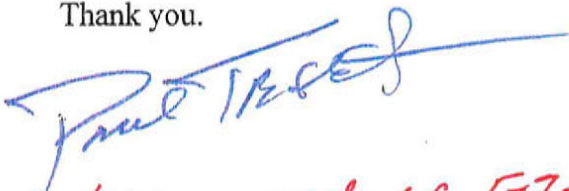
Until that exists, approving this funding is not just premature—it is **financially imprudent**.

I respectfully request that this Council:

- deny the transfer.

I also request that this statement and supporting exhibits be entered into the record.

Thank you.



I don't know under S.C. 5-7-40 if a resolution for a million dollar grant is legal, but even if it is, it is wrong to do it by resolution. It should be done by ordinance with 2 readings and a public hearing.

Tonight you have a very long agenda and this resolution is stuck at the way at the back. How do you expect the public to be aware that you are handing out 1,000,000 under these circumstances? And particularly with other major expenses looming, not the least of which is the waterfront park. For a city that preaches transparency, this is wrong.

Beaufort County Welcomes Newest Employer Glass WRX SC and Creation of 63 New Jobs



Wednesday, October 16, 2019 4:22 PM

Beaufort County has announced that North Charleston-based company Glass WRX SC will expand and move its manufacturing operation and anticipates creating 63 jobs in Beaufort County over the next five years. The company will be located at 302 Parker Drive in an existing 84,000 SF building located at the Beaufort Commerce Park. The building is solar powered and operations are expected to begin mid-2020 after equipment is installed. Glass WRX SC produces recycled glass products and advanced materials is investing \$15.1 million in Beaufort County.

"This investment from Glass WRX SC and its partner Renewable Energy Alternatives (REA), a Midwest development firm specializing in renewable energy and advanced recycling technologies, shows that Beaufort County is right for manufacturing. Having the right people, partners, and allies was important to bringing this deal to fruition," said Beaufort County Council Chairman Stu Rodman.

"The jobs that this project will bring to Beaufort County will make a difference in the lives of our citizens. We appreciate the investment of Glass WRX SC and the work of the Beaufort County EDC and our partners," added County Councilman Gerald Dawson, who represents the area of Beaufort where Glass WRX SC will be located.

Glass WRX SC's North Charleston facility will continue to collect glass and recyclables. In addition to making products like countertops, shower walls and fireplace and pool surrounds from glass, the company will offer air and water filtration systems. For more information on Glass WRX SC, visit their website at www.glasswrxsc.com.

For more information about economic development or how to relocate your company to Beaufort County, contact Economic Development Corporation Director John O'Toole at jotoole@beaufortscedc.org or 843-705-8414.

Share this:

Post

Subscribe

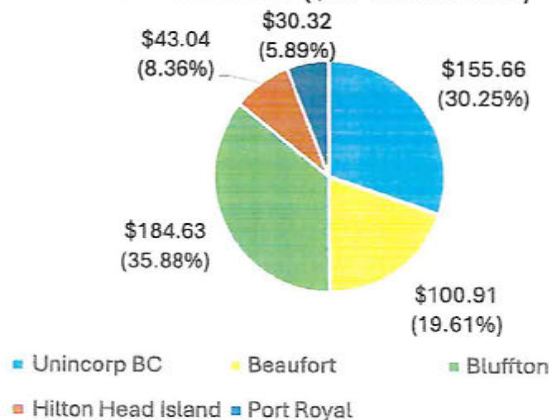
News and Public Meeting Announcements

Subscription Type

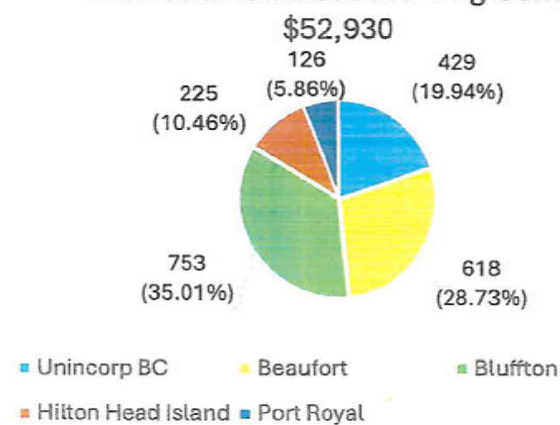
Email

This report covers all project metrics, as well as the breakdown by jurisdictional area, the Beaufort County Economic Development Corporation has been involved with in varying capacities, from the organization's inception in 2017 to the present.

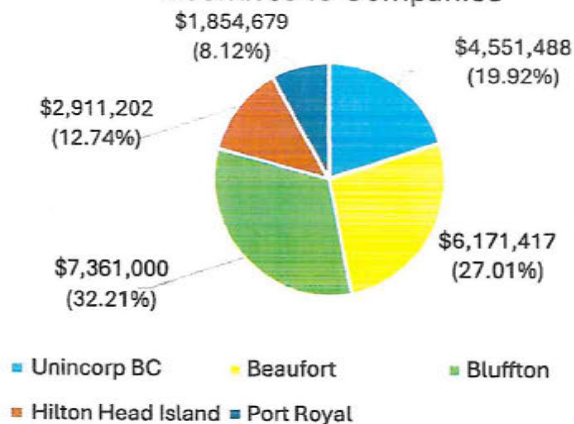
Investments (\$514.56 Million)



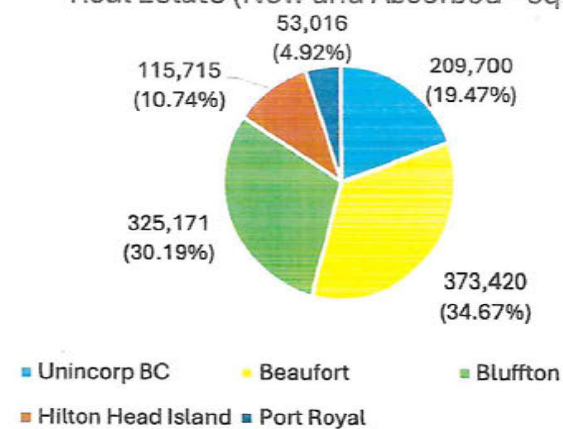
New and Retained Jobs - Avg Comp



Incentives To Companies



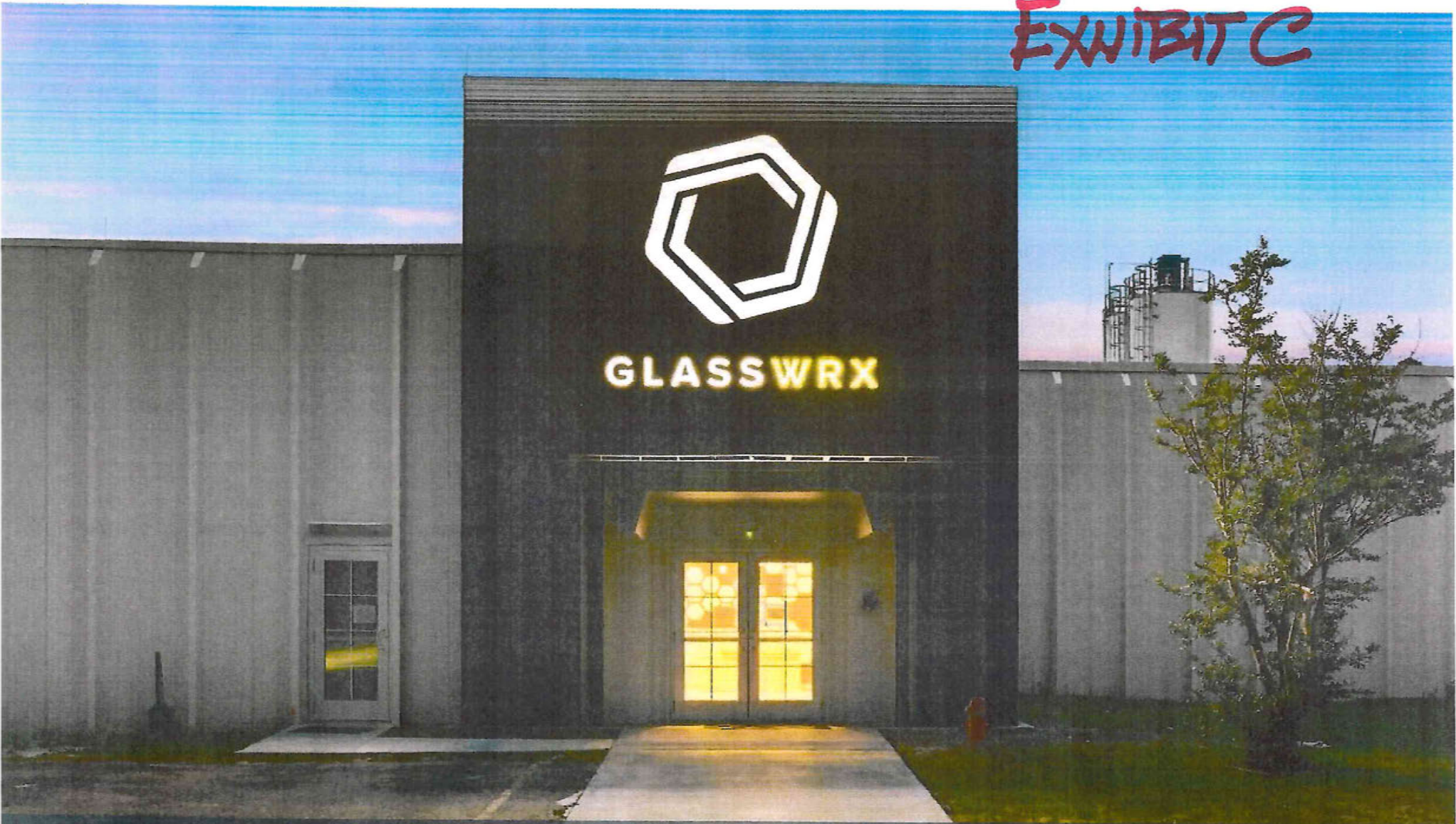
Real Estate (New and Absorbed - sq.ft.)



This report covers all projects within the municipal boundaries of the City of Beaufort that the Beaufort County Economic Development Corporation has been involved with in varying capacities, from the organization's inception in 2017 to the present.

Year	Company	Sector	Project Type	Investment	Job Creation	Retention	Incentives	Salary	Absorbed Sq.Ft.	New Construction
2019	GlassWRX	Manufacturing	Recruitment	\$15.15	69	0	\$1,867,402	\$2,607,480	83,960	0
2019	LeCreuset	Consumer Products	Recruitment	\$0.20	7	0	\$0	\$336,000	48,960	0
2019	Limuli Laboratories	Manufacturing	Recruitment	\$0.95	4	0	\$0	\$104,000	5,500	0
2019	Dean Cabinetry	Manufacturing	Expansion	\$0.60	3	0	\$0	\$150,000	2,000	0
2019	Smart Scan	Manufacturing	Retention		0	0	\$13,500	\$0	0	0
2019	Dust Solutions	Manufacturing	Expansion	\$1.73	12	12	\$100,000	\$596,000	11,000	0
2020	Materials Research Group	Manufacturing	Recruitment	\$3.19	27	0	\$792,750	\$1,030,978		15,000
2020	Dust Solutions	Manufacturing	Expansion	\$0.05	2	0	\$0	\$90,000	3,000	
2020	UPS	Distribution	Expansion	\$0.70	12	0	\$0	\$540,000		11,000
2020	Mira Foods International	Dist/Warehousing	Recruitment	\$2.05	28	0	\$0	\$1,065,414	48,000	
2020	Glass WRX SC	Manufacturing	Recruitment	\$7.00	0	0	\$485,000	\$0	0	0
2020	Magnus Corporation	Manufacturing	Development	\$4.53	0	0	\$0	\$0	0	64,000
2021	Materials Research Group	Manufacturing	Recruitment	\$1.00						
2021	Knights Companies	Manufacturing	Expansion	\$1.70	81			\$4,860,000		
2021	RLB Distillery	Manufacturing	Recruitment	\$0.52	6		\$5,500	\$265,049		
2021	Norman International	Distribution	Recruitment	\$16.17	67		\$1,659,199	\$2,466,834		
2022	Critical Role	Manufacturing	Recruitment	\$0.16	15	0	\$488,756	\$913,063	9,000	
2022	Alsop Development	Manufacturing	Recruitment	\$1.20						
2022	MasterCorp	Commercial Laundry	Expansion	\$35.42	164			\$6,452,160		44,500
2024	Greenline Industries	Manufacturing	Expansion	\$6.90	25	24	\$759,310	\$1,376,474	28,000	
2024	Squan	Tech	Recruitment	\$1.70	60			\$3,000,000		
				\$100.91	582	36	\$6,171,417	\$25,853,452	239,420	134,500

EXHIBIT C



Recently renovated heavy power manufacturing facility in Beaufort County

OFFERING MEMORANDUM

302 Parker Drive

BEAUFORT | SOUTH CAROLINA

**AVISON
YOUNG**

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Avison Young - South Carolina, Inc.
40 Calhoun Street, Suite 350
Charleston, SC 29401

avisonyoung.com



Contents

- 01 Executive summary
 - a. Location
- 02 Property overview
 - a. Parcel outline
 - b. Property summary
 - c. Surrounding industries
 - d. Site plan
 - e. Floorplan
 - f. Site photos
- 03 Market overview
 - a. Beaufort, South Carolina
 - b. Key industries



01

Executive summary



\$7,150,000 Sale Price

83,960 sf Building Size

35.7 Lot Acreage

The offering

Executive summary

Located at 302 Parker Drive in the Beaufort Commerce Park in Beaufort, SC, this manufacturing facility is approximately 22 miles from the Exit 33 interchange of I-95 and the four-lane highway US-17. The subject property is just 40 miles north of Savannah, GA and 55 miles south of Charleston, SC.

The Beaufort plant, originally built for manufacturing of airplane and helicopter components but most recently a glass recycling facility, consists of approximately ±83,960 square feet on ±35.7 acres. The facility was originally constructed in 1976 with additions to the original structure in 1994 and a renovation in 2021.

This property features significant laydown yard area, and within the building are production areas, lab and quality assurance areas, loading and storage areas and ample new class-A office space. Additionally, the facility boasts heavy power, natural gas, wet system fire suppression and new LED lighting throughout.

Location overview



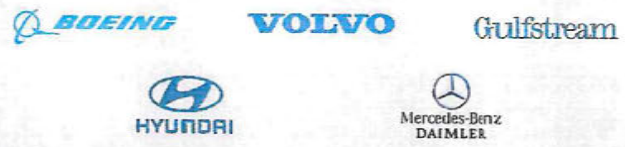
Multiple-port access

- Port of Savannah | 47 miles
- Port of Charleston | 66 miles

Transportation access

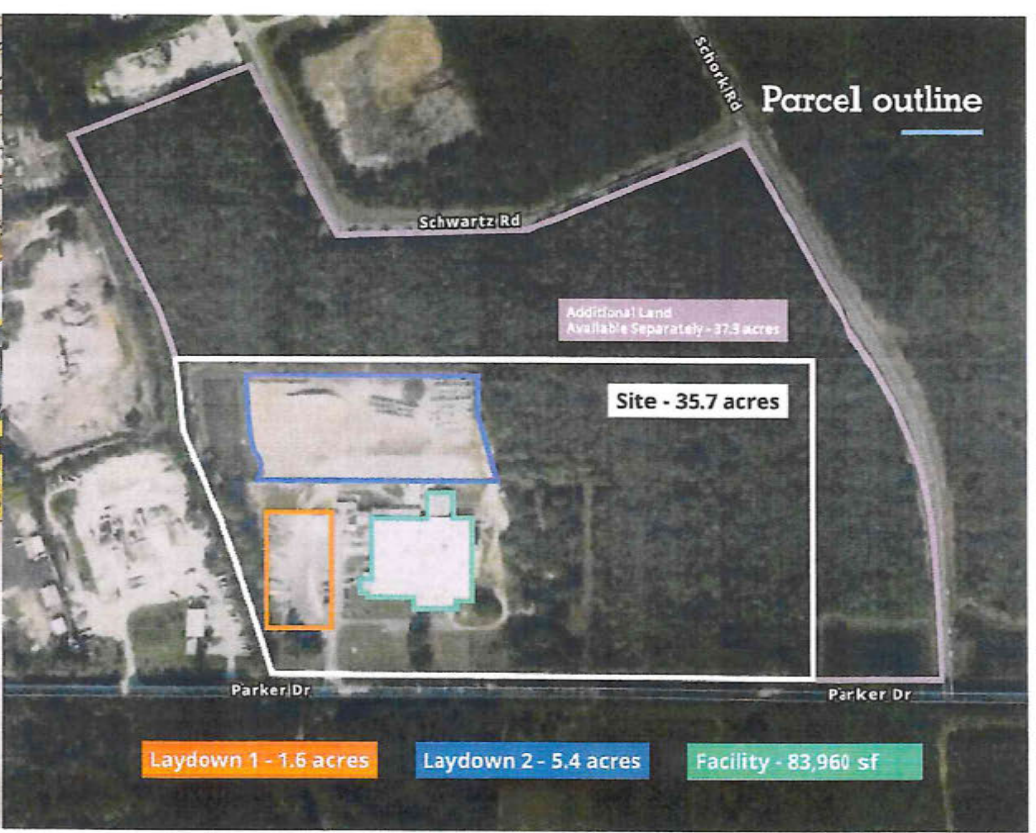
- US 21 | 1.8 miles
- I - 95 | 22 miles
- HILTON HEAD/SAVANNAH INTERNATIONAL (SAV)
45 miles
- CHARLESTON INTERNATIONAL (CHS)
66 miles

Close proximity to major manufacturers





02 Property overview



Property summary

Property Address:	302 Parker Dr. Beaufort, SC 29906	Sprinkler System:	Wet System
County:	Beaufort County	Loading Docks:	2 dock-high doors, 8' x 10' dock height automatic roll-up doors with dock seals, bumper pads, load levelers, bollards and dock restraints
TMS:	R120 025 000 0170 0000	Drive In Doors:	4 grade-level roll-up doors 10' x 12' (2), 11' x 15', 12' x 12'
Property Size:	35.7 acres	HVAC:	Office, Lab & Production Office
Location:	Near corner of Schork Road & Parker Drive Within Beaufort Commerce Park	Gas:	Dominion Energy Main: 4" high pressure Line: 3-4"
Date of Construction:	Original construction in 1976 with warehouse additions in 1994 and renovation in 2021	Water:	Beaufort-Jasper Water & Sewer Authority Main: 16" Line: 4" Fire: 8"
Construction Type:	Concrete tilt up	Sewer:	Beaufort-Jasper Water & Sewer Authority Main: 8" Line: 6"
Ceiling Height:	16'-19"	Power:	Dominion Energy 2 x 480/277V service, 4,000A & 2,000A 3-Phase 4-Wire service
Column Spacing:	30' x 40'		
Roof:	TPO membrane		
Floor Thickness:	6-10" concrete		
Warehouse Lighting:	New 110W LED high bay lights, 120-277V, 5000K, 15,152 lumens		



83,960
BUILDING SIZE (SF)



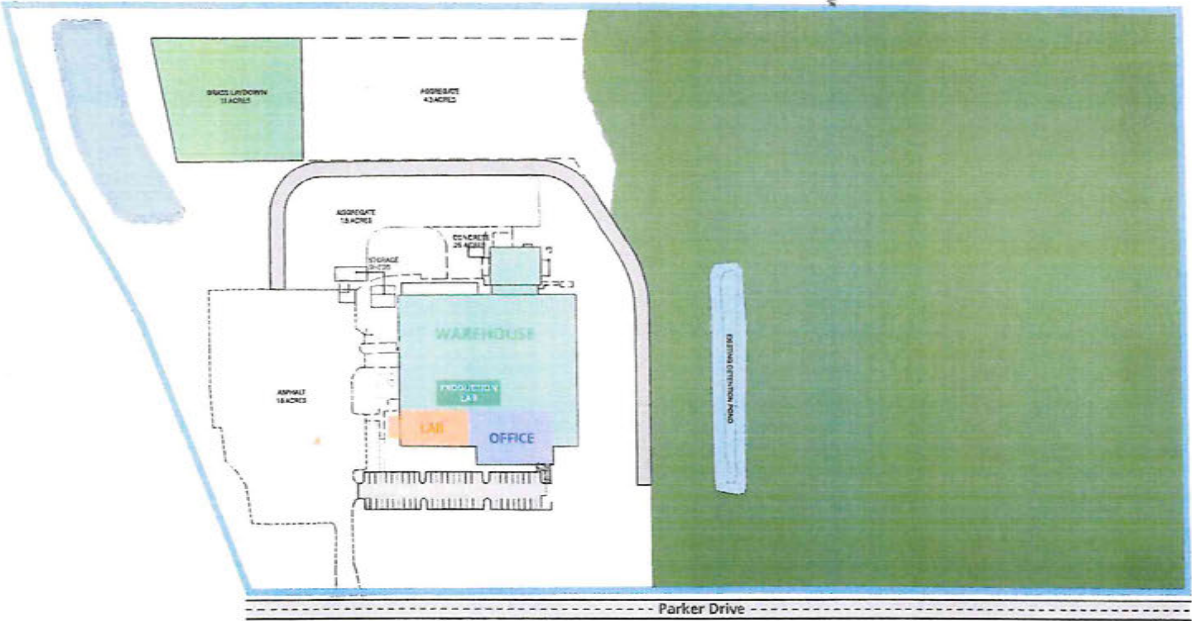
7.15 mil
PRICE



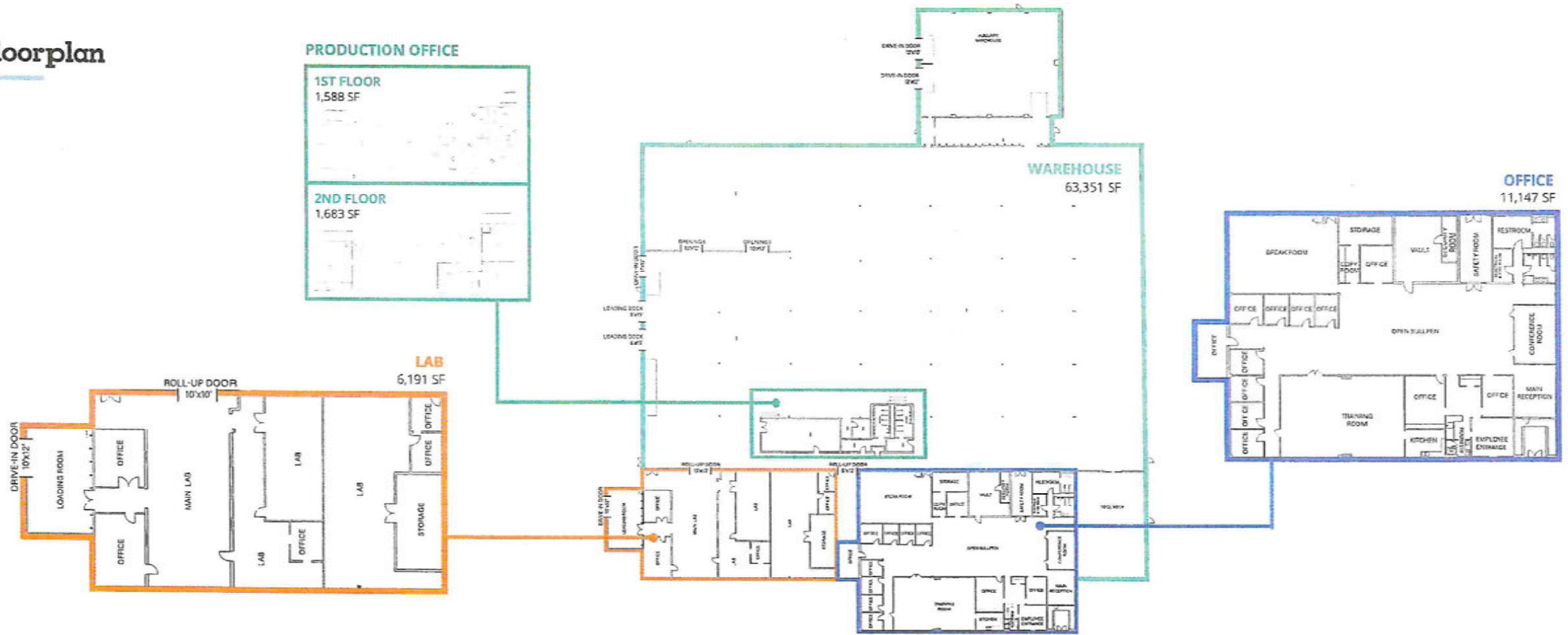
2021
RENOVATED



Site plan



Floorplan



Site photos





Area overview

Beaufort, South Carolina

Beaufort County offers the best America has to offer in terms of both workforce and quality of living. Located in the coastal Lowcountry region of South Carolina along Interstate 95, Beaufort offers close proximity to the Port of Charleston and the Port of Savannah. Every year, over 2,100 marines exit the marine corps through Beaufort County, providing a built-in workforce with the skills, discipline and leadership growing businesses are looking for. Many successful industries enjoy low operation costs, a business-friendly environment and access to domestic and international markets. The Beaufort County Economic Development Corporation (BCEDC) provides unparalleled support to relocating and expanding businesses in the area, with access to their referral network and tax incentives. Affordable space, attractive incentives, and a strong workforce make Beaufort County an excellent option for growing manufacturers.



Market Stats

194,358
Population

88,558
Labor Force

38.5
Average Age

\$93,596
Average household income

Key industries

Beaufort, South Carolina



Manufacturing

Top Companies	
MegaWatt Lasers	
Flint Group Pigments	
Harris Pillow Supply	
Gaddis, Inc.	
Dust Solutions Incorporated (DSI)	
Blasch Precision Ceramics, Inc.	
Cera Products Inc	
Kazoobie LLC	
Greenline Industries	
Maptech Packaging	



Aerospace & Defense

Top Companies	
L3 Kigre	
MegaWatt Lasers	
Vetronix Research Corporation	
Gulfstream Aerospace	



Tourism & Hospitality

Top Companies	
Burnt Church Distillery	
Salt Marsh Brewing	
Lot 9 Brewing	
Seaside Grown	



\$342 M

in new capital investments

2

Major ports
connect the region

\$17.7 M

in incentives & site
development grants

#1

Best small town in S.C.
Southern Living

\$1.6 B

Economic impact of the
Hospitality/Tourism industry

**AVISON
YOUNG**

Get in touch

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avisonyoung.com

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E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young.



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3052
cc

RECORDED
2021 Jun -18 09:39 AM



This instrument was drawn by and is to be returned to:

William P. McElveen, Jr., Esq.
Adams and Reese LLP
1501 Main Street
Columbia, South Carolina 29201

BEAUFORT COUNTY AUDITOR

BEAUFORT COUNTY SC - ROD
BK 4000 Pgs 1622-1624A
FILE NUM 2021028195
04/20/2021 03:04:34 PM
REC'D BY pbaxley RCPT# 1029424
RECORDING FEES \$15.00

Recording Information

EXHIBIT D

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE
(Limited Warranty)

KNOW ALL MEN BY THESE PRESENTS, that CITY OF BEAUFORT, SOUTH CAROLINA, a political subdivision of the State of South Carolina (hereinafter called "Grantor") in the State aforesaid, for and in consideration of the sum of Five and 00/100 Dollars (\$5.00) and other valuable consideration paid by MAGNUS BCPI, LLC, a South Carolina limited liability company (hereinafter called "Grantee"), in the State aforesaid (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain sell and release, unto the said Grantee, the following property:

All that certain piece, parcel, lot or tract of land, with any improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, being shown and delineated as containing 5.92 acres on a plat entitled "Subdivision of 5.92 Acres" prepared for Magnus Development Partners by GEL Engineering LLC dated November 10, 2020, and recorded April 14, 2021 in Book 156 at Page 94, Office of the Register of Deeds for Beaufort County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference (the "Subdivision Plat").

This being a portion of the same property conveyed to the Grantor by deed of Venture, Inc. of Beaufort, dated September 26, 2019, and recorded September 27, 2019 in Book 3797 at Page 2259, in the Office of the Register of Deeds for Beaufort County.

TMS R120 024 000 0449 0000

Grantees' Address: 719 Holly Street, Columbia, South Carolina 29205

TOGETHER with all and singular the Rights, Members, Hereditaments, Easements and Appurtenances to the said Premises belonging, or in any way benefiting the said Premises.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee forever.

And the said Grantor does hereby bind the Grantor and the Grantor's Successors and Assigns to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's Successors and Assigns, against the Grantor and the Grantor's Successors and Assigns, and against every person claiming by or through the Grantor, but not otherwise.

CHANGE DMP Record 6/14/2021 11:11:07 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R120	024	000	0450	0000	00

WITNESS the Grantor's Hand and Seal effective this _____ day of April, 2021.

WITNESSETH:

CITY OF BEAUFORT, SOUTH CAROLINA,
a political subdivision of the State of South Carolina

Jay Phillips
Davidine Kennedy

By: _____ (SEAL)

Name: William A. Prokop

Title: City Manager

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

I, Ivete Burgess, do hereby certify that the City of Beaufort, South Carolina, a political subdivision of the State of South Carolina, by William A. Prokop, its City Manager, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal April 19, 2021.

Burgess
Notary Public for
My Commission expires: April 3, 2028

STATE OF SOUTH CAROLINA

AFFIDAVIT

COUNTY OF BEAUFORT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this and I understand such information.
2. The property being transferred is 5.92 acres, Parcel 10 in Beaufort Commerce Park, Beaufort County, South Carolina bearing Beaufort County Tax Map Number R120 024 000 0449 0000 was transferred by City of Beaufort, South Carolina to Magnus BCPI, LLC by deed dated April __, 2021.
3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit):
(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$5.00
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes or No x to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is:
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$5.00
 - (b) Place the amount listed in item 5 above here: \$0.00
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$5.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

CITY OF BEAUFORT, SOUTH CAROLINA,
a political subdivision of the State of South Carolina

By: [Signature]
Its: City Manager

SWORN to before me this 19th
day of April, 2021

[Signature]
Notary Public for South Carolina

My Commission Expires: 1-25-2026

Dist	Map	SMap	Parcel	Block	Week
R120	024	000	0450	0000	00

BEAUFORT COUNTY AUDITOR

2023045344 RED

09/27/2023 09:18:29 AM

RCPT# 1145196

RECORDING FEES 15.00

County Tax County 8,250.00

State Tax State 19,500.00

This instrument was drawn by:

William P. McElveen, Jr., Esq.
 Adams and Reese LLP
 1221 Main Street, 12th Floor
 Columbia, South Carolina 29201

Space Above for Recording Information

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

TITLE TO REAL ESTATE

(Limited Warranty)

KNOW ALL MEN BY THESE PRESENTS, that **MAGNUS BCPI, LLC, a South Carolina limited liability company** (hereinafter called "Grantor") for and in consideration of the sum of **Seven Million Five Hundred Thousand and 00/100 Dollars (\$7,500,000.00)** paid by **METRO PH SC1 LLC, a South Carolina limited liability company** and **74 SCHEIN LOOP LLC, a South Carolina limited liability company** (hereinafter collectively called "Grantees") the receipt and sufficiency of which is hereby acknowledged, subject to the matters described on Exhibit "A" (the "Permitted Exceptions"), has granted, bargained, sold and released, and by these presents does grant, bargain sell and release a 90% undivided interest to METRO PH SC1 LLC, a South Carolina limited liability company, and a 10% undivided interest to 74 SCHEIN LOOP LLC, a South Carolina limited liability company in and to the following real estate (the "Premises") described as follows:

All that certain piece, parcel, lot or tract of land, with any improvements thereon, situate, lying and being in the County of Beaufort, State of South Carolina, being shown and delineated as containing 5.92 acres on a plat entitled "Subdivision of 5.92 Acres" prepared for Magnus Development Partners by GEL Engineering LLC dated November 10, 2020, and recorded April 14, 2021 in Book 156 at Page 94, Office of the Register of Deeds for Beaufort County, and having such boundaries and measurements as shown on the plat described herein, which is specifically incorporated by reference.

NOTICE: This Property Subject to Declaration of Restrictive Covenants dated April 19, 2021, recorded April 20, 2021 in the Office of the Register of Deeds for Beaufort County in Book 4000 at page 1625; as amended by Declaration of Restrictive Covenants recorded June 8, 2021 in the Office of the Register of Deeds for Beaufort County in Bok 4022 at page 0108.

Tax Map Number: R120 024 000 0450 000

Derivation: This being the same property conveyed to the Grantor by Deed of City of Beaufort, South Carolina, dated April 19, 2021, and recorded April 20, 2021 in the Office of the Register of Deeds for Beaufort County in Book 4000 at Page 1622.

Buist, Byars & Taylor, LLC
 652 Coleman Blvd.
 Suite 200
 Mt. Pleasant, SC 29464

CRE 5760.0016

Grantees' Address:

METRO PH SC1 LLC
330 West 72nd Street, Apt. 10C
New York, NY 10023

74 SCHEIN LOOP LLC
2154 N. Center Street, Suite C-304
North Charleston, SC 29406

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD, all and singular the Premises unto the said Grantees and Grantees' successors and assigns forever.

And, **SUBJECT TO**, the matters set forth above, Grantor does hereby bind Grantor and the Grantor's successors and assigns and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantees and Grantees' successors and assigns, against the Grantor and the Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

{Remainder of Page Intentionally Blank - Signature Page Follows}

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this 18th day of September, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Candace Leighton
Witness

Jennifer Shirey
Witness

MAGNUS BCP1, LLC
a South Carolina limited liability company

G. William Owen
By: G. William Owen
Its: President

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

ACKNOWLEDGEMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that MAGNUS BCP1, LLC, a South Carolina limited liability company, Grantor, by G. William Owen, its President, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18th day of September, 2023.

Jennifer Shirey
Notary Public for South Carolina
My Commission expires: May 24, 2028
[SEAL]



Exhibit "A"

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. 20' utility/drainage easements as shown on the Subdivision Plat prepared for Venture, Inc. of Beaufort and The City of Beaufort by Beaufort Surveying, Inc., dated September 17, 2019, recorded in the Office of the Register of Deeds for Beaufort County in Book 152 at page 151, and as further shown on the Subdivision Plat.
3. The following matters shown on the plat entitled "Subdivision of 5.92 Acres" prepared for Magnus Development Partners by GEL Engineering LLC dated November 10, 2020, and recorded April 14, 2021 in Book 156 at Page 94, Office of the Register of Deeds for Beaufort County:
 - a. Overhead electric lines and power poles
 - b. Communications pedestal
 - c. Fiber-optic pull box
 - d. Wetlands
4. Declaration of Restrictive Covenants dated April 19, 2021, recorded April 20, 2021 in the Office of the Register of Deeds for Beaufort County in Book 4000 at page 1625; as amended by Declaration of Restrictive Covenants recorded June 8, 2021 in the Office of the Register of Deeds for Beaufort County in Book 4022 at page 0108.

