Town of Hilton Head Island
TOWN COUNCIL MEETING
Tuesday, December 9, 2025, 3:00 PM
Minutes

Call to Order

Mayor Perry called the meeting to order at 3:00 p.m.

Council Members present: Alan Perry, Mayor; Alex Brown, Ward 1, Mayor Pro Tempore; Patsy Brison, Ward 2; Steve DeSimone, Ward 3; Tammy Becker, Ward 4; Steve Alfred, Ward 5; Melinda Tunner, Ward 6

Others Present: Marc Orlando, Town Manager; Curtis Coltrane, Town Attorney; Kim Gammon, Town Clerk

Invocation – Fr. Leroy "Chris" Gardner, Anglican Church of the Redeemer

Father Gardner delivered the invocation.

Adoption of the Agenda

Mr. Alfred moved to approve. Ms. Becker seconded. Motion carried 7-0.

Approval of the Minutes

Regular Meeting Minutes of November 4, 2025

Mr. Alfred moved to approve. Ms. Tunner seconded. Motion carried 6-0. (Becker abstained as she was not present at the November 4 meeting.)

Presentations and Recognitions

Report of the Town Manager

Mr. Orlando provided updates on several capital projects as well as the beach renourishment project. He also reported on events regarding the Gullah Geechee Historic Neighborhood Community Development Corporation, Crescendo and the Lantern Parade. He concluded his presentation with a review of upcoming events scheduled for the Holiday Season along with recognition of staff accomplishments.

Beaufort County School District Character Education Student of the Month - Mayor Alan Perry

Mayor Perry stated Gavin Ward, a kindergartner from Hilton Head Island Early Childhood Center was selected as a Beaufort County School District Student of the Month. He invited him to the podium, presented him with a certificate and a commemorative Hilton Head Island medallion and offered congratulations on behalf of the Town Council. Gavin was joined at the podium by his teacher, Katie Hunt, and his parents, Ashley and Garret Ward.

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

Charlie Clark and Chase O'Dell provided a detailed report and held discussions, answered questions regarding the report.

Reports from Members of Town Council

General Reports from Town Council

Ms. Brison reported on various events taking place throughout the Island.

Ms. Becker expressed appreciation to Fire Rescue for their efforts in assisting the Humane Society during a recent event.

Mayor Perry stated that Deep Well was recently awarded the recognition of PGA Charity of the Year and received a $30,000 grant. He noted that they are the third organization from Hilton Head Island to receive the award. The other two were Memory Matters and Second Helpings. In addition, he recognized Frank Soule on his recent retirement as Executive Director of Island Recreation Association and thanked him for his leadership and service to the organization.

Report of the Lowcountry Area Transportation Study – Councilmember Tamara Becker

No report.

Report of the Lowcountry Council of Governments – Councilmember Steve Alfred

No report.

Report of the Beaufort County Airports Board – Councilmember Melinda Tunner

Ms. Tunner reported that construction continues on the terminal addition with completion expected in April 2026. She reported on additional direct flights to and from Chicago O'Hare International Airport that will be provided by United Airlines beginning in April through August 2026

Report of the Southern Lowcountry Regional Board – Councilmember Patsy Brison

Mayor Perry stated updates were provided at the last meeting regarding growth patterns and workforce housing.

Report of the Island Recreation Association Board – Mayor ProTempore Alex Brown

Mr. Brown provided updates regarding activities and events taking place. He noted that the dome has been installed over the pool and swim lessons are being provided. He advised all to go to the website for hours of operation.

Report of the Beaufort County Economic Development Corporation - Mayor Alan Perry

No report.

Report of the Gullah Geechee Historic Neighborhoods Community Development Corporation - Mayor ProTempore Alex Brown

Mr. Brown reported the Corporation will be discussing the renaming of the Rowing and Sailing Center at Squire Pope Community Park as well as discussion regarding disaster relief on Hilton Head Island.

Report of the Community Development and Public Services Committee – Councilmember Tamara Becker

Ms. Becker stated the Committee has conducted interviews for a number of vacancies on boards, committees and commissions and will make their recommendations during executive session at today's meeting. She stated the next meeting will take place on December 15.

Report of the Finance and Administrative Committee – Mayor ProTempore Alex Brown

Mr. Brown reported the Committee met earlier in the day and received a presentation from Lowcounty Regional Transportation Authority, known as Palmetto Breeze regarding a funding gap and a request for assistance from the Town. He encouraged everyone to reach out to our County representatives regarding the topic and the need for the County to assist with funding.

