



City Council Regular Meeting  
Meeting Minutes – City Hall Council Chambers, 2<sup>nd</sup> 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

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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

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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

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### 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

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### 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**

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- 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**

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### **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**

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- 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**

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**11:16 PM**

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

All were in favor, motion carried.

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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](http://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](mailto: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](http://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.

approved: May 12, 2026  
Traci Guldner



## 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 18<sup>th</sup> & 19<sup>th</sup> 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 18<sup>th</sup> & 19<sup>th</sup> 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 NHLD, 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 NHLD 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.

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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**.

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## **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**).

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

The transaction involving Magnus BCPI, 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.

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## **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.

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**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.**

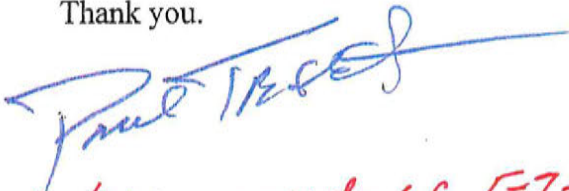
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I respectfully request that this Council:

- 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](http://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](mailto:jotoole@beaufortscedc.org) or 843-705-8414.

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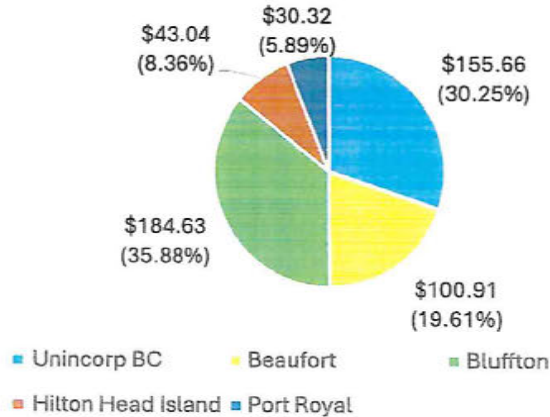
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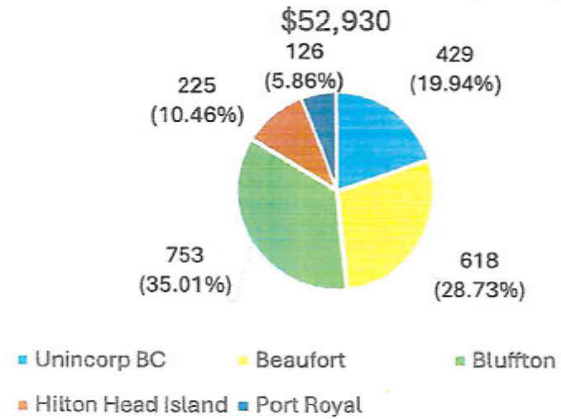
Email

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.

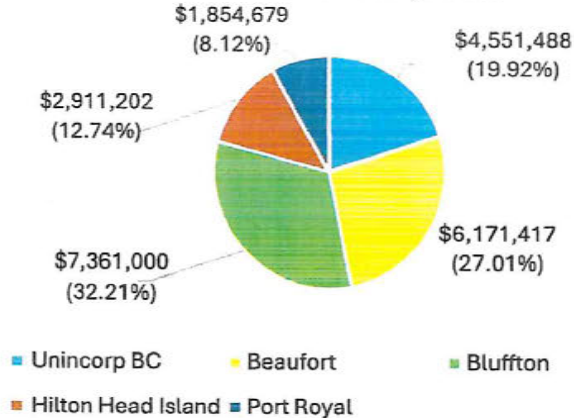
**Investments (\$514.56 Million)**



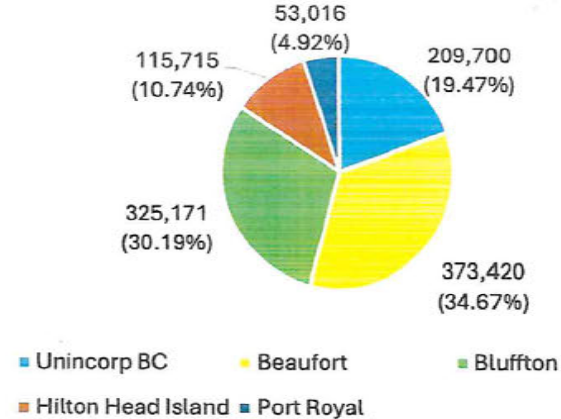
**New and Retained Jobs - Avg Comp**



**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		
				<b>\$100.91</b>	<b>582</b>	<b>36</b>	<b>\$6,171,417</b>	<b>\$25,853,452</b>	<b>239,420</b>	<b>134,500</b>