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 74 Schein Loop, Beaufort, SC 29906 bearing Beaufort County Tax Map Number R120 024 000 0450 0000, was transferred by **MAGNUS BCP1, LLC**, a South Carolina limited liability company to **METRO PH SC1 LLC**, a South Carolina limited liability company and **74 SCHEIN LOOP LLC**, a South Carolina limited liability company on September 26, 2023.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$7,500,000.00
- (b) ☐ The fee is computed on the fair market value of the realty which is \$.
- (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$

5. Check YES _____ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

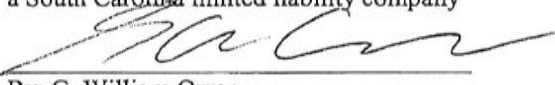
- (a) Place the amount listed in item 4 above here: 7,500,000.00
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract line 6(b) from Line 6(a) and place result here: 7,500,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$27,750.00

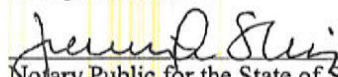
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Grantor

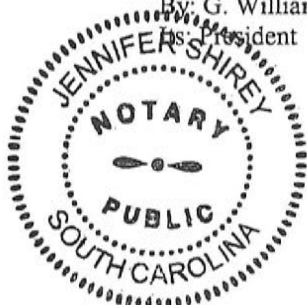
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

MAGNUS BCP1, LLC
a South Carolina limited liability company


By: G. William Owen
As: President

Sworn to before me this 18th day
of September, 2023


Notary Public for the State of South Carolina
My Commission Expires: 5/24/2028



Short Term Rental at 1703 Riverside Drive, Beaufort, SC 29902

We live at [REDACTED] and the house at 1703 sold after extensive renovation in 2024. The neighborhood is known as River Acres. I went over and introduced myself to the young family and exchanged information, name, phone numbers, etc. as several other neighbors did.

In October 2025, we noticed that although they were sometimes at the house there were other cars too on different days. This pattern continued through December although I thought maybe the husband was working out of town and family was with him. In January 2026 on a Saturday there was a family playing basketball with Georgia tags and I went over to introduce myself and ask if they had bought the house. That is when I learned that it was a short-term rental which explained all the other various cars, etc. I notified the City and the County and the City sent a letter immediately. None of the other adjacent neighbors knew anything about it either. The property was listed at 4% and when I did some more research, they also own a house in Mink Point at 4%.

It is my understanding that the owner had not paid the business license fee for short-term rentals but as of last week the final inspection has been carried out.

Respectfully we request that the City use a better system to get reports of STRs or do a publicity campaign on the web site or whatever other means are available. I am sure there are more out there.

In the revised ordinance, this house is now grandfathered unfortunately and none of the neighbors knew about it. Request that adjacent owners be notified of a pending application or at minimum after approval. With that notification, please provide information on who to contact if there are issues, i.e. the manager or owner and contact at Code Enforcement.

I think 6% of the neighborhood is too high especially when Mossy Oaks is a large area and Royal Oaks. Our house is two doors down from Port Royal and there are STRs on Westvine and Battery Creek Road that are in the Town of Port Royal but that is not considered.

There is no excuse for not purchasing or knowing that a license is required and it is also a safety issue for the people renting the house. Also, no excuse for only paying 4% on rental property. Hotels are held to strict standards and are a vital part of our business community and that in my opinion what these STRs are mini hotels in our neighborhoods. I attended the meeting on March 24, 2026, and agree with several of the speakers, we do not want to be a city of weekly visitors with no sense of community. We were looking forward to neighbors with children not people here for two to 4 days.

Sincerely, Alice and Gene Howard, [REDACTED] Beaufort, SC 29902



RECUSAL STATEMENT

Member Name: Philip Cromer

Meeting Date: April 14, 2020

Agenda Item: Section IX Number: A

Topic: Items dealing with the
Commerce Park

The Ethics Act, SC Code §8-13-700, provides that no public official/board member may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official/board member may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member/board member.

(1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

_____ Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

_____ Other: _____

Date: 4/14/20 Philip E. Cromer
Member Signature

April 2, 2026

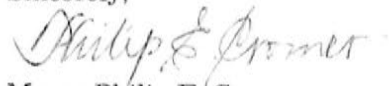
Hon. Michael A. McFee
Mayor Pro Tempore
City of Beaufort City Council
1911 Boundary Street
Beaufort, SC 29902

Re: Conflict of Interest

Dear Mayor Pro Tempore McFee:

I currently serve on the Board of Directors of the Beaufort County Economic Development Corporation ("BCEDC"). I believe that service creates a conflict of interest which disqualifies me from taking action or making decisions in my capacity as a member of Council which would affect the economic interests of BCEDC. As such, I am providing this statement to comply with the requirements of S.C. Code § 8-13-700(B). Please add this statement to Council meeting minutes; for any action from which this conflict disqualifies me, please note the disqualification and the reason for it in the minutes; and excuse me from any votes, deliberations, and other actions on the matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Philip E. Cromer".

Mayor Philip E. Cromer



City Council Special Meeting and Budget Workshop Meeting Minutes – Council Chambers – 2nd Floor

April 21, 2026

I. CALL TO ORDER

5:00 PM

Philip E. Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Michael McFee.

III. PUBLIC COMMENT

Gene Grace, Bobby Melia, Beth Grace (written comments attached), Brenda Litchfield, Karen Schwartzman, Joe Oliver, Heather Winch, Matt McAlhaney, Sara Tetley

IV. NEW BUSINESS

- A. An ordinance amending Part 7 of the Code of Ordinances of the City of Beaufort, South Carolina and Section 3.6.2.C.2 of the Development Code to adopt provisions regarding Short-Term Rentals - First Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

Curt Freese, Community Development Director, went over changes which were requested coming out of the Regular Meeting on April 14, 2026.

Councilman Lipsitz made a motion to remove 7-18002 Section S - Special Exceptions in its entirety. Councilman Mitchell seconded the motion.

All were in favor of the amended motion.

Mayor Pro Tem, McFee made a motion to amend the Three Strike rules as follows: 1st strike - written warning, 2nd strike a \$500.00 fine and 3rd revocation. Amend the Caps Section to reflect the caps to be based on the appropriate percentages on allowable parcels in the neighborhoods. (i.e. lots that by right could be considered as STR appropriate excluding Covenants, Restrictions and HOA's.) The motion was seconded by Councilman Lipsitz.

At the request of the City Manager to make individual motions, Mayor Pro Tem, McFee withdrew his amendments and Councilman Lipsitz withdrew his second.

Mayor Pro Tem, McFee made a motion to amend the Three Strike rules as follows: 1st strike - written warning, 2nd strike a \$500.00 fine and 3rd revocation. The motion was seconded by Councilman Lipsitz.

All were in favor of the amended motion.

Mayor Pro Tem, McFee made a motion to amend that the Caps for both the 3 and 4 percent in the City are defined as being based on the allowable parcels in a neighborhood. The motion was seconded by Councilman Mitchell.

All were in favor of the amended motion.

All were in favor of the main motion.

V. DISCUSSION ITEMS

A. Fiscal Year 2027 Draft Recommended Budget.

Scott Marshall, City Manager, stated the recommended Fiscal Year 27 Budget is \$73,254,166.00 which includes \$25.5 million in Capital Project Funds. The overall millage rate will remain flat at 73.9 mills. The value of the mill increased from \$131,885.00 to \$153,274.00. There will be \$100,000.00 for the Housing Repair Assistance Program. He then went over the figures to be paid to our strategic partners to help provide support. New items being proposed included three Patrolman III positions for the Police Department, partially funded by a COPS Hiring Grant. First three years would be a 70/30 split. A proposed Vehicle Tag Fee of \$32.00/vehicle to help offset Right of Way maintenance and Street Sweeping on SCDOT roads. A \$1,000 annual Short-Term Rental license fee and the establishment of a Debt Service Fund to budget and record City's debt payments in one fund.

Departmental budget presentations will be given during the Worksession on April 28, 2026.

The public hearing and first reading on the Budget Ordinance will be held on May 12, 2026. The second and final reading will be held on June 9, 2026.

Alan Eisenman, Finance Director, went over the breakdown of each fund, showing expenditures and revenues related to each category along with their percentages.

Mr. Marshall and Mr. Eisenman addressed Council's questions and concerns.

Some topics of discussion included the \$32.00 Vehicle Tag Fee and funding for the acquisition/design of property near City Hall to assist with parking issues at the Municipal Complex.

The following addressed Council regarding the budget, Graham Trask, Peggy Simmer and Jared Madison.

VI. EXECUTIVE SESSION

A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by City Council.

Councilman Lipsitz made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Councilman Mitchell.

All were in favor, motion carried.

No actions from Executive Session.

VII. ADJOURN

9:00 PM

Councilman Lipsitz made a motion to adjourn and was seconded by Councilman Scallate.

All were in favor, motion carried.

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at www.cityofbeaufort.org (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website www.cityofbeaufort.org twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

Beth Grace- [REDACTED]

Tonight, Brenda Litchfield and I have divided up the whole new ordinance created this past week to present our concerns. We will make reference to the code sections so that we are all on the same page.

Beth Grace - [REDACTED]

Chapter 18-STR

Section 7-18002- Requirements for Licensure of STRs

(e) (3)- There needs to be a definition for “formalized parking”. It means different things to different people.

(e) (4)- The “to be determined by the discretion” of the license official should be in alignment with SC State Planning Law. An arbitrary decision by a staff member is

probably not legally defensible. The process in this ordinance is arbitrary and vague in the determination of exceptions/ exemptions. The process is easily manipulated and side tracked. It invites legal challenge because a staff member is making decisions behind the veil with no guardrails. This clearly violates State Planning Law which requires public notice, a public hearing, ZBA review and carefully enumerated criteria. Case law in the State is settled that a committee, review board or ZBA cannot pick financial winners and losers. Another consideration in the special exceptions as proposed is that the staff nor reviewing body have the "tools" needed to determine the "hardships" as stated in this ordinance. Courts have consistently ruled against "financial hardships" for public policy. The same principles apply to medical hardships because they are highly discretionary and vague.

(f) (6)- "The prohibition of large gatherings such as weddings and reunions **unless specifically approved by the City**";

This requirement should be a flat out prohibition of large gatherings. This privilege is also addressed in:

Section 7- (r) allowing events up to 25. Events this large would entail 10-12 cars plus the original guests. It would involve loud noise (even without amplification) and congestion in a neighborhood. The Zoning Code allows events such as these in B&Bs, Inns, Motels, Hotels, Waterfront Parks etc. There are many choices for restaurants and parks. Clearly a STR is differentiated from brick and mortar commercial businesses. Small neighborhoods should not be required by the City to host events weekly or monthly which degrade the quality of life and serenity of the neighborhood. The initial intent of revising this ordinance was to

provide greater protections for residents and to reduce STRs proliferating and clustering. This defies logic and once again allows “discretionary approval” by City staff. Please remember the ordinance is being tightened to protect residents quality of life!

(g)- The details of whom to call if residents have a complaint needs to be clearly delineated. In other words, day or night, do they call 911 or City Police non-emergency number? The after hours calls should be clearly stated because that is the most likely period for complaints!

This newly drafted ordinance has significantly affected the process. Section (s) under Section 7- 18002.

Section (s) opens the City to legal challenges on many levels. It completely obliterates the original public intent of City Council to rein in STRs and to protect

residents quality of life. This section gives unequal status to some groups based on financial or medical reasons which State Planning Law most likely negates. If there are so many “grandfathered” groups of owners then why can’t our neighborhood retain grandfathering? For an investor or owner to be grandfathered because he/she is “in the process” shows inequality!

The ordinance as proposed is a significant weakening of the original. The SC State Supreme Court upheld Folly Beach’s cap for city-wide STRs. The caps are tried and tested legally which makes it a defensible choice for us. Allowing additional ADUs which do not count in the caps is another classification unequally granted. Clustering will not be relieved by this new ordinance nor will the large numbers of STRs in certain neighborhoods be relieved. This new ordinance needs significant retooling

because it is less protective than the first ordinance and is arbitrary and vague.

We hope that the Public input is taken to heart because we want this issue to be settled and in the best interests of all City residents.

Thank you



City Council Special Meeting and Worksession Meeting Minutes – Council Chambers – 2nd Floor

April 28, 2026

I. CALL TO ORDER

5:00 PM

Philip E. Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate (Virtual).

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Michael McFee.

III. PUBLIC COMMENT

Rob Cahill (written comments attached), Gloria Kurtz (written comments attached), Jared Madison, Joe MacDermant, Victoria Leddy, Dave Russell.

IV. OLD BUSINESS

- A. An ordinance amending Part 7 of the Code of Ordinances of the City of Beaufort, South Carolina and Section 3.6.2.C.2 of the Development Code to adopt provisions regarding Short-Term Rentals -Second Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

Mayor Pro Tem, McFee, made a motion to amend Sec 7-18002 - Requirements for Licensure of STRs - (a) Limitation on Number of STRs (1) no more than four percent of the allowable parcels within designated neighborhoods in the City of Beaufort outside of the National Landmark District zoned T3-S, T3-N, T4-HN, T4-N, and T5-UC may be STRs. The motion was seconded by Councilman Lipsitz.

All were in favor of the amended motion.

Mayor Pro Tem, McFee, made a motion to amend by adding Section S - Special Exceptions, (1) Abandoned and Dilapidated Property Purchaser Incentive - Notwithstanding the caps established in this section, a Short-Term Rental permit may be issued to a purchaser of a property that:

- (i) Was identified by the City of Beaufort on an official abandoned and/or dilapidated property list any time between September 1, 2025, and May 12, 2026; and
- (ii) Was acquired by the current owner during that same time period; and
- (iii) Has been brought into full compliance with all applicable building, safety, and zoning requirements following acquisition; and
- (iv) Has received a certificate of occupancy or final inspection approval.

- (v) The exemption provided herein shall apply only to the initial purchaser who rehabilitated the property and shall not run with the land. Any subsequent conveyance of the property shall subject the Short-Term Rental to all applicable caps and regulations in effect at the time.
- (vi) Permits issued under this subsection shall not count toward the caps established herein.
- (2) Inheritance Exception:
 - (i) A transfer of interest in property by an inheritance has a one-time exemption of conveyance . The party inheriting a licensed STR property may continue operating as an STR as long as all rules and regulations herein required are maintained. Any subsequent transfer through inheritance would have to meet requirements of a new STR license. There would be no grandfathering beyond the first inheritance.
- (3) Grandfathered multiple STR exceptions:
 - (1) Special Exception for Multiple STR's per parcel. The appropriate designated review body may grant a special exception to allow more than one STR per parcel upon application and public hearing provided the applicant demonstrates:
 - (i) That the multiple STR's were lawfully established and operating (or permitted) prior to the effective date of this amendment.
 - (ii) The property was purchased or developed with reasonable reliance on the ability to maintain multiple STR's (e.g., based on prior approvals, site plans, or vested rights).
 - (iii) Granting the exception will not materially undermine the purposes of the city-wide cap, adjacency requirements, or neighborhood character. The special exception shall be subject to such conditions as the reviewing body deems necessary to mitigate impacts.

The motion was seconded by Councilman Lipsitz.

Mayor Pro Tem, McFee, amended his previous amended motion to change September 1, 2025, through May 12, 2026, to January 1, 2025, through April 28, 2026, with a one year period to complete the renovations from the adoption of this ordinance. The motion was seconded by Councilman Mitchell.

All were in favor of the amended motions.

All were in favor of the main motion.

V. PRESENTATIONS

A. Boards, Commissions and Committees applicant interviews.

Council held a question and answer session with the following applicants for the various Boards, Commissions and Committees.

Mary Lurry, Mitzi McClure, Kevin Cuppia, Jared Madison, George Oehlert, Chris Ramm, Peggy Simmer, Brenda Litchfield, Richard Drake, Bill Bardenwerper, Bill Suter, Lily Moss, Randy Novick, Suzanne Ramm, Allen Theridge, and Zachary Graber.

VI. DISCUSSION ITEMS

A. Department Directors Presentation and Capital Projects for the Draft Recommended Fiscal Year 2027 Consolidated Budget.

Department Heads went over their individual department's recommended budgets as they relate to the Strategic Plan. The budgets showed current Strategic Plan initiatives along with what will be needed to help achieve these goals. The expenditure report showed a comparison between FY 2025 Actual, FY 2026 Original and Revised, and the FY 2027 Recommended Budget figures. Each department presentation concluded with the reasons for any requested increases. The Department Heads answered Council's questions and addressed their concerns.

Members of Council provided their feedback on items they were supportive and not supportive of.

Councilman Scallate expressed concerns about raising taxes through the proposed TAG fee. He said he reviewed this year's budget with a focus on identifying non-essential, deferrable expenditures that could offset the need for a new tax. He advocated deferring the \$80,000 expense for pay meter replacement, noting that many constituents have requested free parking in the marina parking lot be continued through the construction projects. This public feedback, he suggested, provides a justifiable reason to postpone the expenditure. He encouraged the City Manager to recalibrate the proposed budget prior to First Reading.

Public comment was made by Jared Madison.

You can visit the City's Financial Transparency Portal by using this link:

<https://www.cityofbeaufort.org/161/Financial-Transparency>

B. Discussion on an ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances.

Stephenie Price, Police Chief, went over the changes that came out of First Reading on March 10, 2026. Second Reading was postponed at the April 14, 2026, Regular Meeting to be discussed again in this Worksession.

Mayor Pro Tem, McFee, stated in reviewing the changes that have been made, he went back to the original Noise Ordinance, and looked at the elements that were initially built into different areas within the City. He feels the streamlining we are trying to do is mudding the intent of the ordinance. He read from a report which showed our decibel levels are the highest of any other City in South Carolina.

Councilman Lipsitz pointed out our decibel levels are being measured from the property line where in other locations within the state, they are measured from distances like 500 and 100 feet.

Mayor Cromer does not want to make too many changes, but wants it tweaked to be able to include loud automobile noises. The Night Time Quiet Hours needs to be reinserted.

Councilman Scallate feels that under Sec 9-1008, (a) numbers 1 and 2 can be combined. This could be where the Night Time Quiet Hours could be worked in.

VII. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by City Council, Boards, Commissions and Committees - Downtown Advisory Board.

Councilman Lipsitz made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Councilman Mitchell.

All were in favor, motion carried.

No actions from Executive Session.

VIII. ADJOURN

8:59 PM

Councilman Lipsitz made a motion to adjourn and was seconded by Councilman Mitchell.

All were in favor, motion carried.

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I am Rob Cahill [REDACTED]

I have three (3) comments tonight under Headings of:

1. Council Meeting Productivity;
2. New Fencing / Swings @ Waterfront Park; and
3. Parking @ the Marina Parking Lot

1. Council Meeting Productivity

First, a quick civics tutorial: the primary purpose of governmental meetings is 2b "Effective." A secondary factor is 2b "Efficient." We are NOT the Private Sector, where the metric of Efficiency seeks to reign supreme, but I digress.

Like many of you, I have sat through two 4-hour Council meetings already this month of April.

That's two too many.

- Regardless, for optimal productivity + to sustain higher energy levels, one "Best Practice" that research has proven + codified for decades:
- You should NOT conduct a meeting for more than 60-90 minutes b4 taking a BREAK.
- I propose a three (3) minute stay-in-place BREAK after every eighty (80) minutes of every meeting where ppl can s-t-r-e-t-c-h... and perhaps even talk w/a neighbor.

2. New Fencing / Swings @ Waterfront Park

- Massive Kudos 4 the new fencing AND swinging benches! I played "cub-reporter" and interviewed numerous visitors + locals this last week — and ppl were uniformly effusive in their praise.

— Related... regarding the frequency and placement of the "NO TRESPASSING" signs, I beseech the city to use better judgment: Specifically:

- (Ask Traci to put pix of fencing and signs on monitors 4 everyone 2c)

— 25 signs, placed 8-15 yards apart, is w-a-a-y too many. I believe half would be more than sufficient to achieve the purpose.

— In addition, I believe the current height of the signs are ill advised. They are a visual eyesore that hinders + obstructs the natural sight-lines of the waterfront.

- I propose that the City secures the "NO TRESPASSING" signs 6" from the ground.

- On each sign appears "SC Code 16-11-600 (A)."
- I looked it up... (and I quote): "While SC Code §16-11-600 requires traditional signs to be 'conspicuous,' it does NOT — I repeat "NOT" — specify exact height or size dimensions for them."



- Last, bring the swinging benches back to the Promenade.
- They are a significant, iconic part of the charm, character + vibe of the waterfront experience. (The City could even save storage costs by returning them).

3. Marina Parking Lot

- The City has announced that starting next month that parking in the Marina Parking Lot will NO longer be FREE.
- I think this decision too is ill-advised.
- I propose that the City reconsider this decision... AND return it to FREE Parking for the duration of the work on the waterfront.
- Currently, it is my understanding every boat slip covered by the current lease w/Safe Harbor includes a window tag 4 FREE Parking in accord with their length of stay.
- A monthly parking pass is valued @ \$250!
- To make this request revenue-neutral, amend the current lease w/Safe Harbor by revoking this sweetheart perk and charge slip owners the \$8 daily fee commensurate to their stay — or allow them to park FREE too, subject to availability.

April 28, 2026

BY HAND & VIA EMAIL

Beaufort City Council
1911 Boundary Street
Beaufort SC 29902

Attention:

Mayor Phil Cromer
Mayor Pro Tem Mike McFee
City Councilman Neil Lipsitz
City Councilman Mitch Mitchell
City Councilman Josh Scallate

Cc: Traci Guldner, City Clerk

RE: Proposed Amendments to Short-Term Rental Ordinances

Dear Mayor Cromer, Mayor Pro Tem McFee, and Councilmen Lipsitz, Mitchell and Scallate,

My husband, Harry F. ("Rick") Kurz, and I own abutting properties at [REDACTED] and [REDACTED] in *The Point* historic district ("*The Point*").

At the March 24th work session, I submitted a letter expressing our firm opposition to the motion to remove the existing zoning exemption prohibiting short-term rentals ("STRs") in *The Point* historic district. A copy of my prior letter is attached for your reference to avoid being redundant.

In my opinion, the Council's position relative to *The Point* vs. its position relative to purchasers of abandoned and dilapidated properties raises fundamental issues of equity and fairness. This Council has acknowledged the perceived unfairness to a limited number of purchasers of abandoned and dilapidated properties who relied on existing regulations when they purchased. However, the Council has effectively remained silent as to all the individuals who have purchased in *The Point* since the exemption was in effect and who detrimentally relied on the exemption against STRs in as part of their decision-making process. Removing a long-standing exemption is unfair and inequitable. The closest analogy would be the removal of HOA covenants and restrictions in a gated community after residents purchased in reliance on those protections.

If the Council proceeds in its efforts to remove the exemption for *The Point*, any allowance for STRs in *The Point* should be narrowly drawn, e.g., limit STRs to core commercial areas along Carteret and restrict the introduction of STRs into the residential core of *The Point* for all the reasons set forth during prior hearings and work sessions.

Further, the proposed Abandoned and Dilapidated Property Purchaser Incentive set forth in Section 7-18002 (s) fails to specify a timetable for bringing a property into full compliance and receiving a Certificate of Occupancy. It should be modified to provide a specific time frame so properties don't continue to languish. I strongly recommend a 12-month time frame, which should be more than sufficient. Additionally, current subsection (11) is confusing. Since the exemption won't run with the land, a permit issued to a future owner would count towards the cap. As such, I recommend that the positions of (10) and (11) be reversed in this section. For illustrative purposes, see the following which reflects my recommendations on changes in bold:

(s) Abandoned and Dilapidated Property Purchaser Incentive.

(9) Notwithstanding the caps established in this section, a Short-Term Rental permit may be issued to a purchaser of a property that:

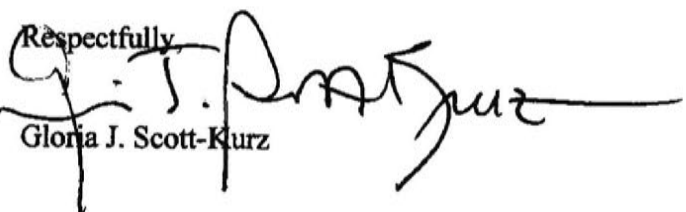
- i. Was identified by the City of Beaufort on an official abandoned and/or dilapidated property list at any time between September 1, 2025, and May 12, 2026 and
- ii. Was acquired by the current owner during that same time period; and
- iii. Has been brought into full compliance with all applicable building, safety, and zoning requirements **within 12 months** following acquisition; and,
- iv. Has received a certificate of occupancy or final inspection approval **within 12 months of acquisition**

(10) Permits issued under this subsection (9) shall not count toward the caps

(11) The exemption provided herein shall apply only to the initial purchaser who rehabilitated the property and shall not run with the land. Any subsequent conveyance of the property shall subject the Short-Term Rental to all applicable caps and regulations in effect at that time.

The conversation about STRs is important and requires a deliberate, thoughtful and thorough approach before adopting a new Chapter 18. Substantial progress has been made but several issues remain unresolved. I respectfully urge you to address these before making a final decision.

Respectfully,


Gloria J. Scott-Kurz



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/30/2026
From: Stephenie Price, Police Chief
Item Name: An ordinance to amend Part 9, Chapter 1, Section 9-1008, Loud and Unseemly Noise, of the City of Beaufort Code of Ordinances - Second Reading
Meeting Date: May 12, 2026
Department: Police Department

Background Information:

Introduction:

The purpose of this agenda item is to request City Council's consideration, review, and potential revision of Beaufort's noise ordinance to improve clarity, consistency, and alignment with current community expectations. The proposed revision encompasses emerging noise sources, quality of life concerns for residents, and the need to balance neighborhood impacts with business and event activity.

Background:

Over the past years, the noise ordinance has served as guidance for addressing loud and unseemly noise within the city. After discussion during the recent work session, City Council requested that staff work collaboratively with the City Attorney to review the ordinance and suggest potential revisions. The resulting review is intended to ensure the ordinance remains effective, legally sound, and reflective of community expectations.

The discussion on this ordinance was postponed at the April 14, 2026, Regular Meeting. The topic was discussed again during the Worksession on April 28, 2026. It is being brought back for Second Reading.

Legal Authority:

The City of Beaufort is authorized to adopt, amend, and enforce noise regulations pursuant to the Home Rule powers granted to municipalities under South Carolina law. Section 5-7-30 of the South Carolina Code of Laws authorizes municipalities to enact ordinances necessary for the protection of public health, safety, and welfare, including the regulation of activities that may constitute a public nuisance. Noise control ordinances fall within this general police power.

The City of Beaufort has the legal authority to review, revise, and enforce its noise ordinance to address quality-of-life concerns and community standards within the city.

Staff Recommendation:

Staff recommends that City Council adopt the draft noise ordinance as revised and in collaboration with the City Attorney. The proposed ordinance reflects direction provided by City Council, incorporates legal review to ensure consistency with applicable state law, and is intended to improve clarity, fairness, and enforceability. Adoption of the draft ordinance will provide clear standards for residents, businesses, and enforcement personnel, while supporting quality of life objectives and community expectations within the City of Beaufort.

First reading was held on March 10, 2026. The following amendments were made:

Sec 9 - 1008 (a) (1) - Any sound made that exceeds 75 decibels when measured from the property line

(2) - Amplified music that exceeds 75 decibels when measured from the property line

(b) (3) - added city contracted services and changed the hours to 8:00 am and 9:00 pm

(8) - added Amplified Music which exceeds 75 decibels, and removed 60db but does not exceed 70db

Placed on Agenda For:

Action

Attachments:

1. 2026-02 Loud and Unseemly Noise Ordinance
2. Noise Ordinance Clean Version 3-17-26
3. Noise Ordinance Edited 03-17-26 after first reading

Ordinance 2026/02

An ordinance to amend Part 9, Chapter 1, Section 9-1008. – Loud and Unseemly Noise of the City of Beaufort Code of Ordinances

WHEREAS, the City Council of the City of Beaufort finds that excessive and unreasonable noise is detrimental to the public health, safety, welfare, and quality of life of residents, visitors, and businesses; and

WHEREAS, the City has a substantial interest in protecting the peace, comfort, and repose of persons of ordinary sensibilities within residential, commercial, and mixed-use areas; and

WHEREAS, uncontrolled noise may interfere with sleep, communication, business operations, and the enjoyment of public and private property, and may negatively impact tourism and economic vitality; and

WHEREAS, the City recognizes the importance of cultural activities, entertainment, and live music to Beaufort's historic downtown, waterfront, and hospitality economy; and

WHEREAS, the City Council seeks to balance the reasonable enjoyment of music, events, and commercial activity with the rights of residents and property owners to be free from excessive and unreasonable noise; and

WHEREAS, objective noise standards, including decibel limits and plainly audible thresholds, provide fair notice to the public and clear guidance for enforcement; and

WHEREAS, the establishment of a designated Nighttime Music District allows for extended hours of amplified music in a defined area while preserving neighborhood livability elsewhere in the City; and

WHEREAS, it is necessary to update and clarify the City's noise regulations to promote consistency, enforceability, and transparency.

NOW, THEREFORE, be it ordained by the City Council of the City of Beaufort duly assembled and by authority of same, that Section 9-1008 of the City of Beaufort Code of Ordinances is hereby stricken in its entirety and replaced by the language as shown in Exhibit A, hereto, and that no other sections are to be modified or removed.

PHILIP E. CROMER, MAYOR

Attest:

TRACI GULDNER, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed by: Reviewed as to form by Benjamin Coppage, City Attorney

Sec. 9-1008. – Loud and Unseemly Noise;

- (a) **Noises Prohibited.** Any loud, obnoxious, unnecessary, or excessive noise which disturbs or interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of commercial or public properties for their intended purposes, is prohibited. Prohibited noises include, without limitation, the following:
- (1) Any sound made that exceeds 75 decibels when measured from the property line;
 - (2) Amplified music that exceeds 75 decibels when measured from the property line;
 - (3) The use of obscene language at a volume that is louder than that necessary for normal conversation;
 - (4) The use of words which threaten or tend to threaten or incite physical violence, or which endanger or tend to endanger the health and safety of others, which are stated for the purpose of willfully disturbing any person or business;
 - (5) The use of a motor vehicle in a manner which emits loud and unseemly noise which disturbs any residence, neighborhood, or business; and
 - (6) On Bay Street and its sidewalks, bounded by Carteret and Charles Streets, noise generated by the unamplified human voice at a decibel level in excess of seventy (70) decibels, measured by a decimeter, or its equivalent, located fifty (50) feet from the source, between the hours of 10:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 12:00 noon and 6:00 p.m. on Sunday.
- (b) **Exceptions.** This section shall not apply to the following:
- (1) The use of a vehicular horn for the purpose of notifying those nearby of the presence of another vehicle or a potential hazard;
 - (2) The sound produced by the use of equipment owned or operated by federal, state, or local governments including, but not limited to emergency response vehicles, law enforcement vehicles, EMS vehicles and fire district response vehicles;
 - (3) The sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning, and maintenance of buildings, streets, on public or private premises and city contracted services, when operated between the hours of 8:00 am and 9:00 pm.
 - (4) The sound produced by bells or chimes or other carillon instruments when used to signify the passage of hour, half-hour or quarter-hour components, or to commemorate a wedding, funeral or similar event, including regular religious services, provided the sounds do not exceed five continuous minutes in duration in any one-hour period;
 - (5) Aircraft in flight or in operation at an airport;
 - (6) The sound emanating from a ballpark, playing field, stadium, or comparable outdoor facility designed and intended for recreational or sports activity when used for organized exhibitions or participatory sports or recreational activities;
 - (7) Sounds produced by properly permitted parades, special events, or fireworks displays;
 - (8) Amplified music which exceeds 75 decibels which is played in the Nighttime Music District between 10 p.m. and 1 a.m. on Friday and Saturday nights. The Nighttime Music District is defined as being bounded on the north by Bay Street, on the east by Carteret Street, on the south by the Beaufort River, and on the west by the Downtown Marina and the Downtown Marina parking lot. The sound produced by an electrical generator when that generator is being used to provide electricity to a dwelling unit or business to which electricity is temporarily not being provided by a public utility as a result of inclement weather, natural disaster, or other emergency situation beyond the control of the owner or occupant of the dwelling unit or business.

- (c) **Enforcement.** Any person convicted of a violation of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not exceeding the maximum allowed within the jurisdiction of the Municipal Court for the City of Beaufort, or imprisonment not exceeding 30 days, or both.

Sec. 9-1008. – Loud and Unseemly Noise;

(a) **Noises Prohibited.** Any loud, obnoxious, unnecessary, or excessive noise which disturbs or interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of commercial or public properties for their intended purposes, is prohibited. Prohibited noises include, without limitation, the following:

- (1) Any sound made that exceeds 75 decibels when measured from the property line. ~~which is plainly audible fifty (50) feet from its source;~~
- (2) Amplified music that exceeds 75 decibels when measured from the property line. ~~which is plainly audible fifty (50) feet from its source;~~
- (3) The use of obscene language at a volume that is louder than that necessary for normal conversation;
- (4) The use of words which threaten or tend to threaten or incite physical violence, or which endanger or tend to endanger the health and safety of others, which are stated for the purpose of willfully disturbing any person or business;
- (5) The use of a motor vehicle in a manner which emits loud and unseemly noise which disturbs any residence, neighborhood, or business; and
- (6) On Bay Street and its sidewalks, bounded by Carteret and Charles Streets, noise generated by the unamplified human voice at a decibel level in excess of seventy (70) decibels, measured by a decimeter, or its equivalent, located fifty (50) feet from the source, between the hours of 10:00 a.m. and 6:00 p.m., Monday through Saturday, and between the hours of 12:00 noon and 6:00 p.m. on Sunday.

(b) **Exceptions.** This section shall not apply to the following:

- (1) The use of a vehicular horn for the purpose of notifying those nearby of the presence of another vehicle or a potential hazard;
- (2) The sound produced by the use of equipment owned or operated by federal, state, or local governments including, but not limited to emergency response vehicles, law enforcement vehicles, EMS vehicles and fire district response vehicles;
- (3) The sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning, and maintenance of buildings, streets, on public or private premises and **city contracted services**, when operated between the hours of **8:00 am and 9:00 pm** ~~7:00 a.m. and 7:00 p.m.~~
- (4) The sound produced by bells or chimes or other carillon instruments when used to signify the passage of hour, half-hour or quarter-hour components, or to commemorate a wedding, funeral or similar event, including regular religious services, provided the sounds do not exceed five continuous minutes in duration in any one-hour period;
- (5) Aircraft in flight or in operation at an airport;
- (6) The sound emanating from a ballpark, playing field, stadium, or comparable outdoor facility designed and intended for recreational or sports activity when used for organized exhibitions or participatory sports or recreational activities;
- (7) Sounds produced by properly permitted parades, special events, or fireworks displays;
- (8) Amplified music which exceeds **75 decibels** ~~60db but does not exceed 70db~~ which is played in the Nighttime Music District between 10 p.m. and 1 a.m. on Friday and Saturday nights. The Nighttime Music District is defined as being bounded on the north by Bay Street, on the east by Carteret Street, on the south by the Beaufort River, and on the west by the Downtown Marina and the Downtown Marina parking lot. The sound produced by an electrical generator when that generator is being used to provide electricity to a dwelling unit or business to which electricity is temporarily not being provided by a public utility as a result of inclement weather,

natural disaster, or other emergency situation beyond the control of the owner or occupant of the dwelling unit or business.