Unfinished Business

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

On June 18, 2024, Town Council approved the Northpoint Workforce Housing Development Agreement with OneStreet Residential (OSR), establishing the roles and responsibilities of both parties in developing and managing a workforce housing neighborhood on the Town's 11-acre Northpoint property. The Agreement outlined a phased approach culminating in a long-term Ground Lease.

The Northpoint initiative builds on the Town's 2018 Workforce Housing Strategic Plan, which identified public-private partnerships as a key strategy to expand the supply of attainable housing. Additional Town policies adopted in 2020 and 2021 further advanced these objectives by promoting workforce housing through zoning and density incentives.

Following a competitive RFQ and RFP process initiated in 2022, OSR was selected as the Town's preferred development partner based on its demonstrated experience in financing, designing, constructing, and managing high-quality affordable and mixed-income communities. The Northpoint Public-Private Partnership Housing Advisory Committee actively participated throughout the vetting and review process, providing recommendations that informed Town Council's approval of the Development Agreement.

The 2024 Development Agreement formalized the partnership and established the framework for the Ground Lease and Affordability Covenants now before Town Council for final approval.

Upon execution of the Ground Lease, OSR anticipates closing project financing by December 12, 2025, and beginning construction in early 2026.

As part of its ongoing advisory role, the Northpoint Public-Private Partnership Housing Advisory Committee reviewed and supported the framework of the Ground Lease and Affordability Covenants at its October 6, 2025, meeting.

Summary of Schedule:
Town Council – First Reading: November 4, 2025 (approved)
Town Council – Second Reading: December 9, 2025
Close Financing: by December 12, 2025
Commence Construction: January 2026
First Apartments Released: early 2027
Substantial Completion: mid 2027

The proposed Ground Lease and Affordability Covenants represent the final implementation steps outlined in the Northpoint Workforce Housing Development Agreement approved by Town Council in June 2024. Adoption of these documents will formalize the Town's public/private partnership with OSR and enable the construction and long-term management of a high-quality, sustainable workforce housing neighborhood at Northpoint.

The documents are consistent with the terms established in the 2024 Development Agreement, with one adjustment identified during project underwriting. During due diligence, questions arose regarding long-term occupancy, specifically what would occur if, at any point during the 65-year Ground Lease, the property manager could not identify an eligible tenant who meets the Town's Workforce Housing Community standard (defined as persons employed and working within the municipal boundaries of Hilton Head Island).

To address this scenario, the Ground Lease establishes a limited, time-bound exception process. If a unit becomes vacant and no qualified Hilton Head Island workforce household is on the waiting list, and no eligible tenant contacts the property manager within forty-five days, the unit may be leased for a twelve-month term to an income-qualified tenant employed within Beaufort County. At the end of that term, the property manager must again make commercially reasonable efforts to lease the unit to a tenant who meets the Hilton Head Island Workforce Housing Community standard. While this situation is considered unlikely, inclusion of this exception is necessary to secure project financing.

Mr. Alfred moved to approve. Ms. Brison seconded.

Mayor Perry asked for public comment. There was none.

Following discussion, comments and questions from Council the motion carried 7-0.

<u>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</u>

On June 18, 2024, Town Council approved the Northpoint Workforce Housing Development Agreement with OneStreet Residential (OSR), establishing the roles and responsibilities of both parties in developing and managing a workforce housing neighborhood on the Town's 11-acre Northpoint property. The Agreement outlined a phased approach culminating in a long-term Ground Lease.

The HHPSD owns a 1.03-acre property containing its water tower, a parcel that was part of the original Northpoint tract. HHPSD currently accesses the site via Northpoint Circle. As part of the Northpoint redevelopment, this access will be reconfigured and improved to align with the neighborhood's new internal roadway network. To ensure HHPSD's continued access for the operation and maintenance of critical public utility infrastructure, the Town and HHPSD have negotiated a non-exclusive easement providing ingress, egress, and utility access across the newly configured roadway.

Providing this easement supports HHPSD's responsibility to deliver potable water to residents within its service area. Granting the easement is therefore in the best interest of the Town and is consistent with the infrastructure coordination anticipated in the Northpoint Development Agreement.

Approval of the Non-Exclusive Easement for Ingress, Egress, and Utilities with HHPSD ensures continued and reliable access to the existing water tower site while accommodating the redevelopment of the Northpoint property. The easement is consistent with the Northpoint Development Agreement and is necessary to support HHPSD's provision of essential public services.

