



Town of Hilton Head Island TOWN COUNCIL BUDGET WORKSHOP Monday, May 12, 2025, 2:00 PM Minutes

Call to Order

Mayor Perry called the workshop to order at 1:00 p.m.

Council Members present: Alan Perry, Mayor, Alex Brown, Ward 1, Mayor Pro-Tempore (Mr. Brown had to leave the meeting at 2:48 p.m.); Patsy Brison, Ward 2; Steve DeSimone, Ward 3, Tammy Becker, Ward 4; Steve Alfred, Ward 5; Melinda Tunner Ward 6

Also present: Marc Orlando, Town Manager; Kim Gammon; Town Clerk

Adoption of the Agenda

Ms. Brison moved to approve. Ms. Becker seconded. Motion carried 6-0.

Workshop Discussion

Review and Discussion of the Proposed Fiscal Year 2026 Consolidated Budget

Mr. Orlando explained that the workshop would cover five of the six funds within the Municipal Budget. He further explained that there will be discussion following each fund and conducted a thorough Power Point presentation regarding the following information:

TOWN OF HILTON HEAD ISLAND

FY 2026 CONSOLIDATED BUDGET STRATEGIC PLAN PRIORITIES

During the two-day Strategic Planning Workshop, Hilton Head Island Town Council members identified the following preliminary strategic priorities:

-  **Protect Island Character through Growth Management**
-  **Enhance Major Corridor and Streets**
-  **Assess and Reinforce Island Resilience**
-  **Upgrade Stormwater Infrastructure**
-  **Assess and Enhance Public Safety Readiness and Facilities**
-  **Support Economic Development and Business Retention**
-  **Advance Workforce Housing Opportunities**
-  **Preserve and Celebrate Gullah Geechee Heritage**





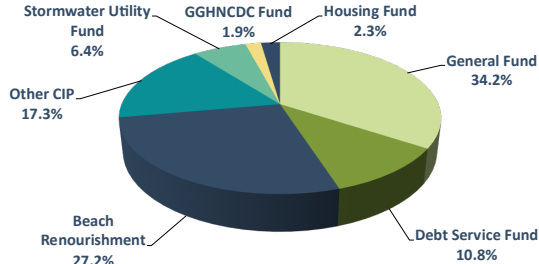
FY 2026 CONSOLIDATED BUDGET GOALS

- Enhance community amenities, including recreation, leisure, and public facilities.
- Maintain high-quality municipal services delivered efficiently and effectively.
- Foster a workplace culture of innovation, customer service, and employee engagement.
- Invest in transformative capital projects and long-term infrastructure resilience.
- Protect and elevate the Island's identity, including its environmental and cultural assets.
- Leverage fiscal planning as a tool for progress, innovation, and continuous improvement.

The State of South Carolina requires the Town Council to adopt an annual balanced budget ordinance prior to July 1. The annual budget is adopted in conjunction with feedback from Town Council, Department Heads, Planning Commission, and citizens through this budget process.



FY 2026 PROPOSED CONSOLIDATED BUDGET



	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2025 Actual YTD*	FY 2025 Encumbered YTD*	FY 2025 Projection*	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change
Expenditures									
General Fund	\$ 48,108,322	\$ 57,822,970	\$ 62,546,927	\$ 40,302,231	\$ 3,822,085	\$ 59,627,500	\$ 59,754,870	\$ (2,792,057)	-4.46%
Debt Service Fund	19,362,930	15,820,581	16,700,000	9,854,809	2,140	15,046,960	18,864,083	2,164,083	12.96%
Capital Improvements Program Fund									
Beach Renourishment	-	-	16,500,000	140,579	424,274	1,500,000	47,500,000	31,000,000	187.88%
Other CIP	20,822,285	27,398,738	66,302,799	21,504,796	14,929,686	33,482,500	30,187,380	(36,115,419)	-54.47%
Stormwater Utility Fund	3,088,497	5,150,208	9,082,691	2,690,978	2,032,474	6,515,000	11,140,277	2,057,586	22.65%
GGHNCDC Fund	156,815	129,142	3,405,501	209,903	36,520	329,600	3,286,603	(118,898)	-3.49%
Housing Fund	-	201,523	4,000,000	134,084	1,162,771	359,300	3,978,137	(21,863)	-0.55%
Consolidated Budget	\$ 91,538,849	\$ 106,523,162	\$ 178,537,918	\$ 74,837,380	\$ 22,409,950	\$ 116,860,859	\$ 174,711,350	\$ (3,826,568)	-2.14%

*Year-to-date through March 31, 2025

Members of Council had questions, comments and discussion regarding:



FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

Revenues	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change
Property Taxes	\$ 23,102,246	\$ 24,582,416	\$ 23,919,144	\$ 23,971,050	\$ 51,906	0.2%
Business Licenses	12,690,924	14,749,382	12,690,924	13,565,155	874,231	6.9%
Franchise Fees	840,552	835,865	840,000	861,065	21,065	2.5%
Stormwater Utility Fees	5,066,598	5,275,035	5,067,000	5,275,035	208,035	4.1%
Local Accommodations Tax	6,948,465	6,944,525	6,880,890	6,812,769	(68,121)	-1.0%
EMS Revenue	2,250,934	2,252,546	2,036,000	2,036,000	-	0.0%
Permit Fees	1,570,126	2,437,719	1,912,420	1,922,580	10,160	0.5%
Intergovernmental	885,089	930,105	973,093	978,035	4,942	0.5%
HTAX Supported Lease	-	-	11,384,707	-	(11,384,707)	-100.0%
Grants	5,858,539	3,851,845	500,000	7,365,538	6,865,538	1373.1%
Investment Income	2,219,914	3,975,679	2,113,365	2,100,115	(13,250)	-0.6%
Beach Services/Parking	236,232	193,034	236,232	650,000	413,768	175.2%
Sunday Liquor Permit Fees	319,600	279,950	1,455,811	1,000,000	(455,811)	-31.3%
Impact Fees	164,741	236,672	947,601	1,100,000	152,399	16.1%
Capital	54,739	252,420	554,702	3,279,803	2,725,101	491.3%
Prior Year Bond Proceeds	-	-	-	66,197	66,197	0.0%
Sale of Land/Equipment	-	-	1,283,020	-	(1,283,020)	-100.0%
Other	1,563,155	787,789	294,704	356,848	62,144	21.1%
Total Revenues	\$ 63,771,854	\$ 67,584,981	\$ 73,089,613	\$ 71,340,190	\$ (1,749,423)	-2.4%

Permit Fees Includes (Fund):

- Construction Permits (GF)
- Development Permits (GF)
- Other Permit Fees (GF)
- Stormwater Plan Review Fees (SWU)

"Other" Revenue Includes (Fund):

- Rebates (GF)
- Credit Adjustments (GF)
- FOIA Fees (GF)
- NSF Fees (GF)
- Vending Commissions (GF)
- Special Event Fees (GF)
- Subscription-Based Information Technology Arrangement (SBITA) Adjustments (GF / CIP)
- Etc.

» FY 2026 Proposed Consolidated Budget Revenues are continued on the next slide.



FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

Revenues	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change
Other Financing Sources						
Unspent Prior Year Funds:						
General Fund	\$ -	\$ -	\$ 2,862,058	\$ 275,000	\$ (2,587,058)	-90.39%
Stormwater Fund	-	-	3,753,271	5,592,662	1,839,391	49.01%
Capital Projects Fund	-	-	-	-	-	0.00%
GGHNCDC Fund	-	-	5,216,434	3,161,603	(2,054,831)	-39.39%
Housing Fund	-	-	3,000,000	3,781,088	781,088	26.04%
Total Unspent Prior Year Funds	-	-	14,831,763	12,810,353	(2,021,410)	-13.63%
Transfers In	35,786,231	53,672,863	92,552,475	90,560,807	(1,991,668)	-2.15%
Total Other Financing Sources	\$ 35,786,231	\$ 53,672,863	\$ 107,384,238	\$ 103,371,160	\$ (4,013,078)	-3.74%
Total Revenues and Other Financing Sources	\$ 99,558,085	\$ 121,257,844	\$ 180,473,851	\$ 174,711,350	\$ (5,762,501)	-3.19%

Transfers In Includes (Fund):

- Hospitality Tax (GF / Debt / CIP)
- Beach Fee (GF / Debt / CIP)
- TIF (CIP)
- State ATAX (GF / CIP)
- Real Estate Transfer Fee (CIP)
- Stormwater Fee (GF / CIP)
- Road Usage Fee (CIP)
- Electric Franchise Fee (GF / CIP)
- Short Term Rental Fees (GF / CIP)
- Sale of Vehicles/Equipment (GF)
- General Fund (Housing)

» A breakdown of the Transfers-In are provided on the following slides.



FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

TRANSFERS-IN PER FUND

	General	Debt Service	CIP	Housing	FY 2026 Total	Use of FY26 Revenues	Use of Reserves	Projected Fund Balance at 6/30/26
Transfers-In								
Hospitality Taxes	\$ 6,500,000	\$ 1,441,368	\$ 9,934,462	\$ -	17,875,830	\$ 10,340,736	\$ 7,535,094	\$ 27,073,537
Beach Preservation Fees	248,548	11,062,000	41,220,000	-	52,530,548	13,625,537	38,905,011	14,840,645
Tax Increment Financing (TIF)	-	-	2,242,934	-	2,242,934	-	2,242,934	-
State Accommodation Taxes	3,500,000	-	2,832,066	-	6,332,066	6,332,066	-	7,306,593
Real Estate Transfer Fees	-	-	250,000	-	250,000	250,000	-	12,256,962
Stormwater Fees	350,000	-	6,350,880	-	6,700,880	1,108,218	5,592,662	7,797,769
Road Usage Fees	-	-	1,354,500	-	1,354,500	-	1,354,500	679,041
Electric Franchise Fees	545,000	-	511,000	-	1,056,000	1,056,000	-	2,717,715
Short Term Rental Fees	1,825,000	-	180,000	-	2,005,000	2,005,000	-	273,340
Sale of Vehicles / Equipment	16,000	-	-	-	16,000	16,000	-	-
General Fund	-	-	-	197,049	197,049	197,049	-	48,259,740
Total Transfers-In	\$ 12,984,548	\$ 12,503,368	\$ 64,875,842	\$ 197,049	\$ 90,560,807	\$ 34,930,606	\$ 55,630,201	\$ 121,205,342

» Transfers-In are interfund transfers to move revenues from the fund that by statute or budget requires to collect them to the fund that statute or budget requires to expend them.



FY 2026 PROPOSED CONSOLIDATED BUDGET EXPENDITURES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Salaries and Benefits	\$ 31,191,028	\$ 35,860,967	\$ 39,526,468	\$ 41,550,730	\$ 2,024,262	5.1%	23.78%
Operating	12,591,893	14,977,170	20,324,270	18,935,556	(1,388,714)	-6.8%	10.84%
Contracted Public Safety	2,566,926	2,595,199	2,642,000	420,500	(2,221,500)	-84.1%	0.24%
Affiliated Agency Partnerships	2,244,940	2,056,525	3,250,641	1,988,516	(1,262,125)	-38.8%	1.14%
Debt Service	20,538,014	17,200,152	17,948,574	20,006,934	2,058,360	11.5%	11.45%
Beach Projects	1,153,510	2,404,079	21,599,000	48,820,000	27,221,000	126.0%	27.94%
Pathway Projects	312,853	1,527,321	5,500,000	1,650,000	(3,850,000)	-70.0%	0.94%
Roadway Projects	4,361,824	2,770,550	10,317,218	5,079,500	(5,237,718)	-50.8%	2.91%
Park Projects	1,396,152	2,323,598	19,815,273	10,636,000	(9,179,273)	-46.3%	6.09%
Facility and Equipment Projects	5,036,029	3,623,957	8,402,291	4,721,000	(3,681,291)	-43.8%	2.70%
Stormwater Projects	133,993	1,088,427	2,193,310	6,350,880	4,157,570	189.6%	3.64%
Fleet	480,489	1,071,075	11,750,707	180,000	(11,570,707)	-98.5%	0.10%
Land Acquisition & Administration	7,826,584	12,019,174	4,475,000	1,500,000	(2,975,000)	-66.5%	0.86%
Housing	120,851	201,523	4,000,000	3,783,805	(216,195)	-5.4%	2.17%
Stormwater Corrective & Routine Maintenance	987,673	1,900,922	4,611,182	1,290,000	(3,321,182)	-72.0%	0.74%
Stormwater Modeling, Analysis, Monitoring	109,869	198,718	874,432	900,000	25,568	2.9%	0.52%
Other Capital Outlay	361,221	368,805	-	-	-	0.0%	0.00%
Transfers Out	125,000	4,335,000	1,307,552	6,897,929	5,590,377	427.5%	3.95%
Total Expenditures	\$ 91,538,849	\$ 106,523,162	\$ 178,537,918	\$ 174,711,350	\$ (3,826,568)	-2.1%	100.00%

» Note: All Stormwater Corrective Maintenance and Monitoring has moved to the CIP Stormwater Program in FY26



FY 2026 PROPOSED CONSOLIDATED BUDGET REVENUES

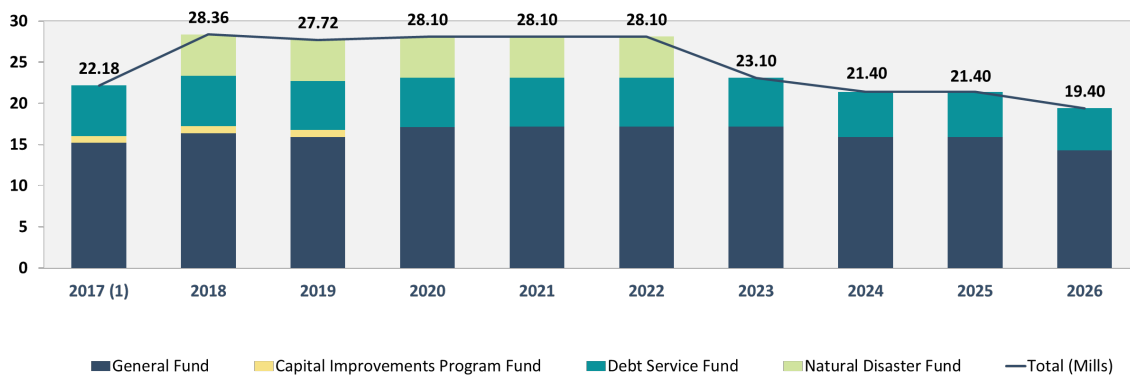
TRANSFERS-OUT PER FUND

	General	CIP	Housing	FY 2026 Total
Transfers-Out				
General Fund to Housing Fund	\$ -	\$ -	\$ 197,049	197,049
Stormwater Fund to General Fund	350,000	-	-	350,000
Stormwater Fund to CIP Fund	-	6,350,880	-	6,350,880
Total Transfers-Out	\$ 350,000	\$ 6,350,880	\$ 197,049	\$ 6,897,929



MILLAGE RATES

Mill rate is a tax rate—the amount of tax payable per dollar of the assessed value of a property.



Note(1): Fiscal Year 2017 was Hurricane Matthew. Five (5) Mills were added for Disaster Recovery in Fiscal Years 2018 -2022.

>> FY 2026 Millage is a REDUCTION of 2 Mills.



FY 2026 PROPOSED CONSOLIDATED BUDGET – PROPERTY TAXES

Sample Property Tax Bill from Beaufort County

Tax Year: 2025	Property Value	4% Taxable Value	6% Taxable Value						
Fiscal Year - Tax Bill: 2026	\$ 1,000,000	\$ 40,000	\$ 60,000						
	21.4 mills			19.4 mills			2-mill Reduction Savings		
Description	Current Millage	4% Tax Calculation	6% Tax Calculation	Reduced Millage	4% Tax Calculation	6% Tax Calculation	4% Savings	6% Savings	
COUNTY OPERATIONS	42.30	1,692.00	2,538.00	42.30	1,692.00	2,538.00			
COUNTY DEBT	3.20	128.00	192.00	3.20	128.00	192.00			
RURAL & CRITICAL LANDS	3.00	120.00	180.00	3.00	120.00	180.00			
SCHOOL - OPERATIONS*	121.80	-	7,308.00	121.80	-	7,308.00			
SCHOOL - DEBT	36.30	1,452.00	2,178.00	36.30	1,452.00	2,178.00			
TOWN OF HILTON HEAD - OPERATIONS**	15.90	636.00	954.00	14.30	572.00	858.00	64.00	96.00	
TOWN OF HILTON HEAD - DEBT**	5.50	220.00	330.00	5.10	204.00	306.00	16.00	24.00	
HH POLICE FEE***		156.00	252.00		156.00	252.00			
Stormwater COUNTY FEE****		7.88	7.88		7.88	7.88			
Stormwater MUNICIPAL/DISTRICT FEE****		150.00	150.00		150.00	150.00			
TOTALS		\$ 4,561.88	\$ 14,089.88		\$ 4,481.88	\$ 13,969.88	\$ 80.00	\$ 120.00	

Assumption: This is a sample tax rate for a property in Tax District: 550 South Beach PSD. There are other districts.

Note 4%: Assessment applies to owneroccupied primary residences.

Note 6%: Assessment applies to nonowner-occupied properties including rental properties, second homes, commercial properties and properties that do not qualify for the 4% exemption.

*Note: School operations applicable to nonresident and commercial taxpayers.