- (c) **Enforcement.** Any person convicted of a violation of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not exceeding the maximum allowed within the jurisdiction of the Municipal Court for the City of Beaufort, or imprisonment not exceeding 30 days, or both.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/15/2026
From: Alan Eisenman, Finance Director
Item Name: An Ordinance amending Part 7 – Licensing and Regulation, Chapter 13 – Hospitality Fee - Second Reading
Meeting Date: May 12, 2026
Department: Finance Department

Background Information:

Introduction:

City Ordinance includes 5% hospitality fees distribution to the City's Designated Marketing Organization (DMO) and 1.1% hospitality fee distribution to non-profits for advertising to increase tourism and revitalization of the downtown economy.

Background:

Beaufort Area Hospitality Association provided information for Council's consideration regarding 1.1% hospitality fee allocation on March 24, 2026 Work Session. Based on Council's feedback, City staff has implemented these changes into ordinance for consideration.

First Reading was held on April 14, 2026 and passed with no amendments.

Legal Authority:

S.C. Code Ann. §§ 5-7-30, 5-7-60

Staff Recommendation:

Staff recommends Council approve the first reading of ordinance. The second reading will be on May 12, 2026.

Placed on Agenda For:

Action

Attachments:

1. Hospitality Fee Ordinance
2. CHAPTER 13. HOSPITALITY FEE- Clean Version
3. CHAPTER 13. HOSPITALITY FEE ORDINANCE Red line Version
4. BAHA 1.1% Request Letter

CITY OF BEAUFORT ORDINANCE 2026/

**AN ORDINANCE AMENDING THE CITY OF BEAUFORT CODE OF ORDINANCE PART 7-
LICENSING AND REGULATON, CHAPTER 13- HOSPITALITY FEE**

WHEREAS, the City of Beaufort has previously enacted a hospitality fee pursuant to the authority granted under South Carolina law; and

WHEREAS, the City of Beaufort finds it necessary and appropriate to amend certain provisions of Part 7, Chapter 13 of the City Code to reflect updated policy direction and to incorporate recommendations from the Beaufort Area Hospitality Association; and

WHEREAS, the City of Beaufort further finds it appropriate to remove language establishing an application process for local non-profit organization and instead designate the City's recognized area hospitality association as the entity to receive the 1.1% hospitality fee allocation; and

WHEREAS, all other provisions of the hospitality fee ordinance remain unchanged and in full force and effect; and

NOW, THEREFORE, BE IT ORDAINED by the City of Beaufort Council that Part 7- Licensing and Regulation, Chapter 13- Hospitality Fee, of the City of Beaufort Code of Ordinances is hereby amended to reflect the language as depicted in Exhibit A, attached hereto and incorporated herein by reference.

This Ordinance shall be effective upon its enactment by the City Council for the City of Beaufort.

PHILIP E. CROMER, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK

1ST Reading April 14, 2026

2nd Reading & Adoption _____

Attachments:

- A. Part 7- Licensing and Regulation, Chapter 13- Hospitality Fee
- B. Beaufort Area Hospitality Letter

CHAPTER 13. HOSPITALITY FEE

Sec. 7-13001. Authority.

This chapter is enacted pursuant to the authority of Title 5, Code of the State of South Carolina (1976), including, without limitation, S.C. Code Ann. Section 5-7-10 (Supp. 1992), and S.C. Code Ann. Section 5-7-30 (Supp. 1992), which provide, in relevant part, that municipalities may adopt all ordinances which appear necessary and proper for the security, general welfare and convenience of the municipality and for the preservation of the general health, peace and order in the municipality and further that municipalities may establish uniform service charges.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13002. Declaration of purpose and intent.

This article is enacted to preserve the general health, safety and welfare of the general public within the City of Beaufort, South Carolina, by creating a uniform fee for the purpose of creating a fund to pay in whole or in part for the current and future preservation, maintenance, nourishment, renourishment, and improvement of the historic and waterfront areas of Beaufort, and those public facilities related to the use of the waterfront; public transportation improvements, including street construction, storm drainage, right-of-way acquisitions, median and right-of-way enhancements and landscaping, walkways and bikeways; public park facilities, public parking, and capital facilities and equipment necessary for the provisions of police, fire, sanitation, and other public activities.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13003. Hospitality fee.

A uniform fee equal to two (2) percent is hereby imposed on the gross proceeds derived from the sale of all food and beverages served by a restaurant, hotel, motel, or other food service facility within the City of Beaufort. In addition, the fee shall be imposed for all food and beverages prepared or modified by convenience stores or grocery stores within the City of Beaufort, South Carolina. All hospitality fees received by the city shall be allocated as follows:

- (1) Five and zero-tenths (5.0) percent shall be allocated to the designated marketing organization specifically targeted for advertising to increase tourism, within the City of Beaufort.
- (2) One and one-tenth (1.1) percent shall be available through appropriation, for advertising and events to increase tourism within the City of Beaufort. The allocation will be awarded by the Beaufort City Council through the annual budget process to the City's designated area hospitality association.
- (3) Ninety-three and nine-tenths (93.9) percent shall be allocated for uses permitted in section 7-13006 below.

(Ord. No. O-20-94, 11-8-94; Ord. No. O-28-97, 7-22-97; Ord. No. O-36-99, 6-8-99; Ord. No. O-04-07, 1-23-07; Ord. No. O-22-17, 9-26-17; Ord. No. O-17-18, 6-26-18)

Sec. 7-13004. Payment of fee.

- (a) Payment of the fee established herein shall be the liability of the consumer of the services for items described in section 7-13003. The fee shall be paid at the time of delivery of the services or items to which the fee applies and shall be collected by the provider or seller of the service, services or items.
- (b) The fees collected by the seller or provider of the services or items as required under section 7-13003 shall be remitted to the City of Beaufort by the twentieth day of the month for sales of the preceding month along with such return or form as may be established by the City of Beaufort for such purpose.
- (c) Fees not remitted by the twentieth day of the month shall be subject to a ten-percent late fee. The ten-percent late fee shall be added for each month or portion thereof after the due date until paid. Failure to collect the fee imposed by this chapter does not relieve the provider from making the required remittance. If any hospitality fee shall remain unpaid for sixty (60) days after its due date, a Uniform Ordinance Summons shall be prepared and served for the collection of the hospitality fee, and the cost of one hundred dollars (\$100.00) will be assessed and charged in addition to the hospitality fee and penalties. Failure to pay such amount as may be assessed by the municipal court shall be unlawful and shall subject the offender to the penalties set forth in section 1-3048(a) of this code. Such punishment shall not relieve the offender of liability for delinquent fees, penalties and costs provided for herein.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13005. Hospitality fee account.

The revenue account, to be known as the City of Beaufort Hospitality Fee, shall be established and all revenues received from the hospitality fee shall be deposited into this account. The principal and any accrued interest from this account shall be expended only as permitted in section 7-13006 below.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13006. Permitted uses of funds.

The city shall use the funds collected from the hospitality fees imposed hereunder for the purposes authorized under S.C. Code Ann. Section 6-1-730, as may be amended from time to time.

(Ord. No. O-20-94, 11-8-94; Ord. No. 2024-18, 9-10-24)

Sec. 7-13007. Authorization for use.

Authorization to utilize revenues from the hospitality fee account shall be by the annual budget ordinance duly adopted by the city council of the City of Beaufort, South Carolina.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13008. Severability.

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

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13009. Effective date.

This chapter shall become effective on January 1, 1995.

(Ord. No. O-20-94, 11-8-94)

CHAPTER 13. HOSPITALITY FEE

Sec. 7-13001. Authority.

This chapter is enacted pursuant to the authority of Title 5, Code of the State of South Carolina (1976), including, without limitation, S.C. Code Ann. Section 5-7-10 (Supp. 1992), and S.C. Code Ann. Section 5-7-30 (Supp. 1992), which provide, in relevant part, that municipalities may adopt all ordinances which appear necessary and proper for the security, general welfare and convenience of the municipality and for the preservation of the general health, peace and order in the municipality and further that municipalities may establish uniform service charges.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13002. Declaration of purpose and intent.

This article is enacted to preserve the general health, safety and welfare of the general public within the City of Beaufort, South Carolina, by creating a uniform fee for the purpose of creating a fund to pay in whole or in part for the current and future preservation, maintenance, nourishment, renourishment, and improvement of the historic and waterfront areas of Beaufort, and those public facilities related to the use of the waterfront; public transportation improvements, including street construction, storm drainage, right-of-way acquisitions, median and right-of-way enhancements and landscaping, walkways and bikeways; public park facilities, public parking, and capital facilities and equipment necessary for the provisions of police, fire, sanitation, and other public activities.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13003. Hospitality fee.

A uniform fee equal to two (2) percent is hereby imposed on the gross proceeds derived from the sale of all food and beverages served by a restaurant, hotel, motel, or other food service facility within the City of Beaufort. In addition, the fee shall be imposed for all food and beverages prepared or modified by convenience stores or grocery stores within the City of Beaufort, South Carolina. All hospitality fees received by the city shall be allocated as follows:

- (1) Five and ~~zero~~one-tenths (5.0) percent shall be allocated to the designated marketing organization specifically targeted for advertising to increase tourism, within the City of Beaufort.
- (2) One and one-tenth (1.1) percent shall be available through appropriation, for advertising **and events** to increase tourism **within the City of Beaufort. and revitalization of the downtown economy.** The allocation will be awarded by the Beaufort City Council through the annual budget process **to the City's designated area hospitality association.** ~~based on budget presentation of certain non-profit organizations invited by city council to present. The presentation to the city council will be conducted during the normal budget period. An allocation of these funds shall be based on the objectives that best achieve city council goals and purposes.~~
- (3) Ninety-three and nine-tenths (93.9) percent shall be allocated for uses permitted in section 7-13006 below.

(Ord. No. O-20-94, 11-8-94; Ord. No. O-28-97, 7-22-97; Ord. No. O-36-99, 6-8-99; Ord. No. O-04-07, 1-23-07; Ord. No. O-22-17, 9-26-17; Ord. No. O-17-18, 6-26-18)

Sec. 7-13004. Payment of fee.

- (a) Payment of the fee established herein shall be the liability of the consumer of the services for items described in section 7-13003. The fee shall be paid at the time of delivery of the services or items to which the fee applies and shall be collected by the provider or seller of the service, services or items.
- (b) The fees collected by the seller or provider of the services or items as required under section 7-13003 shall be remitted to the City of Beaufort by the twentieth day of the month for sales of the preceding month along with such return or form as may be established by the City of Beaufort for such purpose.
- (c) Fees not remitted by the twentieth day of the month shall be subject to a ten-percent late fee. The ten-percent late fee shall be added for each month or portion thereof after the due date until paid. Failure to collect the fee imposed by this chapter does not relieve the provider from making the required remittance. If any hospitality fee shall remain unpaid for sixty (60) days after its due date, a Uniform Ordinance Summons shall be prepared and served for the collection of the hospitality fee, and the cost of one hundred dollars (\$100.00) will be assessed and charged in addition to the hospitality fee and penalties. Failure to pay such amount as may be assessed by the municipal court shall be unlawful and shall subject the offender to the penalties set forth in section 1-3048(a) of this code. Such punishment shall not relieve the offender of liability for delinquent fees, penalties and costs provided for herein.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13005. Hospitality fee account.

The revenue account, to be known as the City of Beaufort Hospitality Fee, shall be established and all revenues received from the hospitality fee shall be deposited into this account. The principal and any accrued interest from this account shall be expended only as permitted in section 7-13006 below.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13006. Permitted uses of funds.

The city shall use the funds collected from the hospitality fees imposed hereunder for the purposes authorized under S.C. Code Ann. Section 6-1-730, as may be amended from time to time.

(Ord. No. O-20-94, 11-8-94; Ord. No. 2024-18, 9-10-24)

Sec. 7-13007. Authorization for use.

Authorization to utilize revenues from the hospitality fee account shall be by the annual budget ordinance duly adopted by the city council of the City of Beaufort, South Carolina.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13008. Severability.

If any section, phrase, sentence or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, phrase, sentence or portion shall be deemed a separate, distinct,

and independent provision and such holding shall not affect the validity of the remaining sections, phrases, sentences or portions thereof.

(Ord. No. O-20-94, 11-8-94)

Sec. 7-13009. Effective date.

This chapter shall become effective on January 1, 1995.

(Ord. No. O-20-94, 11-8-94)



BOARD OF DIRECTORS

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Ashlee Houck

843-707-2705

www.bfthospitality.com

info@bfthospitality.com

701 Craven Street

City of Beaufort City Council Work Session

Re: Suggested Reallocation of 1.1% Hospitality Tax Funding

Dear Mayor, City Council Members, and City Staff,

On behalf of the **Beaufort Area Hospitality Association (BAHA)**, I would like to respectfully submit this letter for your consideration regarding the allocation of the 1.1% Hospitality Tax funding.

The 1.1% hospitality tax allocation stems from the original hospitality association formed in the early 2000s. Over time, this evolved into a formalized allocation within the City's framework, dedicated to supporting nonprofit efforts focused on tourism promotion and downtown revitalization. This structure reflects the longstanding intent to reinvest hospitality-generated revenue back into initiatives that directly benefit the industry and the economic health of the City.

At its core, this allocation recognizes a simple but important principle: **those who generate the tax should be supported through efforts that directly drive visitation, business growth, and economic activity.**

Today, BAHA serves as the unified voice of the hospitality industry across Beaufort, Port Royal, and the Sea Islands. Our organization works daily to support restaurants, lodging properties, attractions, and small businesses that collectively drive tourism and contribute significantly to the City's tax base.

Through strategic partnerships, most notably with the Convention & Visitors Bureau, we ensure that marketing efforts are amplified rather than duplicated, maximizing return on investment for every public dollar spent. BAHA focuses on **on-the-ground activation, business engagement, and locally driven initiatives** that complement regional destination marketing efforts.

Our work includes, but is not limited to:

- Producing and supporting events that drive visitation and foot traffic to downtown and surrounding areas
- Supporting and promoting local businesses through coordinated marketing and campaigns
- Advocating for the hospitality industry at the local and state levels
- Partnering with workforce development, education, and industry stakeholders
- Creating programs such as Only From Our Waters to strengthen local economic ecosystems
- Serving as a connector between businesses, government, and tourism partners



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843-707-2705

www.bfthospitality.com

info@bfthospitality.com

701 Craven Street

These efforts translate into direct economic impact, increased visitation, extended stays, higher spending, and stronger business sustainability.

As Council considers the future of the 1.1% allocation, we respectfully recommend:

1. Reaffirming the original intent of the 1.1% allocation

To support the nonprofit organization that directly represents and promotes the hospitality industry and drive tourism-related economic activity.

2. Prioritizing investment in organizations with measurable, on-the-ground impact

Organizations like BAHA that actively engage businesses, produce programming, and deliver tangible economic outcomes within the City.

3. Expanding the scope of impact beyond the traditional downtown core

While downtown remains vital, the health of the entire city's hospitality ecosystem, including surrounding corridors and districts, contributes to overall tourism success and tax generation.

4. Maintaining a collaborative approach with regional partners

BAHA remains committed to working alongside the Convention & Visitors Bureau to ensure cohesive, strategic, and effective tourism promotion.

The Beaufort Area Hospitality Association stands ready to continue serving as a trusted partner to the City, delivering results that align with the purpose of the hospitality tax and the long-term vision for Beaufort's economic vitality.

We appreciate your time, consideration, and continued commitment to supporting the businesses and people that make Beaufort such a special place.

Respectfully submitted,

Ashlee Houck
President & CEO
Beaufort Area Hospitality Association



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/15/2026
From: Alan Eisenman, Finance Director
Item Name: An Ordinance authorizing and approving a first amendment to that certain 2024 Series Ordinance dated January 9, 2024; and other matters relating thereto- Second Reading
Meeting Date: May 12, 2026
Department: Finance Department

Background Information:

Introduction:

During the February 17, 2026 Quarterly Capital Projects meeting, there was discussion about whether remaining 2024 Parks and Tourism Revenue Bonds could be spent on the Henry C. Chambers Waterfront Park Project. The City contacted Lawrence Flynn, City's Bond Counsel with Pope Flynn, and he stated that the City can ask for the bond purchaser's consent, which is Webster Bank, to amend the 2024 Series Ordinance and expand the scope of the projects to include Henry C. Chambers Waterfront Park. Mr. Flynn sent a letter to Webster Bank on March 6, 2026 to ask whether it would be willing to consider providing consent to an amendment to the 2024 Series Ordinance and the proposed reallocation of Bond proceeds. Webster Bank responded and signed that they consent with this modification on March 19, 2026. The 2024 Series Ordinance amendment is included in the agenda packet for Council's consideration that would require two readings which could take place on April 14, 2026 and May 12, 2026.

Background:

See introduction section for background information.

First Reading was held on April 14, 2026 and passed with no amendments.

Legal Authority:

S.C. Const. art. X, § 14

Staff Recommendation:

Staff recommends that Council approve first reading of the ordinance. The second reading will

take place on May 12, 2026.

Placed on Agenda For:
Action

Attachments:

1. Amendment to 2024 Series Ordinance (2024 City of Beaufort Hosp Bond)

AN ORDINANCE AUTHORIZING AND APPROVING A FIRST AMENDMENT TO THAT
CERTAIN 2024 SERIES ORDINANCE DATED JANUARY 9, 2024; AND OTHER MATTERS
RELATING THERETO

Dated May 12, 2026

AN ORDINANCE AUTHORIZING AND APPROVING A FIRST AMENDMENT TO THAT CERTAIN 2024 SERIES ORDINANCE DATED JANUARY 9, 2024; AND OTHER MATTERS RELATING THERETO

BE IT ORDAINED by the Mayor and the City Council Members of the City of Beaufort, South Carolina (the “City”):

Section 1. Findings of Fact. Incident to the enactment of this ordinance (this “First Amendment”), the City Council of the City, the governing body of the City (the “City Council”), finds that the facts set forth in this Section 1 exist and the following statements are in all respects true and correct:

(a) On July 26, 2011, the City Council enacted a general bond ordinance (the “General Bond Ordinance”) providing for the issuance and sale of Hospitality and Accommodations Fee Revenue Bonds.

(b) Pursuant to the terms of the General Bond Ordinance, the City subsequently issued its (i) \$3,500,000 Hospitality and Accommodations Fee Revenue Bond, Series 2011 dated July 27, 2011 (the “2011 Bond”),¹ and (ii) \$7,100,000 Hospitality and Accommodations Fee Revenue Bond, Series 2024 dated January 11, 2024 (the “2024 Bond”).

(c) The 2024 Bond was originally purchased by Webster Bank, National Association (the “Bondholder”) and the Bondholder continues to own and hold the 2024 Bond as of the date hereof. At present, the City has approximately \$1,200,000 of unspent proceeds from the 2024 Bond still remaining.²

(d) Pursuant to the provisions of a series ordinance dated January 9, 2024 (the “2024 Series Ordinance”), the terms of which authorized the issuance of the 2024 Bond under the General Bond Ordinance, the proceeds of the 2024 Bond were to be used “for the purposes of constructing, improving, and equipping [the] Southside Park and Washington Street Park projects” (the “Existing Projects”). The City is in the process of closing out the Existing Projects and desires to reallocate a portion of the remaining proceeds of the 2024 Bond to fund engineering, design, construction, improvement, equipping, and other related costs associated with improvements to the Henry C. Chambers Waterfront Park (the “Waterfront Park”). The Waterfront Park is a community-defining recreational asset located along the City’s waterfront, portions of which, particularly the pedestrian promenade, have been closed due to safety concerns and are in need of evaluation and repair. The City believes the Waterfront Park constitutes a tourism-related facility and a community recreational asset that attracts visitors to the City’s waterfront and supports the local hospitality and tourism economy. As such, any planned expenditures for the engineering, design, repair, and improvement of the Waterfront Park qualify as a permitted use under Section 6-1-530 of the Code of Laws of South Carolina 1976, as amended.

¹ The 2011 Bond is scheduled to mature on July 27, 2026.

² The City acknowledges the provisions of the Tax Certificate dated January 11, 2024 relating to the 2024 Bond. Notwithstanding the provisions of this First Amendment, the City confirms and ratifies its obligations to conform to the spending requirements for the 2024 Bond as described in such certificate.

(e) Subject to the Bondholder's consent as the sole holder of the 2024 Bond,³ the City proposes to amend the 2024 Series Ordinance to expand the scope of the Existing Projects to additionally include the Waterfront Park. The Bondholder has given such consent and a copy of the executed written consent is attached hereto as Exhibit A.

(f) Upon the enactment of this First Amendment, the definition of the "Project" in the 2024 Series Ordinance shall be expanded to include the Waterfront Park (as further described in Section 2 below) and all other terms and conditions of the 2024 Series Ordinance shall remain in full force and effect.

Section 2. Project. Based on the findings described above, the term "Project" in the 2024 Series Ordinance shall be amended and restated in its entirety as necessary to authorize the proceeds of the 2024 Bond to be used to defray the cost of engineering, design, construction, improvement, equipping, and other related costs associated with improvements to Southside Park, Washington Street Park, and Waterfront Park.

Section 3. Severability. If any one or more of the covenants or agreements provided in this First Amendment on the part of the City to be performed should be contrary to applicable law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this First Amendment.

Section 4. No Event of Default. There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute an Event of Default under the General Bond Ordinance.

Section 5. Interested Parties. Nothing in the General Bond Ordinance expressed or implied is intended or shall be construed to confer upon, or to give or grant to, any person or entity, other than the City and the Bondholder, any right, remedy or claim under or by reason of the General Bond Ordinance or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in the General Bond Ordinance contained by and on behalf of the City shall be for the sole and exclusive benefit of the City and the Bondholder.

Section 6. Effective Date. This First Amendment shall become effective upon its date of enactment.

[End of First Amendment]

³ The 2011 Bond is unaffected by the changes proposed by this First Amendment. As a result, the consent of Truist Bank, as the holder of the 2011 Bond and successor in interest to Branch Banking and Trust Company, is not required to authorize or implement the provisions of this First Amendment.

DONE, RATIFIED AND ENACTED THIS 12th day of May 2026.

CITY OF BEAUFORT, SOUTH CAROLINA

(SEAL)

Mayor

Attest:

City Clerk, City of Beaufort, South Carolina

First Reading: April 14, 2026

Second Reading: May 12, 2026

CONSENT OF BONDHOLDER

The undersigned hereby certifies that he is authorized to execute and deliver this consent certificate on behalf of Webster Bank, National Association (the "Bank") as holder of the \$7,100,000 Hospitality and Accommodations Fee Revenue Bond, Series 2024 dated January 11, 2024, of the City of Beaufort, South Carolina. The Bank hereby acknowledges the execution and delivery (or the planned execution and delivery, as applicable) of an amendment to the 2024 Series Ordinance dated January 9, 2024 by the City Council of the City of Beaufort, the governing body of the City of Beaufort, South Carolina (the "City"), through the enactment of an ordinance entitled, "AN ORDINANCE AUTHORIZING AND APPROVING A FIRST AMENDMENT TO THAT CERTAIN 2024 SERIES ORDINANCE DATED JANUARY 9, 2024; AND OTHER MATTERS RELATING THERETO", dated May 12, 2026 (the "First Amendment"). Terms used herein and not otherwise defined shall have the meanings ascribed thereto in the First Amendment.

The First Amendment authorizes the City to amend and restate the definition of Project to include the Waterfront Park. The City has requested the Bank's consent to the First Amendment. Based upon the foregoing, and after reviewing the City's request and the terms of the proposed First Amendment, the Bank approves of and consents to the execution and delivery of the First Amendment by the City.

WEBSTER BANK, NATIONAL ASSOCIATION

By: Kevin C King
Its: Senior Managing Director

Dated: March 19, 2026



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/15/2026
From: Alan Eisenman, Finance Director
Item Name: An Ordinance to amend City of Beaufort Ordinance 2025/13 regarding the fiscal year 2025-2026 City of Beaufort budget to provide for the revenues and expenditures of Parks and Tourism Fund and Capital Projects Fund-Second Reading
Meeting Date: May 12, 2026
Department: Finance Department

Background Information:

Introduction:

The Waterfront Park Relieving Platform was determined to be unsafe for public use in July 2025, resulting in the closure of the Waterfront Park Day Dock to the public due to safety concerns. The City desires to restore temporary public access to the day dock while a long-term solution for the Waterfront Park Relieving Platform is designed, permitted, and constructed. The Waterfront Day Dock Project will provide interim public access and support continued recreational and tourism activity along the Beaufort River.

Background:

The Waterfront Day Dock Park project was originally budgeted at Two Hundred Fifty Thousand Dollars (\$250,000) from Parks and Tourism Fund in fiscal year 2026 capital budget. During project development, it was determined that the existing 80-foot gangway could not be reused due to its condition and incompatibility with the temporary access design. As a result, the City must procure new 75-foot and 45-foot gangways to safely reconnect the public to the day dock, resulting in increased project costs.

First Reading was held on April 14, 2026 and passed with no amendments.

Legal Authority:

S.C. Code Ann. § 5-7-260; Title 5, Chapter 7

Staff Recommendation:

Staff recommends approval of the first reading. Second reading will be held on May 12, 2026.

Placed on Agenda For:

Action

Attachments:

1. Budget Ordinance Amendment

ORDINANCE 2026/10

AN ORDINANCE TO AMEND CITY OF BEAUFORT ORDINANCE 2025/13 REGARDING THE FISCAL YEAR 2025-2026 CITY OF BEAUFORT BUDGET TO PROVIDE FOR THE REVENUES AND EXPENDITURES OF PARKS AND TOURISM FUND AND CAPITAL PROJECTS FUND.

WHEREAS, Section 5-7-260 of the South Carolina Code of Laws requires that a municipal council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

WHEREAS, on June 10, 2025, the City of Beaufort (hereinafter “City”) adopted Ordinance No. 2025/13 which set the City’s FY 2025- 2026 budget and associated expenditures; and

WHEREAS, the Waterfront Park Relieving Platform was determined to be unsafe for public use in July 2025, resulting in the closure of the Waterfront Park Day Dock to the public due to safety concerns; and

WHEREAS, the City desires to restore temporary public access to the day dock while a long-term solution for the Waterfront Park Relieving Platform is designed, permitted, and constructed; and

WHEREAS, the Waterfront Day Dock Project will provide interim public access and support continued recreational and tourism activity along the Beaufort River; and

WHEREAS, the Waterfront Park project was originally budgeted at Two Hundred Fifty Thousand Dollars (\$250,000) from Parks and Tourism Fund in fiscal year 2026 capital budget; however, during project development it was determined that the existing 80-foot gangway could not be reused due to its condition and incompatibility with the temporary access design; and

WHEREAS, the City must therefore purchase new 75-foot and 45-foot gangways to safely reconnect the public to the day dock, resulting in increased project costs; and

WHEREAS, an additional Seventy-Five Thousand Dollars (\$75,000) is required to complete the project as revised; and

WHEREAS, the Parks and Tourism Fund has sufficient available resources to support this additional appropriation;

WHEREAS, it is necessary and proper to appropriate, obligate, and budget funds for the above-referenced items; and

WHEREAS, in compliance with South Carolina law and in the interest of maintaining good accounting practices and transparency in the budget process, it is beneficial and necessary to amend the budget to reflect this additional appropriation of funds.

NOW, THEREFORE, BE IT ORDAINED by the City of Beaufort Council that the FY 2025-2026 City of Beaufort Ordinance 2025/13 is hereby amended by the addition of the following, such that the General Fund FY26

Budget and the Consolidated FY26 Revised Budget are as shown on Exhibits A and B, hereto

SECTION 1. AMENDMENT

Parks and Tourism Fund

Revenues

Release of Fund Balance	75,000
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Total Revenues	\$ 75,000
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Expenditures

Transfers Out- Downtown Waterfront Park Day Dock Project	75,000
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Total Expenditures	\$ 75,000
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Capital Projects Fund

Revenues

Transfers In- Downtown Waterfront Park Day Dock Project	75,000
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Total Revenues	\$ 75,000
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Expenditures

Capital- Downtown Waterfront Park Day Dock Project	75,000
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Total Expenditures	\$ 75,000
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SECTION 2. EFFECTIVE DATE

This Ordinance shall be effective upon its enactment by the City Council for the City of Beaufort.

PHILIP E. CROMER, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK

1ST Reading April 14, 2026

2nd Reading & Adoption _____

Attachments:

- A. General Fund FY26 Budget
- B. Consolidated FY26 Revised Budget

EXHIBIT A**General Fund FY26 Budget**

	Adopted FY26 Budget	Budget Amendment #1	Budget Amendment #2	Budget Amendment #3	Revised FY26 Budget
<u>Revenues</u>					
Property Taxes	\$ 9,969,172	\$ -	\$ -	\$ -	\$ 9,969,172
Licenses & Permits	7,817,000	-	-	-	7,817,000
Intergovernmental	4,230,180	1,500,000	-	-	5,730,180
Franchise Fees	2,384,440	-	-	-	2,384,440
Charges for Services	1,720,245	-	-	-	1,720,245
Fines & Forfeitures	67,000	-	-	-	67,000
Miscellaneous	60,000	-	-	-	60,000
Interest	600,000	-	-	-	600,000
Transfers In	69,584	-	-	-	69,584
Issuance of Capital Lease	833,472	-	-	-	833,472
Release of Committed/Assigned Fund Balance	1,024,878	137,900	700,834	10,403	1,874,015
Total General Fund Revenues	\$ 28,775,971	\$ 1,637,900	\$ 700,834	\$ 10,403	\$ 31,125,108
<u>Appropriations</u>					
Non-Departmental	\$ 815,171	\$ -	\$ -	\$ -	\$ 815,171
City Council	318,249	-	-	-	318,249
City Manager	1,006,844	-	4,382	-	1,011,226
Finance	1,103,555	-	7,742	-	1,111,297
Human Resources	514,604	-	5,389	-	519,993
Information Technology	939,137	-	-	-	939,137
Municipal Court	690,911	-	15,389	-	706,300
Community & Economic Development	1,356,171	-	7,088	-	1,363,259
Police Operations	6,272,804	-	189,584	-	6,462,388
School Resource Officer	734,983	-	-	-	734,983
School Crossing Guard	24,945	-	-	-	24,945
Victims Rights	123,030	-	-	-	123,030
Fire	8,696,627	-	438,468	-	9,135,095
Public Works	545,431	-	32,792	-	578,223
Streets & Traffic	1,216,546	137,900	-	-	1,354,446
Facilities Maintenance	718,115	-	-	10,403	728,518
Solid Waste	1,476,050	-	-	-	1,476,050
Debt Service	1,847,798	-	-	-	1,847,798
Transfers Out	375,000	-	-	-	375,000
Total General Fund Appropriations	\$ 28,775,971	\$ 137,900	\$ 700,834	\$ 10,403	\$ 29,625,108

EXHIBIT B

Consolidated FY26 Revised Budget

			Parks &	Stormwater	State			Capital Project	
Revenues	General Fund	ARPA Fund	Tourism Fund	Fund	Accommodations	Fire Impact Fund	TIF II Fund	Fund	Total
Revenues	\$ 28,348,037	\$ 133,871	\$ 5,512,500	\$ 1,403,346	\$ 946,667	\$ 205,000	\$ 120,000	\$ 21,755,759	\$ 58,425,180
Transfers In	69,584	-	-	-	-	-	-	6,785,837	6,855,421
Issuance of Capital Lease	833,472								833,472
Release of Committed Fund	1,758,061	1,352,827	2,561,185	467,061	468,639	-	1,200,000	-	7,807,773
Release of Fund Balance	115,954	104,382	1,335,325	32,792	224,363	-	620,000	700,000	3,132,816
Total Revenues	\$ 31,125,108	\$ 1,591,080	\$ 9,409,010	\$ 1,903,199	\$ 1,639,669	\$ 205,000	\$ 1,940,000	\$ 29,241,596	\$ 77,054,662
Expenditures									
Salaries	\$ 11,799,137	\$ 97,972	\$ 2,172,279	\$ 492,602	\$ 18,366	\$ -	\$ -	\$ -	\$ 14,580,356
Benefits	4,831,804	40,281	947,533	207,146	7,363	-	-	-	6,034,127
Operating	8,816,857	100,000	2,052,032	217,490	1,044,150	-	-	-	12,230,529
Capital	1,746,062	-	345,300	-	31,567	-	740,000	29,241,596	32,104,525
Debt	2,056,248	-	969,496	518,900	-	-	-	-	3,544,644
Transfers Out	375,000	1,352,827	2,922,370	467,061	538,223	-	1,200,000	-	6,855,481
Contribution to Fund Balance	-	-	-	-	-	205,000	-	-	205,000
Total Expenditures	\$ 29,625,108	\$ 1,591,080	\$ 9,409,010	\$ 1,903,199	\$ 1,639,669	\$ 205,000	\$ 1,940,000	\$ 29,241,596	\$ 75,554,662
Net (Deficit) Surplus	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/05/2026

From: Alan Eisenman, Finance Director, Scott Marshall, City Manager

Item Name: **PUBLIC HEARING AND FIRST READING** - An ordinance to provide for the levy of taxes for the City of Beaufort for Fiscal Year beginning July 1, 2026, and ending June 30, 2027; to provide for execution of and to put into effect the consolidated budget; to provide budgetary control of the City's fiscal affairs

Meeting Date: May 12, 2026

Department: Finance Department

Background Information:

Introduction:

The notice of Public Hearing was published in the Beaufort Gazette on April 28, 2026. The fiscal year 2027 budget ordinance and budget presentation are included for reference.

Background:

Legal Authority:

S.C. Code Ann. § 5-7-260; Title 5, Chapter 7

Staff Recommendation:

City's Council's consideration for approval on first reading. The second reading will take place on June 9, 2026 Council meeting.