Mr. Brown moved to approve. Mr. Alfred seconded.

Mayor Perry asked for public comment. There was none.

Following discussion, comments and questions from Council the motion carried 7-0.

<u>New Business</u>

<u>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</u>

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

On June 18, 2024, Town Council approved the Northpoint Workforce Housing Development Agreement with OneStreet Residential (OSR), establishing the roles and responsibilities of both parties in developing and managing a workforce housing neighborhood on the Town's 11-acre Northpoint property. The Agreement outlined a phased approach culminating in a long-term Ground Lease.

As part of the Development Agreement, the Town committed to contribute $1,000,000 to support the development of the Northpoint neighborhood. These funds were received through the American Rescue Plan Act (ARPA) and allocated to the project as part of the Town's contribution to the public-private partnership with OSR.

To implement this commitment, the Town and OSR have negotiated the Lessor's Work Supervision Agreement and the Construction Escrow Agreement. These agreements establish the terms under which the $1,000,000 will be deposited, held, and disbursed. Upon execution of the Ground Lease, the Town will deposit the funds into escrow, where they will be managed by an independent Escrow Agent in accordance with the Construction Escrow Agreement. This structure ensures proper oversight of the funds and compliance with the Development Agreement and Ground Lease.

The Town will remain the owner of the Northpoint property throughout the Ground Lease term and will own all improvements at the end of the lease.

Approval of the Resolution will authorize the execution and delivery of the agreements required to implement the Town's $1,000,000 contribution toward site improvements for the Northpoint Workforce Housing Initiative. This contribution is consistent with the Town's commitments under the Development Agreement and Ground Lease and advances the public-private partnership with OSR toward financing and construction.

Mr. Brown moved to approve. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

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

The Accommodations Tax (ATAX) Advisory Committee met on November 7, 2025, and finalized its recommendations after careful review of all applications received, ensuring that all recommendations complied with the requirements of the South Carolina Tourism Expenditure Review Committee (TERC).

A total of 37 applications were submitted for consideration, with $4,076,992 available for distribution. One application was voluntarily withdrawn prior to final recommendations, and one application was not funded. Following its review and deliberations, the Accommodations Tax Advisory Committee submitted and recommended 35 ATAX grant awards for funding.

These recommendations align with the Town's new Comprehensive South Carolina Accommodations Tax Program, which emphasizes measurable return on investment (ROI), consistency with the Town's Strategic Action Plan goals, and a transparent, equitable allocation process that prioritizes programs demonstrating clear benefits to Hilton Head Island's tourism economy and community quality of life.

In addition to the recommended 2026 ATAX Grant award funding, the ATAC Committee submitted a recommendation requesting that any grant funds awarded, but not expended, by the recipient organizations by the end of the 2026 grant year cycle to be carried forward in full (100%) and applied to the 2027 Accommodations Tax Grant Fund allocation.

Dave Byrd introduced Keith Schlegel, Chairman of the Accommodations Tax Advisory Committee conduct his presentation. Mr.Schlegel proceeded to review the process, grant recommendations and answered questions from Council.

Concluding the presentation, Mr. Alfred moved to approve the Accommodations Tax Advisory Committee recommendations with the exception of the Lowcountry Golf Association. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Council continued to discuss the motion and the language within the resolution regarding unspent funds being applied to the Accommodations Tax Grant fund allocation. **Concluding discussion and input from the Town Attorney, Ms. Brison moved to amend the text in Subsection (a) of the Resolution to read: "be carried forward in the ATAX Grant Awards Fund." Mr. Brown seconded. Mr. Alfred, the maker of the original motion agreed to the amendment. The motion to amend the resolution carried 7-0.**

Mayor Perry called for a vote on the original motion made by Mr. Alfred and seconded by Ms. Becker **to approve the Accommodations Tax Advisory Committee recommendations with the exception of the Lowcountry Golf Association. Motion carried 7-0.**

Ms. Brison moved to reduce the funding of Lowcountry Golf Course Owners Association from $100,000 to $50,000 and to reallocate that $50,000 to History Cultural organizations as follows: The Gullah Museum, Low Country Gala, The Outdoor Foundation, Sea Turtle Patrol and Hilton Head Symphony ($10,000 each). Motion failed due to lack of a second.