**Note: The Town total millage rate at 21.4 of this FY26 sample rate is \$856.00 for 4% / \$1,284.00 for 6%.

***Note: The Town total millage rate at 19.4 of this FY26 sample rate is \$776.00 for 4% / \$1,164.00 for 6%.

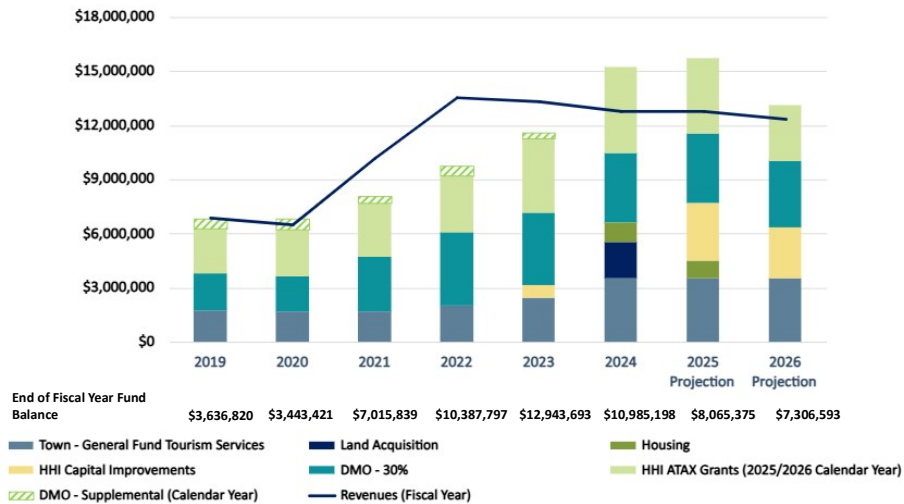
***Note: Hilton Head Police Fees are determined by property use and/or square footage. Residential: Single Family Housing Unit \$156 / Multi-Family Housing Unit \$113. Nonresidential: Retail 1,000 sq. ft. \$252 / Office/Service 1,000 sq. ft. \$97 / Industrial 1,000 sq. ft. \$43 / Institutional 1,000 sq. ft. \$96 / Lodging Room \$72.

****Note: Stormwater Utility Fees are determined by Countywide Infrastructure Cost Share: Town of Hilton Head Island \$7.88 and Stormwater service fee categories: Administrative Fee \$24 / Impervious Area Unit \$105 / Gross Area Unit \$21 equals \$150.00.



FY 2026 PROPOSED CONSOLIDATED BUDGET – STATE ACCOMMODATIONS TAX

Distribution of State 2% ATAX Dollars



Note: There is a two-year spending requirement for State ATAX Funds.



FY 2026 PROPOSED CONSOLIDATED BUDGET – USES OF ACCOMMODATIONS TAX

State Accommodations Taxes – General Fund - \$3,500,000

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ✓ Administration <ul style="list-style-type: none"> • Fire Rescue • Community Code Enforcement • Police Services • Beach Services • Revenue Management Services | <ul style="list-style-type: none"> ✓ Facilities Management <ul style="list-style-type: none"> • Roadside Maintenance • Pathway Maintenance • Public Park Maintenance | <ul style="list-style-type: none"> ✓ Community Events <ul style="list-style-type: none"> • Annual Hilton Head Island Jam Songwriter's Festival • Holiday Decorations & Events |
|--|--|--|

State Accommodations Taxes – Capital Improvements Program Fund - \$2,832,066

- ✓ **Park, Facility and Equipment Programs**
 - Pathway Enhancements
 - Roadway Enhancements
 - Park Enhancements
 - Facility Enhancements

State Accommodations Taxes – Housing Fund - \$1,000,000 (from FY25)

- ✓ **Development of Workforce Housing Program**



GENERAL FUND

- ✓ This fund is used to account for all financial resources except those required to be accounted for in another fund.
- ✓ Its primary operating expenditures are general government, administrative services, sheriff/other public safety, fire, community services, and public projects and facilities.
- ✓ Principal sources of revenue are property taxes, business licenses, local ATAX and permit fees.





FY 2026 PROPOSED GENERAL FUND BUDGET REVENUES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Property Taxes	\$ 17,215,546	\$ 18,274,380	\$ 18,076,000	\$ 17,935,450	\$ (140,550)	-0.78%	30.02%
Local Accommodations Tax	6,948,465	6,944,525	6,880,890	6,812,769	(68,121)	-0.99%	11.40%
Business Licenses	12,690,924	14,749,382	12,690,924	13,565,155	874,231	6.89%	22.70%
Franchise Fees	840,552	835,865	840,000	861,065	21,065	2.51%	1.44%
Permit Fees	1,570,126	2,315,139	1,800,000	1,800,000	-	0.00%	3.01%
Intergovernmental	885,089	930,105	973,093	978,035	4,942	0.51%	1.64%
Grants	145,373	157,414	-	-	-	0.00%	0.00%
Beach Services/Parking	236,232	193,034	236,232	650,000	413,768	175.15%	1.09%
Other	372,514	665,371	294,704	356,848	62,144	21.09%	0.60%
Public Safety - EMS	2,250,934	2,252,547	2,036,000	2,036,000	-	0.00%	3.41%
Public Safety - County	2,190	1,440	-	-	-	0.00%	0.00%
Investment Income	1,248,615	2,222,495	1,500,000	1,500,000	-	0.00%	2.51%
Prior Year Funds	-	-	2,862,058	275,000	(2,587,058)	-90.39%	0.46%
Subtotal	44,406,560	49,541,696	48,189,901	46,770,322	(1,419,579)	-2.95%	78.27%
Transfers In:							
Beach Preservation Fee	652,923	1,983,508	1,983,508	248,548	(1,734,960)	-87.47%	0.42%
Sale of Vehicle/Equipment	38,656	36,048	-	16,000	16,000	0.00%	0.03%
Hospitality Tax	3,218,687	5,154,955	6,257,894	6,500,000	242,106	3.87%	10.88%
Tax Increment Financing (TIF)	153,000	110,000	110,000	-	(110,000)	-100.00%	0.00%
State ATAX	2,445,211	4,615,021	3,515,021	3,500,000	(15,021)	-0.43%	5.86%
Electric Franchise Fee	540,603	540,603	540,603	545,000	4,397	0.81%	0.91%
Short Term Rental Permit Fee	967,626	1,750,000	1,825,000	1,825,000	-	0.00%	3.05%
Stormwater Fee	125,000	125,000	125,000	350,000	225,000	180.00%	0.59%
Subtotal Transfers In	8,141,706	14,315,135	14,357,026	12,984,548	(1,372,478)	-9.56%	21.73%
Total Revenues	\$ 52,548,266	\$ 63,856,831	\$ 62,546,927	\$ 59,754,870	\$ (2,792,057)	-4.46%	100.00%



FY 2026 GENERAL FUND BUDGET REVENUE HIGHLIGHTS-\$59,754,870

- ✓ **General Fund Property Taxes** – \$17.9m -1% decrease (\$141k)
 - Millage reduced by 1.6 mills from 15.9 to 14.3
 - Added \$1.5 million the Town's former contribution to TIF expires June 30, 2025
- ✓ **Local Accommodations Tax** – \$6.8m - 1% decrease (\$68k)
 - Cultural Affairs / Code Enforcement / Revenue Collection / Facilities Maintenance of public spaces and roads, Fire Rescue emergency services
- ✓ **Beach Services/Parking** – \$650k - 175% increase (\$413.8k) due to the Town's new parking program March 1st through September 7th:
 - Resident Beach Parking Pass: \$0 per vehicle with a 2-vehicle per address limit
 - Non-Resident Beach Parking Fee: Monday through Friday \$3/Hour or \$15 Full Day per vehicle / Saturday and Sunday \$20 Full Day per vehicle
 - All visitors will be required to pay for parking at all locations except Coligny Beach Park.
- ✓ **Unspent Prior Year General Fund** – \$275k - 90% decrease (\$2.6 million)
 - LMO and Municipal Code Amendment initiatives already under way



FY 2026 GENERAL FUND BUDGET TRANSFERS IN HIGHLIGHTS

- ✓ **Beach Preservation Fee** – \$248k - 87% decrease (\$1.7 million)
 - Reduced transfer to the General Fund to preserve funding for the Beach Renourishment project in the CIP Fund
- ✓ **Hospitality Tax** – \$6.5m - 4% increase (\$242.1k)
 - Funding for the Fire Truck tax-exempt lease agreement payments / enhanced Fire Rescue operations, and maintenance of Town facilities
- ✓ **Tax Increment Financing Tax (TIF)** – \$0 – decrease (\$110k):
 - No funding due to the conclusion of the Tax Increment Fund (TIF) financing agreement, originally extended in Fiscal Year 2016 in partnership with the County, School District, and PSD partners
- ✓ **Stormwater Fee** – \$350k - 180% Increase (\$225k):
 - Increased due to a recent assessment of Stormwater operational support provided by Town Staff and facility resources