Placed on Agenda For:

Action

Attachments:

1. FY 2027 Recommended Budget presentation- 1st Reading
2. Budget Ordinance FY27

City of Beaufort, South Carolina



**FISCAL YEAR 2027
RECOMMENDED CONSOLIDATED BUDGET
FIRST READING
PRESENTED MAY 12, 2026**



City Manager's Message

May 12, 2026

Dear Honorable Mayor, Members of City Council and Citizens of Beaufort:

The proposed Fiscal Year 2027 (FY27) Consolidated Budget totals \$73,398,312, reflecting a disciplined and balanced approach to advancing the City's priorities while maintaining fiscal stability. Of this total, \$26,482,089 is dedicated to capital expenditures, underscoring our continued investment in infrastructure, facilities, and long-term community assets. The budget represents a modest increase of \$266,275 over the Fiscal Year 2026 (FY26) adopted budget of \$73,132,037.

The City's millage rate remains unchanged at 73.9 mills, reinforcing our commitment to maintaining stability for property owners. At the same time, the value of a mill has increased to \$153,274, up \$21,389 from the prior year. As a result, property tax revenue is projected at \$11,547,464, an increase of \$1,578,292 over the FY26 budgeted amount of \$9,969,172. This growth allows the City to address rising costs while avoiding an increase in the millage rate.



City Manager's Message

This budget is directly aligned with the City Council's adopted Strategic Plan for FY2026–FY2027 and advances each of its five key focus areas:

- **A Safe & Vibrant City** – Investments in public safety staffing, including three new Patrolman III positions and the creation of a Community Response Team, supporting proactive policing and neighborhood engagement. Continued funding for parks, waterfront access, and community programming reinforces our commitment to quality of life and cultural vitality.
- **Manage Infrastructure, Growth & Protect Natural Resources** – Significant capital funding, including nearly \$1 million for the Waterfront Park relieving platform and continued investment in drainage infrastructure, supports long-term resiliency, infrastructure maintenance, and environmental stewardship.
- **Economic Development & Innovation** – Strategic partner funding, including the Beaufort Digital Corridor, Beaufort County Economic Development Corporation, and the Convention and Visitors Bureau, supports business development, tourism, and innovation while preserving Beaufort's historic character.



City Manager's Message

- **Fiscal Sustainability** – Maintaining the millage rate, introducing diversified revenue sources such as the vehicle tag fee and short-term rental license fee, and establishing a Debt Service Fund all reflect a commitment to responsible financial management and long-term stability.
- **Organizational Excellence** – Continued investment in employee compensation, leadership development, and operational transparency ensures a high-performing organization committed to delivering exceptional service.

A key addition in FY27 is the introduction of a \$32 annual vehicle tag fee, which will fund approximately \$325,000 in roadway-related services, including maintenance of SCDOT rights-of-way and street sweeping. These are ongoing obligations tied directly to the use of our transportation network. Generating this same level of revenue through property taxes alone would require adding a little over 2 mills to the City's millage rate. The vehicle tag fee provides a more balanced approach by distributing costs more broadly among those who utilize the system, including renters, and establishes a closer connection between service use and funding.



City Manager's Message

The FY27 budget also includes a \$1,000 annual short-term rental license fee. This helps us align regulatory costs and establishes an additional revenue stream to support operating costs without adding to the Ad Valorem tax burden.

We also continue to support our workforce through a 2% cost-of-living adjustment and up to a 2% merit increase. These modest adjustments follow the significant compensation improvements implemented last year following the classification and compensation study. Additionally, a 3% increase in employee health insurance costs will be absorbed by the City, with no increase passed on to employees. All of these features augment our ability to recruit and retain a high performing labor force.

The budget invests in strategic partnerships that leverage additional funding and expand community impact, including \$150,000 for the Housing Repair Assistance Program. This is a 50% increase over FY26 that will directly benefit qualifying homeowners while supporting broader housing stability efforts.

The release of \$2.9 million from the TIF II fund balance will support critical capital needs, including municipal facility improvements, public safety enhancements, parking solutions, and advancement of the 1st South Carolina Volunteers of African Descent Memorial Park.



City Manager's Message

The Henry C. Chambers Waterfront Park, our “Crown Jewel,” remains a primary focus in FY27, with nearly \$1 million allocated from Parks and Tourism Revenue Bond proceeds to restore access to the relieving platform. While these funds were originally intended for Southside Park improvements, the City will pursue Community Development Block Grant (CDBG) funding to advance those improvements and to continue the development of the 1st South Carolina Volunteers of African Descent Memorial Park.

Our major stormwater drainage projects will continue to be funded through grants and are anticipated to reach completion later this calendar year, reflecting our ability to leverage external funding to address critical infrastructure challenges.

Developing this budget required thoughtful collaboration and difficult decisions. At the outset, identified needs exceeded projected revenues by approximately \$3 million. Through careful prioritization, compromise, and collective effort, we have achieved a balanced budget that continues to advance Council's priorities.



City Manager's Message

I extend my sincere appreciation to our Finance Director and Department Directors for their diligence and professionalism throughout this process, and to City Council for their patience and engagement during our budget workshops. This collaborative effort ensures that the FY27 budget reflects both fiscal responsibility and strategic intent.

Together, we remain committed to preserving and enhancing the quality of life that makes the City of Beaufort truly the Best Part of the Lowcountry.

Respectfully submitted for your consideration,

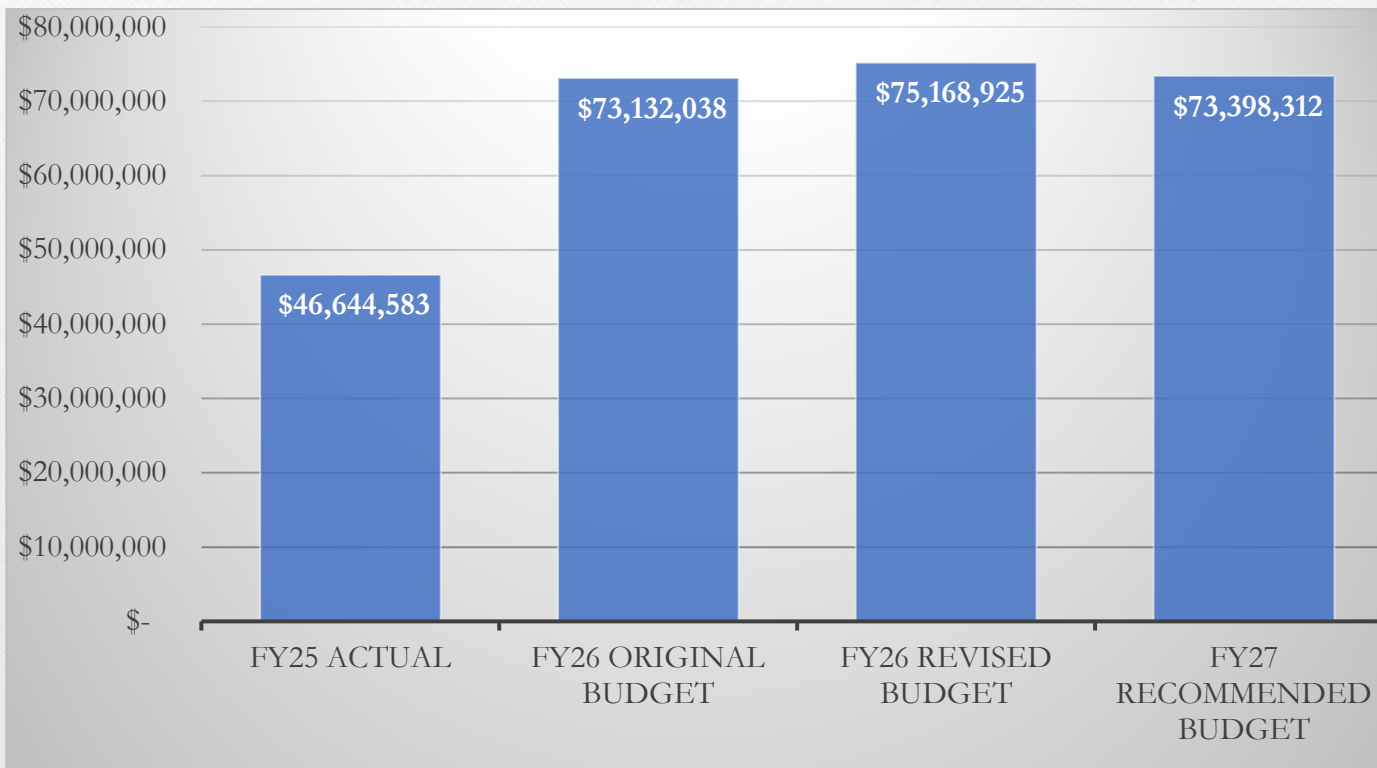
Scott M. Marshall

City Manager

FY27 Consolidated Recommended Budget

\$73,398,312

**Includes \$25.5M in Capital Project Fund*



City Manager Highlights

- Overall millage rate remains flat at 73.9
- Value of a mill = \$153,274
- Capital Projects Budget = \$25.5M
- \$150K for Housing Repair Assistance

City Manager Highlights

- 2% COLA for City Employees
- Up to 2% merit increase based on performance evaluation
- 3% increase in health care coverage is absorbed in the budget with no burden to employees

Strategic Partner Assistance



\$42,000



\$102,778



\$75,000



\$6,210



\$183,197



\$402,500



\$34,100



\$10,000



\$45,000



\$5,000



\$5,000

What's New for FY27?

- Three new positions
 - Three Patrolman III Positions for Police Department partially funded by COPS Hiring Grant
- Tag Fee of \$32.00/vehicle to offset ROW maintenance and street sweeping on SCDOT roads.
- \$1,000 Annual Short-Term Rental License Fee
- Establishment of Debt Service Fund to budget and record City's debt payments in one fund

Next Steps

June 9

Second and Final Reading of FY27 Recommended Budget

Budget Changes Since April Council Worksessions

- Added \$75,000 for Comprehensive Plan Update in Community Development Department in General Fund.
- Included an additional \$50,000 contribution to Housing Repair Program for a total of \$150,000 as economic partnership with Beaufort Jasper Housing Trust from Non-Departmental in General Fund.
- Reduced legal fees by \$100,000 in City Council budget in General Fund.

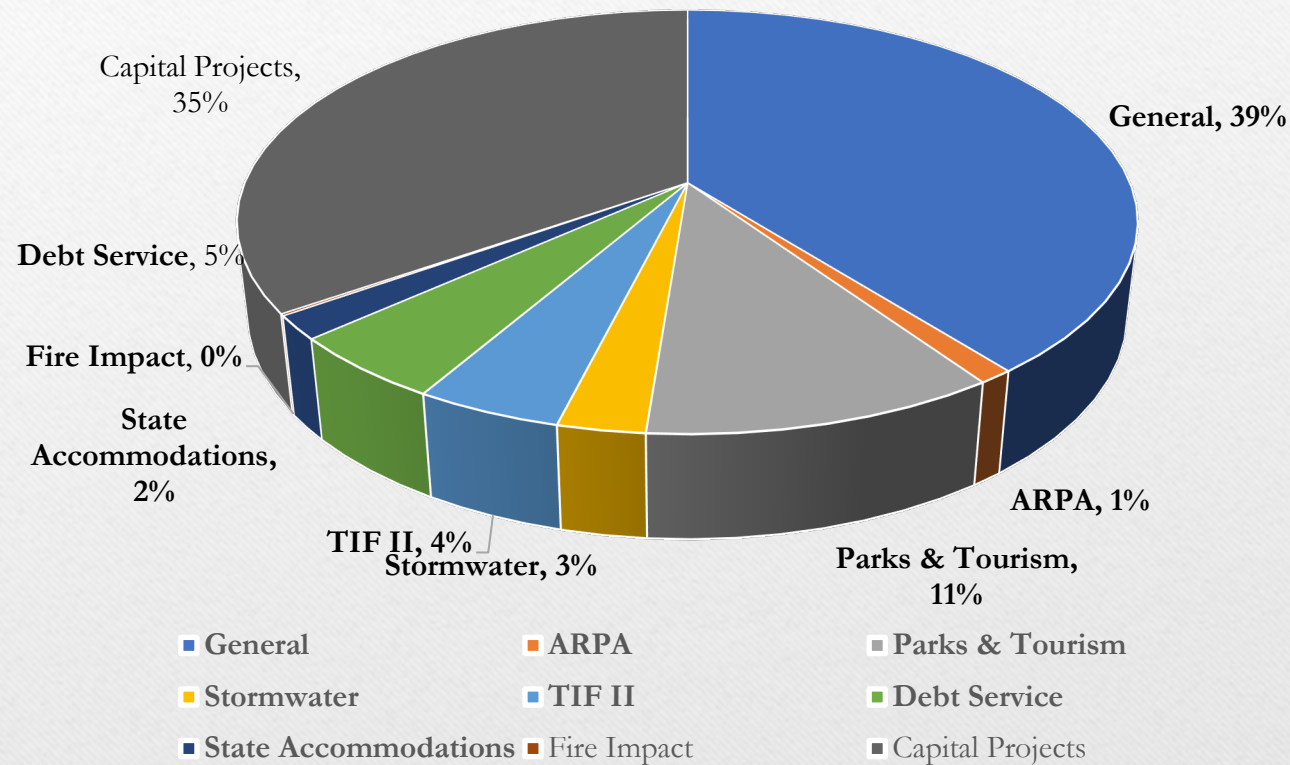
Budget Changes Since April Council Worksessions

- Staggered hired dates for 3 Police Patrolman III positions partially funded by COPS Hiring Grant
 - One officer starting on 10/1/26
 - Two officers starting on 1/1/27
 - Savings of \$71,916 in the General Fund and \$26,624 in Park and Tourism Funds for a total of \$98,540.
- Financed parking stations replacement over three years for a budget savings of \$52,314 in FY 27 in Parks and Tourism Fund.

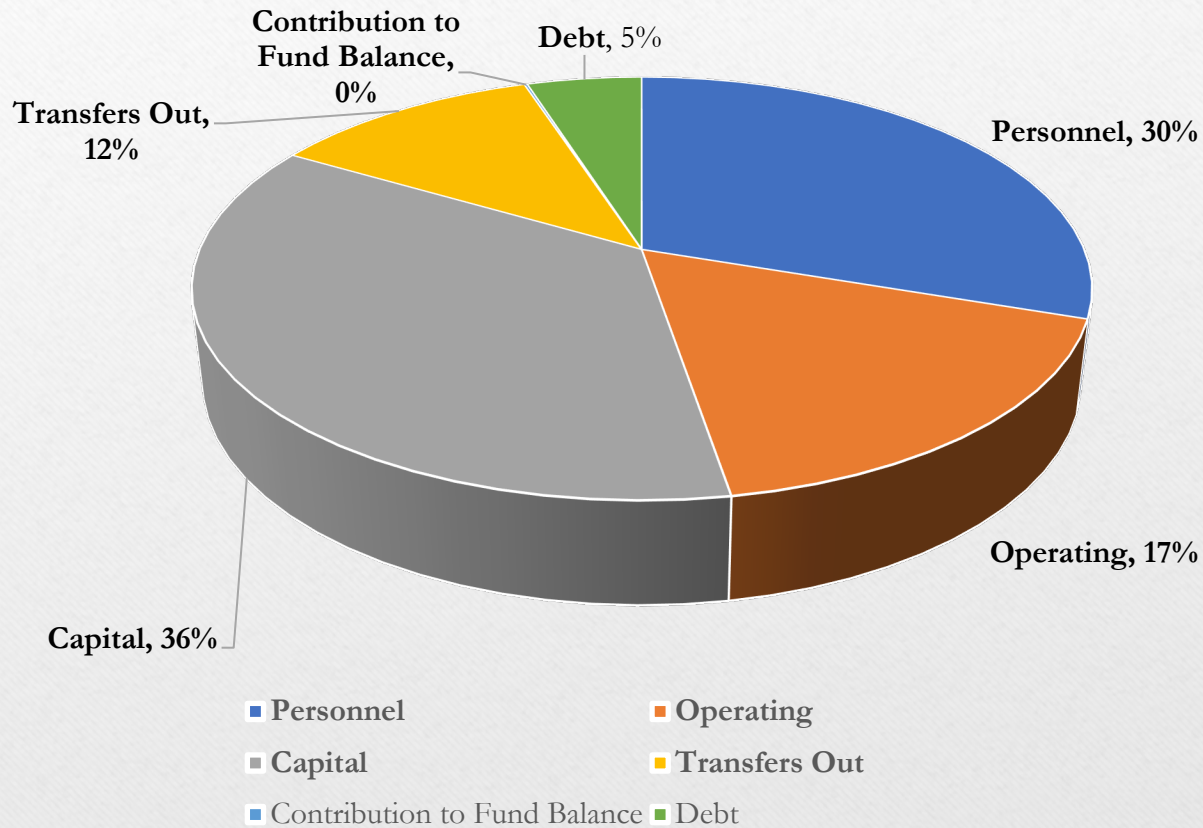
Consolidated FY 2027 Recommended Budget

	General Fund	ARPA Fund	Parks & Tourism Fund	Stormwater Fund	State Accommodations Fund	TIF II Fund	Fire Impact Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues										
Revenues	\$ 28,012,516	\$ 20,000	\$ 5,214,000	\$ 1,395,000	\$ 880,000	\$ 120,000	\$ 105,000	\$ 1,650,303	\$ 19,125,790	\$ 56,522,609
Transfers In	66,250	-	-	-	-	-	-	2,021,014	6,393,397	8,480,661
Release of Committed Fund Balance-										
Vehicles and Equipment	365,352	-	-	-	-	-	-	-	-	365,352
Release of Committed Fund Balance-										
Redevelopment	375,000	-	-	-	-	-	-	-	-	375,000
Release of Committed Fund Balance-										
Capital Projects	-	694,220	1,511,447	473,091	439,639	2,900,000	-	-	-	6,018,397
Release of Fund Balance	121,024	54,256	1,105,212	88,780	8,846	258,175	-	-	-	1,636,293
Total Revenues	<u>28,940,142</u>	<u>768,476</u>	<u>7,830,659</u>	<u>1,956,871</u>	<u>1,328,485</u>	<u>3,278,175</u>	<u>105,000</u>	<u>3,671,317</u>	<u>25,519,187</u>	<u>73,398,312</u>
Expenditures										
Salaries	12,856,500	53,040	2,295,724	466,161	25,318	-	-	-	-	15,696,743
Benefits	5,163,398	21,216	954,425	233,045	9,491	-	-	-	-	6,381,575
Operating	9,687,652	-	1,953,112	246,974	756,843	-	-	-	-	12,644,580
Capital	365,352	-	146,431	42,000	30,945	378,175	-	-	25,519,187	26,482,089
Debt	-	-	-	-	-	-	-	3,617,954	-	3,617,954
Transfers Out	867,240	694,220	2,480,968	968,691	505,889	2,900,000	63,654	-	-	8,480,661
Contribution to Fund Balance	-	-	-	-	-	-	41,346	53,363	-	94,709
Total Expenditures	<u>28,940,142</u>	<u>768,476</u>	<u>7,830,659</u>	<u>1,956,871</u>	<u>1,328,485</u>	<u>3,278,175</u>	<u>105,000</u>	<u>3,671,317</u>	<u>25,519,187</u>	<u>73,398,312</u>
Net (Deficit) Surplus	<u>\$ (0)</u>	<u>\$ 0</u>	<u>\$ (0)</u>	<u>\$ (0)</u>	<u>\$ (0)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 0</u>

FY 27 Projected Revenue Sources

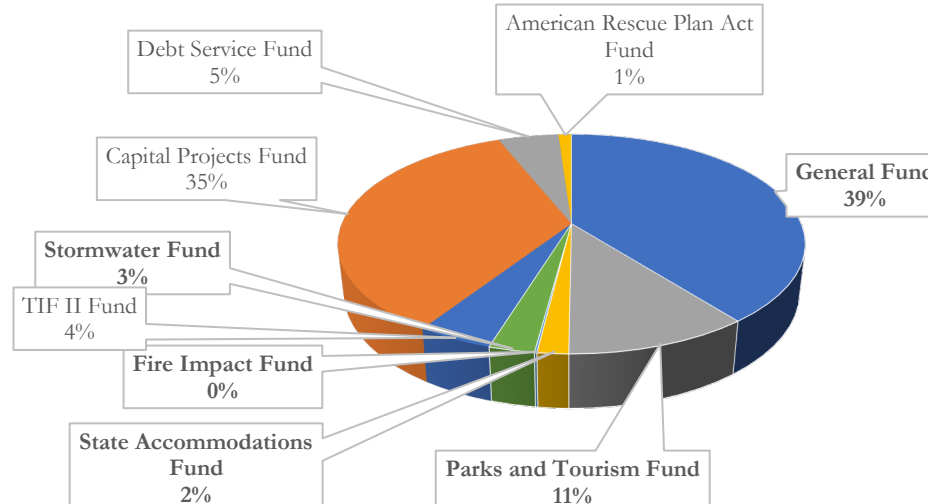


FY 27 Projected Expenses



Consolidated Revenue Budget Summary

		FY 2026	FY 2026	FY 2027	Change from	
		Original	Revised	Recommended	Prior Year	
	FY 2025 Actual	Budget	Budget	Budget	Original	% Change
					Budget	
General Fund	\$ 27,472,570	\$ 28,775,971	\$ 30,275,971	\$ 28,940,142	\$ 164,171	0.5%
Parks and Tourism Fund	5,719,730	8,933,821	8,933,821	7,830,659	(1,103,162)	-12.3%
State Accommodations Fund	1,020,433	1,539,669	1,639,669	1,328,485	(211,184)	-12.9%
Fire Impact Fund	299,242	205,000	205,000	105,000	(100,000)	-48.8%
Stormwater Fund	1,395,716	1,801,407	1,903,199	1,956,871	155,464	8.2%
TIF II Fund	171,067	1,840,000	1,995,361	3,278,175	1,438,175	72.1%
Capital Projects Fund	7,838,319	28,449,471	28,865,471	25,519,187	(2,930,284)	-10.2%
Debt Service Fund	-	-	-	3,671,317	3,671,317	100.0%
American Rescue Plan Act Fund	2,696,473	1,586,698	1,597,059	768,476	(818,222)	-51.2%
	<u>\$ 46,613,550</u>	<u>\$ 73,132,037</u>	<u>\$ 75,415,551</u>	<u>\$ 73,398,312</u>	<u>\$ 266,275</u>	<u>0.4%</u>



FY 2027 Consolidated Revenue Budget Highlights

- The recommended millage rate remains flat at 73.9 mils for General Fund property taxes.
- A new \$32 annual tag fee for vehicles residing within City limits will generate an estimated \$322,560 in revenues to offset the City's cost on right-of-way maintenance and street sweeping on State owned roads within City limits.
- A new annual short term rental fee of \$1,000 will generate an estimated \$242,000 in revenue.

Consolidated Expenditure Budget Summary

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget	\$ Change from Prior Year Original Budget	% Change
General Fund						
Salaries	\$ 10,508,108	\$ 11,232,170	\$ 11,799,136	\$ 12,856,500	\$ 1,624,329	14.46%
Benefits	4,232,926	4,659,415	4,830,918	5,163,398	503,983	10.82%
Operations	8,006,609	8,859,976	8,885,895	9,687,652	827,676	9.34%
Capital	368,636	1,593,162	1,899,854	365,352	(1,227,810)	-77.07%
Debt	1,990,148	2,056,248	2,056,248	-	(2,056,248)	-100.00%
Transfers out	-	375,000	375,000	867,240	492,240	100.00%
Total General Fund	\$ 25,106,428	\$ 28,775,971	\$ 29,847,051	\$ 28,940,141	\$ 164,170	0.55%
Parks and Tourism Fund						
Salaries	\$ 1,746,163	\$ 2,082,992	\$ 2,172,280	\$ 2,295,724	\$ 212,732	10.21%
Benefits	694,559	887,880	912,596	954,425	66,545	7.49%
Operations	1,702,615	2,086,968	2,132,490	1,953,112	(133,856)	-6.41%
Capital	224,634	345,300	368,068	146,431	(198,870)	-57.59%
Debt	969,601	969,496	969,496	-	(969,496)	-100.00%
Transfers out	3,439,758	2,561,185	2,561,185	2,480,968	(80,217)	-3.13%
Total Parks and Tourism Fund	\$ 8,777,330	\$ 8,933,821	\$ 9,116,115	\$ 7,830,659	\$ (1,103,162)	-12.10%
Stormwater Fund						
Salaries	\$ 384,248	\$ 466,621	\$ 492,603	\$ 466,161	\$ (459)	-0.10%
Benefits	160,421	200,336	207,146	233,045	32,709	16.33%
Operations	189,003	217,490	217,490	246,974	29,484	13.56%
Capital	-	-	-	42,000	42,000	100.00%
Debt	515,755	518,900	518,900	-	(518,900)	-100.00%
Transfers out	728,271	398,061	467,061	968,691	570,630	143.35%
Total Stormwater Fund	\$ 1,977,697	\$ 1,801,407	\$ 1,903,199	\$ 1,956,871	\$ 155,464	8.17%

Consolidated Expenditure Budget Summary (Cont'd)

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget	\$ Change from Prior Year Original Budget	% Change
State Accommodations Fund						
Salaries	\$ 16,728	\$ 18,366	\$ 18,366	\$ 25,318	\$ 6,952	37.85%
Benefits	6,752	7,363	7,363	9,491	2,128	28.90%
Operations	713,722	1,044,150	1,044,150	756,843	(287,307)	-27.52%
Capital	-	31,567	31,567.26	30,945	(623)	100.00%
Transfers out	92,515	438,223	538,223	505,889	67,666	15.44%
Total State Accommodations Fund	\$ 829,717	\$ 1,539,669	\$ 1,639,669	\$ 1,328,485	\$ (211,184)	-12.88%
Fire Impact Fund						
Debt	\$ 63,654	\$ -	\$ -	\$ -	-	0.00%
Transfers out	-	-	-	63,654	63,654	100.00%
Contribution to Fund Balance	-	205,000	205,000	41,346	(163,654)	-79.83%
Total Fire Impact Fund	\$ 63,654	\$ 205,000	\$ 205,000	\$ 105,000	\$ (100,000)	-48.78%
TIF II Fund						
Operations	\$ 20,000	\$ -	\$ -	\$ -	\$ -	0.00%
Capital	26,814	740,000	795,361	378,175	(361,825)	-48.90%
Transfers out	-	1,100,000	1,200,000	2,900,000	1,800,000	163.64%
Total TIF II Fund	\$ 46,814	\$ 1,840,000	\$ 1,995,361	\$ 3,278,175	\$ 1,438,175	78.16%
ARPA Fund						
Salaries	\$ 67,500	\$ 94,500	\$ 97,972	\$ 53,040	\$ (41,460)	-43.87%
Benefits	27,974	39,371	40,281	21,216	(18,156)	-46.11%
Operations	193,473	100,000	100,000	-	(100,000)	-100.00%
Capital	462,929	-	5,978	-	-	0.00%
Transfers out	1,749,285	1,352,827	1,352,827	694,220	(658,607)	-48.68%
Total ARPA Fund	\$ 2,501,162	\$ 1,586,698	\$ 1,597,059	\$ 768,476	\$ (818,223)	-51.23%
Debt Service Fund						
Debt	\$ -	\$ -	\$ -	\$ 3,617,954	\$ 3,617,954	100.00%
Contribution to Fund Balance	-	-	-	53,363	53,363	100.00%
Total Debt Service Fund	\$ -	\$ -	\$ -	\$ 3,671,317	\$ 3,671,317	100.00%
Capital Projects Fund						
Capital	\$ 7,341,782	\$ 28,449,471	\$ 28,865,471	\$ 25,519,187	\$ (2,930,284)	-10.30%
Total Capital Projects Fund	\$ 7,341,782	\$ 28,449,471	\$ 28,865,471	\$ 25,519,187	\$ (2,930,284)	-10.30%
Total All Funds	\$ 46,644,583	\$ 73,132,038	\$ 75,168,925	\$ 73,398,312	\$ 266,274	0.36%

FY 2027 Consolidated Expenditure Budget Highlights

Salaries and Benefits

- There are 3 new positions (3 Patrolman III in Police Department) included in the FY 2027 Recommended Budget.
- The budget includes a 2% COLA increase and merit increase up to 2.0% based on annual performance evaluation.
- Increase of 3% in Health insurance premiums absorbed by the City.
- Includes employee retention programs.
- Overall increase in salaries & benefits of \$1,499,657 or 7.3%.

Operations

- Overall operations is \$12,644,580 across the funds of the City
 - General Fund increased 8.9%; Parks & Tourism decreased 7.1%; State Accommodations Tax decreased 27.5%.
 - More detail of these changes are explained in the Fund section.

Capital

- The Capital replacement program is funded with resources partially coming from Committed Fund Balances held in reserve for General Fund purchases.

Debt

- Includes debt payments required for FY 2027 on general obligation bonds, revenue bonds, and capital leases in newly established debt service fund. The new fire truck capital lease debt payment starts in FY27.

General Fund

The General Fund is the main operating fund of the City. The primary sources of revenue are property taxes, licenses & permit revenues, franchise fees, intergovernmental revenues and general charges for services.

The General Fund accounts for the activity of the City Council, City Manager, Finance & Information Technology, Human Resources, Municipal Court, Community & Economic Development & Building Inspections, Police, Fire, and Public Works.

BUDGET SUMMARY - REVENUES

	FY 2025	FY 2026 Original	FY 2026 Revised	FY 2027	Increase (Decrease) from
	Actual	Budget	Budget	Recommended	Prior Year
				Budget	Original Budget
Property Taxes	\$10,309,148	\$ 9,969,172	\$ 9,969,172	\$ 9,897,161	\$ (72,011)
Licenses	6,621,489	7,000,000	7,000,000	6,842,000	(158,000)
Permits	1,156,268	817,000	817,000	618,000	(199,000)
Charges for Services	1,584,867	1,720,245	1,720,245	2,600,635	880,390
Franchise Fees	2,407,025	2,384,440	2,384,440	2,596,160	211,720
Intergovernmental	4,298,536	4,230,180	5,730,180	4,627,560	397,380
Fines & Forfeitures	80,238	67,000	67,000	70,000	3,000
Interest	821,472	600,000	600,000	700,000	100,000
Miscellaneous	120,887	60,000	60,000	61,000	1,000
Transfers In	72,640	69,584	69,584	66,250	(3,334)
Issuance of Capital Lease	-	833,472	833,472	-	(833,472)
Release of Committed Fund Balance- Vehicles and Equipment	-	544,327	544,327	365,352	(178,975)
Release of Committed Fund Balance- Redevelopment	-	375,000	375,000	375,000	-
Release of Fund Balance	-	105,551	105,551	121,024	15,473
Total Revenues	<u>\$27,472,570</u>	<u>\$ 28,775,971</u>	<u>\$ 30,275,971</u>	<u>\$ 28,940,142</u>	<u>\$ 164,171</u>

Property Taxes

		FY 2026 Original	FY 2026 Revised	FY 2027 Recommended
	FY 2025 Actual	Budget	Budget	Budget
Current Property Taxes	\$ 7,376,317	\$ 7,450,043	\$ 7,450,043	\$ 8,846,622
Property Taxes - Debt Mil	1,774,965	1,611,897	1,611,897	-
Delinquent Property Tax	335,379	232,147	232,147	257,955
Penalties & Interest	60,320	36,203	36,203	41,027
Vehicle Property Taxes	493,566	383,882	383,882	490,231
Homestead Exemption	211,326	202,000	202,000	211,326
Motor Carrier	17,629	14,000	14,000	17,000
Payment in Lieu	39,646	39,000	39,000	33,000
Total Property Taxes	<u>\$ 10,309,148</u>	<u>\$ 9,969,172</u>	<u>\$ 9,969,172</u>	<u>\$ 9,897,161</u>
Taxable Assessed Value ¹	\$ 126,453,357	\$ 131,884,905	\$ 131,884,905	\$ 153,274,251
Value of Mil	\$ 126,453	\$ 131,885	\$ 131,885	\$ 153,274

¹ TY 2026 estimated taxable assessed value presented in FY 2027 Recommended budget is estimated based on historical and known growth.

Property Taxes

- Represents the largest revenue source of the City, or approximately 34.2% of the total revenues.
- Taxable assessed value of real property for tax year 2026 is estimated to be \$131,754,359, a 16.6% growth over the actual ending values for tax year 2025.
- Taxable assessed value of personal property is estimated for tax year 2026 to be \$13,207,502, a 8.8% growth over the actual ending values for tax year 2025.
- Vehicle taxable assessed value is estimated for tax year 2026 of \$8,312,390, a 21.9% increase over tax year 2025.
- Total Taxable Assessed Value is estimated at \$153,274,251, an overall increased of \$21,389,346 from FY 2026.
- The millage cap is 2.63% based on CPI. The recommended budget includes the operating and debt millage as follows for:
 - The operating mil was 59.3 in FY26. The City's millage cap (2.5%) is applied to for FY 2027 Operating Mil is 60.8. An increase in property tax operating millage of 1.5 mils.
 - Debt mil is decreased from 12.6 mils in FY 2026 to 11.1 mils, for a total of 1.5 mil and sufficient to cover the debt service payments.
 - Recommend maintaining the 2 reserve mil and include in operating mil to continue to fund for aging infrastructure.
 - Total recommended millage rate of 73.9 mils remains the same to the overall millage.

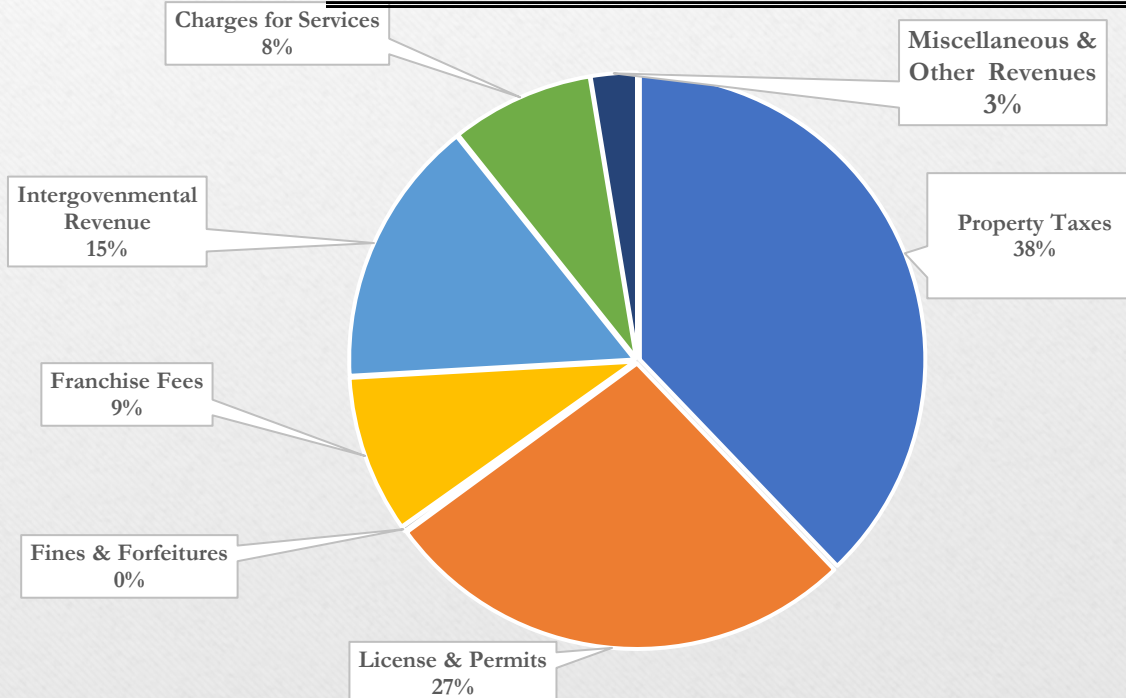
Other Significant Revenues

- Business Licenses anticipated to decrease by \$400,000 due to gross revenue on large developments were recognized in previous years and brokers tax, insurance tax, and telecommunications tax collections administered through MASC were lower than expected. The license line item also includes a \$1,000 annual short-term rental license fee for anticipated revenues of \$242,000.
- Building Permits project \$199,000 decrease in one-time building permits as large developments were recognized in previous years.
- Charges for services include \$32.00/year vehicle tag fee that will generate an estimated amount of \$322,560 for City to offset costs for right of way maintenance and street sweeping on SCDOT roads within City limits.