Mr. Brown moved to approve the Lowcountry Golf Course Owners Association in the amount of $100,000 as recommended by the Finance and Administrative Committee and Accommodations Tax Advisory Committee. Ms. Tunner seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 6-1 (Brison opposed).

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

The Town has the opportunity to acquire 9 Park Lane and 10 Park Lane and make significant capital improvements on these properties to build out a Fire & Rescue Headquarters and Emergency Operations Center. The Town also has the opportunity to fund future strategic land acquisitions for conservation purposes.

The Town can fund the above via a G.O. bond issuance. The Town would pay back the bond issuance over approximately 15 years, with a large portion of the principal to be paid back within 2 months of issuance. The sources of the first payment ($14.3 million on approximately 6/1/26) would be approximately $11.7 million from the accumulated Debt Service Fund balance + $2.6 million in already-requested FY2026 property tax collection millage. The remaining payments would be made via future annual Debt Service millage collections until the bonds are paid off in approximately 15 years.

The Town's future total annual Debt Service millage (for its existing G.O. bonds and the proposed FY2026 G.O. bonds) would stay at or significantly below FY2026's 5.1 Debt Service millage rate, and would thus give the Town the ability to either

1) reduce Debt Service millage below 5.1 mils after FY2028,
2) undertake addition debt-financed capital projects after FY2028, or,
3) a combination of the two.

The Town, through its Municipal Advisor, First Tryon, would sell this debt competitively in the municipal bond market to ensure the most competitive interest rate results. The Town's AAA G.O. bond ratings from Moody's, S&P, and Fitch would be featured prominently in the bond offering documents. The Town would pay back the debt over approximately 15 years through our bond trustee, Regions Bank.

Funding these land purchases and capital projects with G.O. bond proceeds (instead of with cash currently available in various funds balances) will allow the Town to:

a) Maintain strong General Fund, RETF Fund, and other governmental fund balances in excess of the minimum fund balance policy
b) Fund other future capital projects with the additional cash on hand in the General Fund, RETF Fund, and other governmental funds
c) Retain additional financial flexibility in the event of a natural disaster
d) Align the payment of the land acquisitions and related capital improvements more closely with the land acquisition and related capital improvements' expected useful lives, thus offering a more equitable and financially sustainable approach relative to funding the entire capital project via past-accumulated cash balances

Key Future Dates & Milestones (Dates Approximate):

December 9, 2025 – Town Council Meeting: First Reading of the Bond Ordinance
January 13, 2026 – Town Council Meeting: Second Reading of the Bond Ordinance
January 14, 2026 – 60-day Challenge Period begins February 16, 2026 – Credit Rating Agency meetings
March 7, 2026 – Publish Notice of Sale to Municipal Bond marketplace March 14, 2026 – 60-day challenge period ends
March 17, 2026 – Bond Pricing with winning bidder
April 1, 2026 – Financial Closing, funds transfer to Town account
June 1, 2026 – First Principal & Interest Payment

Mr. Byrd introduced Michael Seezen of Burr and Foreman and Andy Smith of First Tryon Advisors. They answered questions from members of Council.

After discussion, comments and questions from Council, Ms. Tunner moved to approve the Consideration of an Ordinance at the Town of Hilton Head Island Authorizing the insurance of general Obligation Debt Bonds as written, however change the amount from $35,000,000 to $25,000,000. Ms Becker seconded.

Mayor Perry asked for public comment. There was none.

Council held discussion, asked questions and made comments, with Ms. Tunner explaining that she was the dissenting vote from the Finance and Administrative Committee's recommendation, stating she does not agree with the amount as she felt the Town should look for the lowest amount of borrow to meet the needs it is trying to accomplish. Ms Becker concurred with her comments.

Following further discussion, Ms. Brison moved to amend the motion on the floor to approve an ordinance authorizing the issuance and sale of not to exceed $35,000,000 general obligation bonds, series 2026, or such other appropriate series designation, of the Town of Hilton Head Island, South Carolina; fixing the form and certain details of the bonds, including a final maturity on or before june 1, 2041, with the proceeds being used to fund certain capital projects, including but not limited to the acquisition and renovation of certain land and existing improvements, if any, located at 9 Park Lane and 10 Park Lane for the new headquarters for Fire Rescue and Emergency Operations Center, and land acquisition costs for conservation purposes; authorizing the Town Manager or his lawfully authorized designee to determine certain matters relating to the bonds; providing for the payment of the bonds and the disposition of the proceeds thereof; other matters relating thereto. Mr. Desimone seconded. Amended Motion carried 5-2 (Tunner and Becker opposed).