EXHIBIT C



GLASSWRX



Recently renovated heavy power manufacturing facility in Beaufort County

OFFERING MEMORANDUM

**302 Parker Drive**

BEAUFORT | SOUTH CAROLINA

AVISON  
YOUNG

## Contacts

### Alex Irwin

Senior Vice President  
Charleston, South Carolina  
+1 843 637 5013  
alex.irwin@avisonyoung.com

### Don Lewis

Associate  
Charleston, South Carolina  
+1 901 626 7943  
don.lewis@avisonyoung.com

### Gray Wilson

Associate  
Charleston, South Carolina  
+1 803 608 5688  
gray.wilson@avisonyoung.com

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

[avisonyoung.com](http://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



**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.

- \$7,150,000** Sale Price
- 83,960 sf** Building Size
- 35.7** Lot Acreage

**Location overview**



**Multiple-port access**

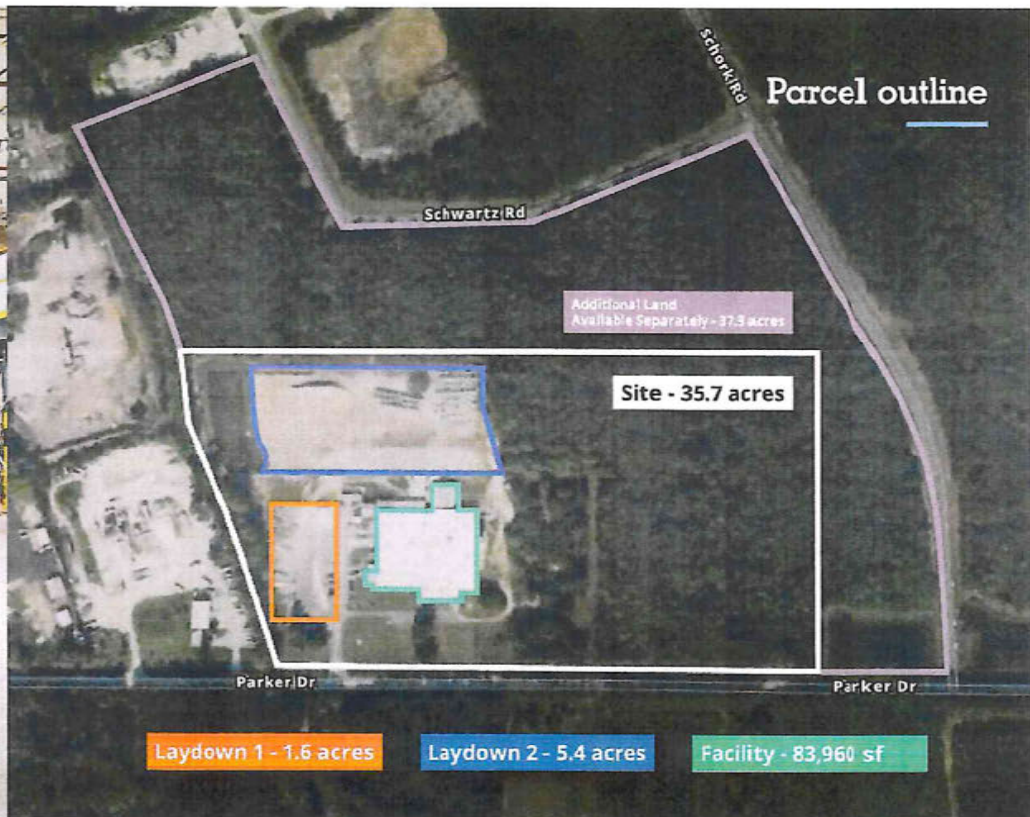
- Port of Savannah | 47 miles
- Port of Charleston | 66 miles