BUDGET SUMMARY - EXPENDITURES

General Fund

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended	Change from Prior Year Revised Budget
Salaries	\$ 10,508,108	\$ 11,232,170	\$ 11,799,136	\$ 12,856,500	\$ 1,057,363
Benefits	4,232,926	4,659,415	4,830,918	5,163,398	332,480
Operations	8,006,609	8,859,976	8,885,895	9,687,653	801,758
Capital	368,636	1,593,162	1,899,854	365,352	(1,534,502)
Debt	1,990,148	2,056,248	2,056,248	-	(2,056,248)
Transfers Out	-	375,000	375,000	867,240	492,240
Total Expenditures	\$ 25,106,428	\$ 28,775,971	\$ 29,847,051	\$ 28,940,142	\$ (906,908)



General Fund
expenditures
are supported
by

General Fund Budget By Department

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget	\$ Change from Prior Year Revised Budget	% Change
<u>Non Departmental</u>						
Operations	\$ 779,567	\$ 815,171	\$ 815,171	\$ 1,080,977	\$ 265,806	32.61%
Transfers Out	-	375,000	375,000	867,240	492,240	131.26%
Total NonDepartmental	\$ 779,567	\$ 1,190,171	\$ 1,190,171	\$ 1,948,216	\$ 758,045	63.69%
<u>City Council</u>						
Salaries	\$ 67,340	\$ 67,550	\$ 67,550	\$ 67,550	\$ (0)	0.00%
Benefits	24,052	24,699	24,699	25,089	390	1.58%
Operations	306,215	226,000	226,000	324,500	98,500	43.58%
Total City Council	\$ 397,608	\$ 318,249	\$ 318,249	\$ 417,139	\$ 98,890	31.07%
<u>City Manager</u>						
Salaries	\$ 560,656	\$ 621,586	\$ 625,058	\$ 738,387	\$ 113,329	18.23%
Benefits	178,694	201,548	202,458	242,746	40,288	19.99%
Operations	137,579	183,711	183,711	217,134	33,424	18.19%
Total City Manager	\$ 876,929	\$ 1,006,844	\$ 1,011,226	\$ 1,198,267	\$ 187,041	18.50%
<u>Finance</u>						
Salaries	\$ 565,673	\$ 628,631	\$ 634,766	\$ 653,456	\$ 18,690	2.97%
Benefits	206,188	235,761	237,368	242,330	4,961	2.10%
Operations	218,588	239,162	241,525	245,974	4,449	1.86%
Total Finance	\$ 990,449	\$ 1,103,554	\$ 1,113,660	\$ 1,141,761	\$ 28,101	2.52%
<u>Information Technology</u>						
Operations	\$ 862,730	\$ 929,137	\$ 935,837	\$ 955,593	\$ 19,756	2.13%
Capital Outlay	117,526	10,000	12,510	47,700	35,190	351.90%
Total Information Technology	\$ 980,256	\$ 939,137	\$ 948,348	\$ 1,003,293	\$ 54,946	5.79%

General Fund Budget By Department (cont'd)

	FY 2025	FY 2026	FY 2026	FY 2027	\$ Change	
	Actual	Original	Revised	Recommended	from Prior	%
		Budget	Budget	Budget	Year Revised	Change
					Budget	
<u>Human Resources</u>						
Salaries	\$ 239,630	\$ 255,804	\$ 260,074	\$ 250,367	\$ (9,706)	-3.79%
Benefits	88,450	101,802	102,921	100,499	(2,422)	-2.38%
Operations	207,200	156,999	156,999	149,159	(7,840)	-4.99%
Total Human Resources	\$ 535,280	\$ 514,604	\$ 519,993	\$ 500,025	\$ (19,969)	-3.84%
<u>Municipal Court</u>						
Salaries	\$ 256,392	\$ 302,855	\$ 315,048	\$ 310,138	\$ (4,909)	-1.62%
Benefits	98,854	138,143	141,339	108,297	(33,041)	-23.92%
Operations	199,830	249,914	264,724	225,841	(38,883)	-15.56%
Total Municipal Court	\$ 555,076	\$ 690,911	\$ 721,110	\$ 644,276	\$ (76,834)	-10.65%
<u>Community Development</u>						
Salaries	\$ 685,122	\$ 732,239	\$ 737,856	\$ 761,613	\$ 23,757	3.24%
Benefits	250,797	284,706	286,177	298,316	12,139	4.26%
Operations	369,369	339,225	360,039	429,379	69,341	20.44%
Total Community Development	\$ 1,305,289	\$ 1,356,171	\$ 1,384,072	\$ 1,489,308	\$ 105,236	7.60%
<u>Police</u>						
Salaries	\$ 3,377,566	\$ 3,701,614	\$ 3,848,704	\$ 4,605,000	\$ 756,296	20.43%
Benefits	1,444,585	1,590,881	1,633,375	1,890,841	257,466	16.18%
Operations	1,431,144	1,724,167	1,724,167	1,997,673	273,506	15.86%
Capital Outlay	174,290	139,100	175,440	160,652	(14,787)	-10.63%
Total Police	\$ 6,427,585	\$ 7,155,762	\$ 7,381,685	\$ 8,654,167	\$ 1,272,481	17.24%

General Fund Budget By Department (cont'd)

	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised	FY 2027 Recommended Budget	\$ Change from Prior Year Revised Budget	% Change
<u>Fire</u>						
Salaries	\$ 4,382,980	\$ 4,515,014	\$ 4,855,202	\$ 5,041,914	\$ 186,712	4.14%
Benefits	1,773,594	1,892,848	1,991,128	2,063,946	72,818	3.85%
Operations	760,722	861,253	861,253	916,023	54,769	6.36%
Capital Outlay	-	1,219,062	1,219,062	48,000	(1,171,062)	100.00%
Debt	144,796	208,450	208,450	-	(208,450)	-100.00%
Total Fire	\$ 7,062,092	\$ 8,696,627	\$ 9,135,095	\$ 8,069,882	\$ (1,065,212)	-11.66%
<u>Public Works</u>						
Salaries	\$ 372,748	\$ 406,877	\$ 454,878	\$ 428,074	\$ (26,804)	-6.59%
Benefits	167,711	189,028	211,454	191,335	(20,119)	-10.64%
Operations	2,733,665	3,135,237	3,116,470	3,145,400	28,930	0.92%
Capital Outlay	76,819	225,000	492,842	109,000	(383,842)	-170.60%
Total Public Works	\$ 3,350,944	\$ 3,956,142	\$ 4,275,642	\$ 3,873,808	\$ (401,835)	-9.40%
<u>General Obligation Debt</u>						
Principal	\$ 1,541,915	\$ 1,604,230	\$ 1,604,230	\$ -	\$ (1,604,230)	-100.00%
Interest	303,438	243,568	243,568	-	(243,568)	0.00%
Total General Obligation Debt	\$ 1,845,353	\$ 1,847,799	\$ 1,847,799	\$ -	\$ (1,847,799)	-100.00%
Total General Fund Expenditures	\$25,106,428	\$ 28,775,971	\$ 29,847,051	\$ 28,940,142	\$ (906,908)	-3.15%

GENERAL FUND EXPENDITURE SUMMARY

- Salaries in the general fund increased \$1,057,363 which is primarily a 2% COLA increase, inclusion of up to a 2% merit increase for each department to support performance evaluations of personnel, three new full-time positions for patrolman III positions partially funded by COPS Hiring Grant.
- Benefits in the general fund increased \$332,480 which is primarily a result of a 3% increase in health insurance and changes to benefit selections of personnel.
- Operations increased by \$801,758 or 9.0% and are highlighted as follows:
 - Police Department increased \$160,844 for 7 replacement police vehicles and 3 new police vehicles through City's lease program.
- Capital equipment totaling \$365,352 includes the following:
 - Police Department Weapons- \$113,670
 - Police Department Drug Spectrometer- \$36,982
 - Fire Department Self Contained Breathing Apparatus (SCBA)- \$48,000
 - Public Works Street Light Upgrades- \$75,000

Parks & Tourism Fund

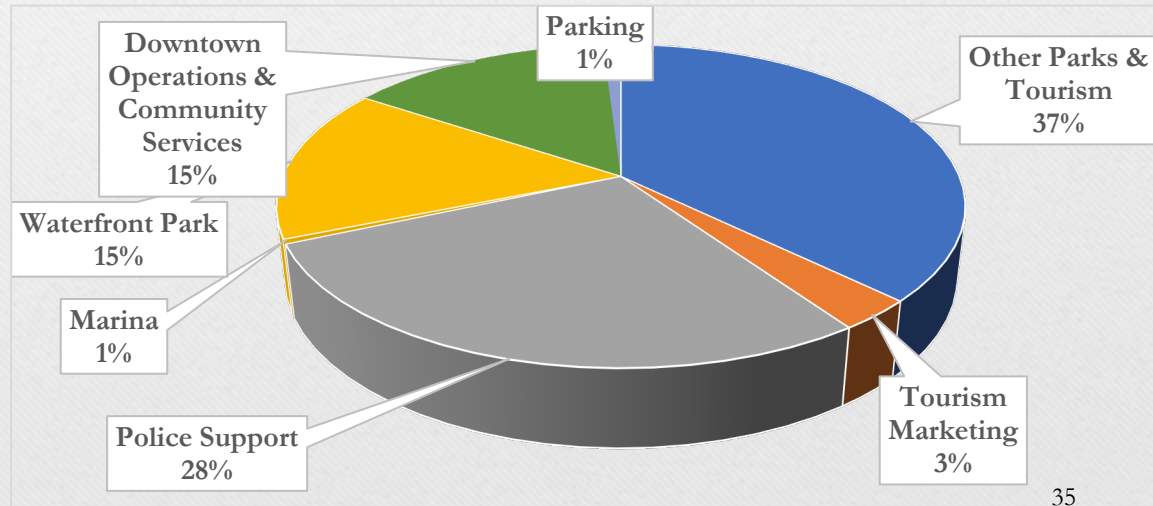
Established to account for the revenues and expenditure activities of the City that are dedicated toward support of tourism related activities, tourism development and the facilities that support those activities.

The Parks & Tourism Fund accounts for the activity of the Parks Department, Police activity in support of Parks and Tourism, Marina operations, Waterfront Park operations, Parking operations, and Downtown operations.

BUDGET SUMMARY – REVENUES- PARKS AND TOURISM FUND

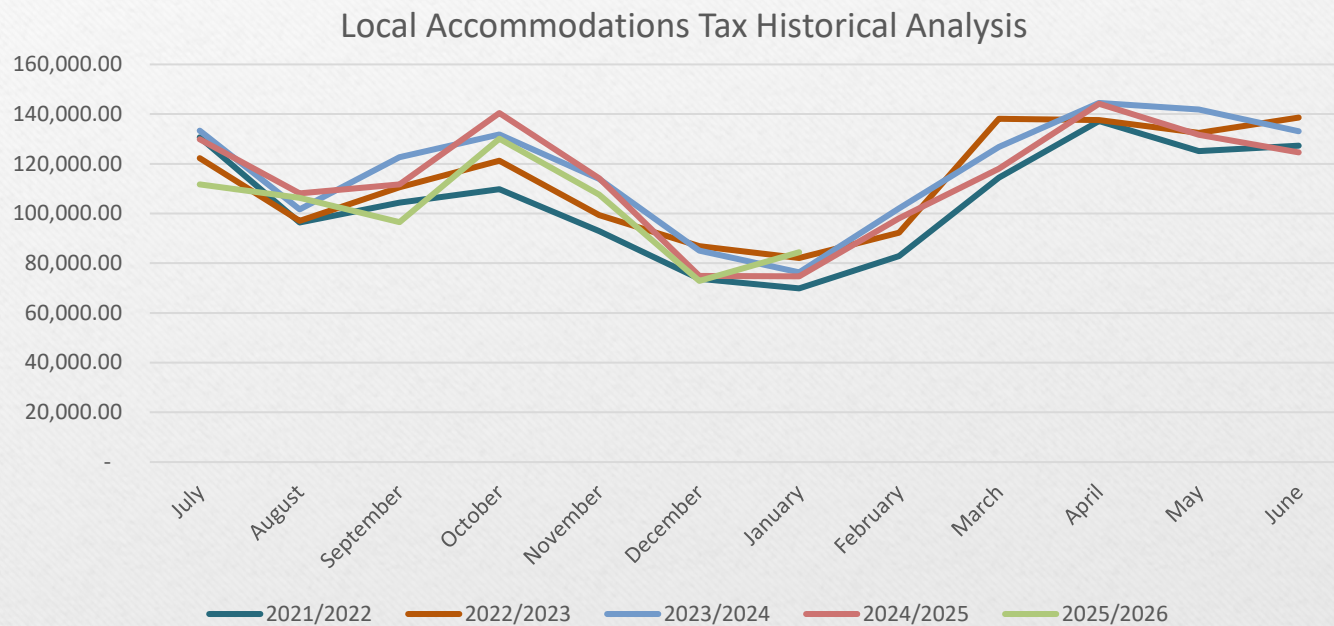
	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget	Increase (Decrease) from Prior Year Original Budget
Hospitality Tax	\$ 3,021,247	\$ 3,000,000	\$ 3,000,000	\$ 3,100,000	\$ 100,000
Accommodations Tax	1,383,893	1,375,000	1,375,000	1,275,000	(100,000)
Other Fees	80,550	70,000	70,000	70,000	-
Charges for Services	660,693	717,500	717,500	569,000	(148,500)
Interest	376,008	350,000	350,000	200,000	(150,000)
Release of Committed Fund Balance- Capital Projects	-	2,561,185	2,561,185	1,511,447	(1,049,738)
Release of Fund Balance	-	860,136	860,136	1,105,212	245,076
Total Revenues	\$ 5,522,391	\$ 8,933,821	\$ 8,933,821	\$ 7,830,659	\$ (1,103,162)

Expenditures supported by Local Hospitality and Local Accommodations



Local Hospitality and Local Accommodations

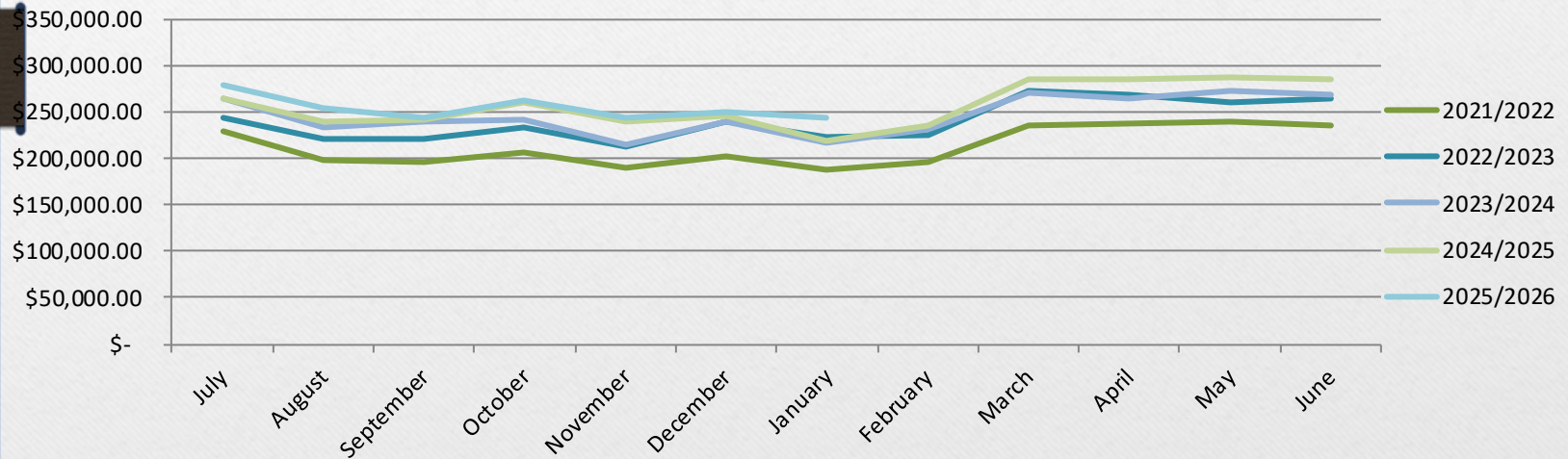
- The two largest revenue contributors to the Parks & Tourism Fund are the Local Hospitality and Local Accommodations taxes.



Local Hospitality and Local Accommodations (Cont'd)

- The City anticipates 3% growth in hospitality and 7% decrease in accommodations revenues in FY27.

Local Hospitality Tax Historical Analysis



BUDGET SUMMARY – EXPENDITURES- PARKS AND TOURISM FUND

			FY 2026	FY 2027	Increase (Decrease) from Prior Year Original
	FY 2025 Actual	FY 2026 Original Budget	Revised Budget	Recommended Budget	Year Original Budget
<u>Public Works Parks Department</u>					
Salaries	\$ 546,959	\$ 698,612	\$ 724,594	\$ 762,950	\$ 64,338
Benefits	213,318	316,136	322,946	335,388	19,253
Operations	408,848	663,827	670,545	561,534	(102,293)
Debt	660,503	660,399	660,399	-	(660,399)
Capital	151,951	125,000	141,790	59,000	(66,000)
Total Public Works Parks Department	\$ 1,981,579	\$ 2,463,974	\$ 2,520,272	\$ 1,718,873	\$ (745,101)
<u>Police Support</u>					
Salaries	\$ 943,973	\$ 1,109,428	\$ 1,158,458	\$ 1,228,389	\$ 118,961
Benefits	398,114	472,045	486,210	525,272	53,227
Operations	31,761	34,937	34,937	41,807	6,870
Capital	37,355	115,500	121,478	10,945	(104,556)
Total Police Support	\$ 1,411,202	\$ 1,731,909	\$ 1,801,083	\$ 1,806,413	\$ 74,503
<u>Tourism Marketing</u>					
Operations	\$ 180,961	\$ 183,000	\$ 183,000	\$ 189,100	\$ 6,100
Total Tourism Marketing	\$ 180,961	\$ 183,000	\$ 183,000	\$ 189,100	\$ 6,100
<u>Marina</u>					
Operations	\$ 118,658	\$ 79,432	\$ 118,237	\$ 35,150	\$ (44,282)
Total Marina	\$ 118,658	\$ 79,432	\$ 118,237	\$ 35,150	\$ (44,282)
<u>Waterfront Park</u>					
Operations	\$ 499,314	\$ 546,207	\$ 546,207	\$ 531,841	\$ (14,367)
Capital	19,079	24,800	24,800	48,000	23,200
Debt	309,098	309,098	309,098	-	(309,098)
Total Waterfront Park	\$ 827,491	\$ 880,105	\$ 880,105	\$ 579,841	\$ (300,265)

Tourism Marketing includes allocations of Local Hospitality Fees of \$155,000 (5%) for the CVB and \$34,100 (1.1%) for designated hospitality associations.

BUDGET SUMMARY – EXPENDITURES- PARKS AND TOURISM FUND (CONT'D)

				FY 2027	Increase (Decrease) from Prior Year
	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	Recommended Budget	Original Budget
<u>Other Downtown Operations</u>					
Salaries	\$ 255,232	\$ 274,952	\$ 289,228	\$ 304,385	\$ 29,434
Benefits	83,127	99,700	103,441	93,764	(5,935)
Operations	458,490	541,264	541,264	554,980	13,716
Capital	-	55,000	55,000	-	(55,000)
Total Other Downtown Operations	\$ 796,848	\$ 970,915	\$ 988,932	\$ 953,129	\$ (17,786)
<u>Parking</u>					
Operations	\$ 4,583	\$ 38,300	\$ 38,300	\$ 38,700	\$ 400
Capital	16,250	25,000	25,000	28,486	3,486
Total Parking	\$ 20,833	\$ 63,300	\$ 63,300	\$ 67,186	\$ 3,886
Total Expenditures	5,337,572	6,372,636	6,554,930	5,349,692	(1,022,945)
Transfers Out	3,439,758	2,561,185	2,561,185	2,480,968	\$ (80,217)
	3,439,758	2,561,185	2,561,185	2,480,968	(80,217)
Total Expenditures and other financing uses	\$ 8,777,330	\$ 8,933,821	\$ 9,116,115	\$ 7,830,659	\$ (1,103,162)

STORMWATER FUND



- Stormwater division of Public Works focuses on the stormwater issues facing our City.
- This fund accounts for the collections of Stormwater Utility fees and the associated costs of maintaining the City's Stormwater Management activities.
- Much of the long-term stormwater projects are reported in the Capital Projects Fund. Day to day operations and short-term projects, expected to be completed within the fiscal year, are reported in the Stormwater fund.

BUDGET SUMMARY- STORMWATER FUND

				FY 2027	Increase (Decrease) from
		FY 2026 Original	FY 2026 Revised	Recommended	Prior Year
Revenues	FY 2025 Actual	Budget	Budget	Budget	Original Budget
Stormwater Utility Fees	\$ 1,360,751	\$ 1,375,000	\$ 1,375,000	\$ 1,375,000	\$ -
Interest	34,964	28,346	28,346	20,000	(8,346)
Release of Fund Balance	-	-	32,792	88,780	88,780
Release of Committed Fund Balance- Capital Projects	728,271	398,061	467,061	473,091	75,030
Total Revenues	2,123,987	1,801,407	1,903,199	1,956,871	155,464
Expenditures					
Salaries	384,248	466,621	492,603	466,161	(459)
Benefits	160,421	200,336	207,146	233,045	32,709
Operations	189,003	217,490	217,490	246,974	29,484
Debt	515,755	518,900	518,900	-	(518,900)
Capital	-	-	-	42,000	42,000
Transfers out	728,271	398,061	467,061	968,691	570,630
Total Expenditures	1,977,697	1,801,407	1,903,199	1,956,871	155,464
Net (Deficit) Surplus	\$ 146,290	\$ (0)	\$ (0)	\$ (0)	\$ (0)

Budget Highlights:

- The rate for Stormwater utility fees remain the same.
- Transfers out of Stormwater to Debt Service for \$495,600 for Stormwater Bond payment
- Transfers out of Stormwater Bond monies to Capital Projects Fund for the following projects:
 - Bayard Street Drainage- \$419,091
 - Pigeon Point Drainage Study- \$54,000



FIRE IMPACT FUND

This fund accounts for the fire impact fees collected on new development beginning January 1, 2021. Use of these funds is restricted by City Ordinance for Capital Improvements related Fire services.

BUDGET SUMMARY- FIRE IMPACT FUND

					Increase (Decrease) from
	FY 2025	FY 2026 Original	FY 2026 Revised	FY 2027	Prior Year
	Actual	Budget	Budget	Recommended	Original Budget
Revenues					
Fire Impact Fees	\$ 299,242	\$ 200,000	\$ 200,000	\$ 100,000	\$ (100,000)
Interest	-	5,000	5,000	5,000	-
Total Revenues	299,242	205,000	205,000	105,000	(100,000)
Expenditures					
Debt	63,654	-	-	-	-
Transfers out	-	-	-	63,654	63,654
Contribution to Fund Balance	-	205,000	205,000	41,346	(163,654)
Total Expenditures	63,654	205,000	205,000	105,000	(100,000)
Net (Deficit) Surplus	\$ 235,589	\$ -	\$ -	\$ -	\$ -

Budget Highlights:

- Fire impact fees are expected to decrease with fewer new residential and commercial developments.
- Transfer out to Debt Service Fund for one City portion of Fire Truck lease payment



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STATE ACCOMMODATIONS TAX FUND

This fund accounts for the 2% State Accommodations sales tax from transient room rentals and the associated expenditures that are restricted to tourist related expenditures as stipulated by State Law.

BUDGET SUMMARY- STATE ACCOMMODATIONS TAX FUND

	FY 2025	FY 2026 Original	FY 2026 Revised	FY 2027	Increase (Decrease) from
	Actual	Budget	Budget	Recommended	Prior Year
Revenues				Budget	Original Budget
State Accommodations Tax	\$ 977,810	\$ 916,667	\$ 916,667	\$ 850,000	\$ (66,667)
Interest	42,623	30,000	30,000	30,000	-
Release of Committed Fund Balance- Capital Projects	-	368,639	468,639	439,639	71,000
Release of Fund Balance	-	224,363	224,363	8,846	(215,517)
Total Revenues	1,020,433	1,539,669	1,639,669	1,328,485	(211,184)
Expenditures					
Salaries	16,728	18,366	18,366	25,318	6,952
Benefits	6,752	7,363	7,363	9,491	2,128
Operations					
Designated Marketing Organization	285,843	267,500	267,500	247,500	(20,000)
Downtown Twilight Hours Initiative	4,025	95,000	95,000	50,000	(45,000)
Tourism Grants to Qualified NPO's	392,580	649,420	649,420	426,146	(223,274)
Affordable Housing Trust	31,274	32,230	32,230	33,197	967
Capital	-	31,567	31,567	30,945	(623)
Transfers out	92,515	438,223	538,223	505,889	67,666
Total Expenditures	829,717	1,539,669	1,639,669	1,328,485	(211,184)
Net (Deficit) Surplus	\$ 190,715	\$ (0)	\$ (0)	\$ (0)	\$ (0)

- Release of committed fund balance for capital projects include:
 - Arsenal Walls Rehabilitation Project Phase 1 and 2 for \$239,639
 - Arsenal Windows Project for \$200,000

AMERICAN RESCUE PLAN ACT (ARPA) FUND



The American Rescue Plan Act (ARPA) Fund, a new fund adopted in FY 2022, accounts for the collection of ARPA funds and the related expenditures in accordance with the Federal Treasury Department's guidance.

BUDGET SUMMARY- ARPA FUND

				FY 2027	Increase (Decrease)
	FY 2025	FY 2026 Original	FY 2026 Revised	Recommended	from Prior Year
	Actual	Budget	Budget	Budget	Original
Revenues					
Intergovernmental	\$2,501,162	\$ -	\$ -	\$ -	\$ -
Interest	195,311	133,871	133,871	20,000	(113,871)
Release of Committed Fund Balance- Capital Projects	-	1,352,827	1,352,827	694,220	(658,607)
Release of Fund Balance	-	100,000	110,361	54,256	(45,744)
Total Revenues	2,696,473	1,586,698	1,597,059	768,476	(818,222)
Expenditures					
Salaries	67,500	94,500	97,972	53,040	(41,460)
Benefits	27,974	39,371	40,281	21,216	(18,156)
Operations	193,473	100,000	100,000	-	(100,000)
Capital	462,929	-	5,978	-	-
Transfers Out	1,749,285	1,352,827	1,352,827	694,220	(658,607)
Total Expenditures	2,501,162	1,586,698	1,597,059	768,476	(818,222)
Net (Deficit) Surplus	\$ 195,311	\$ (0)	\$ 0	\$ 0	\$ (0)

The budgeted expenditures are highlighted by the follow items:

- Transfers out to capital projects fund for the following project:
 - Duke Street Streetscape and Drainage Construction- \$694,220

TAX INCREMENT FINANCING DISTRICT II (TIF II) FUND



The Tax Increment Financing District II Fund (TIF II) is used to account for property tax proceeds generated in the TIF II district. These funds are restricted for expenditures and capital improvement projects that benefit the TIF district.

BUDGET SUMMARY- TIF II FUND

				FY 2027	Increase (Decrease) from
	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	Recommended Budget	Prior Year Original Budget
Revenues					
Interest	\$ 171,067	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Release of Committed Fund Balance- Capital Projects	-	1,100,000	1,200,000	2,900,000	1,800,000
Release of Fund Balance	-	620,000	675,361	258,175	(361,825)
Total Revenues	171,067	1,840,000	1,995,361	3,278,175	1,438,175
Expenditures					
Operating	20,000	-	-	-	-
Capital	26,814	740,000	795,361	378,175	(361,825)
Transfers Out	-	1,100,000	1,200,000	2,900,000	1,800,000
Total Expenditures	46,814	1,840,000	1,995,361	3,278,175	1,438,175
Net (Deficit) Surplus	\$ 124,254	\$ -	\$ -	\$ -	\$ -

The budgeted expenditures are highlighted by the follow items:

- \$173,175 capital for IT switches upgrades to City Hall and PD/Court Complex
- \$45,000 to upgrade City Hall Lights and \$30,000 to upgrade City Hall safety cameras
- \$150,000 transfers out to capital projects fund for Police Department Building Upfit.
- \$800,000 transfers out to capital projects fund for Fire Station One Renovations
- \$1,000,000 transfers out to capital project fund for City Hall Parking Land Acquisition and Design
- \$250,000 transfers out to capital projects fund for SC 1st Volunteers Park project
- \$700,000 transfers out to capital projects fund for City Hall/PD/Court Roof project

DEBT SERVICE FUND



The Debt Service Fund is used to account for the accumulation of resources and payments of general long-term debt principal and interest. They City issues bonds to support the growing capital needs of the City.

BUDGET SUMMARY- DEBT SERVICE FUND

		FY 2027
		Recommended
		Budget
Revenues		
Property Taxes		\$ 1,650,303
Transfers In		2,021,014
Total Revenues		<u>3,671,317</u>
Expenditures		
Debt		3,617,954
Contribution to Fund Balance		53,363
Total Expenditures		<u>3,671,317</u>
Net (Deficit) Surplus		<u>\$ -</u>

The budgeted revenues are highlighted by the follow items:

- \$1,650,303 for debt millage revenue previously reported in General Fund
- \$2,021,014 transfers in comprised of the following:
 - \$492,239 from General Fund (3 Fire Truck Lease and Energy Savings Contract Lease)
 - \$63,654 from Fire Impact Fee Fund (City portion of one fire truck lease)
 - \$969,520 from Parks and Tourism Fund (Waterfront Park and Southside/Washington Street Park Revenue Bonds)
 - \$495,600 from Stormwater Fund (Stormwater Bond).

The budgeted expenditures are highlighted by the follow items:

- \$3,617,954 is the City's principal and interest payments on GO Bonds, Limited Obligation Bonds, Revenue Bonds, and capital leases.