<u>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 Netzinger, Engineering & Public Projects Director</u>

Mr. Netzinger explained the Town Attorney received a letter dated July 23, 2025, from the

Cedar Woods Owners' Association requesting Town acceptance and conveyance of three (3) private roads including Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane and a drainage system owned by the Association in accordance with the Association's governing covenants. Justification for this request cited in the letter included excessive ongoing maintenance costs incurred by the Association exceeding the logistical and financial capacity of the small neighborhood (50 homes). The letter also noted that the roads (including Kingbird Lane and Bobwhite Lane) and the drainage system of Point Comfort Woods, a neighboring community, were previously accepted by the Town (in 2001), making consistent (Town) oversight more essential for effective stormwater management.

The Town Attorney drafted a Limited Warranty Deed providing the mechanism for the public dedication and acceptance of Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane from Cedar Woods Owners' Association, Inc. that was subsequently executed by the Board of Directors on August 13, 2025

Acceptance of these roads will benefit and promote the general health, safety, and welfare of the citizens, residents, property owners and businesses in the Town.

Acceptance of Song Sparrow Lane, Phoebe Lane, and Goldfinch Lane would add approximately one-half mile of roadway to the Town's roadway inventory, increasing the total lane mileage from 16.0 to 16.5 miles. Staff estimates the average annual cost to the Town, including routine maintenance, repair, and periodic pavement rehabilitation, would equate to $25,000.

The subject agenda item was brought to the Community Development & Public Safety Committee for consideration on October 20, 2025. The Committee voted (3-0) to table this item and reschedule consideration at the following regularly scheduled meeting (November 17, 2025). The Committee asked if Cedar Woods had capital reserve funds that it would be willing to convey to the Town in exchange for the Town's acceptance of the roads. The Committee also requested that representatives from the Cedar Woods Board be present at the November meeting. The Town received a second letter dated October 27, 2025, from the Cedar Woods board in response to these Committee requests.

The subject agenda item was again brought to the Community Development & Public Safety Committee for consideration on November 17, 2025. The Cedar Woods Board President was present at the meeting and answered several questions asked by members of the Committee. The Committee voted (3-0) in favor of bringing this item to Town Council for consideration.

Mr. Alfred moved to approve. Ms. Becker seconded.

Mayor Perry asked for Public Comment.

Leslie Ford addressed Council providing background from the property owners perspective and thanked Council for consideration of the item before them.

Mr. Alfred reiterated that in prior discussions, it is understood that the Town needs to develop a plan and guidelines for when it will assume control of private roads and agree to pay to maintain them. He stated in going forward with this specific situation and consideration of approval, the intention is that the Town will come up with guidelines for the circumstances under which the Town will assume control of private roads. Ms Tunner stated she felt the item should be tabled until a policy is established.

Following further discussion, Mayor Perry called for a vote. Motion carried. 6-1 (Tunner opposed).

<u>Consideration of a Resolution Authorizing the Execution of a Standardized Stormwater Agreement for the Cedar Woods Subdivision - Jeff Netzinger, Engineering & Public Projects Director</u>

Mr. Netzinger explained that after the creation of the Storm Water Utility in 2001, the Town offered to accept corrective maintenance responsibility for storm water systems located within private Planned Unit Developments (PUDs). Between 2007 and 2012, the Town executed and delivered drainage agreements with eleven (11) PUDs including Shipyard, Wexford, Long Cove Club, Sea Pines, Palmetto Dunes, Leamington, Shelter Cove, Port Royal Plantation, Indigo Run, Hilton Head Plantation, and Palmetto Hall.

On September 21, 2021, Town Council authorized executing drainage agreements with six (6) additional communities, including Bermuda Pointe, Jarvis Creek Club, Seagrass Landing, Spanish Wells, Wells East, and Yacht Cove.

On November 4, 2020, Town Council approved standardized terms and conditions for current and future drainage agreements. All eleven (11) original agreements were recently updated, using the standard terms and conditions, as authorized by Town Council on July 19, 2022. On June 6, 2023, Town Council authorized executing drainage agreements with five (5) additional communities, including Ashton Cove, Beach City Place, Carolina Isles, Chinaberry Ridge, and Peregrine Pointe.

On November 12, 2024, Town Council authorized executing drainage agreements with four (4) additional communities, including Broad Creek Landing, Paddocks on Jarvis Creek, Ribaut Island, and Victoria Square.

