



Town of Hilton Head Island

Town Council Meeting

Tuesday, December 9, 2025, 3:00 PM

**1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

The meeting can be viewed on the [Town's YouTube Channel](#), the [Beaufort County Channel](#), and Spectrum Channel 1304.

- 1. Call to Order**
- 2. Pledge to the Flag**
- 3. Invocation – Fr. Leroy "Chris" Gardner, Anglican Church of the Redeemer**
- 4. Adoption of the Agenda**
- 5. Approval of the Minutes**
 - a. Regular Meeting Minutes of November 4, 2025
- 6. Presentations and Recognitions**
 - a. Report of the Town Manager
 - b. Beaufort County School District Character Education Student of the Month - Mayor Alan Perry
 - c. Town of Hilton Head Island Destination Marketing Report (FY26 Marketing Plan - Q1) - Charlie Clark, Vice President of Communications, Hilton Head Island - Bluffton Chamber of Commerce
- 7. Reports from Members of Town Council**
 - a. General Reports from Town Council
 - b. Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker
 - c. Report of the Lowcountry Council of Governments – Councilmember Steve Alfred
 - d. Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

- e. Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison
- f. Report of the Island Recreation Association Board – Mayor ProTempore Alex Brown
- g. Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry
- h. Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor ProTempore Alex Brown
- i. Report of the Community Development and Public Services Committee – Councilmember Tamara Becker
- j. Report of the Finance and Administrative Committee – Mayor ProTempore Alex Brown

8. Unfinished Business

- a. Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island, South Carolina Authorizing the Execution and Recording of a Declaration of Covenants Regarding Workforce Housing and the Execution and Delivery of a Long Term Ground Lease of Real Property, Both Related to Real Property Owned by the Town of Hilton Head Island, South Carolina at Northpoint - Second Reading - Ben Brown, Strategic Initiatives Director
- b. Consideration of an Ordinance of the Town Council of the Town of Hilton Head Island, South Carolina Authorizing the Execution and Delivery of a Non-Exclusive Easement for Ingress, Egress, and Utilities with the Hilton Head Public Service District at Northpoint - Second Reading - Ben Brown, Strategic Initiatives Director

9. New Business

- a. Consideration of Resolution of the Town Council of the Town of Hilton Head Island, South Carolina, Authorizing the Execution and Delivery of an Agreement Regarding the Payment of One Million and No/100 (\$1,000,000) Dollars for Site Improvements in Connection with the Development of the Northpoint Workforce Housing Project, and Authorizing the Execution and Delivery of an Escrow and Disbursement of the Funds, and the Completion of the Town's Obligations Described in the Agreements - Ben Brown, Strategic Initiatives Director
- b. Consideration of a Resolution of the Town of Hilton Head Approving the Recommendation from the Accommodations Tax Advisory Committee for the Calendar Year 2026 Grants - Dave Byrd, Finance Director
- c. Consideration of an Ordinance of the Town of Hilton Head Island Authorizing the Issuance of General Obligation Debt Bonds - First Reading - Dave Byrd, Finance Director
- d. Consideration of a Resolution Authorizing the Public Dedication and

Acceptance of the Private Road Rights of Way for Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane from Cedar Woods Owners' Association, Inc. - Jeff Netzing, Engineering & Public Projects Director

- e. Consideration of a Resolution Authorizing the Execution of a Standardized Stormwater Agreement for the Cedar Woods Subdivision - Jeff Netzing, Engineering & Public Projects Director

10. Public Comment - Non Agenda Items

11. Executive Session

- a. Discussion Incident to Proposed Contractual Arrangements (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:
 - 1. Town of Hilton Head Island Destination Marketing Organization Request for Qualifications
- b. Discussion Incident to Proposed Contractual Arrangements (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]):
 - 1. Various Agreements Related to Northpoint
 - 2. Bryant Road Redevelopment Project Request for Qualifications
 - 3. Circle Center Outparcel Covenants, Parking & Access Easement, and Sign Easements
 - 4. Coligny Plaza Sign Easement
 - 5. Town Attorney Discussion
- c. Discussion of Appointment to Boards, Commissions, and Committees [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(1)] related to:
 - 1. Beaufort County Airports Board
 - 2. Beaufort Jasper Housing Trust
 - 3. Board of Zoning Appeals
 - 4. Gullah Geechee Land & Cultural Preservation Task Force
 - 5. Housing Action Committee
 - 6. Land Management Ordinance Task Force
 - 7. Transportation Sales Tax Referendum for 2026 - Transportation Advisory Committee
 - 8. Northpoint Public-Private Partnership Housing Advisory Committee
 - 9. Bryant Road Partnership Advisory Committee
- d. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussions for the Proposed Sale or Purchase of Property (Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 [a][2]) related to:
 - 1. Main Street Area
 - 2. Squire Pope Road Area
 - 3. Bradley Circle Area

12. Action from Executive Session

13. Adjournment

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."