FY 2026 PROPOSED GENERAL FUND BUDGET EXPENDITURES

Expenditures by Category	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Salaries	\$ 22,006,758	\$ 24,674,243	\$ 26,863,128	\$ 27,680,132	\$ 817,004	3.04%	46.32%
Benefits	8,627,689	10,311,021	11,620,583	12,547,399	926,816	7.98%	21.00%
Operating	12,599,299	14,178,301	18,170,575	16,921,274	(1,249,301)	-6.88%	28.32%
Contracted Public Safety	2,566,926	2,595,199	2,642,000	420,500	(2,221,500)	-84.08%	0.70%
Affiliated Agencies	1,946,430	2,056,525	3,250,641	1,988,516	(1,262,125)	-38.83%	3.33%
Capital Outlay (Parking)	361,221	368,805	-	-	-	0.00%	0.00%
Transfer to CIP Fund	-	-	-	-	-	0.00%	0.00%
Transfer to Housing Fund	-	2,000,000	-	197,049	197,049	100.00%	0.33%
Transfer to Land Acquisition Fund	-	1,000,000	-	-	-	0.00%	0.00%
Total Expenditures & Transfers Out	\$ 48,108,322	\$ 57,822,970	\$ 62,546,927	\$ 59,754,870	\$ (2,792,057)	-4.46%	100.00%



FY 2026 GENERAL FUND BUDGET EXPENDITURES HIGHLIGHTS-\$59,754,870

✓ **Salaries & Benefits** – \$40.2m - 4.5% increase (\$1.7 million), including:

- New head count to support Town Council policy priority:
 - New FTE - Integrated Pest Management (IPM) Specialist (\$113k Salary & Benefits)
 - New FTE - Parking Program Manager (\$108k Salary & Benefits)
 - PTE to FTE - Help Desk Technician (\$15.4k Salary & Benefits)
- The Town's position counts for FY26 are:
 - FTE - 284
 - PTE - 16
 - Temporary - 10
- Provides up to 4% performance-based pay increase (\$1.3 million across all funds)
- Provides 11% SC mandated medical insurance employer premium increase (\$454k all funds) /12% life insurance increase (\$7k) / 23% workers compensation increase (\$68k)
- Supports Town 401k contribution of up to 12% (\$1.8 million benefit to employees)
- Supports SC mandated Police Officer's Retirement System (PORS) contribution (\$2.8 million benefit to qualified employees)



FY 2026 GENERAL FUND BUDGET EXPENDITURES HIGHLIGHTS

✓ **Salaries & Benefits** – Continued

- Provides 14 Paid Holidays including 2 Floating Holidays
- Allows employees a paid time off buy-back option of 37.5 hours
- Provides Fire Rescue Overtime of \$1.2 million
- Reduces General Fund Overtime by \$84k / 6% compared to FY25 Budget
- Part-Time support for Human Resources, Employee Engagement, Finance, Office of Cultural Affairs, Community Engagement and Planning & Operations
- Supports Seasonal and Temporary Employees including:
 - Beach Ambassadors (3)
 - Transportation Technicians
 - Plan Reviewers
 - Short-Term Rental Permit Program Assistants
 - Part-time students and summer interns



FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ **Operating** – \$16.9m - 7% decrease (\$1.2 million)

- Reduces travel, meetings and conferences, printing, and general operating expenses
- Supports Comprehensive LMO Code amendments, District Planning, and Comprehensive Plan amendments
- Provides for a Class and Compensation Study
- Supports the 3rd Annual Hilton Head Island Jams Songwriter Festival
- Supports Community events such as Crescendo and the Lantern Parade
- Supports RBC Heritage Sponsorship Agreement and community preparations
- Expands Holiday lighting throughout the Island
- Provides Local governmental matching funds for Lowcountry Council of Government, and the Lowcountry regional Hilton Head Island Beach Shuttle transportation service
- Provides Fire Truck Lease payments and Town office space lease payments



FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ **Operating** (Continued)

- Provides for the removal of abandoned boats from our waterways (\$50k)
- Provides \$550/month Stipend for approximately 15 BCSO Officers living on the Island (\$99k), and Holiday Bonuses for all BCSO employees working south of the Broad (\$20k)
- Provides for a Public Safety Department Assessment (\$50k)

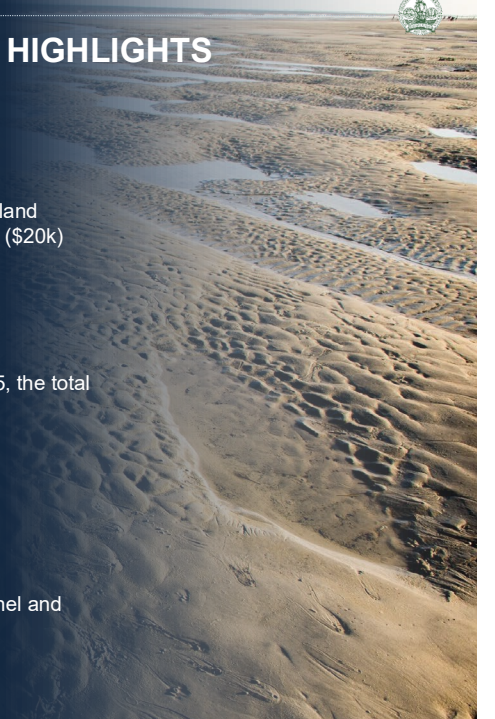
✓ **Contracted Public Safety** – \$420k - 84% decrease (\$2.2 million)

- Eliminates the Beaufort County Sheriff's Office accrual of \$2m. At the end of FY25, the total accrual is \$10m

✓ **Affiliated Agency Partnerships** – \$1.9m - 39% decrease (\$1.3 million)

- 11 Applications received - \$3.2 million
- 6 Applicants were recommended funding by the F&A Committee - \$1.9 million

✓ **Transfers Out:** Transfers \$197k to the Housing Fund for Workforce Housing Personnel and Operating costs





FY 2026 PROPOSED GENERAL FUND EXPENDITURES – AFFILIATED AGENCIES

	FY 2023 Actual	FY 2024 Revised Budget	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Requests	FY 2026 F&A Recommendations
Island Recreation Association	\$ 1,099,304	\$ 1,123,766	\$ 1,123,766	\$ 1,167,366	\$ 1,252,366	\$ 1,252,366
Coastal Discovery Museum	92,775	102,432	102,432	107,700	141,650	141,650
Mitchelville Preservation Project	105,000	105,000	105,000	105,000	105,000	105,000
USCB Event Management/Ambassadors*	173,447	238,985	238,985	235,000	-	-
LRTA (Palmetto Breeze)	282,404	277,842	277,842	253,595	507,051	350,000
14th Circuit Solicitor-Multidisciplinary	50,000	50,000	50,000	50,000	50,000	-
14th Circuit Solicitor-Career Criminal	118,500	118,500	118,500	118,500	118,500	-
Beaufort County EDC	25,000	40,000	40,000	40,000	42,000	42,000
Habitat for Humanity*	-	500,000	-	500,000	-	-
Coastal Community Development Corp.*	-	600,000	-	600,000	750,000	-
Sea Turtle Patrol HHI	-	-	-	73,480	97,500	97,500
Sandalwood Food Pantry	-	-	-	-	97,500	-
The Children's Center	-	-	-	-	80,000	-
Total	\$ 1,946,430	\$ 3,156,525	\$ 2,056,525	\$ 3,250,641	\$ 3,241,567	\$ 1,988,516

*Note: Funding for Habitat for Humanity and Coastal Community Development Corporation was approved in FY 2024 but was not spent by year end. FY 2024 funding was carried forward to FY 2025.

*Note: USCB Event Management/Ambassadors and Habitat for Humanity did not submit FY26 Affiliated Agency Funding Applications.

» An Affiliated Agency is defined as an integral partner contracted by the Town to deliver services that benefit the public on the Town's behalf.

FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

- ✓ Provides for public meeting broadcasts by the Beaufort County Channel for the following (\$48.1k for 110 meetings/year):
 - Town Council
 - Community Services & Public Safety Committee
 - Finance & Administrative Committee
 - Planning Commission
 - Gullah Geechee Land & Cultural Preservation Task Force
 - Gullah Geechee Historic Neighborhoods CDC
 - Accommodations Tax Advisory Committee
 - Housing Action Committee





FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ Fire Rescue

- Supports significant increase in calls for service since 2021 (15% increase)
- Provides for Fire Officer professional development and Company Officer assessment
- Provides for Town-wide fleet management and ongoing repairs and maintenance

✓ Public Safety

- Supports the Short-Term Rental Program, Town Code compliance, Beach operations, and serves as the liaison with Beaufort County Sheriff's Office
 - Short-Term Rental – 356 complaints received in 2024
 - Beach Patrol – 21,712 violations addressed in 2024
- Supports public safety hours of 8am – 9pm 7 days a week
- Supports the annual security contract for public safety



FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ Finance

- Supports the Short-Term Rental Program, and collection of Local ATAX, Beach Fee, Hospitality Fee, Business License Fee, and other Town-wide funds
- Supports additional capabilities to oversee financial reporting, grant applications, cash management, and the identification of additional alternative funding sources

✓ Human Resources

- Supports tuition reimbursement
- Provides professional development for town staff including customer service, hospitality, cultural awareness, and leadership development training

✓ Technology and Innovation

- Reduces software and technology costs by streamlining technology solutions (\$78k)





FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ Facilities

- Supports enhanced landscape, lighting, solid waste and recycling, and park maintenance / management
- Supports beach and beach park enhancements including wayfinding, bike racks, trash and recycling, public rules, and identification markers
- Supports right-of-way maintenance including safety and beautification enhancement projects
- Supports general maintenance for Town Hall and Fire Rescue Facilities
- Supports Town-wide litter patrol
- Supports an updated Beach Services and Franchise agreement
- Supports solid waste and recycling SWOT findings and priorities
- Supports new Integrated Pest Management Policy



FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

✓ Planning / Community Development

- Supports significant increase in inspections over the last four years
- Supports comprehensive LMO Code amendments
- Supports District Planning and Comprehensive Plan amendments
- Supports permitting improvements
- Includes contractual external building safety plan review (\$25k)

✓ Transportation

- Enhances traffic and transportation support through traffic counting and adaptive traffic signal monitoring
- Supports traffic studies as needed for capacity, speed, signal warrants, traffic calming, safety, etc.