Salaries and Benefits – All Funds

Salaries By Department

		FY 2026 Original	FY 2026 Revised	FY 2027	Increase	
	FY 2025 Actual	Budget	Budget	Recommended	(Decrease) from	% Change
				Budget	Prior Year	
					Revised Budget	
<u>General Fund</u>						
City Council	\$ 67,340	\$ 67,550	\$ 67,550	\$ 67,550	\$ (0)	0.00%
City Manager	560,656	621,586	625,058	738,387	113,329	18.23%
Finance	565,673	628,631	634,766	653,456	18,690	2.97%
Human Resources	239,630	255,804	260,074	250,367	(9,706)	-3.79%
Municipal Court	256,392	302,855	315,048	310,138	(4,909)	-1.62%
Community Development	685,122	732,239	737,856	761,613	23,757	3.24%
Police						
Police Staffing	2,867,642	3,125,645	3,272,735	3,984,288	711,554	22.77%
School Resource Officers	417,257	469,805	469,805	510,084	40,279	8.57%
School Crossing Guards	18,998	20,295	20,295	19,922	(373)	-1.84%
Victims Rights	73,669	85,869	85,869	90,705	4,836	5.63%
Beaufort Fire	4,382,980	4,515,014	4,855,202	5,041,914	186,712	4.14%
Public Works						
Administration	211,245	226,209	252,191	252,348	157	0.07%
Streets & Traffic	118,335	136,914	158,933	131,005	(27,928)	-20.40%
Facilities Maintenance	43,168	43,753	43,753	44,721	968	2.21%
Total General Fund Salaries	\$ 10,508,108	\$ 11,232,170	\$ 11,799,136	\$ 12,856,500	\$ 1,057,363	9.41%
<u>Parks & Tourism Fund</u>						
City Parks	\$ 546,959	\$ 698,612	\$ 724,594	\$ 762,950	\$ 38,356	5.49%
Police Support	943,973	1,109,428	1,158,458	1,228,389	69,931	6.3%
Downtown Operations	255,232	274,952	289,228	304,385	15,158	5.5%
Total Parks & Tourism	\$ 1,746,163	\$ 2,082,992	\$ 2,172,280	\$ 2,295,724	\$ 123,444	5.7%
<u>ARPA Fund</u>						
ARPA	\$ 67,500	\$ 94,500	\$ 97,972	\$ 53,040	\$ (44,932)	-47.5%
<u>Stormwater Fund</u>						
Stormwater Division	\$ 384,248	\$ 466,621	\$ 492,603	\$ 466,161	\$ (26,441)	-5.7%
<u>State Accommodations Fund</u>						
Police Support	\$ 16,728	\$ 18,366	\$ 18,366	\$ 25,318	\$ 6,952	37.9%
Total Salaries	\$ 12,722,747	\$ 13,894,649	\$ 14,580,357	\$ 15,696,743	\$ 1,116,386	53 7.7%

Benefits By Department

					Increase (Decrease) from	
	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	FY 2027 Recommended Budget	Prior Year Revised Budget	% Change
<u>General Fund</u>						
City Council	\$ 24,052	\$ 24,699	\$ 24,699	\$ 25,089	\$ 390	1.58%
City Manager	178,694	201,548	202,458	242,746	40,288	19.99%
Finance	206,188	235,761	237,368	242,330	4,961	2.10%
Human Resources	88,450	101,802	102,921	100,499	(2,422)	-2.38%
Municipal Court	98,854	138,143	141,339	108,297	(33,041)	-23.92%
Community Development	250,797	284,706	286,177	298,316	12,139	4.26%
Police						
Police Staffing	1,218,633	1,329,720	1,372,214	1,636,221	264,007	19.85%
School Resource Officers	192,258	223,237	223,237	215,589	(7,648)	-3.43%
School Crossing Guards	3,480	3,763	3,763	3,725	(38)	-1.00%
Victims Rights	30,214	34,161	34,161	35,306	1,145	3.35%
Beaufort Fire	1,773,594	1,892,848	1,991,128	2,063,946	72,818	3.85%
Public Works						
Administration	88,398	103,098	109,908	101,300	(8,607)	-8.35%
Streets & Traffic	54,923	64,862	80,478	62,354	(18,124)	-27.94%
Facilities Maintenance	24,390	21,068	21,068	27,681	6,613	31.39%
Total General Fund Benefits	\$ 4,232,926	\$ 4,659,415	\$ 4,830,918	5,163,398	\$ 332,480	6.88%
<u>Parks & Tourism Fund</u>						
City Parks	\$ 213,318	\$ 316,136	\$ 322,946	\$ 335,388	\$ 12,443	3.9%
Police Support	398,114	472,045	486,210	525,272	39,062	8.3%
Downtown Operations	83,127	99,700	103,441	93,764	(9,676)	-9.7%
Total Parks & Tourism	\$ 694,559	\$ 887,880	\$ 912,596	\$ 954,425	\$ 41,829	4.6%
<u>ARPA Fund</u>						
ARPA	\$ 27,974	\$ 39,371	\$ 40,281	\$ 21,216	\$ (19,066)	100.0%
<u>Stormwater Fund</u>						
Stormwater Division	\$ 160,421	\$ 200,336	\$ 207,146	\$ 233,045	\$ 25,899	12.9%
<u>State Accommodations Fund</u>						
Police Support	\$ 6,752	\$ 7,363	\$ 7,363	\$ 9,491	\$ 2,128	28.9%
Total Benefits	\$ 5,122,632	\$ 5,794,365	\$ 5,998,304	\$ 6,381,575	\$ 383,271	6.6%

Full-Time Equivalents per Fund with Comparisons

	FY 2025 Actual FTE's	FY 2026 Adopted FTE's	FY 2027 Recommended FTE's	Increase (Decrease) in FTE's from Prior Year
<u>General Fund</u>				
City Council	5.0	5.0	5.0	-
City Manager	5.0	5.0	5.0	-
Finance	7.0	7.0	7.0	-
Human Resources	3.0	3.0	3.0	-
Municipal Court	5.0	5.0	5.0	-
Community & Economic Development	9.0	9.0	9.0	-
Police				
Police Staffing	44.0	44.0	46.2	2.2
School Resource Officers	7.0	7.0	7.0	-
School Crossing Guards	2.0	2.0	2.0	-
Victims Rights	1.0	1.0	1.0	-
Beaufort Fire	60.5	60.5	60.5	-
Public Works				
Administration	4.0	4.0	4.0	-
Streets & Traffic	3.0	3.0	3.0	-
Facilities Maintenance	4.0	4.0	4.0	-
Total General Fund Salaries	<u>159.5</u>	<u>159.5</u>	<u>161.7</u>	<u>2.2</u>
<u>Parks & Tourism Fund</u>				
City Parks	8.0	8.0	8.0	-
Police Support	14.2	14.2	15.0	0.8
Downtown Operations	3.0	3.0	3.0	-
Total Parks & Tourism	<u>25.2</u>	<u>25.2</u>	<u>26.0</u>	<u>0.8</u>
<u>ARPA Fund</u>				
ARPA	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>-</u>
<u>Stormwater Fund</u>				
Stormwater Division	<u>7.0</u>	<u>7.0</u>	<u>7.0</u>	<u>-</u>
<u>State Accommodations Fund</u>				
Police Support	<u>0.3</u>	<u>0.3</u>	<u>0.3</u>	<u>-</u>
Total Full-Time Equivalent Positions	<u>193.0</u>	<u>193.0</u>	<u>196.0</u>	<u>3.0</u>

CAPITAL PROJECTS AND CAPITAL IMPROVEMENT PLAN



CAPITAL PROJECTS FUND AND RECOMMENDED CAPITAL IMPROVEMENT PLAN

Stormwater Projects are included in the Capital Projects Fund if the project spans longer than one year to complete.

RECOMMENDED FY 2027 CAPITAL PROJECTS

- The City has four active grant awards that impact City Infrastructure. These projects are included in the active Capital Projects list.
 - The Charles/Craven drainage project is fully funded by a SC Office of Resilience grant for \$11,962,093.
 - The King Street drainage project is partially funded by a Rural Infrastructure Authority grant for \$8,093,231.
 - The Bayard Street drainage project is partially funded by a FEMA grant for \$800,000.
 - The Marina A and D dock project is partially funded by a \$513,333 FEMA Public Assistance Program grant due to the impact from Hurricane Helene.

BUDGET SUMMARY- CAPITAL PROJECTS FUND

				FY 2027	Increase (Decrease) from
	FY 2025 Actual	FY 2026 Original Budget	FY 2026 Revised Budget	Recommended Budget	Prior Year Original Budget
Revenues					
Grants	\$ 1,813,104	\$ 21,064,812	\$ 21,226,812	\$ 19,125,790	\$ (1,939,022)
Partnerships	-	528,947	528,947	-	(528,947)
Transfers In	5,937,189	6,155,712	6,409,712	6,393,397	237,685
Interest	88,026	-	-	-	-
Release of Fund Balance	-	700,000	700,000	-	(700,000)
Total Revenues	<u>7,838,319</u>	<u>28,449,471</u>	<u>28,865,471</u>	<u>25,519,187</u>	<u>(2,930,284)</u>
Expenditures					
Capital	<u>7,341,782</u>	<u>28,449,471</u>	<u>28,865,471</u>	<u>25,519,187</u>	<u>(2,930,284)</u>
Total Expenditures	<u>\$ 7,341,782</u>	<u>\$ 28,449,471</u>	<u>\$ 28,865,471</u>	<u>\$ 25,519,187</u>	<u>\$ (2,930,284)</u>
Net (Deficit) Surplus	<u>\$ 496,537</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Budget Highlights:

- 16 active capital projects on parks, stormwater, and streets improvements throughout the City for a total of \$25,519,187.

FY27 Recommended Capital Projects Funding Sources

Funding Sources	FY 2027 Recommended Budget
Category	
Grants	\$ 19,125,790
Transfers In	6,393,397
Total	\$ 25,519,187

FY27 Recommended Capital Projects

Funding Sources Detail - Grants

Grant	Project	FY 2027 Recommended Budget
SCOR Grant	Charles/Craven Street Drainage	\$ 8,912,679
SCIIP Grant	King Street Drainage	8,854,314
STAG Grant	Bayard Street Drainage	683,464
FEMA BRIC Grant	Pigeon Point Drainage Study	162,000
FEMA Grant	Marina A and D Docks	513,333
	Grant Total	\$ 19,125,790

FY27 Recommended Capital Projects Funding Sources Detail – Transfers In

Fund Providing Transfer In	Category	Project	FY 2027 Recommended Budget
General	Fund Balance	Duke Street Streetscape and Drainage	375,000
Stormwater	Stormwater Bond Funds	Bayard Street	419,091
Stormwater	Stormwater Bond Funds	Pigeon Point Drainage Study	54,000
TIF II	Fund Balance	Police Department Building Upfit	150,000
TIF II	Fund Balance	City Hall/PD/Court Roof	700,000
TIF II	Fund Balance	Fire Station One Renovations	800,000
TIF II	Fund Balance	City Hall Parking Land Acquisition and Design	1,000,000
TIF II	Fund Balance	SC 1 st Volunteers Park	250,000
ARPA	Fund Balance	Duke Street Streetscape and Drainage	694,220

FY27 Recommended Capital Projects Funding Sources Detail – Transfers In

Fund Providing Transfer In	Category	Project	FY 2027 Recommended Budget
Parks and Tourism	P&T Revenue Bond	Southside Park- Phase II Construction	275,000
Parks and Tourism	P&T Revenue Bond	Waterfront Park Relieving Platform Engineering	925,000
Parks and Tourism	Fund Balance	Carnegie Building Interior	200,000
Parks and Tourism	Fund Balance	Marina A and D Docks	111,447
State Accommodation Tax	Fund Balance	Arsenal Walls Rehabilitation	239,639
State Accommodation Tax	Fund Balance	Arsenal Windows	200,000
		Transfers In Total	\$6,393,397

FY27 Recommended Capital Projects Expenditure Detail

Projects	FY 2027 Recommended Budget
Fire Station One Renovations	\$ 800,000
Southside Park- Phase II Construction	275,000
1 st SC Volunteer Park	250,000
Waterfront Park Relieving Platform Phase II Engineering	925,000
Charles/Craven Street Drainage	8,912,679
King Street Drainage	8,854,314
Bayard Street Drainage	1,102,555
Police Department Building Upfit	150,000
City Hall Parking Land Acquisition and Design	1,000,000

FY27 Recommended Capital Projects Expenditure Detail

Projects	FY 2027 Recommended Budget
Carnegie Building Interior	\$ 200,000
Arsenal Walls Rehabilitation	239,639
Arsenal Windows	200,000
City Hall/PD/Court Roof Replacement	700,000
Pigeon Point Drainage Study	216,000
Marina A and D Dock	624,780
Duke Street Streetscape and Drainage Construction	1,069,220
Total	\$ 25,519,187

Capital Project Fund Detail

Description	State						Total FY27	
	TIF II Fund	Parks and Tourism Fund	Accommodations Tax Fund	Stormwater Fund	ARPA Fund	General Fund	Grants	Recommended
City Facilities								
Carnegie Building Interior		\$ 200,000						\$ 200,000
Arsenal Walls Rehabilitation			239,639					239,639
Arsenal Windows			200,000					200,000
City Hall/PD/Court Roof Replacement	700,000							700,000
Fire Station One Renovations	800,000							800,000
City Hall Parking Land Acquisition/Design	1,000,000							1,000,000
Police Department Building Upfit	150,000							150,000
Parks								
Southside Park		275,000						275,000
Waterfront Park Relieving Platform								
Engineering		925,000						925,000
1st South Carolina Volunteer Park	250,000							250,000
Stormwater								
Charles/Craven Street Drainage							8,912,679	8,912,679
King Street Drainage							8,854,314	8,854,314
Bayard Street				419,091			683,464	1,102,555
Pigeon Point Drainage Study				54,000			162,000	216,000
Marina								
Marina A and D Dock		111,447					513,333	624,780
Streets								
Duke Street Streetscape and Drainage					694,220	375,000		1,069,220
	\$ 2,900,000	\$ 1,511,447	\$ 439,639	\$ 473,091	\$ 694,220	\$ 375,000	\$ 19,125,790	\$ 25,519,187

Unfunded Requirements List- Personnel

Prioritization	Description	Cost
1	Emergency and Risk Manager Position- Salary and Benefits	\$110,975
2	Part Time Firefighter- Salary and Benefits	\$21,035
3	Part Time Firefighter- Salary and Benefits	\$21,035
4	Part Time Firefighter- Salary and Benefits	\$21,035
5	Downtown Operations- Administrative Assistant- Salary and Benefits	\$86,588
	Total Personnel Cost	\$260,668

Unfunded Requirements List- Capital Equipment

Prioritization	Description	Cost
1	Fire Department Holmatro Tool	\$18,000
2	Police Patrol SUV with Equipment	\$99,525
3	Police Admin SUV with Equipment	\$73,240
4	Police Admin SUV with Equipment	\$73,240
5	Police Admin Truck with Equipment	\$57,015
6	Public Works- Tick Tok Park Remodel	\$125,000
7	Public Works- 60-inch riding mower	\$16,000
8	Police Boat	\$48,864
	Total Capital Equipment Cost	\$510,884

Unfunded Requirements List- Capital Projects

Prioritization	Description	Cost
1	Broad Street Pond Drainage	\$100,000
2	500 Carteret Street Windows	\$100,000
3	Pigeon Point Boat Landing Construction	\$1,500,000
	Total Capital Projects Cost	\$1,700,000

ORDINANCE 2026/12

AN ORDINANCE TO PROVIDE FOR THE LEVY OF TAXES FOR THE CITY OF BEAUFORT FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027; TO PROVIDE FOR EXECUTION OF AND TO PUT INTO EFFECT THE CONSOLIDATED BUDGET; TO PROVIDE BUDGETARY CONTROL OF THE CITY'S FISCAL AFFAIRS; AND OTHER MATTERS RELATING THERETO

WHEREAS, the City of Beaufort, South Carolina (the "City") is a municipal corporation of the State of South Carolina (the "State"), located in Beaufort County, South Carolina (the "County") and, as such, possesses all general powers granted by the South Carolina Constitution and statutes of the State to municipal corporations; and

WHEREAS, pursuant to S.C. Code Ann. § 5-13-10, *et seq.* (the "SC Code") and Section 1-1001 of the City's Code of Ordinances, the City operates under the council-manager form of government, with a mayor and four council members serving as the governing body of the City (the "City Council"); and

WHEREAS, S.C. Code Ann. § 5-13-30 and Section 1-5003 of the City's Code of Ordinances require that the City Council adopt a budget for each fiscal year and determine the tax levy for the new budget year; and

WHEREAS, pursuant to Section 1-4004 of the City's Code of Ordinances, the City Manager has prepared and presented fiscal year 2026-2027 budget (the "Budget") to the Council, and a copy of the entire Budget is available for inspection at the office of the Finance Director; and

WHEREAS, the Budget contains the budgets of the General Fund, the Parks and Tourism Fund, the Stormwater Fund, the State Accommodations Fund, the Fire Impact Fund, the Tax Increment Financing II Fund, the American Rescue Plan Act Fund, the Debt Service Fund and the Capital Projects Fund; and

WHEREAS, prior to the adoption of the Budget, the City Council is required to hold a public hearing on the Budget and any new fees resulting therefrom pursuant to S.C. Code Ann. §§ 5-7-260, 6-1-80, and 6-1-330 and the City's Code of Ordinances; and

WHEREAS, the City Council, after due and proper notice, held a public hearing on May 12, 2026 on the adoption of the Budget and the various fees implemented or amended thereunder, which hearing was conducted publicly and both proponents and opponents of the proposed actions of City Council were given the full opportunity to be heard; and

WHEREAS, subject to the limitations in S.C. Code Ann. § 6-1-320, City Council is authorized to increase the millage rate imposed for general operating purposes; and

WHEREAS, S.C. Code Ann. § 6-1-330 authorizes City Council to charge and collect new service and user fees after public notice and hearing.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the council members of the City of Beaufort, South Carolina, in a meeting duly assembled, as follows:

SECTION 1. TAX LEVY

The City Council hereby appropriates the funds as detailed in Sections 3 and 4 of this Ordinance. Further, the City Council hereby establishes the millage rates as detailed in Section 2 of this Ordinance. However, as of the date of this Ordinance, the millage rates are based on estimated assessments received from the Beaufort County Auditor (the "Auditor") and are subject to change based on final assessment figures, once such figures are received from the Auditor. The City Council reserves the right to modify these millage rates by resolution at its August 18, 2026 meeting, and any such modification shall constitute the millage to be levied by the County on behalf of the City.

SECTION 2. MILLAGE; TAX COLLECTION

A. The Auditor is hereby authorized and directed to levy the Fiscal Year 2026-2027 tax of 73.9 mills on the dollar of assessed value of property within the City limits, in accordance with the laws of South Carolina. These taxes shall be collected by the Beaufort County Treasurer, as provided by law and distributed in accordance with the provisions of this Ordinance and subsequent appropriations hereafter passed by the City Council. The total millage levy in the City shall be seventy-three and 9/100 (73.9) mills, which includes 62.8 mills for operations and 11.1 mills for debt service.

B. A copy of this Ordinance and the Budget shall be made available to the County in order to properly order the levy and collection of *ad valorem* property taxes. Additionally, the City Manager shall be authorized to make the millage certification to the County Auditor required by S.C. Code Ann. § 12-43-285.

C. Consistent with State law, the date of payment, penalty dates and amount of penalties which shall be levied for delinquent taxes shall be as follows:

<u>Date</u>	<u>Penalty Assessed</u>
After January 15, 2027	3%
After February 1, 2027	Additional 7%
After March 16, 2027	Additional 5%
After April 1, 2027	\$75.00 Delinquent Charge
After September 1, 2027	\$100.00 Delinquent Charge

D. The Finance Director of the City, acting in concert with the proper officials of the County, shall be responsible for the collection of delinquent taxes, penalties, and other charges.

SECTION 3. CITY OPERATIONS APPROPRIATION

An amount of \$73,398,312 is appropriated to the City to fund City operations for General Fund, the Parks and Tourism Fund, the Stormwater Fund, the State Accommodations Fund, the Fire Impact Fund, the Tax Increment Financing II Fund, the American Rescue Plan Act Fund, the Debt Service Fund and the Capital Projects Fund as follows:

		Appropriations
<u>General Fund</u>		
Non-Departmental	\$	1,948,216
City Council		417,139
City Manager		1,198,267
Finance		1,141,761
Human Resources		500,025
Information Technology		1,003,293
Municipal Court		644,276
Community Development		1,489,308
Police Operations		7,736,346
School Resource Officer		764,186
School Crossing Guard		24,624
Victims Rights		129,011
Beaufort Fire		8,069,882
Public Works		598,843
Streets & Traffic		1,097,574
Facilities Maintenance		702,851
Solid Waste		1,474,540
Total General Fund	\$	28,940,142
<u>Parks & Tourism Fund</u>		
Police Operations	\$	1,806,412
Marina Operations		35,150
Waterfront Park Operations		579,841
Parking		67,186
Parks Department		1,718,873
Other Downtown Operations		953,129
Tourism Marketing		189,100
Transfers Out		2,480,968
Total Parks & Tourism Fund	\$	7,830,659
<u>Stormwater Fund</u>		
Stormwater Operations	\$	988,180
Transfers Out		968,691
Total Stormwater Fund	\$	1,956,871
<u>State Accommodations Fund</u>		
Police Operations	\$	34,808
Other Tourism Operations		83,197
Designated Marketing Organization		247,500
ATAX Grant Awards		426,146
Capital		30,945
Transfers Out		505,889
Total State Accommodations Fund	\$	1,328,485

Fire Impact Fund

Contribution to Fund Balance	\$	41,346
Transfers Out		63,654
Total Fire Impact Fund	\$	<u>105,000</u>

Debt Service Fund

Debt	\$	3,617,954
Contribution to Fund Balance		53,363
Total Debt Service Fund	\$	<u>3,671,317</u>

TIF II Fund

Capital	\$	378,175
Transfers Out		2,900,000
Total TIF II Fund	\$	<u>3,278,175</u>

American Rescue Plan Act Fund

Personnel	\$	74,256
Transfers Out		694,220
Total American Rescue Plan Act Fund	\$	<u>768,476</u>

Capital Projects Fund

Capital	\$	25,519,187
Total Capital Projects Fund	\$	<u>25,519,187</u>
Total Appropriations	\$	<u>73,398,312</u>

B. The detailed operations budget containing line-item accounts by department is hereby enacted as part of this Ordinance.

SECTION 4. CITY OPERATIONS REVENUE

The appropriations of the City operations will be funded from the following revenue sources:

	<u>Revenues</u>
<u>General Fund</u>	
Property Taxes	\$ 9,897,161
Licenses & Permits	7,460,000
Intergovernmental	4,627,560
Franchise Fees	2,596,160
Charges for Services	2,600,635
Fines & Forfeitures	70,000
Miscellaneous	61,000
Interest	700,000
Transfers In	66,250
Release of Committed Fund Balance- Vehicles and Equipment	365,352
Release of Committed Fund Balance- Redevelopment	375,000
Release of Fund Balance	121,024
Total General Fund	<u>\$ 28,940,142</u>
<u>Parks & Tourism Fund</u>	
Other Taxes	\$ 4,445,000
Charges for Services	569,000
Interest	200,000
Release of Committed Fund Balance- Capital Projects	1,511,447
Release of Fund Balance	1,105,212
Total Parks & Tourism Fund	<u>\$ 7,830,659</u>
<u>Stormwater Fund</u>	
Charges for Services	\$ 1,375,000
Interest	20,000
Release of Committed Fund Balance- Capital Projects	473,091
Release of Fund Balance	88,780
Total Stormwater Fund	<u>\$ 1,956,871</u>
<u>State Accommodations Fund</u>	
Other Taxes	\$ 850,000
Interest	30,000
Release of Committed Fund Balance- Capital Projects	439,639
Release of Fund Balance	8,846
Total State Accommodations Fund	<u>\$ 1,328,485</u>
<u>Fire Impact Fund</u>	
Fire Impact Fee	\$ 100,000
Interest	5,000
Total Fire Impact Fund	<u>\$ 105,000</u>

Debt Service Fund

Property Taxes	\$	1,650,303
Transfers In		2,021,014
Total Debt Service Fund	\$	3,671,317

TIF II Fund

Interest	\$	120,000
Release of Committed Fund Balance- Capital Projects		2,900,000
Release of Fund Balance		258,175
Total TIF II Fund	\$	3,278,175

American Rescue Plan Act Fund

Interest	\$	20,000
Release of Committed Fund Balance- Capital Projects		694,220
Release of Fund Balance		54,256
Total American Rescue Plan Act Fund	\$	768,476

Capital Projects Fund

Intergovernmental	\$	19,125,790
Transfers In		6,393,397
Total Capital Projects Fund	\$	25,519,187

Total Revenues	\$	73,398,312
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SECTION 5. CITY CAPITAL PROJECTS FUND

Capital Project Appropriations shall not lapse at June 30, 2026, but each project appropriation shall remain in force for the life of the project and shall be closed out upon completion or other disposition of the project in the capital project fund.

SECTION 6. ESTABLISHMENT OF A MASTER FEE SCHEDULE

A Master Fee Schedule listing all fees charged by the City for Fiscal Year 2027, including but not limited to general city-wide fees, business licensing fees (Appendix A), business license classes (Appendix B), building permit fees, and fire impact fees, is attached to this Ordinance as Attachment A, and shall be considered to be incorporated into this Ordinance in its entirety. Any new fees or amendments to fees listed on Attachment A have been implemented in compliance with S.C. Code Ann. § 6-1-330, as applicable, and the public hearing held prior to the enactment of this Ordinance shall constitute the public hearing required under such section of the SC Code.

SECTION 7. CITY DEBT SERVICE APPROPRIATION

Consistent with Section 2, above, the revenue generated by a 11.1 mill levy is appropriated to defray the principal and interest payment on all City general obligation bonds.

SECTION 8. BUDGETARY ACCOUNT BREAKOUT

The foregoing City operation appropriations have been detailed by the City Council into line-item accounts for each department. The detailed appropriation by account and budget narrative contained separately is hereby enacted as part of this Ordinance. The consolidated budget summary is attached to this Ordinance as Exhibit A.

SECTION 9. FY 2025-2026 ENCUMBRANCES AND REMAINING GRANT AUTHORIZATIONS REAPPROPRIATED, RECORDING OF ASSIGNMENTS OF AMOUNTS APPROPRIATED FROM FUND BALANCE.

A. Encumbrances in each fund at June 30, 2026, representing obligations made against 2025-2026 appropriations outstanding as of that date, are hereby reappropriated and the appropriations shall be distributed to the budgetary accounts under which the expenditures will be charged during the FY 2026-2027 budget year as such obligations are satisfied, provided that such encumbrances, when taken together with the FY 2025-2026 expenditures, do not cause any fund to exceed its budgetary authorization for the year ended June 30, 2026.

B. For each fund in which a reappropriation occurs, the amount of funds appropriated hereunder shall be established in that fund as "Assigned Fund Balance for Encumbrances."

C. For each fund in which the Budget includes the use of fund balance; the amount of the fund balance so used shall be identified as "Assigned for Current Appropriations."

D. Appropriations for grants, the authorization for which extends beyond the end of the 2025-26 fiscal year, shall not lapse on June 30, 2026. Any such grant authorizations remaining at the end of a fiscal year shall be reappropriated pursuant to the conditions of the respective grant agreements and utilized in fiscal year 2026-27 in accordance with their respective terms.

E. Appropriations for active projects resulting in restrictions or commitments of fund balances shall be identified by appropriate titles in the financial statements of the affected funds.

SECTION 10. ADMINISTRATION OF THE BUDGET

The City Manager or his designee shall administer the Budget and may authorize the transfer of appropriations within the allotments heretofore established and as necessary to achieve the goals of the Budget; provided, however, that no such transfer shall be used to increase the total appropriation within any fund.

SECTION 11. AUTHORIZATION TO ENTER INTO CONTRACTS

The City Manager is authorized to enter into contracts on behalf of the City if the total contract amount is less than or equal to the budget line item or project budget as approved by City Council under the terms of the Budget.

SECTION 12. ALLOCATION OF FUNDS

The City Manager is responsible for controlling the rate of expenditures of budgeted funds in order to assure that expenditures do not exceed funds on hand. To carry out this responsibility, the City Manager is authorized to allocate budgeted funds.

SECTION 13. MISCELLANEOUS RECEIPTS ABOVE ANTICIPATED REVENUES

Revenues other than, and/or in excess of, those addressed in Section 4 of this Ordinance, received by the City, which are in excess of the anticipated revenue as approved in the current budget, may be expended as directed by the revenue source, or for the express purposes for which the funds were generated without further approval of City Council. All such expenditures addressed in Section 3 in excess of \$10,000 shall be reported, in written form, to the City Council on a quarterly basis. Such funds include sales of products, services, rents, contributions, donations, special events, insurance, and similar recoveries.

SECTION 14. TRANSFERS VALIDATED

All duly authorized transfers of funds heretofore made from one account to another, or from one fund to another during Fiscal Year 2027, are hereby approved.

SECTION 15. RATIFICATION OF FINDINGS; ACTIONS.

The City Council ratifies and approves the findings of fact recited above. Further, all actions of the City Manager and other City staff regarding the public hearings and drafting, execution and delivery of the Budget are ratified, approved, and confirmed. Further, the City Manager and City staff shall be authorized to do all things necessary to implement the provisions of the Budget consistent with the SC Code and the City's Code of Ordinances.

SECTION 16. UNFUNDED REQUIREMENTS LIST

An unfunded requirements list is provided in Attachment B for personnel, capital equipment, and capital projects that were identified and requested during the budget process, but were not included in the budget due to lack of funding.

SECTION 17. EFFECTIVE DATE

This Ordinance shall be effective July 1, 2026. Approved and adopted on the second and final reading this 9th day of June 2026.

PHILIP E. CROMER, MAYOR

ATTEST:

[SEAL]

TRACI GULDNER, CITY CLERK

1ST Reading: May 12, 2026
Public Hearing: May 12, 2026
2nd Reading & Adoption: June 9, 2026

Reviewed by: Benjamin T. Coppage, City Attorney, May 4, 2026

EXHIBIT A

CONSOLIDATED BUDGET SUMMARY

	General Fund	ARPA Fund	Parks & Tourism Fund	Stormwater Fund	State Accommodations Fund	TIF II Fund	Fire Impact Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues										
Revenues	\$ 28,012,516	\$ 20,000	\$ 5,214,000	\$ 1,395,000	\$ 880,000	\$ 120,000	\$ 105,000	\$ 1,650,303	\$ 19,125,790	\$ 56,522,609
Transfers In	66,250	-	-	-	-	-	-	2,021,014	6,393,397	8,480,661
Release of Committed Fund Balance-										
Vehicles and Equipment	365,352	-	-	-	-	-	-	-	-	365,352
Release of Committed Fund Balance-										
Redevelopment	375,000	-	-	-	-	-	-	-	-	375,000
Release of Committed Fund Balance-										
Capital Projects	-	694,220	1,511,447	473,091	439,639	2,900,000	-	-	-	6,018,397
Release of Fund Balance	121,024	54,256	1,105,212	88,780	8,846	258,175	-	-	-	1,636,293
Total Revenues	28,940,142	768,476	7,830,659	1,956,871	1,328,485	3,278,175	105,000	3,671,317	25,519,187	73,398,312
Expenditures										
Salaries	12,856,500	53,040	2,295,724	466,161	25,318	-	-	-	-	15,696,743
Benefits	5,163,398	21,216	954,425	233,045	9,491	-	-	-	-	6,381,575
Operating	9,687,652	-	1,953,112	246,974	756,843	-	-	-	-	12,644,580
Capital	365,352	-	146,431	42,000	30,945	378,175	-	-	25,519,187	26,482,089
Debt	-	-	-	-	-	-	-	3,617,954	-	3,617,954
Transfers Out	867,240	694,220	2,480,968	968,691	505,889	2,900,000	63,654	-	-	8,480,661
Contribution to Fund Balance	-	-	-	-	-	-	41,346	53,363	-	94,709
Total Expenditures	28,940,142	768,476	7,830,659	1,956,871	1,328,485	3,278,175	105,000	3,671,317	25,519,187	73,398,312

ATTACHMENT A

MASTER FEE SCHEDULE FOR FY 2026-2027

Special Duty Fee - Police	\$65/hour*
Special Duty Fee – Fire	\$50/hour*
Special Duty Fee – Public Works	\$36/hour*

* 4-hour minimum

Park Rental Fee – Whitehall Park

Pavilion Area	\$350 for 4-hour block and \$600 for 6-hour block
Event Lawn Area	\$500 for 4-hour block and \$800 for 6-hour block
Electric Fee	\$75 for 4-hour block and \$100 for 6-hour block
Pavilion and Event Lawn	\$2,500 for 12-hour block
Refundable Security Deposit	\$500 for 4-hour block, \$800 for 6-hour block and \$1,250 for 12-hour block

Park Rental Fee – Henry C. Chambers Waterfront Park

Circle of Palms- Dining Area	\$200 for 4-hour block and \$400 for 6-hour block
Craft Market Lawn Area	\$200 for 4-hour block and \$400 for 6-hour block
Contemplative Garden Area	\$200 for 4-hour block and \$400 for 6-hour block
Pavilion Area	\$350 for 4-hour block and \$600 for 6-hour block
Green 1 Area	\$300 for 4-hour block and \$500 for 6-hour block
Green 2 Area	\$500 for 4-hour block and \$800 for 6-hour block
Electric Fee	\$75 for 4-hour block and \$100 for 6-hour block
Entire Park	\$2,200 for 12-hour block
Refundable Security Deposit	\$500 for 4-hour block, \$800 for 6-hour block and \$1,100 for 12-hour block

Park Rental Fee- Henry C. Chambers Waterfront Park- Heritage Festivals

Gullah Festival- 4-day event- \$1,500 with \$1,000 Deposit

Water Festival- 14-day event- \$5,250 with \$1,000 Deposit

Park Rental Fee – Southside Park

Pavilion	\$100 for 4-hour block and \$400 for 6-hour block
Circle Event Lawn	\$75 for 4-hour block and \$300 for 6-hour block
Pavilion and Event Lawn	\$200 for 4-hour block, \$800 for 6-hour block and \$2,000 for 12-hour block
Electric Fee	\$75 for 4-hour block and \$100 for 6-hour block
Refundable Security Deposit	\$200 for 4-hour block, \$800 for 6-hour block and \$2,000 for 12-hour block

Parking Fee for Special Events -

Full Day Rate	\$6/day
Downtown Event Message Board Rental Fee	\$150/week
Stormwater Fee – Option E under the Beaufort	
County Stormwater Rate model	\$135/account
Refuse/Recycling Collection Fee – Residential	\$22.50/month
Refuse Collection Fee – Commercial:	
Tier 1 – 1 Cart/2 Day service	\$13.50/month
Tier 2 - 2 Carts/2 Day service	\$27.00/month
Tier 3 – 3 Carts/2 Day service	\$40.50/month
Tier 4 – 3 Carts/5 Day service	\$101.25/month
Tier 5 – 4 Carts/5 Day service	\$135.00/month
Tier 6 – 5 Carts/5 Day service	\$168.75/month

Tier 7 – 6 Carts/5 Day service	\$202.50/month
\$25.00 added to each monthly account requiring Saturday service	
Vehicle Annual Tag Fee	\$32.00

APPENDIX A: BUSINESS LICENSE RATE SCHEDULE

	INCOME: \$0 - \$2,000	INCOME OVER \$2,000
RATE CLASS	BASE RATE	RATE PER \$1,000 OR FRACTION THEREOF
1	\$25.00	\$1.00
2	\$35.00	\$1.30
3	\$45.00	\$1.60
4	\$55.00	\$1.90
5	\$65.00	\$2.20
6	\$75.00	\$2.50
7	\$85.00	\$2.80

NON-RESIDENT RATES

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the Municipality.

CLASS 8 & 9 RATES

Each NAICS number designates a separate subclassification. The businesses in this section are treated as separate and individual subclasses due to provisions of state law, regulatory requirements, service burdens, tax equalization considerations, and other factors that are deemed sufficient to require individually determined rates. In accordance with state law, the Municipality also may provide for reasonable subclassifications for rates, described by an NAICS sector, subsector, or industry, that are based on particularized considerations as needed for economic stimulus or for the enhanced or disproportionate demands on municipal services or infrastructure.

Non-resident rates do not apply except where indicated.

8.1 NAICS 230000 – Contractors, Construction, All Types [Non-resident rates apply].

Resident rates, for contractors having a permanent place of business within the Municipality:

Minimum on first \$2,000 \$ 60.00 PLUS
Each additional 1,000..... \$ 1.75

Non-resident rates apply to contractors that do not have a permanent place of business within the Municipality. A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this ordinance.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of sub-contractors furnishing labor or materials for each project.

For licenses issued on a per-job basis, the total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle the contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee per \$1,000 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a license year. Licensees holding a per-job license shall file, by each April 30 during the continuation of the construction project, a statement of compliance, including but not limited to a revised estimate of the value of the contract. If any revised estimate of the final value of such project exceeds the amount for which the business license was issued, the licensee shall be required to pay a license fee at the then-prevailing rate on the excess amount.

8.2 NAICS 482 – Railroad Companies (See S.C. Code § 12-23-210).

8.3 NAICS 517311, 517312 – Telephone Companies.

With respect to “retail telecommunications services” as defined in S. C. Code § 58-9-2200, the Municipality participates in a collections program administered by the Municipal Association of South Carolina. The Municipality has approved participation in the collections program by separate ordinance (the “Telecommunications Collections Ordinance”). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to retail telecommunications services are set forth in the Telecommunications Collections Ordinance.

8.4 NAICS 5241 – Insurance Companies:

Independent agents, brokers, their employees are subject to a business license tax based on their natural class. With respect to insurers subject to license fees and taxes under Chapter 7 of Title 38 and to brokers under Chapter 45 of Title 38, the Municipality participates in a collections program administered by the Municipal Association of South Carolina. The Municipality has approved participation in the collections program by separate ordinance (the “Insurers and Brokers Collections Ordinance”). The rates, terms, conditions, dates, penalties, appeals process, and other details of the business license applicable to insurers and brokers are set forth in the Insurers and Brokers Collections Ordinance.