To date, Town Council has authorized executing drainage agreements with twenty-six (26) communities. Cedar Woods Owners' Association, Inc., is currently requesting a similar agreement. During the October 20, 2025 meeting of the Community Development & Public Services Committee, the Committee moved to forward the resolution to the full Council for consideration of approval. The motion carried 3-0.

Mr. Brown moved to approve. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Public Comment - Non Agenda Items

Richard Bisi addressed Council regarding transparancy.

Mare Deckard addressed Council regarding hotel fees.

Executive Session

At 5:41 p.m. Mr. Orlando stated the need to enter Executive Session for the reasons listed below.

Mr. Alfred moved to enter Executive Session for the reasons cited by the Town Manager. Ms Becker seconded. Motion carried 7-0.

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

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

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

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

Action from Executive Session

Council returned to the dais at 8:16 p.m. **Mr. Alfred moved to end the Executive Session and return to the regular meeting. Ms. Brison seconded. Motion carried 7-0.**

Mayor Perry asked if there was any business as a result of Executive Session.

Consideration of the following appointments to Boards, Committees and Commissions:

- Dr. Eli Roth as the Hilton Head Island Representative on the Beaufort County Airports Board with a term ending 6/30/2028.
- Karl Brondelll as the Hilton Head Island Representative on the Beaufort Jasper Housing Trust.
- Dale Strecker to the Board of Zoning Appeals (Architect) with a term ending 6/30/2028.
- Barbara Banaszynski to the Housing Action Committee with a term ending 6/30/2026.
- Sue Ann Hess to the Housing Action Committee with a term ending 6/30/2026.
- Maryann O'Brien to the Housing Action Committee with a term ending 6/30/2026.
- Molly Risk to the Housing Action Committee with a term ending 6/30/2027.
- Justin Wilson to the Housing Action Committee with a term ending 6/30/2027.
- Greg Wynn to the Housing Action Committee with a term ending 6/30/2027.

Ms. Becker moved to approve. Ms. Tunner seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Consideration of Appointment to the Land Management Ordinance Task Force:

- Tom Henz, Planning Commission Chair
- Judd Carstens, Design Review Board Chair
- Louis Johnson, Gullah Geechee Historic Neighborhoods Community Development Corporation Chair
- Lavon Stevens, Gullah Geechee Land and Cultural Preservation Task Force Chair
- Ray Warco, Hilton Head Island – Bluffton Chamber of Commerce Representative
- Eric Brehm, Esposito Construction, Hilton Head Area Home Builders Association Representative
- James Wedgeworth, Hilton Head Area Realtors Representative
- Mike Alsco, Coastal Home and Villa, Short Term Rental Representative
- Cliff McMackin, Sea Pines Resort, Hospitality Industry Representative
- Barbara Banaszynski, Workforce Housing Sector Representative

- Bill Dix, Palmetto Dunes (General Manager)
- Courtney Struna, Palmetto Hall (General Manager)
- Peter Kristian, Hilton Head Plantation (General Manager)
- Brian Kinard, Resident
- Lola Campbell, Resident
- Gregg Russell, Resident
- Edwina Dunlap, Resident
- Ciaran Storan, Resident
- Marc Orlando, Town Manager (Ex-Officio)
- Shawn Leininger, Deputy Town Manager (Ex-Officio)

Mr. Brown moved to approve. Ms. Brison seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

First Reading of an Ordinance Authorizing the Sale of Three Parcel of Real Property Owned by the Town of Hilton Head Island Located at 55 Main Street, 1 Automobile Place and 355 William Hilton Parkway, and Providing for Severability and an Effective Date.

Mr. Brown moved to approve. Ms. Becker seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Authorization for the Mayor and Town Manager to Execute and Deliver the Proposed Contract by and between the Town of Hilton Head Island and Hilton Head Medical Center, LLC, for the Sale of 4.57 Acres of Town Owned Property on Main Street, and to take such other and further actions as may be necessary to complete the transaction described in the contract.

Mr. Brown moved to approve. Ms. Brison seconded.

Mayor Perry asked for public comment. There was none.

Motion carried 7-0.

Adjournment

Mr. Alfred moved to adjourn. Ms. Becker seconded. Motion carried 7-0. The meeting was adjourned at 8:20 p.m.

Kimberly Gammon

Kimberly Gammon, Town Clerk

Alan R. Perry, Mayor

The full recording and a transcript of this meeting can be found on the Town's website at www.hiltonheadislandsc.gov