FY 2026 GENERAL FUND BUDGET EXPENDITURE HIGHLIGHTS

- ✓ **Marketing and Communications**
 - Provides digital and print publishing to communicate initiatives or projects that encapsulate the overarching goals of the Town
 - Supports sponsorships for Talk of the Town, Mayor's Monthly Update, and the WHHI News program
 - Provides mobile banners and signage related to major Town initiatives or projects
- ✓ **Office of Cultural Affairs / Community Engagement**
 - Supports the 3rd Annual Hilton Head Island Jam Songwriter's Festival
 - Enhances Crescendo, Lantern Parade and other community events
 - Expands Town holiday decorations and celebrations

Members of Council had questions, comments and discussion regarding: confirmation certain funds are collected into a special account and then transferred into an expenditure area for designated purposes; clarification transfers are common in fund-based accounting; acknowledgement that Business License changes are based on State Law and the newly required class schedule will not come forward to Council until November or December; confirmation the impact of the community and revenues afford the Town to have lower millage rates as compared to other communities; the need for a strong Beach Services/Parking fund and the need to discuss revenue sources; acknowledgement the reduced police fees have assisted in lowering millage; acknowledgment that the Town Manager and Staff have streamlined the budget; acknowledgement millage has decreased as the values of mills have increased due to property values increasing; confirmation tourism contributes greatly to the revenue streams; inquiry as to how revenues are estimated; confirmation trends are utilized and the pace of revenues are tracked in certain areas; confirmation monitoring is done on revenues at all times; confirmation funds coming to the general fund do not diminish the planned efforts to improve stormwater systems on the Island; the need to create a policy and key elements for defining funding of affiliated agencies along with accommodations tax fund grants; appreciation for moving staff salaries and expenses to the Housing Fund to provide transparency and track costs for the program; and the need to remember key elements of the Strategic Plan Goals relate to the budget and the need for them to match.



DEBT SERVICE FUND

- ✓ This fund is used for accumulating resources for the payment of interest and principal on general long - term obligation debt of the governmental funds.
- ✓ The primary sources of revenue are property tax, beach preservation fee, hospitality tax, TIF proceeds, and real estate transfer fees.



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FY 2026 PROPOSED DEBT SERVICE FUND BUDGET REVENUES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Property Taxes	\$ 5,886,700	\$ 6,308,036	\$ 5,843,144	\$ 6,035,600	\$ 192,456	3.29%	32.00%
Investment Income	436,184	657,135	338,365	325,115	(13,250)	-3.92%	1.72%
Transfers In:							
Beach Preservation Fees	3,952,375	3,948,375	4,346,625	11,062,000	6,715,375	154.50%	58.64%
Natural Disasters Fund	3,537,765	-	-	-	-	0.00%	0.00%
Hospitality Fees	1,444,691	1,437,134	1,843,158	1,441,368	(401,790)	-21.80%	7.64%
Tax Increment Financing (TIF)	3,927,564	3,931,259	3,928,708	-	(3,928,708)	-100.00%	0.00%
Real Estate Transfer Fee	1,097,350	1,095,850	400,000	-	(400,000)	-100.00%	0.00%
Total Revenues	\$ 20,282,629	\$ 17,377,789	\$ 16,700,000	\$ 18,864,083	\$ 2,164,083	12.96%	100.00%

» Property Tax Debt Millage Reduction of .4 Mills



FY 2026 PROPOSED DEBT SERVICE FUND BUDGET EXPENDITURES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Principal	\$ 16,055,000	\$ 12,995,000	\$ 12,625,000	\$ 7,325,000	\$ (5,300,000)	-41.98%	38.83%
Interest	3,289,080	2,809,733	2,403,968	1,626,483	(777,485)	-32.34%	8.62%
Bank Fees	18,850	15,850	71,032	17,600	(53,432)	-75.22%	0.09%
Anticipated Debt Costs	-	-	1,600,000	2,400,000	800,000	50.00%	12.72%
Callable Bond - Beach Preservation S.O. Bond	-	-	-	7,495,000	7,495,000	100.00%	39.73%
Total Expenditures	\$ 19,362,930	\$ 15,820,583	\$ 16,700,000	\$ 18,864,083	\$ 2,164,083	12.96%	100.00%

» Town Council may consider new debt after the FY 2026 Consolidated Budget is adopted.
Anticipated Debt Costs of \$2,400,000 provides interest costs of new proposed debt.



FY 2026 DEBT SERVICE FUND BUDGET HIGHLIGHTS-\$18,864,083

- ✓ Debt Service Property Tax Reduced from 5.5 mills to 5.1 mills in FY26
- ✓ \$116.1m in debt reduction from FY18 to FY25
- ✓ An additional \$14.8m debt reduction is planned in FY26
- ✓ The Series 2017B Special Obligation Bond (Beach Preservation Fee Pledge) is callable on August 1, 2025. The payment of the remaining balance is included in the FY26 Budget (\$7.495 million), in addition to the regular FY26 payments (\$3.9 million)
- ✓ Beach Renourishment is currently budgeted at 100% cash. A bond issue may be considered after budget is adopted
- ✓ The Debt Service Fund Balance currently has a \$14.8m surplus. A short-term bond issue may be considered to draw these funds in FY26
- ✓ Bonds issued after Hurricane Matthew to reinstate the Disaster Fund have been fully repaid
- ✓ The Town continues to improve its financial position and capacity by steadily decreasing debt, increasing reserves, and increasing assessed values
- ✓ Stormwater bonds are paid through the Stormwater Fund



FY 2026 DEBT SERVICE FUND BUDGET REVENUES HIGHLIGHTS

- ✓ Total Budget is an increase of \$2 million (12%):
 - Principal - \$7.3 million (42% decrease)
 - Callable Bond Principal - \$7.5 million
 - Interest - \$1.6 million (32% decrease)
 - Bank Fees - \$17.6 thousand (75% decrease)
 - Anticipated Debt Costs - \$2.4 million (39% increase)



FY 2026 PROPOSED DEBT SERVICE FUND BUDGET OUTSTANDING ISSUES

		FY 2026 Payments			Balance After FY26 Pmts	Final Payment FY
		Interest	Principal	Total		
Debt Service Payments - (without Stormwater Bonds)						
<u>General Obligation Bonds (Original Issue Amount)</u>						
Series 2016C GO Referendum Refunding Bonds (\$9,035,000)		116,238	465,000	581,238	4,575,000	2035
Series 2020A GO Referendum Refunding Bonds (\$5,830,000) - to 2020A		142,600	740,000	882,600	2,445,000	2028
Series 2017A GO Non-Referendum Bonds (\$27,310,000)		788,319	780,000	1,568,319	23,775,000	2047
Series 2020B GO Referendum Bonds (\$6,285,000)		79,308	480,000	559,308	4,620,000	2035
Series 2019 GO Obligation Bonds (\$5,000,000)		136,650	215,000	351,650	3,720,000	2039
Total General Obligation Bonds		\$ 1,263,115	\$ 2,680,000	\$ 3,943,115	39,135,000	
<u>Revenue / Special Obligation Bonds (Original Issue Amount)</u>						
Series 2019 Special Bonds (Hospitality Tax) (\$16,520,000)		\$ 276,368	\$ 1,165,000	\$ 1,441,368	\$ 8,620,000	2036
Series 2017B Special Bonds (Beach Preservation Fee) (\$30,075,000)		87,000	3,480,000	3,567,000	7,495,000	2028
Series 2017B Special Bonds (Beach Preservation Fee) (\$30,075,000) (a)		-	7,495,000	7,495,000	-	2026
Total Revenue / Special Obligation Bonds		\$ 363,368	\$ 12,140,000	\$ 12,503,368	\$ 8,620,000	
Grand Total - Existing Debt (b)		\$ 1,626,483	\$ 14,820,000	\$ 16,446,483	47,755,000	
Stormwater debt is accounted for in the Stormwater Fund. Outstanding Stormwater debt are these two special revenue bond						
<u>Stormwater Bonds (Original Issue Amount)</u>						
Series 2021 Special Bonds (Stormwater) (\$5,630,000)		\$ 7,802	\$ 940,000	\$ 947,802	\$ -	2026
Series 2018 Special Bonds (Stormwater) (\$3,200,000)		28,049	335,000	363,049	700,000	2028
Total Stormwater Special Obligation Bonds		\$ 35,851	\$ 1,275,000	\$ 1,310,851	\$ 700,000	