8.51 NAICS 713120 – Amusement Machines, coin operated (except gambling). Music machines, juke boxes, kiddie rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2) [Type I and Type II].

For operation of all machines (not on gross income), pursuant to S.C. Code §12-21-2746:

Per Machine \$12.50 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.75

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to §12-21-2728 are not subject to Subclass 8.51.

8.52 NAICS 713290 – Amusement Machines, coin operated, non-payout. Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(3) **[Type III]**.

For operation of all machines (not on gross income), pursuant to S.C. Code §12-21-2720(B):

Per Machine \$180.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.75

Distributors that sell or lease machines and are not licensed by the state as an operator pursuant to §12-21-2728 are not subject to Subclass 8.52.

8.6 NAICS 713990 – Billiard or Pool Rooms, all types. (A) Pursuant to SC Code § 12-21-2746, license tax of \$5.00 per table measuring less than 3½ feet wide and 7 feet long, and \$12.50 per table longer than that; PLUS, (B) with respect to gross income from the entire business in addition to the tax authorized by state law for each table:

Minimum on first \$2,000 \$32.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.26

9.1 NAICS 423930 – Junk or Scrap Dealers [Non-resident rates apply].

Minimum on first \$2,000 \$41.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.66

9.2 NAICS 522298 – Pawn Brokers [All Types].

Minimum on first \$2,000 \$161.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$2.88

9.3 NAICS 4411, 4412 – Automotive, Motor Vehicles, Boats, Farm Machinery or Retail.

(except auto supply stores - see 4413)

Minimum on first \$2,000 \$20.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$0.65

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

Gross receipts for this classification shall include value of trade-ins. Dealer transfers or internal repairs on resale items shall not be included in gross income.

9.4 NAICS 454390 – Peddlers, Solicitors, Canvassers, Door-To-Door Sales.

Direct retail sales of merchandise. [Non-resident rates apply]

9.41 Regular activities [more than two sale periods of more than three days each per year]

Minimum on first \$2,000 \$200.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.00

9.42 Seasonal activities [not more than two sale periods of not more than three days each year, separate license required for each sale period]

Minimum on first \$2,000 \$200.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.00

Applicants for a license to sell on private property must provide written authorization from the property owner to use the intended location.

9.5 NAICS 713290 – Bingo halls, parlors.

Minimum on first \$2,000 \$32.50 PLUS

Each additional \$1,000, over base of \$2,000..... \$1.26

9.6 NAICS 711190 – Carnivals and Circuses.

Minimum on first \$2,000 \$64.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$2.52

9.7 NAICS 722410 – Drinking Places, bars, lounges, cabarets (Alcoholic beverages consumed on premises).

Minimum on first \$2,000 \$272.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$4.31

License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

9.71 NAICS 722511-Restaurants serving Alcohol

Minimum on first \$2,000 \$115.00 PLUS

Each additional \$1,000, over base of \$2,000..... \$2.90

License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

Appendix B

2025 Business License Class Schedule by NAICS Code

NAICS Sector/Subsector	Industry Sector	Class
11	Agriculture, forestry, hunting and fishing	1
21	Mining	3
22	Utilities	1
31 - 33	Manufacturing	3
42	Wholesale trade	1
44 - 45	Retail trade	1
48 - 49	Transportation and warehousing	2
51	Information	4
52	Finance and insurance	7
53	Real estate and rental and leasing	6
54	Professional, scientific, and technical services	4
55	Management of companies	7
56	Administrative and support and waste management and remediation services	3
61	Educational services	3
62	Health care and social assistance	3
71	Arts, entertainment, and recreation	3
721	Accommodation	1
722	Food services and drinking places	2
81	Other services	3
Class 8	Subclasses	
23	Construction	8.1
482	Rail Transportation	8.2
517111	Wired Telecommunications Carriers	8.3
517112	Wireless Telecommunications Carriers (except Satellite)	8.3
517122	Agents for Wireless Telecommunications Services	8.3
5241	Insurance Carriers	8.4
5242	Insurance Brokers for non-admitted Insurance Carriers	8.4
713120	Amusement Parks and Arcades	8.51
713290	<u>Nonpayout</u> Amusement Machines	8.52
713990	All Other Amusement and Recreational Industries (<u>pool</u> tables)	8.6

2025 Class Schedule is based on a three-year average (2019 - 2021) of IRS statistical data.

DEVELOPMENT REVIEW CODES FEE SCHEDULE
Revised May 12, 2026

(1) **OTHER FEES SUPERSEDED**

The following schedules and regulations regarding fees are hereby adopted and supersede all regulations and schedules regarding fees published in the most recent edition of the International Building Code or supplement thereof.

(2) **FEES MANDATORY**

No permit shall be issued until the fees prescribed in this section shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.

(3) **FAILURE TO OBTAIN PERMIT**

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the base fee herein specified shall be tripled, but the payment of such tripled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein. The Building Official has the authority to waive such penalty fee for first time offenses.

(4) **RECORD OF FEES COLLECTED**

The Building Official shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all persons upon whose account the same was paid, the full date and amount thereof.

(5) **MOVING A BUILDING/STRUCTURES**

For the moving of any building or structure, the fee shall be \$150.00

(6) **DEMOLITION OF BUILDING/STRUCTURE**

For the moving of any building or structure, the fee shall be \$150.00

For the demolition of any building or structure, the fees are as follows:

Complete Demolition Single-Family Structure \$100.00 Complete Demolition Commercial & Multifamily Structure \$200.00

(7) **BUILDING PERMIT FEES**

On all new buildings, structures or alterations requiring a building permit as set forth in the International Building Code and the International Residential Code, the fee shall be paid as required at the time of filing the application in accordance with the schedule shown below. All fees are paid at time of submittal.

Building Permit Fee Schedule:

Total Valuation	Base Fee
>\$500 to \$50,000	\$35 for the first \$500, plus \$5.30 for each additional thousand or fraction thereof (round up)
>\$50,000 to \$100,000	\$300 for the first \$50,000, plus \$4 for each additional thousand or fraction thereof (round up)
>\$100,000 to \$500,000	\$500 for the first \$100,000, plus \$3 for each additional thousand or fraction thereof (round up)
>\$500,000 and up	\$1,700 for the first \$500,000, plus \$2 for each additional thousand or fraction thereof (round up)

(8) **PLAN CHECKING FEES**

When a plan is required to be submitted, all fees shall be paid to the building department at the time of submitting plans and specifications for checking. Said plan checking fee shall be equal to one-half of the base fee.

(9) **BUILDING PERMIT VALUATIONS**

If, in the opinion of the Building Official, the valuation of a building, alteration, or structure, appears to be underestimated, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

(10) **PROCEDURE FOR PERMIT REFUNDS**

- (a) Permit holder must return all applicable permit forms and receipts; copies will not be accepted.
- (b) Permit refund will be for total amount paid minus Plan Checking Fee-
- (c) A completed W-9 form is required.

(11) **INSPECTION FEES**

- (a) New Construction/Renovation inspection fees: \$0.10 per square footage
- (b) Individual inspection fees (not associated with new construction or major renovation): \$100.00 ea.
- (c) Swimming Pool Inspection Fees
 - Single-Family \$235.00
with \$200 to be refunded after pool inspection has been performed and approved
 - Multifamily and Commercial \$265.00

with \$200 to be refunded after pool inspection has been performed and approved

- (d) Safety Inspection
Commercial \$100.00

(12) **RE-INSPECTIONS**

If the Building Official or his duly authorized representative shall, upon his inspection after the completion of the work or apparatus, find the same does not conform to and comply with the provisions of this Code, he shall notify the contractor, indicating the corrections to be made, and then he shall again inspect the work or apparatus without further charge; but when extra inspections are due to any of the following reasons, a charge of \$150 for multifamily and commercial projects, and \$100 for all other projects shall be made for each re-inspection:

- (a) Wrong Address
(b) Repairs or corrections not made when inspections are called
(c) Work not ready for inspection when called

All re-inspection fees are required to be paid in advance prior to re-inspection.

(13) **TREE REMOVAL FEES**

Replacement and Mitigation Schedule				
Tree Type*	Transect Zones		Conventional Zones	
	Replacement: % Caliper Inches	Mitigation: Cost/Caliper Inch	Replacement: % Caliper Inches	Mitigation: Cost/Caliper Inch
Landmark Tree	100%	\$350	100%	\$350
Specimen Tree	100%	\$250	100%	\$250
All other trees 8- inch caliper or greater	25%	None	33%	None
*Any tree that is removed without approval shall require the replacement of caliper inches or the mitigation cost per caliper inch to be doubled, in addition to any city costs, including but not limited to, tree surveys and arborist fees.				
Examples: - <u>Approved Specimen Removal</u>: a 12-inch Live Oak is approved for removal. The applicant must plant back 12 caliper inches of Live Oak or pay a mitigation fee of \$3,000 (12 inches x \$250/inch) if the site cannot support the replacement. - <u>Approved Landmark Removal</u>: a 30-inch Live Oak is approved for removal. The applicant must plant back 30 caliper inches of Live Oak or pay a mitigation fee of \$15,000 (30 inches X \$500/inch) if the site cannot support the replacement.				

(14) **SIGN PERMITS**

For issuing each sign permit, the fee shall be as follows:

Permanent Sign

\$1.00 per square foot of signage plus a \$75.00 inspection fee

Master Sign Plan \$25.00 per tenant

Amendments to Master Sign Plan \$75.00

(15) **BANNER PERMITS**

Temporary Banner - \$5.00 per day

(16) **TEMPORARY TENT/CANOPY PERMITS**

Temporary tent or canopy over 400 Sq. Ft. \$250.00

(17) **LANDSCAPE IRRIGATION AND OR WELL PERMITS**

Single-Family Lot \$75.00

Commercial or Multifamily Lot \$100.00

(18) **SUBDIVISION FEES**

Plat Review \$50.00

Minor Subdivision \$50.00 per lot (Includes Plat Review Fee)
(≤ 5 lots and no new streets)

Major Subdivision that includes New Streets: (Includes Plat Review Fee)

6 to 49 lots: \$1,000 + \$10/lot

50-100 lots: \$1,500 + \$10/lot

101 to 300 lots: \$2,000 + \$10/lot

301 + lots: \$2,500 + \$10/lot

(19) **STAFF DESIGN REVIEW FEES**

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1: Renovations/Improvements not including additions, ≤ 50% of the value of the structure

<u>Value</u>	<u>Fee</u>
Improvements ≤ \$5,000	\$100
Improvements > \$5,000 but ≤ \$25,000	\$150 + 0.25% x value above \$5,000
Improvements > \$25,000	\$125 + 0.20% x value above \$25,000

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2/3 unit residential in the historic district:
 - ≤ 10,000 square feet: \$500 base fee + 0.05/square foot of building
 - > \$10,000 square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot

(20) REVIEW BOARDS: HISTORIC REVIEW BOARD & DESIGN REVIEW BOARD

Single-family residential projects (board review)	\$100
Multifamily and commercial projects (board review)	\$250
Change After Certification	\$100
Demolition (whole structure)	\$250
Special Board Meeting	\$500

Post facto applications shall be triple the normal fee.

PROFESSIONAL ARCHITECT PLAN REVIEW FEES

Principal Architect	\$120/HR
Preservation Architect	\$120/HR
Architect	\$90/HR
Preservations Consultant	\$100/HR
Conservator	\$100/HR
Historic Materials Specialist	\$100/HR
Administration	\$50/HR
Per Diem	\$25/Day and \$50/Overnight
Printing	\$.05/BW Copies \$.39/Color Copies
Mileage	\$.655/mile

PROFESSIONAL ENGINEER PLAN REVIEW FEES

Senior Manager	\$265/HR
Senior Project Manager	\$210/HR
Senior Engineer	\$185/HR
Project Manager	\$180/HR
Engineer II	\$150/HR
Designer II	\$145/HR

Designer I	\$130/HR
Environmental Professional II	\$100/HR

(21) **ZONING BOARD OF APPEALS**

All Application Fees:	\$300.00
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(22) **REZONING**

Rezoning to PUD	\$750
Rezoning, non-PUD	\$400 & \$25/per lot

(23) **TEXT AMENDMENT**

Beaufort Code Text Amendment	\$500
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(24) **OTHER FEES**

Trip to Storage (Request for documents from storage)	\$50.00 (plus copying fee)
Flood Hazard Area Verification Letter	\$50.00
Parking Meter Space Rental	\$5.00 per day per metered space (for construction projects only)
Fee for Copies (8 1/2 x 11)	30¢ per sheet
Plat Review	\$50.00
Zoning Review/Letter	\$50.00
Traffic Impact Analysis Report Review Fee	\$1,250.00
Administrative Adjustment	\$100.00
Short Term Rental Application Fee	\$100.00
Short Term Rental Annual License Fee	\$1,000.00
Civic Master Plan	\$25.00
The Beaufort Code (in a binder)	\$50.00
The Comprehensive Plan (in a binder)	\$50.00

FIRE IMPACT FEE SCHEDULE

Land Use Category	Service Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Impact Fee per Service unit
Residential Uses						
Single Family (Attached or Detached)	d.u.	2.69	—	\$305.43	—	\$305.43
Mobile Home	d.u.	3.66	—	\$305.43	—	\$305.43
Multifamily (>2 Dwelling Units)	d.u.	1.25	—	\$305.43	—	\$305.43
Non-Residential Uses						
Hotel / Motel Uses						
Hotel	room	—	0.57	—	\$592.34	\$337.64
Business Hotel	room	—	0.1	—	\$592.34	\$59.23
Motel	room	—	0.71	—	\$592.34	\$420.56
Recreational Uses						
Golf Course	hole	—	1.74	—	\$592.34	\$1,030.68
Movie Theater (w/ Matinee)	1,000 s.f.	—	1.1	—	\$592.34	\$651.58
Institutional Uses						
Elementary School	1,000 s.f.	—	0.98	—	\$592.34	\$580.50
Middle/Junior High School	1,000 s.f.	—	0.84	—	\$592.34	\$497.57
High School	1,000 s.f.	—	0.65	—	\$592.34	\$385.02
Junior/Community College	1,000 s.f.	—	1.77	—	\$592.34	\$1,048.45
University/College	student	—	0.19	—	\$592.34	\$112.55
Daycare	1,000 s.f.	—	2.77	—	\$592.34	\$1,640.79
Library	1,000 s.f.	—	1.07	—	\$592.34	\$633.81
Medical Uses						
Hospital	bed	—	2.88	—	\$592.34	\$1,705.95
Nursing Home	bed	—	0.84	—	\$592.34	\$497.57
Clinic	1,000 s.f.	—	3.93	—	\$592.34	\$2,327.91
Medical/Dental Office	1,000 s.f.	—	4.05	—	\$592.34	\$2,398.99

FIRE IMPACT FEE SCHEDULE

Impact Fee Schedule for Fire Protection Facilities and Equipment						
Land Use Category	Service Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Impact Fee per Service unit
General Office Uses						
< 50,000 s.f.	1,000 s.f.	—	4.14	—	\$592.34	\$2,452.30
50,001 – 100,000 s.f.	1,000 s.f.	—	3.72	—	\$592.34	\$2,203.52
100,001 – 150,000 s.f.	1,000 s.f.	—	3.55	—	\$592.34	\$2,102.82
150,001 – 200,000 s.f.	1,000 s.f.	—	3.44	—	\$592.34	\$2,037.66
> 200,001 s.f.	1,000 s.f.	—	3.26	—	\$592.34	\$1,931.04
Office Park Uses						
< 50,000 s.f.	1,000 s.f.	—	3.7	—	\$592.34	\$2,191.67
50,001 – 100,000 s.f.	1,000 s.f.	—	4.96	—	\$592.34	\$2,938.03
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	4.18	—	\$592.34	\$2,476.00
150,001 – 200,000 s.f.	1,000 s.f.	—	3.82	—	\$592.34	\$2,262.75
200,001 – 250,000 s.f.	1,000 s.f.	—	3.62	—	\$592.34	\$2,144.29
250,001 – 300,000 s.f.	1,000 s.f.	—	3.48	—	\$592.34	\$2,061.36
300,001 – 350,000 s.f.	1,000 s.f.	—	3.38	—	\$592.34	\$2,002.12
350,001 – 400,000 s.f.	1,000 s.f.	—	3.3	—	\$592.34	\$1,954.74
> 400,001 s.f.	1,000 s.f.	—	3.17	—	\$592.34	\$1,877.73
Business Park Uses						
< 100,000 s.f.	1,000 s.f.	—	2.44	—	\$592.34	\$1,445.32
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.79	—	\$592.34	\$1,652.64
150,001 – 200,000 s.f.	1,000 s.f.	—	2.95	—	\$592.34	\$1,747.41
200,001 – 250,000 s.f.	1,000 s.f.	—	3.03	—	\$592.34	\$1,794.80
250,001 – 300,000 s.f.	1,000 s.f.	—	3.09	—	\$592.34	\$1,830.34
300,001 – 350,000 s.f.	1,000 s.f.	—	3.12	—	\$592.34	\$1,848.11
350,001 – 400,000 s.f.	1,000 s.f.	—	3.15	—	\$592.34	\$1,865.88
> 400,001 s.f.	1,000 s.f.	—	3.2	—	\$592.34	\$1,895.50

FIRE IMPACT FEE SCHEDULE

Impact Fee Schedule for Fire Protection Facilities and Equipment						
Land Use Category	Service Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Impact Fee per Service unit
General Retail Uses						
< 50,000 s.f.	1,000 s.f.	—	2.86	—	\$592.34	\$1,694.10
50,001 – 100,000 s.f.	1,000 s.f.	—	2.5	—	\$592.34	\$1,480.86
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.22	—	\$592.34	\$1,315.00
150,001 – 200,000 s.f.	1,000 s.f.	—	2.22	—	\$592.34	\$1,315.00
200,001 – 300,000 s.f.	1,000 s.f.	—	2.22	—	\$592.34	\$1,315.00
300,001 – 400,000 s.f.	1,000 s.f.	—	2.22	—	\$592.34	\$1,315.00
> 400,001 s.f.	1,000 s.f.	—	2.22	—	\$592.34	\$1,315.00
Specific Retail Uses						
Supermarket	1,000 s.f.	—	1.1	—	\$592.34	\$651.58
Building Materials/ Lumber Store	1,000 s.f.	—	1.41	—	\$592.34	\$835.21
Free Standing Discount Store	1,000 s.f.	—	1.98	—	\$592.34	\$1,172.84
Nursery/Garden Center	1,000 s.f.	—	3.12	—	\$592.34	\$1,848.11
New Car Sales Center	1,000 s.f.	—	1.53	—	\$592.34	\$906.29
Tire Store	1,000 s.f.	—	1.21	—	\$592.34	\$716.74
Furniture Store	1,000 s.f.	—	0.42	—	\$592.34	\$248.78
Industrial Uses						
General Light Industrial	1,000 s.f.	—	2.31	—	\$592.34	\$1,368.31
General Heavy Industrial	1,000 s.f.	—	1.83	—	\$592.34	\$1,083.99
Industrial Park	1,000 s.f.	—	2.04	—	\$592.34	\$1,208.38
Warehousing	1,000 s.f.	—	0.92	—	\$592.34	\$544.96
Mini-Warehouse	1,000 s.f.	—	0.04	—	\$592.34	\$23.69
Specific Service Uses						
Drive-In Bank	1,000 s.f.	—	4.79	—	\$592.34	\$2,837.33
High-Turnover Sit-Down Restaurant	1,000 s.f.	—	5.64	—	\$592.34	\$3,340.82
Fast Food w/ Drive Through	1,000 s.f.	—	5	—	\$592.34	\$2,961.72

The below library, parks and recreation, and road/transportation impact fees were adopted by Beaufort County. In accordance with an intergovernmental agreement, the City collects these impact fees and remits them to the County.

Library Development Impact Fee Schedule

Housing Unit Size	North Beaufort County Library Service Area Impact Fee
1,000 sf or less	\$ 225
1,001 to 1,250 sf	273
1,251 to 1,500 sf	321
1,501 to 1,750 sf	369
1,751 to 2,000 sf	401
2,001 to 2,500 sf	466
2,501 to 3,000 sf	498
3,001 to 3,500 sf	546
3,501 to 4,000 sf	578
4,001 to more sf	\$ 610

Parks and Recreation Development Impact Fee Schedule

Housing Unit Size	North Beaufort County Parks and Recreation Service Area Impact Fee
1,000 sf or less	\$ 486
1,001 to 1,250 sf	590
1,251 to 1,500 sf	694
1,501 to 1,750 sf	798
1,751 to 2,000 sf	868
2,001 to 2,500 sf	1,006
2,501 to 3,000 sf	1,076
3,001 to 3,500 sf	1,180
3,501 to 4,000 sf	1,249
4,001 to more sf	\$ 1,319

Road/Transportation Development Impact Fee Schedule- Priority 1 & 2

Housing Unit Size	North Beaufort County Road/Transportation Service Area Impact Fee
1,000 sf or less	\$ 1,565
1,001 to 1,250 sf	1,966
1,251 to 1,500 sf	2,327
1,501 to 1,750 sf	2,608
1,751 to 2,000 sf	2,849
2,001 to 2,500 sf	3,249
2,501 to 3,000 sf	3,611
3,001 to 3,500 sf	3,892
3,501 to 4,000 sf	4,132
4,001 to more sf	\$ 4,333

Parking Rates

Parking Violations & Fine Schedule

Parking Violations		30 Day Escalation	45 Day Escalation
Expired Meter	\$ 10.00	\$ 25.00	\$ 45.00
Parking in Fire Lane	\$ 50.00	\$ 125.00	\$ 150.00
Parked on Wrong Side of Street	\$ 25.00	\$ 75.00	\$ 100.00
Parked in No Parking Zone	\$ 50.00	\$ 125.00	\$ 150.00
Double Parked	\$ 25.00	\$ 50.00	\$ 75.00
Blocking Driveway	\$ 50.00	\$ 125.00	\$ 150.00
Parked in Loading Zone	\$ 50.00	\$ 125.00	\$ 150.00
Blocking Fire Hydrant	\$ 75.00	\$ 175.00	\$ 200.00
Parking on Private Property	\$ 25.00	\$ 50.00	\$ 75.00
Handicapped Space Violation	\$ 500.00	\$ 500.00	\$ 500.00
Boot Fee	\$ 60.00	\$ 80.00	\$ 100.00
Other Parking Violations	\$ 25.00	\$ 50.00	\$ 75.00
Monthly Hangtags & Fees		Event / Parking Reservations	
Location	Monthly Fee	Authorized Person(s)	Fee / per Day
Carteret Gravel Lot	\$ 20.00	Event Planner / Coordinator / City Official	\$ 6.00
All 8 Hour Spaces / Lots	\$ 35.00	Service Vendors / Contractors	\$ 15.00

Parking Rates by Location

Parking Lots

Marina Lot	Saltus Lot
8 Hr Limit	8 Hr Limit
\$1 per hour	\$1 per hour
Marina Playground Lot	Library Lot
2 Hr Limit	2 Hr Limit
\$1 per hour	\$1 per hour
Carteret Lot	
8 Hr Limit	
.50 per hour	

On Street Metered Spaces

<i>Bay Street</i> 2 Hr Limit \$1 per hour	<i>Bay Street Extension</i> 8 Hr Limit \$1 per hour
<i>Port Republic Street</i> 2 Hr Limit \$1 per hr	<i>Newcastle</i> 8 Hr Limit \$1 per hour
<i>Craven Street (West of Visitor Center)</i> 8 Hr Limit .50 per hour	<i>Visitor Center on Craven St.</i> 90 min Limit \$1 per hour
<i>West Street (South of Port Republic St)</i> 2 Hr Limit \$1 per hour	<i>West Street (North of Port Republic St)</i> 4 Hr Limit .50 Hour
<i>Scott Street (South of Port Republic St)</i> 2 Hr Limit \$1 per hour	<i>Scott Street (North of Port Republic St)</i> 4 Hr Limit .50 Hour
<i>Charles Street (South of Port Republic St)</i> 2 Hr Limit \$1 per hour	<i>Charles Street (North of Port Republic St)</i> 4 Hr Limit .50 Hour

Towing Fee Schedule

Schedule of Maximum Allowable Fees for Rotation List Calls City of Beaufort Code Section 8-2003 (f)	
Service	Maximum Fee
Class A Wrecker	\$325.00
Class B Wrecker	\$450.00
Class C Wrecker	\$550.00
Administrative Fee	\$250.00
Daily Storage	\$55.00
Extreme Cleanup/Special Operations	\$125.00 per hour (billed in 0.5 hour increments)
Yard Gate Fee- Business Hours (After First Trip)	\$75.00
Yard Gate Fee- After Business Hours	\$100.00

Freedom of Information Act (FOIA) Fee Schedule

Employee/Administrative Time- Requests that require approximately one hour or more of staff time may be charged a \$20 per hour fee.

Photocopying- Requests that require copying approximately 15 pages or more may be charged 30 cents per page for black and white copies and 40 cents per page for color copies and \$6.00 per page for plotter/large format copies of plans. The fee is \$5.00 per disc for information to be copied onto a CD.

Postage or Other Fees- Requests that require more than \$5.00 in postage or other fees may be charged the actual costs incurred.

If the costs of responding to the request are estimated to be \$100 or more, then a minimum deposit amounting to 25% of the total reasonably anticipated cost may be required.

If the total costs of supplying the requested information is less than \$40, the City will waive any applicable fees.

The full amount of the total cost must be paid at the time of production of the request.

ATTACHMENT B

UNFUNDED REQUIREMENTS LIST FOR FISCAL YEAR 2027

Personnel

Prioritization	Description	Cost
1	Emergency and Risk Manager Position- Salary and Benefits	110,975
2	Part Time Firefighter- Salary and Benefits	21,035
3	Part Time Firefighter- Salary and Benefits	21,035
4	Part Time Firefighter- Salary and Benefits	21,035
5	Downtown Operations- Administrative Assistant Position- Salary and Benefits	86,588

Total Personnel Cost 260,668

Capital Projects

Prioritization	Description	Cost
1	Broad Street Pond Drainage	100,000
2	500 Carteret Street Windows	100,000
3	Pigeon Point Boat Landing Construction	1,500,000

Total Capital Projects Cost 1,700,000

Capital Equipment

Prioritization	Description	Cost
1	Fire Department- Holmatro Tool	18,000
2	Police Patrol SUV with Equipment	99,525
3	Police Admin SUV with Equipment	73,240
4	Police Admin SUV with Equipment	73,240
5	Police Admin Truck with Equipment	57,015
6	Public Works- TickTok Park Remodel	125,000
7	Public Works 60-inch riding mower	16,000
8	Police Boat	48,864

Total Capital Equipment Cost 510,884



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/04/2026
From: Jennifer Pointer, Administrative Assistant
Item Name: Request for co-sponsorship of Whitehall Park by Lady's Island Middle School — Beaufort County School District to host their End of School Year faculty and staff celebration on Tuesday, June 2, 2026, from 4:00 pm to 8:00 pm
Meeting Date: May 12, 2026
Department: Downtown Operations

Background Information:

Introduction:

Request for co-sponsorship of Whitehall Park by Lady's Island Middle School — Beaufort County School District to host their End of School Year faculty and staff celebration on Tuesday, June 2, 2026, from 4:00 pm to 8:00 pm

Background:

Legal Authority:

Staff Recommendation:

Staff Recommends Approval

Placed on Agenda For:

Action

Attachments:

1. 2026-06-02 Ladys Island Middle School letter
2. 2026-06-02 Ladys Island Middle School



*Lady's Island Middle School – A Medical Magnet
Proud to be Title I*

*30 Cougar Dr., Beaufort, South Carolina 29907
(843) 322-3100 Main Number (843) 322-3179 Fax*

Mrs. Marvette Washington, Asst. Principal

*Dr. Chavon Browne, Principal
Dr. Keith Weaver, Asst. Principal*

Ms. Geneva Young, Asst. Principal

May 1, 2026

To whom it may concern:

Lady's Island Middle School, a public school within the Beaufort County School District, respectfully requests permission to use Whitehall Park on **Tuesday, June 2, 2026, from 4:00 PM to 8:00 PM** for our end of the school year faculty and staff celebration.

Lady's Island Middle School proudly serves **375 students** and is committed to providing a high-quality educational experience that prepares our young people for academic success and responsible citizenship. As a public school, we are dedicated to fostering educational excellence while supporting whole-child development.

This celebration will bring together our dedicated faculty and staff to:

- **Honor and recognize** teachers who are retiring or transitioning to new opportunities
- **Strengthen relationships** that enhance collaboration, morale, and a positive school culture
- **Celebrate our collective contributions** to student success and our school community

We would be grateful for approval of this request. Please contact me if you require any additional information.

Sincerely,

Dr. Chavon Browne
Principal, Lady's Island Middle School
Beaufort County School District



CITY OF BEAUFORT

Whitehall Park Application

Downtown Operations & Community Services Department
500 Carteret St, Ste B2 Beaufort, SC 29902

Phone: 843-379-7519

Email: events@cityofbeaufort.org

Name of Event: <u>End of the school year faculty & staff celebration</u>	Date(s) of Event: <u>6-2-2026</u> Setup start/end time: <u>4:00 - 5:00pm</u> Actual event start/end time: <u>5:00 - 7:30pm</u> Take down start/end time: <u>7:30 - 8:00pm</u>
Organization/Individual Name: <u>Lady's Island Middle School</u>	Address: <u>30 Cougar Dr. Bft. SC 29907</u> Telephone: <u>843-322-3100</u> Email: <u>lori.howell@beaufort.k12.sc.us</u>

- Completed application must be received and approved by the Events Coordinator.
- All reservations require the applicable refundable security deposit to be remitted upon approval of application in order to secure the requested date(s).
- *Deposits are refundable provided the venue is returned in the same condition it was received.*
- *Staff will inspect the venue before and after the event.*
- *Refunds will be issued by check (credit card fees are nonrefundable) within 10-15 business days after the event to the address provided on the application.*

Please drop off, mail, or email completed application to:

City of Beaufort, Attn: Downtown Operations, 500 Carteret St, Ste B2 Beaufort, SC 29902
events@cityofbeaufort.org.

All events must abide and are governed by the City's Special Events Policy. To discuss specifics of the policy, contact the Events Coordinator at 843-379-7519 or visit our website at www.cityofbeaufort.org.

Is event open to the public? No

Will admission be charged, or donation required? No

Will alcoholic beverages be sold? No Served? No

Will food be sold? No Served? Yes

Will there be any retail sales? NO

Number of people expected to attend: 60-70 apx.

Will you be using a tent? NO

Will you have music? NO

Areas of Whitehall Park can be reserved/rented for 4-, 6-, or 12-hour blocks of time. Please factor time for set up and take down of the event into your chosen block of time. Blocks of time **cannot** be reserved or rented in pro-rated increments. **NO exceptions will be made to this policy.**

Security Deposit is due upon approval of application

Fee payment due no less than 30 days prior to event.

Fill out by circling venue area(s) and pricing in blocks of time required for your event. Please indicate need for electrical hookup.

WHITEHALL PARK RENTAL RATES FOR PRIVATE EVENTS			
Park Area	<u>4 HR Block</u>	<u>6 HR Block</u>	<u>12 HR Block</u>
Pavilion	\$ 350.00	\$ 600.00	
Event Lawn	\$ 500.00	\$ 800.00	
Pavilion & Event Lawn			\$2,500.00
Electric Fee	\$ 75.00	\$100.00	
Refundable Security Deposit	\$ 500.00	\$ 800.00	\$2,250.00

REQUEST FOR CO-SPONSORSHIP

Whitehall Park

Name of Event End of year celebration for LIMS staff
 Date of Event: 6.2.26 Contact person: Lori Howell
 Telephone: 843.322.3100

Please check all that apply.

	Yes	No
<i>Are you a "For Profit" entity?</i>		***
<i>Is this a fund-raising event?</i>		✓
<i>Is this event open to the public?</i>		✓
<i>Is there a required fee / donation to attend this event?</i>		✓
<i>Are you requesting more than two (2) park areas for this event?</i>		✓
<i>Will there be any type of "sales" for this event?</i>		✓
<i>Will this event require more than four (4) hours (includes setup & take down)? This is a multiple day display</i>		✓
<i>Will alcohol be sold / served?</i>		✓

**If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))? 501C3

Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.

Please send completed form to Jennifer Pointer jpointer@cityofbeaufort.org

Events Coordinator Recommendation: Approved: _____ Denied: _____

Explanation: _____

Forward for Council Deliberation: _____
 Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/30/2026
From: Eric Claussen , Assistant City Manager
Item Name: An Ordinance to amend Part 1 - Government & Administration, Chapter 5 - Financial Administration, to Add Section 1-5024 - Road Use Fee - First Reading
Meeting Date: May 12, 2026
Department: City Managers Office

Background Information:

Introduction:

City Council is asked to consider Ordinance 2026/07, an ordinance amending the City of Beaufort Code of Ordinances, Part 1: Government and Administration, Chapter 5: Financial Administration, by adding Section 1-5024, Road Use Fee. The proposed ordinance would establish an annual road use fee per motorized licensed vehicle located within the municipal limits of the City of Beaufort, with revenues dedicated specifically to road maintenance and street sweeping within the City.

Background:

The City of Beaufort is responsible for supporting a safe, reliable, and well-maintained local transportation network that serves residents, businesses, visitors, emergency services, schools, parks, public facilities, and downtown commercial areas. While a significant portion of the roadway system within the City is owned and maintained by the South Carolina Department of Transportation, the City continues to experience ongoing local maintenance needs, including pavement maintenance, pothole repair, stormwater-related roadway maintenance, right-of-way upkeep, and street sweeping.

Motor vehicles operating within the City place continuing demand on public streets and related infrastructure. The proposed road use fee provides a dedicated and recurring funding source to help offset a portion of the City's costs associated with maintaining and sweeping streets within the municipal limits.

Ordinance 2026/07 establishes the road use fee as a uniform annual charge on each motorized vehicle required by the State of South Carolina to be licensed and carried on the tax records of

Beaufort County within the municipal limits of the City. The fee would be assessed and collected in coordination with Beaufort County at the same time as other personal property taxes, fees, or charges assessed against the vehicle. All revenues collected would be deposited into a dedicated City account and restricted for road maintenance and street sweeping.

The proposed code section places the road use fee within Part 1: Government and Administration, Chapter 5: Financial Administration, which is appropriate because the ordinance establishes a recurring municipal fee, provides for its assessment and collection, and restricts the use of revenues for a specific public purpose.

Legal Authority:

The City's authority to consider this ordinance is found in S.C. Constitution Article VIII and S.C. Code Ann. § 5-7-10 et seq. as the constitutional and statutory basis for municipal home rule and general municipal powers. In addition, S.C. Code Ann. § 5-7-260 and Title 5, Chapter 7 provides the City authority associated with budgeting and fiscal administration requirements.