**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**






## 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)



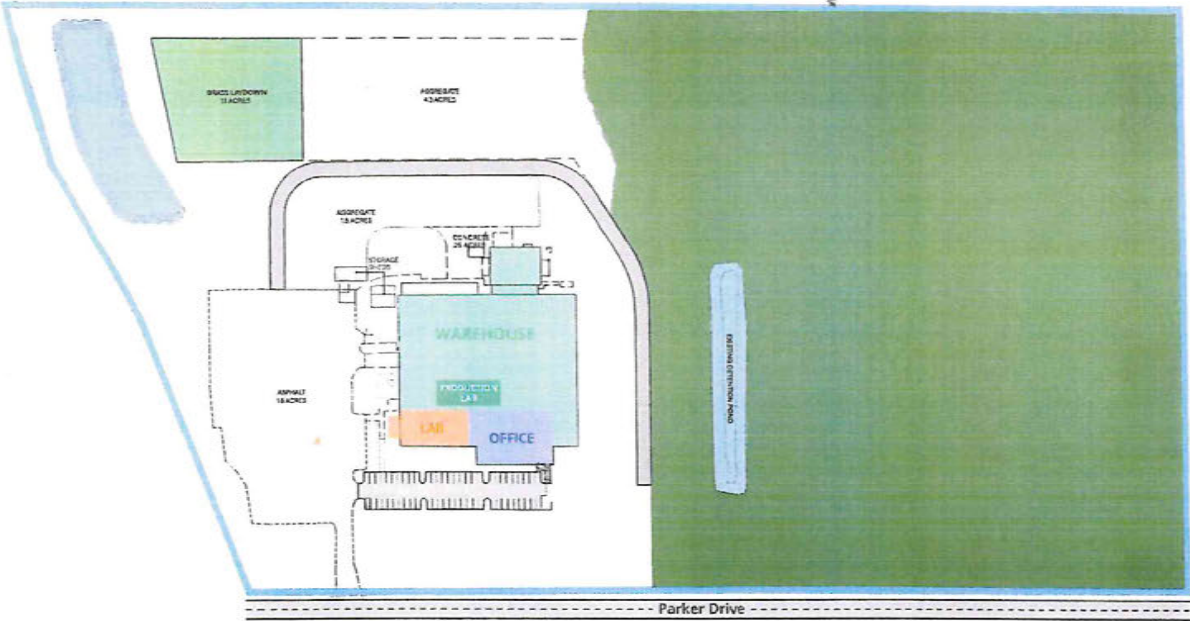
**7.15 mil**  
PRICE



**2021**  
RENOVATED



# Site plan





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 (BCEDEC) 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

### **Alex Irwin**

Senior Vice President  
Charleston, South Carolina  
+1 843 637 5013  
alex.irwin@avisonyoung.com

### **Don Lewis**

Associate  
Charleston, South Carolina  
+ 1 901 626 7943  
don.lewis@avisonyoung.com