BEACH RENOURISHMENT FUNDING

FUNDING SCENARIOS

Scenario 1	
70% Cash Funded 30% Debt Funded	
Source of Funds	
Town Equity Contribution	33,250,000
Uses of Funds	
Bond Funded	14,250,000
Cost of Issuance (est.)	250,000
Underwriter's Discount (est.)	68,125
Additional Proceeds	3,952
Cash Funded	33,250,000
Total Uses of Funds	47,500,000
True Interest Cost	3.33%

Debt Service				
FY	Principal	Interest	Total	
2026	-	367,118	367,118	
2027	1,665,000	639,625	2,304,627	
2028	1,755,000	554,125	2,309,127	
2029	1,845,000	464,125	2,309,127	
2030	1,935,000	369,625	2,304,627	
2031	2,035,000	270,375	2,305,377	
2032	2,140,000	166,000	2,306,002	
2033	2,250,000	56,250	2,306,252	
Total	13,625,000	2,887,243	16,512,257	

FYE 2025 Est. Fund Balance 53,066,656

FY 2026

Less: Payoff of 2017 Bonds (7,495,000)
 Less: Cash Funded Projects (33,250,000)
 Add: Est. Revenues-Beach Preservation Fee 13,625,537
 Less: Est. Expenditures-Beach Preservation Fee (4,535,548)

FYE 2026 Est. Fund Balance 21,411,645

Minimum Fund Balance Policy 20,000,000

Note: The funding scenarios highlight different debt/cash combinations for a \$47.5 million project assuming a 7-year term and estimate current market rates.

Note: A higher Debt Service Coverage Ratio indicates a stronger ability for the Town to cover debt payments using operating cash flow

Note: Coverage Ratio = Pledged Revenue/Debt Service Payments

Anticipated meeting dates to consider debt funding: Finance and Administrative Committee - July 29, 2025 / Town Council First Reading - August 19, 2025 / Town Council Second Reading - September 16, 2025



BEACH RENOURISHMENT FUNDING

FUNDING SCENARIOS

Scenario 2				
60% Cash Funded 40% Debt Funded				
Source of Funds				
Town Equity Contribution		28,500,000		
Uses of Funds				
Bond Funded		19,000,000		
Cost of Issuance (est.)		250,000		
Underwriter's Discount (est.)		90,425		
Additional Proceeds		1,595		
Cash Funded		28,500,000		
Total Uses of Funds		47,500,000		
True Interest Cost				
		3.33%		
Debt Service				
FY	Principal	Interest	Total	
2026	-	487,290	487,290	
2027	2,215,000	848,875	3,063,875	
2028	2,325,000	735,375	3,060,375	
2029	2,445,000	616,125	3,061,125	
2030	2,570,000	490,750	3,060,750	
2031	2,705,000	358,875	3,063,875	
2032	2,840,000	220,250	3,060,250	
2033	2,985,000	74,625	3,059,625	
Total	18,085,000	3,832,165	21,917,165	

FYE 2025 Est. Fund Balance 53,066,656

FY 2026

Less: Payoff of 2017 Bonds (7,495,000)
 Less: Cash Funded Projects (28,500,000)
 Add: Est. Revenues-Beach Preservation Fee 13,625,537
 Less: Est. Expenditures-Beach Preservation Fee (4,535,548)

FYE 2026 Est. Fund Balance 26,161,645

Minimum Fund Balance Policy 20,000,000

Note: The funding scenarios highlight different debt/cash combinations for a \$47.5 million project assuming a 7-year term and estimate current market rates.

Note: A higher Debt Service Coverage Ratio indicates a stronger ability for the Town to cover debt payments using operating cash flow

Note: Coverage Ratio = Pledged Revenue/Debt Service Payments

Anticipated meeting dates to consider debt funding: Finance and Administrative Committee - July 29, 2025 / Town Council First Reading - August 19, 2025 / Town Council Second Reading - September 16, 2025

Members of Council had questions, comments and discussion regarding: the need to stay relevant and have a strong bond rating with the ability to pay off debt suggests that the Town should utilize this tool when needed for improvements; and the need to continue careful planning and remain in a financial conservative position.

STORMWATER UTILITY FUND

- ✓ This fund is used to account for and report the costs associated with the management, construction, maintenance, protections, control, regulation, use and enhancement of stormwater systems and programs within the Town limits.
- ✓ The primary source of revenue is stormwater utility fees.





FY 2026 PROPOSED STORMWATER UTILITY FUND BUDGET REVENUES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Revised Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Stormwater Utility Fees	\$5,066,598	\$5,275,035	\$5,067,000	\$ 5,275,035	\$ 208,035	4.11%	47.35%
Prior Year Funds	-	-	3,753,271	5,592,662	1,839,391	49.01%	50.20%
Investment Income	169,769	328,692	150,000	150,000	-	0.00%	1.35%
Plan Review Fees	-	122,580	112,420	122,580	10,160.0	9.04%	1.10%
Transfers In:						0.00%	
State ATAX	490,000	-	-	-	-	0.00%	0.00%
Total Revenues	\$5,236,367	\$5,726,307	\$9,082,691	\$ 11,140,277	\$ 2,057,586	22.65%	100.00%

» Prior year funds are expected one-time carryforward amounts for one-time uses.
The Stormwater Fund will continue to have a healthy fund balance after using the budgeted prior year funds.



FY 2026 STORMWATER UTILITY FEE

THE FOLLOWING UNIT RATES APPLY FOR TAX YEAR 2025:

Fee	Town of Hilton Head Island
Administrative Fee	\$ 24.00
Impervious Area Unit (IA)	\$ 105.00
Gross Area Unit (GA) X =	\$ 21.00
Total	\$ 150.00



» Law S453 (2009) does not allow any increase in fees for agricultural, forestland
And undeveloped lands that qualify for an Agricultural Use Exemption.



FY 2026 PROPOSED STORMWATER UTILITY FUND BUDGET EXPENDITURES

Expenditures by Category	FY2023 Actual	FY2024 Actual	FY2025 Revised Budget	FY2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Salaries & Benefits	\$ 556,582	\$ 750,240	\$ 842,381	\$ 916,066	\$ 73,685	8.75%	9.27%
Operating	134,289	156,316	198,570	190,480	(8,090)	-4.07%	2.19%
Monitoring	109,225	97,814	194,000	110,000	(84,000)	-43.30%	2.14%
Inventory & Modeling / Analysis	644	100,905	680,432	790,000	109,568	16.10%	7.49%
POA Systems Corrective Maintenance	464,917	487,335	1,597,253	-	(1,597,253)	-100.00%	17.59%
Public Systems Corrective Maintenance	174,444	633,149	735,057	-	(735,057)	-100.00%	8.09%
Routine Maintenance & Contingency	179,519	467,674	1,228,595	735,000	(493,595)	-40.18%	13.53%
Pump Station Maintenance	168,793	312,765	1,050,277	555,000	(495,277)	-47.16%	11.56%
Stormwater Depreciation, Amortization, Interest & Fees	1,175,084	1,159,011	1,248,574	1,142,851	(105,723)	-8.47%	13.75%
Transfers Out:						0.00%	
General Fund	125,000	125,000	125,000	350,000	225,000	180.00%	1.38%
CIP Stormwater Program	-	860,000	1,182,552	6,350,880	5,168,328	437.05%	13.02%
Total Expenditures & Transfers Out	\$ 3,088,497	\$ 5,150,209	\$ 9,082,691	\$ 11,140,277	\$ 2,057,586	22.65%	100.00%

» Stormwater Corrective Maintenance and Improvement projects, Stormwater Maintenance Agreement projects, and Water Level / Weather Monitoring are included in the CIP Stormwater Program in FY26



STORMWATER UTILITY FUND REVENUES HIGHLIGHTS-\$11,140,277

- ✓ **Stormwater Utility Fees** – \$5.3m - 4% increase from FY25 Budget
- ✓ **Prior Year Funds** – \$5.6m - 49% increase in planned Stormwater Fund Balance use due to an increase in Stormwater Infrastructure Investment. Funds will be transferred to the CIP Fund for Stormwater Projects
- ✓ **Investment Income** – \$150k - No change from FY25
- ✓ **Plan Review Fees** – \$122.6k - 4% Increase from FY25 Budget



STORMWATER UTILITY FUND EXPENDITURES HIGHLIGHTS-\$11,140,277

- ✓ **Salaries & Benefits** – \$916k - 9% increase includes 4% merit-based increase and covers increases in Medical and Workers Compensation
- ✓ **Operating** – \$190k - 4% decrease due to a reduction in general operating expenses
- ✓ **Monitoring** – \$110k - 43% decrease, quarterly water quality monitoring services and supplemental water quality testing. Tide and Weather Monitoring have been transferred to the CIP budget along with all Stormwater projects in FY26
- ✓ **Inventory & Modeling / Analysis** – \$790k - 16% increase:
 - Resilience Study Phase 2
 - Lawton Basin / Baynard Cove Basin (Sea Pines) Inventory & Modeling
- ✓ **POA Systems & Public Systems Corrective Maintenance**– \$0 - 100% decrease (\$2.3m), all POA Agreement and Public System Corrective Maintenance is in the FY 26 CIP Budget