Staff Recommendation:

Staff recommends that City Council approve Ordinance 2026/07, establishing a City of Beaufort Road Use Fee. Approval of the ordinance would provide the City with a recurring, restricted revenue source to help address ongoing roadway maintenance needs and improve the consistency of street sweeping services. The fee is structured as a uniform annual charge and would be coordinated with Beaufort County for assessment, collection, and remittance, making implementation more administratively efficient.

Placed on Agenda For:

Action

Attachments:

1. Ordinance 2026-07 - Road Use Fee

ORDINANCE NO. 2026/07

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF BEAUFORT, SOUTH CAROLINA, PART 1, GOVERNMENT AND ADMINISTRATION, CHAPTER 5, FINANCIAL ADMINISTRATION, BY ADDING SECTION 1-5024, ROAD USE FEE; ESTABLISHING A ROAD USE FEE ON CERTAIN MOTOR VEHICLES LOCATED WITHIN THE CITY; AND PROVIDING FOR THE ASSESSMENT, COLLECTION, AND USE OF SUCH FEE.

WHEREAS, the City of Beaufort is obligated to maintain, repair, and support public streets and related roadway infrastructure, regardless of ownership, within the municipal limits for the safety, welfare, access, mobility, and convenience of residents, businesses, visitors, emergency services, and the general public; and

WHEREAS, the street system within the City supports access to residential neighborhoods, commercial areas, public facilities, schools, parks, emergency evacuation routes, and other essential public destinations; and

WHEREAS, a significant portion of the roadway system within the City of Beaufort is owned and maintained by the South Carolina Department of Transportation, and the City recognizes the continued need to supplement roadway maintenance activities in order to meet local service expectations; and

WHEREAS, motor vehicles utilizing roadways within the City of Beaufort place continuing demand on public streets and rights-of-way and receive direct benefit from the maintenance and sweeping of such infrastructure; and

WHEREAS, the preservation and maintenance of streets within the City, including pavement maintenance, pothole repair, stormwater-related roadway maintenance, and street sweeping, are necessary public services that require recurring and reliable funding; and

WHEREAS, City Council finds that establishing a City road use fee is a reasonable and appropriate means to provide dedicated funding for road maintenance and street sweeping within the City; and

WHEREAS, City Council further finds that a uniform annual road use fee will help offset a portion of the City's costs associated with roadway maintenance and street sweeping; and

WHEREAS, City Council intends that revenue collected from the road use fee be restricted and used specifically for road maintenance and street sweeping within the City of Beaufort; and

WHEREAS, City Council finds this ordinance to be in the best interest of the health, safety, welfare, and convenience of the citizens of the City of Beaufort.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEAUFORT, SOUTH CAROLINA, IN COUNCIL DULY ASSEMBLED, AS FOLLOWS:

SECTION 1. Amendment to City Code.

The Code of Ordinances of the City of Beaufort, South Carolina, Part 1, Government and Administration, Chapter 5, Financial Administration, is hereby amended by adding a new section to be numbered Sec. 1-5024, which shall read as follows:

Sec. 1-5024. Road Use Fee.

- a) Established. There is hereby established a road use fee on all motorized vehicles within the municipal limits of the City of Beaufort which are required by the State of South Carolina to be licensed and carried on the tax records of Beaufort County. Any person owning such vehicle shall be subject to and shall pay, in addition to any other licensing fees, taxes, or charges, the road use fee established annually by City Council as part of the City's adopted budget.
- b) Assessment. The road use fee shall be assessed as a uniform annual charge on each motorized licensed vehicle subject to this section. The fee shall become due and payable at the same time as other personal property taxes, fees, or charges assessed against such vehicle by Beaufort County.
- c) Collection. The city manager, or the city manager's designee, is authorized and directed to coordinate with Beaufort County for the assessment, collection, and remittance of the road use fee.
- d) Purpose and use of funds collected. All funds collected under this section shall be deposited into a dedicated City account and shall be used specifically for road maintenance and street sweeping within the City of Beaufort.

SECTION 2. Effective Date.

This ordinance shall become effective upon final reading and adoption by City Council. The fee established herein shall apply beginning with the first billing cycle or tax notice cycle for which implementation is administratively practicable, as determined by the city manager or designee.

DONE, RATIFIED, AND ADOPTED BY CITY COUNCIL OF THE CITY OF BEAUFORT, SOUTH
CAROLINA, THIS ____ DAY OF _____, 2026.

PHILIP E. CROMER, MAYOR

ATTEST:

TRACI GULDNER, CITY CLERK

1st Reading: _____

2nd Reading & Adoption: _____

Reviewed by Benjamin T. Coppage, City Attorney, on _____, 2026.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 04/29/2026
From: Scott Marshall, City Manager
Item Name: Ordinance to approve the sale of City-Owned Property at 2153 Boundary Street - First Reading
Meeting Date: May 12, 2026
Department: City Managers Office

Background Information:

Introduction:

City Council is being asked to consider an ordinance authorizing the City Manager to execute a Purchase and Sale Agreement between the City of Beaufort and Lighthouse Properties CT, LLC, for the sale of City-owned property located at 2153 Boundary Street (Tax Parcel R122 001 000 271A 0000).

Background:

The City owns approximately 0.54 acres of real property located at 2153 Boundary Street. The City has negotiated a Purchase and Sale Agreement with Lighthouse Properties CT, LLC for the sale of the property at a purchase price of \$390,000.00.

An independent appraisal conducted in June 2025 established the value of the property at \$260,000. The negotiated purchase price exceeds the appraised value, reflecting favorable market conditions and a competitive transaction outcome for the City.

Under the terms of the agreement, the Purchaser will provide \$5,000 in earnest money upon execution, with the balance due at closing. The agreement provides the Purchaser with a feasibility period and a subsequent permitting period, during which the Purchaser may evaluate the suitability of the property for its intended development and obtain necessary approvals.

Closing is structured to occur within thirty (30) days following the permitting deadline or issuance of a building permit, whichever occurs sooner. The agreement also outlines standard provisions related to title conveyance, allocation of closing costs, prorations, and default remedies.

The Purchaser is responsible for due diligence, permitting, and development-related approvals, and retains the right to terminate the agreement under specified conditions during the feasibility and permitting periods.

The proposed ordinance approves the agreement and authorizes the City Manager to execute all documents necessary to complete the transaction.

Legal Authority:

Pursuant to the South Carolina Constitution and applicable provisions of the South Carolina Code of Laws, including Title 5, Chapter 7, municipalities are authorized to sell and convey real property by ordinance duly adopted by City Council.

Staff Recommendation:

Staff recommends approval of the ordinance authorizing execution of the Purchase and Sale Agreement for the property located at 2153 Boundary Street.

The proposed sale represents a strong financial outcome for the City, with the negotiated purchase price exceeding the most recent appraised value. The agreement also includes customary protections for the City, including earnest money, defined due diligence periods, and structured closing requirements.

Approval of the ordinance will allow the City Manager to proceed with execution of the agreement and completion of the sale in accordance with its terms.

Placed on Agenda For:

Action

Attachments:

1. Summary of Purchase and Sale Agreement
2. Ordinance Approving PSA for 2153 Boundary Street
3. Purchase Sale Agreement for 2153 Boundary St

Summary of Purchase and Sale Agreement – 2153 Boundary Street

Transaction Overview

- **Purchase Price:** \$390,000
- **Appraised Value:** \$260,000 (June 2025)
- **Earnest Money:** \$5,000 deposit applied at closing

Timeline

- **Feasibility Period:** 90 days
- **Permitting Period:** Up to 180 additional days
- **Closing:** Within 30 days of permit issuance or permitting deadline, whichever occurs first

Total potential contract period: approximately 9 months

Due Diligence & Development Conditions

The purchaser has broad discretion to evaluate whether the property is suitable for its intended development. Key conditions include:

- Appropriate zoning and regulatory compliance
- Availability of utilities and sewer
- Environmental suitability
- Ability to obtain all necessary permits

Earnest Money (Key Point)

The \$5,000 deposit serves as the City's primary financial protection:

- **Fully refundable early** in the feasibility period
- **At risk later** if the purchaser walks away without a valid external reason
- **Forfeited** if the purchaser fails to close after securing approvals

Termination Structure

- Purchaser may terminate:
 - At its discretion during feasibility
 - If permits are denied during permitting
- Seller has limited termination rights
- Agreement structure is largely purchaser-driven

ORDINANCE NO. 2026/12

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A
PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF BEAUFORT,
SOUTH CAROLINA, AND LIGHTHOUSE PROPERTIES CT, LLC, FOR THE SALE
OF PROPERTY LOCATED AT 2153 BOUNDARY STREET (TAX PARCEL R122 001
000 271A 0000); AND OTHER MATTERS RELATED THERETO**

WHEREAS, the City of Beaufort, South Carolina (the “City”), is the owner of certain real property located at 2153 Boundary Street, Beaufort County, South Carolina, consisting of approximately 0.54 acres and identified as Beaufort County Tax Parcel No. R122 001 000 271A 0000 (the “Property”); and

WHEREAS, the City has negotiated a Purchase and Sale Agreement with Lighthouse Properties CT, LLC, a North Carolina limited liability company, or its permitted assignee (“Purchaser”), providing for the sale of the Property for the purchase price of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00), subject to the terms and conditions set forth therein ; and

WHEREAS, the proposed Purchase and Sale Agreement establishes, among other things, provisions related to earnest money, inspection and feasibility periods, permitting conditions, closing procedures, allocation of closing costs, representations and warranties, and default remedies; and

WHEREAS, City Council finds that the sale of the Property pursuant to the Purchase and Sale Agreement is in the best interest of the City and its citizens and serves a valid public purpose; and

WHEREAS, pursuant to the South Carolina Constitution and applicable provisions of the South Carolina Code of Laws, including but not limited to Title 5, Chapter 7, municipalities are authorized to dispose of real property by ordinance duly adopted by City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled:

Section 1. Approval of Agreement.

The Purchase and Sale Agreement between the City of Beaufort and Lighthouse Properties CT, LLC, attached hereto and incorporated herein as Exhibit “A,” is hereby approved in substantially the form presented to Council.

Section 2. Authorization to Execute.

The City Manager is hereby authorized and directed to execute the Purchase and Sale Agreement and all related documents necessary to consummate the transaction contemplated therein. The City Manager is further authorized to make non-substantive modifications to the Purchase and Sale Agreement and related closing documents, consistent with the intent of this Ordinance, as may be approved by the City Attorney.

Section 3. Public Purpose.

City Council hereby determines that the sale of the Property pursuant to the terms of the Purchase and Sale Agreement serves a valid municipal and public purpose and is in the best interest of the City.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Effective Date.

This Ordinance shall become effective upon second and final reading and approval by City Council.

Adopted and approved on first reading this ____ day of _____, 2026.

Adopted and approved on second and final reading this ____ day of _____, 2026.

CITY OF BEAUFORT, SOUTH CAROLINA

Philip E. Cromer, Mayor

ATTEST:

Traci Guldner, City Clerk

Reviewed as to form by City Attorney

AGREEMENT OF SALE AND PURCHASE

THIS AGREEMENT OF SALE AND PURCHASE (the “Agreement”) is made between the CITY OF BEAUFORT, SC (hereinafter referred to as “Seller”) and LIGHTHOUSE PROPERTIES CT, LLC, a North Carolina limited liability company, or its assignee (hereinafter referred to as “Purchaser”);

ARTICLE 1. Agreement to Sell and Purchase

Seller will sell to Purchaser and Purchaser will purchase from Seller, subject to the terms and conditions of this Agreement, the following:

1.1 That certain tract of land (hereinafter referred to as the “Land”) located in the City of Beaufort, County of Beaufort, State of South Carolina, described on Exhibit “A” attached hereto and made a part hereof, together with (i) any interest of Seller in any alleys, strips, or gores of land, if any, adjoining the Land, whether owned or claimed by deed or otherwise, and whether or not located inside or outside the Land, and (ii) any and all easements benefiting the Land and other appurtenances to the Land.

1.2 The term “Subject Property,” as hereinafter used, shall mean all property, whether real or personal, set out in this Article 1.

ARTICLE 2. Purchase Price

2.1 The total purchase price (hereinafter referred to as “Purchase Price”) for the Subject Property is Three Hundred Ninety Thousand Dollars (\$390,000.00).

2.2 The Purchase Price shall be paid as follows:

a. Upon execution of this Agreement by both parties, the Purchaser shall deposit with Chicago Title Insurance Company, Inc. or another escrow agent agreed to by both parties (hereinafter referred to as the “Escrow Agent”) the amount of \$5,000.00 as earnest money (hereinafter referred to as “Earnest Money”). In the event this transaction is closed in accordance with the terms of this Agreement, the Earnest Money shall be applied to the payment due in accordance with this Article 2; and

b. The balance by Purchaser delivering to the Seller at Closing a certified check or other good funds payable to the order of the Seller, subject to adjustment as hereinafter provided.

ARTICLE 3. The Closing

3.1 The consummation of the sale transaction is referred to herein as the “Closing.”

3.2 The Closing shall take place on or before thirty (30) days following the Permitting Deadline, or within thirty (30) days after Purchaser has been issued a building permit for its proposed improvements on the Subject Property, whichever is sooner (the date of Closing as determined under the terms of this Section 3.2 is herein referred to as the “Closing Date”). The exact time and date of Closing shall be selected by Purchaser with the closing occurring via mail, in escrow, with the Purchaser’s title insurer acting as the closing agent.

3.3 At the Closing, Seller and Purchaser shall cause the Escrow Agent to deliver to Seller the Earnest Money, and Seller and Purchaser agree to deliver to each other and/or the Escrow Agent such documents and instruments as may be reasonably required by the Escrow Agent to so deliver the Earnest Money.

3.4 At the Closing, Seller shall deliver to Purchaser:

EXHIBIT A

a. A General Warranty Deed fully executed by Seller in recordable form and conveying good and marketable title to the Subject Property to Purchaser, free and clear of all encumbrances to title (except for title exceptions approved by Purchaser);

b. All instruments required by the title insurance company in connection with or as a condition to the issuance of an Owner's Title Insurance Policy;

c. "Non-Foreign Affidavits" as required under Section 1445 of the Internal Revenue Code;

d. Assignments and other documents and instruments as may be reasonably required by Purchaser to assign to Purchaser all of Seller's right, title and interest of whatever nature in and to the Subject Property; and

e. Such other documents and instruments as may be reasonably required by Purchaser to effectuate the Closing of the transaction herein contemplated.

3.5 At the Closing, Purchaser shall deliver to Seller:

a. Currently available funds in an amount equal to the Purchase Price, less the Earnest Money, adjusted as provided for in Section 3.6 immediately following; and

b. Any such documents and instruments as may be reasonably required by Seller to effectuate the Closing of the transaction herein contemplated.

3.6 Purchaser and Seller shall prorate, as of the Closing Date, all items customarily prorated and adjusted in connection with the closing of real estate similar to the Subject Property, including all taxes, assessments, charges, and other income or charges, as the case may be, assessed against or derived from the Subject Property (provided, however, Seller shall be solely responsible for payment of any "rollback" or other deferred taxes due in connection with a change in use of the Subject Property). Any such proration based on an estimate may, at request of either Purchaser or Seller, be subsequently readjusted upon receipt of adequate evidence to establish the correctness of the amount so estimated. The cost of the Owner's Title Policy and the nominal cost of recording the deed shall be paid by Purchaser. The documentary stamps and all excise and transfer taxes shall be borne by Seller. The cost of any escrow service fees shall be split evenly between Seller and Purchaser.

3.7 Possession of the Subject Property shall be given to Purchaser on the Closing Date, free from any claims of possession whatsoever.

ARTICLE 4. Purchaser's Right of Entry and Inspection

4.1 Purchaser and Purchaser's agents and representatives shall have the right, without the obligation, to enter upon the Subject Property prior to Closing to undertake water and soil samplings and conduct geological surveys of the soil and subsurface, or perform any other tests and investigations desired by Purchaser, at the Subject Property, at Purchaser's own expense (except as otherwise expressly provided below in Section 4.2 hereof), for which Seller shall obtain, as necessary and if requested by Purchaser, from anyone having a possessory or other interest in the Subject Property written permission for access for undertaking the same. Seller shall, within fifteen (15) days of the date of execution of this Agreement by the last party to execute same, provide to Purchaser a description of all known operations, past and present, undertaken at the Subject Property; any existing maps and diagrams designating the location of past and present operations and past and present storage of hazardous substances and wastes, above and below ground, at the Subject Property; and any surveys, title reports, title policies and commitments, environmental reports, geotechnical reports, feasibility studies and other written information in Seller's possession or available to Seller regarding the Subject Property.

4.2 With respect particularly to Purchaser's environmental investigations of the Subject Property, if Purchaser's "Phase I" environmental assessment of the Subject Property reveals any environmental matter which, in Purchaser's sole discretion, requires the performance of additional environmental testing (including, without limitation, the sampling of soils or ground water or other invasive environmental testing), the Feasibility Deadline, to the extent

applicable, shall be extended until the date which is thirty (30) days after the completion of such additional environmental testing and any related delivery of environmental reports by Purchaser's environmental assessment firm (collectively, the "Phase II Testing and Reporting") in order to permit Purchaser to analyze the results of same.

ARTICLE 5. Conditions Precedent to Closing

5.1 Purchaser shall have until the Feasibility Deadline (as hereinafter defined in Article 6) to:

- a. satisfy itself that the Subject Property is properly zoned (or has been rezoned) for the development of the Subject Property as contemplated by Purchaser;
- b. satisfy itself that all municipal, county, state, federal and/or other governmental permits and licenses as may be necessary for the development of the Subject Property as contemplated by Purchaser have been obtained or are capable of being obtained;
- c. satisfy itself that the surface and subsurface of the Subject Property is suitable for the development of the Subject Property as contemplated by Purchaser;
- d. satisfy itself that utilities are available to the Subject Property for the development of the Subject Property as contemplated by Purchaser;
- e. satisfy itself that sanitary sewer is available to the Subject Property for the development of the Subject Property as contemplated by Purchaser;
- f. satisfy itself that the development of the Subject Property as contemplated by Purchaser will not be in violation of any municipal, county, state and/or federal governmental law, rule or regulation, and that the Subject Property is not the subject of any ongoing, proposed or threatened condemnation or similar proceedings;
- g. satisfy itself in all other respects that Subject Property can be developed as contemplated by Purchaser;
- h. satisfy itself as to whether or not the Subject Property is or may be in violation of any environmental law and/or whether or not any environmental law affects the transfer of the Subject Property and, if applicable, to receive from the appropriate governmental authority pursuant to any environmental law a determination, satisfactory to Purchaser, that the Subject Property and the transaction satisfies the requirements of all environmental laws without the need for any cleanup of hazardous substances or wastes at the Subject Property; and
- i. obtain a fully executed Lease with its proposed Tenant for the Subject Property.

Purchaser and Seller acknowledge and agree that, as used in this Agreement, the phrase "development of the Subject Property as contemplated by Purchaser" and the phrase "satisfy itself" contemplates Purchaser reaching decisions in its sole and absolute discretion, and that all of the above conditions precedent to Closing are for the sole benefit of Purchaser.

5.2 In the event Purchaser, in its sole and absolute discretion, determines that any condition precedent to Closing is not capable of being satisfied on or before the Feasibility Deadline, then, unless such condition precedent is waived by Purchaser, this Agreement may be terminated by Purchaser by providing written notice of such termination to Seller on or before the Feasibility Deadline, in which case, the Earnest Money shall be refunded to Purchaser and neither party shall be under any further obligation to the other. If there is a material adverse change in the environmental condition of the Subject Property as the result of an event or incident that occurs between the Feasibility Deadline and the Closing Date and such change is not caused by Purchaser, its employees or agents, then Purchaser shall have the right to terminate this Agreement by notifying Seller in writing within ten (10) days after Purchaser has notice or knowledge of such material adverse change in the environmental condition of the Subject Property, whereupon all Earnest Money shall be returned

promptly to Purchaser, and neither party shall have any further obligations to the other hereunder, except as otherwise expressly provided herein.

5.3 Except as may be expressly agreed to in writing to the contrary, upon Closing, all conditions precedent to Closing shall be deemed waived and/or satisfied to Purchaser's satisfaction.

ARTICLE 6. Feasibility Deadline and Permitting Deadline

Notwithstanding any other provision of this Agreement to the contrary, Purchaser shall have the right to terminate this Agreement by giving written notice of termination to Seller at any time on or prior to the date which is ninety (90) days after the date of execution of this Agreement by the last party to execute same (said date herein referred to as the "Feasibility Deadline") if Purchaser, in Purchaser's sole and absolute discretion, determines for any reason whatsoever that the development of the Subject Property as contemplated by Purchaser is not feasible. If Purchaser timely and properly exercises such election within thirty (30) days of the date of execution of this Agreement by the last party to execute same, then this Agreement shall terminate, the Earnest Money and all interest accrued thereon shall be refunded to Purchaser, and neither party shall be under any further obligation to the other. If Purchaser exercises such election after thirty (30) days of the date of execution of this Agreement by the last party to execute same have elapsed, then this Agreement shall terminate, the Earnest Money and all interest accrued thereon shall be released to Seller, and neither party shall be under any further obligation to the other.

Further, notwithstanding any other provision of this Agreement to the contrary, Purchaser shall have the right to terminate this Agreement by giving written notice of termination to Seller at any time after the Feasibility Deadline and on or prior to the date (the "Permitting Deadline") which is one hundred eighty (180) days after the Feasibility Deadline. If Purchaser, has received a denial of any application for municipal, county, state, federal and/or other governmental permits and licenses as may be necessary for the development of the Subject Property as contemplated by Purchaser and Purchaser timely and properly exercises such election, then this Agreement shall terminate, the Earnest Money and all interest accrued thereon shall be refunded to Purchaser and neither party shall be under any further obligation to the other. If Purchaser has not received a denial of any application for municipal, county, state, federal and/or other governmental permits and licenses as may be necessary for the development of the Subject Property as contemplated by Purchaser and Purchaser timely and properly exercises such right to terminate this Agreement, the Earnest Money and all interest accrued thereon shall be released to Seller, and neither party shall be under any further obligation to the other.

Except as otherwise expressly provided herein, the Earnest Money shall become non-refundable upon Purchaser's receipt of all municipal, county, state, federal and/or other governmental permits and licenses as may be necessary for the development of the Subject Property as contemplated by Purchaser should Purchaser thereafter fail or refuse to close hereunder for any reason other than a default by Seller hereunder.

ARTICLE 7. Obligations to Close and Failure of Performance

7.1 Purchaser's obligation to close the transaction contemplated herein is expressly conditioned upon:

- a. all of Seller's covenants and agreements provided for herein being fully performed, observed and complied with;
- b. Purchaser not having rightfully elected to terminate this Agreement pursuant to the terms and conditions hereof, including, but not limited to, its right to terminate prior to the Feasibility Deadline;
- c. all of Seller's representations and warranties provided for herein being true and correct as of the date of execution hereof and as of the Closing; and
- d. all conditions precedent to Closing being fulfilled as set forth in Article 5 hereof.

In the event of a failure of any of the foregoing conditions precedent, in addition to any rights of Purchaser under this Section 7.1 relating to the occurrence of a Seller default (if applicable), Purchaser may terminate this Agreement. In the

EXHIBIT A

event this Agreement is so terminated by Purchaser due to a failure of any of such conditions precedent to Closing, or pursuant to any other applicable provisions hereof, or if the sale contemplated hereby is not consummated due to a default or inability to perform on the part of the Seller, then the Earnest Money shall be returned immediately to Purchaser by the Escrow Agent and, in the case of Seller's default or inability to perform, Purchaser shall also be entitled to specific performance of the terms of this Agreement and all other remedies available to Purchaser at law or in equity.

7.2 In the event all conditions precedent to Closing are satisfied and this Agreement is not otherwise terminated by Purchaser pursuant to any of the provisions hereof; all of Seller's representations and warranties are true and correct as of the Closing and all of the covenants and agreements which are required to be performed by Seller in this Agreement are fully performed; and performance of this Agreement is tendered by Seller and Purchaser fails or refuses to consummate the sale through no fault of Seller; then Purchaser shall be in default hereunder and, as Seller's sole remedy, the Earnest Money shall be delivered by the Escrow Agent to Seller and such amount shall constitute liquidated damages (the parties hereto hereby agreeing that same constitutes a reasonable estimate of Seller's damages in the event of Purchaser's default hereunder), and no other rights or remedies shall be enforceable or available to Seller against Purchaser.

7.3 In the event either party brings an action to enforce its rights hereunder, the costs of such action, including reasonable attorney's fees, of the prevailing party, shall be borne by the non-prevailing party.

ARTICLE 8. Miscellaneous

8.1 This Agreement shall be governed by and construed in accordance with the laws of the State in which the Subject Property is located.

8.2 Purchaser and Seller represent each to the other that Lowcountry Real Estate ("Broker") is the only broker due a commission in this transaction and that Seller shall pay Broker the brokerage commission due pursuant to a separate agreement between Seller and Broker.

8.2 This Agreement constitutes an offer by Purchaser to purchase the Subject Property on the terms and conditions and for the purchase price stated herein. Unless sooner terminated or withdrawn by notice in writing to Seller, this offer shall automatically lapse and terminate at 5:00 p.m. five (5) days after execution of this Agreement by Purchaser, unless, prior to such time, Seller has returned a fully executed copy of this Agreement.

8.3 Purchaser may assign its right, title and interest in and to this Agreement without Seller's consent.

8.4 Seller understands and acknowledges that a material inducement to Purchaser's entry into this Agreement is the right of Purchaser to structure the transaction contemplated by this Agreement so as to qualify as a tax-free exchange of like-kind property in compliance with the provisions of Section 1031 of the Internal Revenue Code of 1986, as amended ("Section 1031"). Seller agrees to cooperate in all reasonable respects to allow Purchaser to structure the transaction contemplated in this Agreement as a like-kind exchange in compliance with the provisions of Section 1031 and the Regulations promulgated thereunder (the "Regulations"), and Purchaser shall be entitled to determine and designate which transactional structure permitted by Section 1031 and the Regulations shall be used in connection with its Section 1031 exchange. Without limiting the generality of the foregoing, Purchaser may enter into a written exchange agreement or assignment agreement at any time prior to the Closing with a "Qualified Intermediary" [as defined in Section 1.1031(k)-1(g)(4)(iii) of the Regulations] for the assignment of the rights of Purchaser under this Agreement to such "Qualified Intermediary" (each, an "Intermediary"). The relevant Intermediary shall be designated in writing by Purchaser to Seller, and in such case Seller shall sign and deliver to Purchaser a written instrument (to be prepared by Purchaser) acknowledging the designation of the Intermediary and the assignment of the right, title and interest of Purchaser under this Agreement to the Intermediary. Upon designation of the Intermediary by Purchaser and upon the Intermediary's written assumption of the obligations of Purchaser hereunder, the Intermediary shall be substituted as purchaser of the Subject Property under this Agreement. In such case, Seller agrees to convey title to the Subject Property to any party designated by the Intermediary and, at Purchaser's election, to render the performance of all of Seller's obligations under this Agreement to the Intermediary.

8.5 Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be either (i) delivered by hand, (ii) mailed by United States registered mail, return receipt requested, postage prepaid, (iii) sent by a reputable, national overnight delivery service (e.g., Federal Express, UPS, etc.) or (iv) sent by email

EXHIBIT A

(with the original being sent by one of the other permitted means or by regular United States mail) and addressed to each party at the applicable address set forth herein. Any such notice, request, or other communication shall be considered given or delivered, as the case may be, on the date of hand delivery (if delivered by hand), on the third (3rd) day following deposit in the United States mail (if sent by United States registered mail), on the next business day following deposit with an overnight delivery service with instructions to deliver on the next day or on the next business day (if sent by overnight delivery service), or on the day sent by email (if sent by email, provided the original is sent by one of the other permitted means as provided herein in this Section 8.6 or by regular United States mail unless otherwise waived by the receiving party by e-mail reply). However, the time period within which a response to any notice or request must be given, if any, shall commence to run from the date of actual receipt of such notice, request, or other communication by the addressee thereof. Rejection or other refusal to accept or inability to deliver because of a changed address of which no notice was given shall be deemed to be receipt of the notice, request, or other communication. By giving at least ten (10) days prior written notice thereof, any party hereto may, from time to time and at any time, change its notice address hereunder.

Seller: City of Beaufort, SC
1911 Boundary Street
Beaufort, SC 29902

Attention: _____

Telephone: (____) _____

E-mail: _____

Purchaser: Lighthouse Properties CT, LLC
2504 Maybank Drive
Charlotte, North Carolina 28211

Attention: Cannon S. Cory

Telephone: (704) 576-8098

E-mail: cannon@lighthouse-props.com

8.7 If, between the date of this Agreement and the Closing, any portion of the Subject Property is or becomes subject to a pending or threatened condemnation action by any governmental agency, Seller shall give written notice of such occurrence to Purchaser and Purchaser shall have the option of terminating this Agreement and having the Earnest Money refunded to Purchaser, whereupon the parties hereto shall have no further rights, obligations or liabilities with respect to each other hereunder. Purchaser must elect within thirty (30) days after the date on which Purchaser is notified by Seller of the pending or threatened condemnation action whether to so terminate this Agreement. If Purchaser does not so elect to terminate this Agreement, Purchaser shall proceed to close the transaction contemplated herein (subject to the other terms and provisions of this Agreement) and receive an assignment of all of Seller's right, title and interest in and to any condemnation award relating to the Subject Property (or, if previously awarded, a credit against the Purchase Price in the amount of such award made to Seller). If Purchaser elects to proceed to closing, Seller shall fully cooperate with Purchaser in any condemnation action.

8.8 Seller acknowledges and agrees that Purchaser will handle all permits and approvals in connection with the site plan approval and any other approvals required for Purchaser's use of the Subject Property and will be responsible for all fees associated therewith. Seller shall execute a consent authorizing the Purchaser, and Purchaser's engineers, land surveyors or other contractors and/or agents to make any and all applications to the City of Beaufort Planning Board and/or Zoning Board of Appeals, as the case may be, or any other governing municipality or body in connection with the approvals. Seller shall also cooperate with Purchaser and support any applications for the site plan approval and any other approvals required for Purchaser's use of the Subject Property.

8.9 Notwithstanding the foregoing, in the event the date on which performance of any obligation of a party required hereunder is other than a Business Day, the time for performance shall automatically be extended to the first Business Day following such date. "Business Day" shall mean any day excluding Saturday, Sunday and any day which in the State of South Carolina or for the Federal Government is a legal holiday or a day on which banking institutions are authorized by law or by other governmental actions to close in such state.

EXHIBIT A

8.10 The pictorial appearance of this document or a signature hereto (whether electronic or otherwise; including, but not limited to, signatures affixed via “DocuSign” or similar web-based service provider) shall be deemed an original document and/or signature for all intents and purposes.

EXHIBIT A

EXECUTED BY PURCHASER this ____ day of _____, 2026.

PURCHASER:

LIGHTHOUSE PROPERTIES CT, LLC

By: _____
Cannon S. Cory, Manager

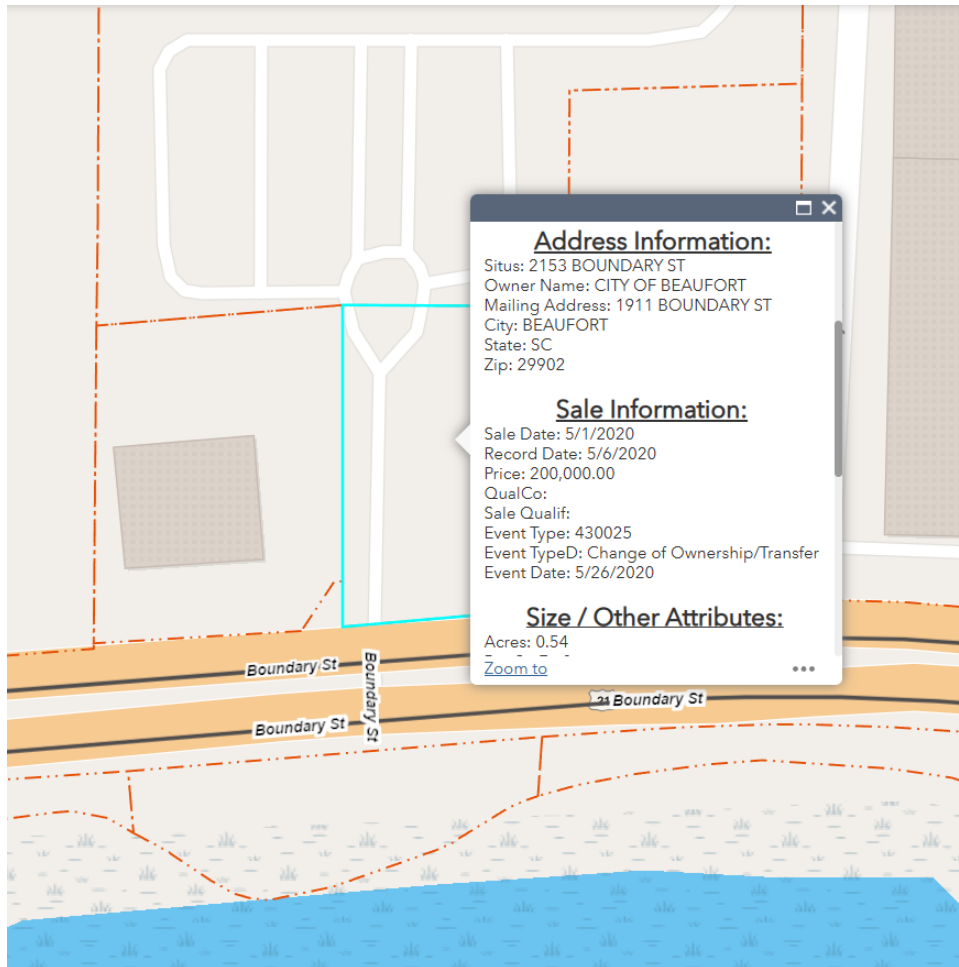
EXECUTED BY SELLER this ____ day of _____, 2026.

SELLER:

CITY OF BEAUFORT, SC

By: _____

EXHIBIT A



- The Subject Property is outlined above and has an address of 2153 Boundary Street in Beaufort, SC. It is approximately .54 acre in size and has a Parcel ID# of R122 001 000 271A 0000.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/01/2026
From: Traci Guldner, City Clerk
Item Name: Appointments to Boards, Commissions and Committees - Downtown
Advisory Board
Meeting Date: May 12, 2026
Department: City Managers Office

Background Information:

Introduction:

Council will be making their nominations and appointments for various seats on the Downtown Advisory Board

Background:

Resolution 2026/03 established a Downtown Advisory Board as a Special Purpose Advisory Body to provide recommendations to City Council and City Staff regarding Downtown related policies, programs, and initiatives in support of the City's Strategic Plan.

Legal Authority:

Home Rule and General Powers

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

None