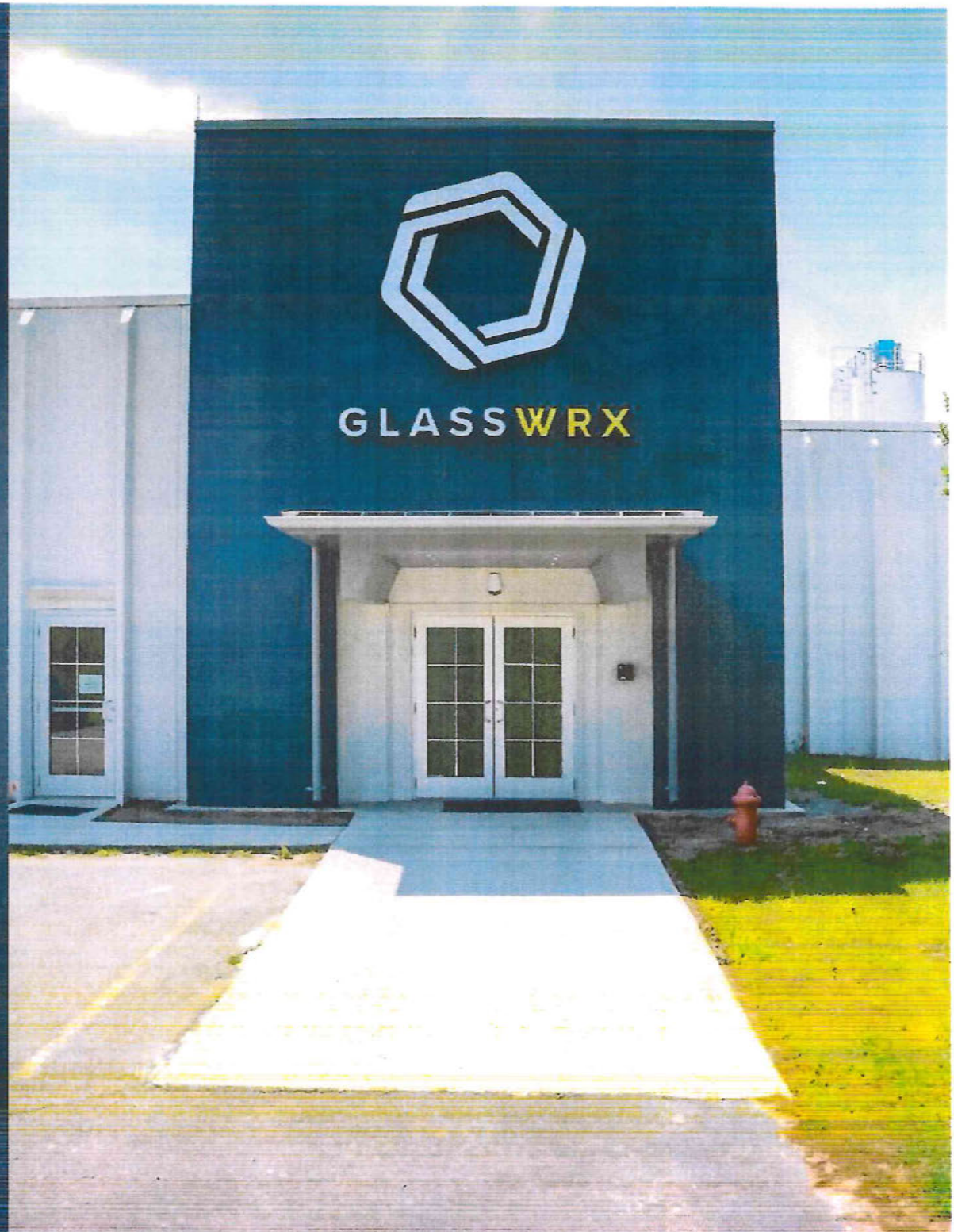
### **Gray Wilson**

Associate  
Charleston, South Carolina  
+1 803 608 5688  
gray.wilson@avisonyoung.com

Visit us online  
[avisonyoung.com](http://avisonyoung.com)

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Commercial Real Estate Agency. All rights reserved.

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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15  
3052  
cc

RECORDED  
2021 Jun -18 09:39 AM



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

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

Recording Information

**EXHIBIT D**

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE  
(Limited Warranty)

COUNTY OF BEAUFORT

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  
Deedline Kennedy

By: [Signature] (SEAL)  
Name: William A. Prokop  
Title: City Manager

STATE OF SOUTH CAROLINA  
COUNTY OF BEAUFORT

ACKNOWLEDGEMENT

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.

[Signature]  
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:

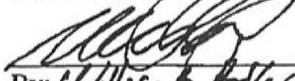
- (a) Place the amount listed in item 4 above here: \$5.00
- (b) Place the amount listed in item 5 above here: \$0.00
- (If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$5.00

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.

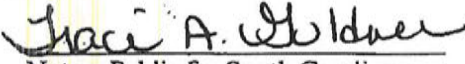
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

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: William R. Lockup  
Its: Coty M. George

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

  
Notary Public for South Carolina  
My Commission Expires: 1-25-2026

Dist Map SMap Parcel Block Week

BEAUFORT COUNTY AUDITOR

2023045344 RED

09/27/2023 09:18:29 AM

R120 024 000 0450 0000 00

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, 12<sup>th</sup> Floor  
Columbia, South Carolina 29201

Space Above for Recording Information

STATE OF SOUTH CAROLINA

**TITLE TO REAL ESTATE**

COUNTY OF BEAUFORT

(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 18<sup>th</sup> day of September, 2023.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

MAGNUS BCPI, LLC  
a South Carolina limited liability company

Candace Leighton  
Witness

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

Jennifer Shirey  
Witness

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

ACKNOWLEDGEMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that MAGNUS BCPI, 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 18<sup>th</sup> 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 BCPI, 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: \_\_\_\_\_.

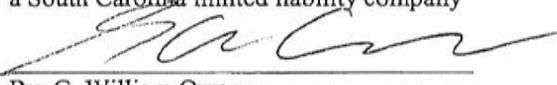
- 6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: 7,500,000.00
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here.)
  - (c) Subtract line 6(b) from Line 6(a) and place result here: 7,500,000.00

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

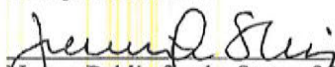
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

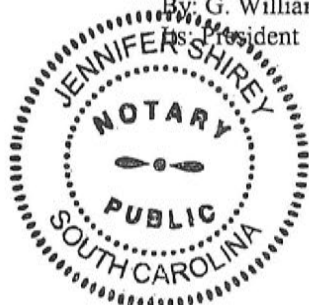
MAGNUS BCPI, LLC  
a South Carolina limited liability company



By: G. William Owen  
As President

Sworn to before me this 18<sup>th</sup> 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 L. Cromer  
**Member Signature**

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April 2, 2026

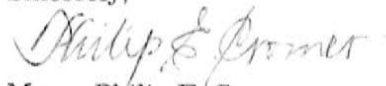
Hon. Michael A. McFee  
Mayor Pro Tempore  
City of Beaufort City Council  
1911 Boundary Street  
Beaufort, SC 29902

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,



Mayor Philip E. Cromer