STORMWATER UTILITY FUND EXPENDITURES HIGHLIGHTS-\$11,140,277

- ✓ **Routine Maintenance & Contingency** – \$735k - 40% decrease due Corrective Maintenance projects moving to the CIP budget. \$735k includes:
 - Pond Maintenance of 55 Town Owned Ponds
 - Street Sweeping of Public Roads and Parking Lots
 - Routine Channel Maintenance for 52 sites maintained twice per year, plus contingency for additional sites and/or services
- ✓ **Pump Station Maintenance (4 Pump Stations)**– \$555k -47% decrease
 - Pump Inspections, Repairs, Maintenance, and Contingency
 - Generator Routine Maintenance & Inspection
 - Electrical Services and Monitoring
 - Control Building Maintenance
- ✓ **Stormwater Depreciation, Amortization, Interest & fees**– \$1.1m -8% decrease, due to a reduction in Interest expenses and amortization in FY26



STORMWATER UTILITY FUND TRANSFERS OUT HIGHLIGHTS

- ✓ **Transfer To General Fund** – \$350k - 180% increase based on a recent assessment of Stormwater operational support provided by Town Staff and facility resources
- ✓ **Transfer To CIP Fund** – \$6.3m - 437% increase of investment in Stormwater projects and infrastructure
 - New in FY26 is the transfer from Stormwater to CIP for
 - Stormwater Corrective Maintenance Projects Funding
 - Active Drainage Agreement Partner Corrective Maintenance Project Reimbursements
 - Tide and Weather Monitoring



STORMWATER UTILITY SERVICE DELIVERY PROGRAMS

- ✓ **Service delivery is provided by the following programs:**
 - Water Quality – LMO Compliance & MS4 Permit
 - Inventory & Modeling
 - Routine Maintenance
 - Channel Maintenance
 - Street Sweeping
 - Pond Management
 - Pump Station Maintenance (4)
 - Monitoring
 - Water Quality
 - Tides
 - Weather
 - Corrective Maintenance
 - Public System
 - Private Systems (POA Agreements)



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STORMWATER ROUTINE MAINTENANCE PROGRAM

FY 2026 Routine Maintenance & Contingency- \$735,000

- ✓ **Pond Management:**
 - Annual field inspections (55 Town -owned ponds)
 - Maintenance of access for operational controls (vegetative maintenance)
 - As-needed treatment of Ponds to maintain water quality
- ✓ **Street Sweeping:**
 - Weekly sweeping of public roads and parking lots (Plus supplemental sweeping as needed)
 - 63 Roads (34.8 Total Roadway Miles)
 - 4 Bridges (3.4 Total Bridge Miles)
 - 19 Town Parking Lots
- ✓ **Channel Maintenance:**
 - Routine Maintenance (52 sites twice per year)
 - Contingency (additional sites and/or additional service)



RESILIENCE INITIATIVE

- ✓ Identify Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis of Island Resilience
- ✓ Identify critical infrastructure facilities
- ✓ Develop and apply insights
- ✓ Develop detailed modeling of storm scenarios to identify inundation impacts
- ✓ Develop a menu of mitigation actions and costs analysis associated with varying levels of protection
- ✓ Identify all Town Ordinances and Regulations that could be Modified to Increase Future Protections of Property, Infrastructure, and Buildings
- ✓ Participate in statewide sea level monitoring program



CORRECTIVE MAINTENANCE PROGRAM – EXTENT OF SERVICE



EXTENT OF SERVICE (EOS)

- ✓ **Town System**
 - Town ROW
 - Town Easements
 - Town Property
- ✓ **PUD/POA Agreements**
 - 26 Active
 - 3 2025 Applicants
 - 31 Potential Candidates
(Potential for 60 agreements)
- ✓ **Not Included in EOS**
 - State Roads & Easements
 - State Property
 - County Roads & Easements
 - County Property
 - Private Property

STORMWATER CIP PROJECTS

FY 2026 Stormwater CIP Budget - \$6,350,880

- ✓ Stormwater projects Identified for FY 2026 will be managed within the Capital Improvements Program and funds will be transferred from the Stormwater Utility Fund to the Capital Projects Fund
- ✓ FY 2026 Budget includes:
 - Corrective Maintenance & Improvement Projects – Based on service request priority scores **(\$1.8M)**
 - Stormwater Maintenance Agreement Program – Allocation for qualifying corrective maintenance reimbursements for active agreement Partners **(\$2.0M)**
 - Moonshell / Folly Field Neighborhood Drainage Improvements – Permitting and installation of new infrastructure **(\$60K)**
 - Helmsman Way Drainage Improvements **(\$50K)**
 - Bryant Road Pond Restoration **(\$25K)**
 - Cordillo Courts Drainage Improvements – Installation of new drainage infrastructure **(\$96K)**
 - Gum Tree Road Drainage Improvements – Permitting and construction of new infrastructure **(\$120K)**
 - Jarvis Creek Outfall – Permitting and installation of new backflow prevention devices **(\$50K)**

STORMWATER CIP PROJECTS

FY 2026 Stormwater CIP Budget - \$6,350,880

- ✓ FY 2026 Budget includes:
 - Jarvis Creek Pump Station – Pump replacements **(\$300k)**
 - Main Street Drainage Improvements **(\$50K)**
 - Old Woodlands Drainage Improvements **(\$80K)**
 - Palmetto Hall Outfall – Design, permitting and construction of outfall improvements **(\$150K)**
 - Water Level Monitoring – Installation of remote monitoring devices **(\$75K)**
 - Weather Monitoring – Installation of weather stations **(\$50K)**
 - Central Island Pump Station Overhaul and Resiliency Improvements **(\$750K)**
 - Gum Tree Channel Capacity Improvements at Chinaberry Crossing **(\$120K)**
 - Arrow Road Laydown Yard Improvements **(\$75K)**
 - Contingency **(\$500K)**

Members of Council had questions, comments and discussion regarding: inquiry into conversations with the County and where their stormwater plans stand; acknowledgment that working with the County benefits all; a suggestion to discuss TIF funds to assist in the Stormwater Utility Program; and the need for a return on investment for all residents in all areas of Hilton Head Island.

GULLAH GEECHEE HISTORIC NEIGHBORHOODS COMMUNITY DEVELOPMENT CORPORATION (GGHNCDC) FUND

- ✓ This is a new fund as of mid Fiscal Year 2023. This fund is used to account for and report the costs associated with the actions of the Corporation to protect the Town's historic and culturally sensitive neighborhoods.
- ✓ The focus of the Corporation is to enhance the quality of life for community residents; encourage entrepreneurialism; prevent gentrification; assist in business attraction, expansion, and retention; provide land planning and development assistance; pursue affordable housing opportunities; identify infrastructure needs; and provide critical financial opportunities.
- ✓ The primary sources of revenue are State and County Grants.



FY 2026 PROPOSED GGHNCDC FUND BUDGET REVENUES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
South Carolina Grant	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
Beaufort County Grant	500,000	-	-	-	-	0.00%	0.00%
Prior Year Grant - South Carolina	-	-	5,000,000	2,945,169	(2,054,831)	-41.10%	89.61%
Prior Year Grant - Beaufort County	-	-	216,434	216,434	-	0.00%	6.59%
Investment Income	72,375	275,478	125,000	125,000	-	0.00%	3.80%
Total Revenues	\$ 5,572,375	\$ 275,478	\$ 5,341,434	\$ 3,286,603	\$ (2,054,831)	-38.47%	100.00%



FY 2026 PROPOSED GGHNCDC FUND BUDGET EXPENDITURES

	FY 2023 Actual	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Personnel & Benefits	\$ -	\$ 125,464	\$ 200,376	\$ 212,801	\$ 12,425	6.20%	6.47%
Operating Expenses	156,815	3,678	65,125	39,592	(25,533)	-39.21%	1.20%
Professional Services	-	-	310,000	204,210	(105,790)	-34.13%	6.21%
Grants & Incentives Loans	-	-	1,500,000	1,500,000	-	0.00%	45.64%
Capital Outlay & Land Acquisition	-	-	1,250,000	1,250,000	-	0.00%	38.03%
Project Expenses & Contingency	-	-	80,000	80,000	-	0.00%	2.43%
Total Expenditures	156,815	129,142	3,405,501	3,286,603	\$ (118,898)	-3.49%	100.00%



FY 2026 GGHNCDC FUND BUDGET REVENUES HIGHLIGHTS-\$3,286,603

- ✓ Budget endorsed by the Board of Directors in March 2025
- ✓ Salaries & Benefits - \$213k - 6% increase (\$12k)
 - Includes increases for up to 4% performance-based pay, medical insurance premiums, life insurance, and workers compensation
- ✓ Operating - \$39k - 39% decrease (\$25k)
 - Reduction of general operating expenses
- ✓ Professional Services - \$204k - 34% decrease (\$105.8k)
 - Wayfinding Application - Phase II
 - Includes development of technology and signage
 - Legal Services
 - Services for property owners in the William Hilton Parkway Corridor that have been impacted by the highway development project
 - Land appraisals to support the evaluation of property for purchase by the CDC, or the evaluation of property on behalf of family members in the William Hilton Parkway Corridor
 - Architectural, Engineering and Construction Services
 - Design and permitting services for renovation or construction of CDC headquarters
 - Lowcountry Gullah Consulting Services



FY 2026 GGHNCDC FUND BUDGET EXPENDITURES HIGHLIGHTS-\$3,286,603

- ✓ Grants and Incentive Loans - \$1.5m (no change from FY25 Budget)
 - Loans to support the development of land in culturally sensitive communities
 - Small business Development
 - Implement the second series of Money Talks financial education workshops
 - Launch small business lending. Goal: \$500k to lend to businesses in historic neighborhoods in support of business growth and development (in the range of \$5k to \$50k, pending final legal review)
 - Real Estate lending. Goal: \$1 million to lend in support of landowners lacking access to traditional forms of capital in the historic neighborhoods (pending final legal review)
- ✓ Capital Outlay and Land Acquisition - \$1.2m (no change from FY25 Budget)
 - Purchase of site for development of CDC main office
- ✓ Project Expenses and Contingency - \$80k (no change from FY25 Budget)
 - General Contingency – to support unforeseen costs of development of main office and other projects



Members of Council had questions, comments and discussion regarding: the need for Council to

contribute assets to the GGHNCDC for development and to maintain character in Gullah neighborhoods; a request for the Town Manager to look at possibilities of utilizing land owned by the Town to assist in the endeavors of the GGHNCDC; and inquiry as to whether the State has plans to award further funding to the GGHNCDC and a request for follow-up regarding State funding.

TOWN OF HILTON HEAD ISLAND

HOUSING FUND

- ✓ This is a new fund as of Fiscal Year 2024. This fund is used to account for and report the costs associated with the development, implementation, and delivery of the strategies and tactics identified within the Town's adopted Workforce Housing Framework.
- ✓ The current sources of revenue are transfers from the State Accommodations Tax Fund, and ARPA funding.

TOWN OF HILTON HEAD ISLAND



FY 2026 PROPOSED HOUSING FUND BUDGET REVENUES

	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Transfer from General Fund	\$ 2,000,000	\$ -	\$ 197,049	\$ 197,049	100.00%	4.95%
Transfer from Capital Projects	350,000	-	-	-	0.00%	0.00%
Transfer from State ATAX/Prior Year Funds	-	1,000,000	1,000,000	-	0.00%	25.14%
Prior Year Housing Funds	-	2,000,000	1,781,088	(218,912)	-10.95%	44.77%
Prior Year Funds from ARPA	-	1,000,000	1,000,000	-	0.00%	25.14%
Total Revenues	\$ 2,350,000	\$ 4,000,000	\$ 3,978,137	\$ (21,863)	-0.55%	100.00%



FY 2026 PROPOSED HOUSING FUND BUDGET EXPENDITURES

	FY 2024 Actual	FY 2025 Adopted Budget	FY 2026 Proposed Budget	FY26 to FY25 Budget \$ Change	FY26 to FY25 Budget % Change	% of Budget
Northpoint Public Private Partnership	\$ 90,775	\$ 1,000,000	\$ 1,000,000	\$ -	0.00%	25.14%
Muddy Creek Neighborhood Stabilization	-	1,500,000	1,500,000	-	0.00%	37.71%
Bryant Road Public Private Partnership	-	1,000,000	1,000,000	-	0.00%	25.14%
Beaufort Jasper Housing Trust Dues	-	89,206	181,088	91,882	103.00%	4.55%
Housing Program Salary and Benefits	-	-	194,332	194,332	100.00%	4.89%
Housing Program Operating	110,748	410,794	102,717	(308,077)	-75.00%	2.58%
Total Expenditures	\$ 201,523	\$ 4,000,000	\$ 3,978,137	\$ (21,863)	-0.55%	100.00%



FY 2026 HOUSING FUND BUDGET EXPENDITURES HIGHLIGHTS-\$3,978,137

- ✓ Supports the execute of the Northpoint Public-Private Partnership Ground Lease for delivery of the project (\$1.0m)
- ✓ Implements Muddy Creek Neighborhood Stabilization Plan (\$1.5m)
 - Infrastructure improvements for roads, water, sewer, stormwater, lighting, landscaping, signage, broadband, etc.
- ✓ Supports RFQ/RFP for Bryant Road Public-Private Partnership and related infrastructure improvements (\$1.0m)
- ✓ Supports Workforce Housing Salaries & Benefits (\$194k)
 - Personnel moving from the General Fund in FY26
- ✓ Supports Workforce Housing Operating (\$102k)
 - Public-Private Partnership legal services (\$50k)
 - Housing Dashboard and Housing Market Studies (\$50k)
 - Housing Operating Costs (\$2k)
- ✓ Provides Beaufort Jasper Housing Trust Dues for Year 3 & 4 – (\$181k)



Members of Council had questions, comments and discussion regarding: the need for a minimum fund balance by considering funding sources; a suggestion to use the allowed funding for

Accommodations Tax Funds to benefit the Housing Fund; a recap of ongoing efforts to increase the Housing Fund; the need for a recurring revenue stream and further discussions regarding allowed Accommodations Tax Funds for a portion of the Housing Fund; and inquiry and confirmation a budget amendment can be done if Accommodations Tax Funds are considered;



FY 2026 PROPOSED RESERVE POLICIES

	Current Balance as of 3/31/25	Current Reserve Policy	Proposed Minimum Balance Policy	Calculation Factor	Proposed Reserve Policy
Operating Funds:					
General	\$ 47,494,233	40% - 55%	40% - 55%		Keep Current Policy
Housing Fund	3,014,393	-	-		No Minimum Balance
GGHNCD Fund	5,542,619	-	-		No Minimum Balance
Stormwater	16,697,296	-	5,000,000	12 months	Establish a Minimum Balance
Firemens 1 %Fund	82,023	-	-		No Minimum Balance
Subtotal Operating Funds	\$ 72,830,563				
Capital Funds:					
Capital Projects	\$ 9,576,486	-	-		No Minimum Balance
Road Usage Fee	2,268,670	-	-		No Minimum Balance
Subtotal Capital Funds	\$ 11,845,156				
Special Purpose Funds:					
TIF	\$ 11,106,751	-	-		No Minimum Balance
State ATAX	9,006,265	-	-		Consider a Minimum Balance
Real Estate Transfer Fee	11,272,918	1,000,000	1,000,000		Keep Current Policy
Beach Preservation Fee	45,569,274	12,000,000	20,000,000	18 months	Increase Minimum Balance
Hospitality Tax	24,798,668	-	5,000,000	6 months	Establish a Minimum Balance
Short-Term Rental Fee	172,653	-	-		No Minimum Balance
Debt Service	14,813,963	-	-		No Minimum Balance
Natural Disasters	37,010,550	20,000,000	36,000,000		Increase Minimum Balance
Operating Grants	402,302	-	-		No Minimum Balance
Home Grant	12,127	-	-		No Minimum Balance
Subtotal Special Purpose Funds	\$ 154,165,472				
Grand Total Fund Balance:	\$ 238,841,191				

Calculation Factor is based on prior year annual revenues



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Members of Council had questions, comments and discussion regarding: inquiry and confirmation that going forward the Reserve Policies do include workforce housing; appreciation for the information being presented within one document; a statement of support for minimum balance policies for all funds; a request and inquiry as to verbiage for resolutions being required to utilize minimum fund balances and the need for consistence in language for all funds requiring a minimum fund balance; the need to consider language regarding restoring balances and time frame if minimum fund balances are utilized; clarification on Airbnb settlement funds and requirements within the settlement; and confirmation the settlement funds are no being utilized to balance the budget.

Public Comment - Non Agenda Items

Richard Bisi addressed Council and thanked them for rescheduling the May 13 meeting at 5:00 p.m. He added that most people work until 5:00 p.m. and offered a suggestion for Council to meet at 3:00 p.m. the first meeting of the month and at 6:00 p.m. the second meeting of the month.

Mr. Bisi added comments regarding the budget, noting that though the millage is reduced, property values have increased so he predicts an increase in taxes. He commented that Harbor Town dredging be removed from the budget and the need for bids for the Designated Marketing Organization of the Town.

Tai Scott addressed Council regarding the GGHNCDC finances and stated the need for funding from the Town for their budget.

Adjournment

At 4:32 p.m. Mr. Alfred moved to adjourn. Ms. Becker seconded. Motion carried 7-0.

Approved: May 20, 2025



Alan R. Perry, Mayor



Kimberly Gammon, Town Clerk

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov