



Town of Hilton Head Island

Town Council Workshop Meeting

Tuesday, February 24, 2026, 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. **Adoption of the Agenda**
3. **Workshop Discussion**
 - a. Review and Discussion of the Five-Year Capital Improvement Plan and FY27 Capital Improvement Project Priorities
4. **Public Comment - Non Agenda Items**
5. **Adjournment**

FOIA Compliance: Public notification of this workshop 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."



TOWN OF HILTON HEAD ISLAND

TO: Mayor and Council
FROM: Shawn Gillen, Assistant Town Manager
CC: Marc Orlando, Town Manager
DATE: February 24, 2026
SUBJECT: FY27 Preliminary Capital Improvement Program Review

BACKGROUND:

As part of the annual Fiscal Year 2027 budget development process, staff requests that Town Council provide early policy guidance on the preliminary Capital Improvement Program before formal prioritization occurs. This step ensures proposed capital investments:

- Address current community needs.
- Align with adopted strategic priorities.
- Remain fiscally sustainable over the long term.

Early direction from Town Council also strengthens coordination among planning, capital programming, and financial management while supporting a transparent and accountable budgeting process.

RECOMMENDATION:

No formal Town Council action is required. Town Council is requested to:

- Review the Town Council approved FY 2026 – FY 2030 CIP Priority Plan.
- Review the preliminary FY 2027 Capital Improvement Program and consider the preliminary FY 2027 project list, which:
 - Advances priorities identified in the 2026–2030 CIP.
 - Updates project scope, cost, and timing assumptions.
 - Includes both new FY 2027 initiatives and FY 2026 rollover projects.
 - Reflects current revenue projections, financial policies, and long-term debt capacity.
- Provide direction on preliminary project priorities and funding considerations.
- Identify projects for refinement, deferral, or advancement.
- Provide input on Hilton Head Island transportation projects for potential future Beaufort County sales tax referendum consideration with discussion focused on:

To clarify fiscal capacity and trade-offs associated with advancing priority projects for Town Council consideration, staff will also summarize the Town's capital funding framework, including:

- Dedicated capital revenue sources.
- Pay-as-you-go and future FY debt financing considerations.
- Grant and other external funding opportunities.
- Long-term operating and maintenance impacts.

Town Council feedback on the above items will inform refinement of the FY 2027 CIP before Planning Commission review and formal budget presentation. The program will be refined following Town Council guidance, Planning Commission prioritization, and continued financial analysis. The proposed FY 2027 Consolidated Budget is scheduled for First Reading on May 12, 2026.

Fiscal Impact:

The preliminary FY 2027 CIP is based on current revenue forecasts, adopted financial policies, and long-term debt management practices.

No fiscal action is requested at this workshop. Final fiscal impacts will be presented with the proposed FY 2027 Consolidated Budget following Planning Commission prioritization and Town Council direction.

Strategic Plan Alignment:

The CIP implements adopted strategic priorities through targeted investment in infrastructure, transportation, environmental stewardship, public facilities, resilience, and community quality of life.

NEXT STEPS:

1. Incorporate Town Council guidance into the FY 2027 CIP.
2. Complete financial analysis and funding strategy development.
3. Advance the refined CIP to the Planning Commission for prioritization.
4. Present the recommended FY 2027 CIP within the proposed FY 2027 Consolidated Budget for Town Council consideration and adoption.

ATTACHMENTS:

1. CIP Workshop PowerPoint Presentation



TOWN OF HILTON HEAD ISLAND

Fiscal Year (FY) 2027 – Capital Improvements Program Workshop Discussion

February 24, 2026



Goal of Today's Meeting

- Establish a baseline for Capital Improvements Program (CIP) planning:
 - Fiscal Year (FY) 2026 CIP year end projections
 - FY 2026 CIP projected rollovers
- **Review a Preliminary FY 2027 Project List** aligned to Town priorities
- Discuss Potential Funding Tools to Consider for Today and Tomorrow

Input Needed from Town Council:

- Consideration of FY 2027 CIP Projects
- Consideration of Project List for Beaufort County Transportation Sales Tax Referendum



Agenda

- Baseline for CIP Planning:
 - FY 2026 Budget and Accomplishments
 - FY 2026 Year End Budget Projections
- Preliminary FY 2027 CIP Proposal
- Funding Toolkit - FY 2027 and Beyond



Capital Improvements Program Fund, Plan, and Projects

Capital Improvements Program Fund

- This fund is used to account for and report financial resources that are restricted, committed or assigned for the acquisition, construction, or renovation of major capital facilities; ongoing major improvement projects; and major equipment or other capital asset acquisitions that are not financed by another fund.
- A capital expenditure is the disbursement of appropriated funds to pay for land, buildings, machinery, and equipment with an original cost of \$5,000 or more; and software licenses and other intangibles of a consumable nature value at \$50,000 or more and has an estimated useful life of at least two years following the date of acquisition; and infrastructure with a value of \$100,000 or more.
- Primary sources of revenue include bond proceeds, hospitality tax fees, beach preservation fees, state accommodations taxes, TIF proceeds, road usage fees (now paused), electric franchise fees, and road/park impact fees. Capital projects are primarily non-recurring in nature.

Capital Improvements Program Fund, Plan, and Projects

What is a Capital Improvements Plan (CIP)?

- The CIP serves as the guiding document for major capital expenditures, asset management, and funding strategies over a multi-year horizon.
- Annual updates to respond to shifting priorities, funding changes, and new needs.

What is a capital project?

- A capital project is a major, non-recurring public infrastructure investment designed to build, expand, replace, or significantly repair public assets. It typically:
 - Adds, improves, or extends the life of a public facility or system,
 - Benefits the community across multiple fiscal years,
 - Has clear start and end points.
- A capital project must be nonrecurring, major, and infrequent not routine maintenance. Results in:
 - New or expanded facilities.
 - Major repairs or rehabilitation of fixed assets.
 - Land acquisition for future development.

Why These Criteria Matter?

- **Budgeting:** Ensures major investments are forecast, funded, and managed over time.
- **Accounting:** Differentiates long-term assets from regular maintenance in financial statements.
- **Strategic Planning:** Connects investments to future growth and service needs.
- **Transparency:** Enhances public awareness, oversight, and stakeholder input.



Baseline for CIP Planning

FY 2026 Program, Accomplishments, and Year End Projections

FY26 Approved CIP

Beach Program	\$48,820,000
Pathway Program	\$1,650,000
Roadway Program	\$5,079,500
Park Program	\$10,636,000
Facility & Equipment Program	\$4,721,000
Stormwater Program	\$6,350,880
Fleet Program	\$180,000
Land Acquisition Program	\$250,000
<hr/>	
Total FY26 Total	\$77,687,380



FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
BEACH PROGRAM											
1	Beach Park Maintenance & Improvements	Maintenance	\$ 150,000	Priority	Priority	Priority	Priority	★			✓
2	Beach Management & Monitoring	Maintenance	\$ 220,000	Priority	Priority	Priority	Priority	★			
3	Beach Renourishment	Maintenance	\$ 47,500,000					★			✓
4	Islanders Beach Park Improvements	Discretionary	\$ -	Priority	Priority						
5	Folly Field Beach Park Improvements	Discretionary	\$ -		Priority						
6	Coligny Beach Park Boardwalk Maintenance	Maintenance	\$ 250,000	Priority	Priority	Priority	Priority	★			✓
7	Harbour Town Dredge	Maintenance	\$ 600,000					★			✓
8	Beach Program Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority				
Total Beach Program			\$ 48,820,000								

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
PATHWAY PROGRAM											
9	Pathway Maintenance & Improvements	Maintenance	\$ 500,000	Priority	Priority	Priority	Priority	★			✓
New Pathway Segments											
10	Jonesville Road Pathway (Western Terminus to Spanish Wells Rd)	Discretionary	\$ 500,000	Priority				★	✓	✓	
11	Dunnagans Alley Pathway (Wexford Drive to Arrow Road)	Discretionary	\$ 250,000	Priority				★	✓	✓	
12	William Hilton Parkway EB Pathway (Wexford Drive to Arrow Road)	Discretionary	\$ 300,000	Priority				★	✓		
13	South Forest Beach HAWK Signal at Marriott Grande Ocean	Discretionary	\$ -	Priority							
14	Lagoon Road Pathway (Avocet Road to North Forest Beach Drive)	Discretionary	\$ -	Priority	Priority						
15	Palmetto Parkway Pathway (Mathews Drive to William Hilton Parkway)	Discretionary	\$ -	Priority	Priority						

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule		
								Design	Permitting	Construction
PATHWAY PROGRAM										
New Pathway Segments										
16	Spanish Wells Pedestrian Bridge	Maintenance	\$ -		Priority					
17	Fish Haul Road (Baygall Road to Alice Perry Drive)	Discretionary	\$ -		Priority	Priority	Priority			
18	William Hilton Parkway EB Pathway (Mathews Drive / Folly Field Road to Shelter Cove Lane)	Discretionary	\$ -		Priority					
19	Cross Island Parkway from Coastal Discovery Museum Access to Spanish Wells Road	Discretionary	\$ -			Priority				
20	Muddy Creek Pathway Connection (Muddy Creek Road to Cross Island Parkway)	Discretionary	\$ -	Priority	Priority					
Subtotal New Pathway Segments			\$ 1,050,000							
21	Pathway Project Management and Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority			
Total Pathway Program			\$ 1,650,000							

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

								FY 2026 Project Schedule		
Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	Design	Permitting	Construction
ROADWAY PROGRAM										
22	Roadway Maintenance & Improvements	Maintenance	\$ 250,000	Priority	Priority	Priority	Priority	★		✓
23	Town Road Resurfacing Program	Maintenance	\$ -	Priority	Priority	Priority	Priority			
24	Signal System Maintenance	Maintenance	\$ 1,100,000	Priority	Priority	Priority	Priority	★		✓
25	Landscape, Lighting, and Safety Enhancements	Maintenance	\$ 750,000	Priority	Priority	Priority	Priority	★		✓
Dirt Road Paving Program										
26	Mitchelville Road	Discretionary	\$ 910,000					★		✓
27	Alice Perry Drive	Discretionary	\$ 50,000	Priority				★	✓	✓
28	Freddie's Way	Discretionary	\$ 50,000	Priority				★	✓	✓
29	Alfred Lane	Discretionary	\$ 44,500	Priority				★	✓	✓

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule		
								Design	Permitting	Construction
ROADWAY PROGRAM										
Dirt Road Paving Program										
30	Benjamin Drive	Discretionary	\$ 50,000	Priority			★	✓	✓	
31	Christopher Drive	Discretionary	\$ -		Priority	Priority				
32	Darling Road	Discretionary	\$ -		Priority	Priority				
33	Manatee Way	Discretionary	\$ -		Priority	Priority				
34	Pine Field	Discretionary	\$ -		Priority	Priority				
35	Amelia Court	Discretionary	\$ -		Priority	Priority				
36	Evelina Road	Discretionary	\$ -			Priority	Priority			
Subtotal Dirt Road Paving Program			\$ 1,104,500							

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
ROADWAY PROGRAM											
37	Island-wide Intersection Pedestrian & Vehicular Safety Improvements	Maintenance	\$ 250,000	Priority	Priority	Priority	Priority	★			✓
38	Jonesville Road and Spanish Wells Right Turn Lane Improvements	Maintenance	\$ 100,000	Priority				★	✓	✓	
39	Northpoint Access Improvements	Maintenance	\$ 150,000	Priority				★	✓	✓	
40	Tabby Walk Entrance Relocation	Maintenance	\$ 200,000	Priority				★	✓	✓	
41	William Hilton Parkway Gateway Corridor & Stoney Corridor	Discretionary	\$ 100,000					★	✓		
Streetscape Enhancements											
42	Main Street	Discretionary	\$ -	Priority	Priority	Priority	Priority				
43	New Orleans Road	Discretionary	\$ -		Priority	Priority	Priority				
44	Old Wild Horse	Discretionary	\$ -	Priority	Priority						
45	Palmetto Bay Road	Discretionary	\$ -		Priority	Priority					
46	Pope Avenue Streetscape Improvements	Discretionary	\$ 250,000	Priority	Priority	Priority		★	✓	✓	✓
47	Arrow Road	Discretionary	\$ -			Priority	Priority				
Subtotal Streetscape Enhancements			\$ 250,000								

FY 2026 – FY 2030 Approved Capital Improvement Priority Plan

(As approved on 5/13/25)

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								Design	Permitting	Construction
ROADWAY PROGRAM										
William Hilton Parkway Streetscape Enhancements										
48	Segment 1 - Spanish Wells Road / Wild Horse Road to Wilborn Road / Jarvis Park Road	Discretionary	\$ -				Priority			
49	Segment 2 - Wilborn Road / Jarvis Park Road to Beach City Road / Gardner Drive	Discretionary	\$ -			Priority	Priority			
50	Segment 3 - Beach City Road / Gardner Drive to Dillon Road	Discretionary	\$ -			Priority	Priority			
51	Segment 4 - Dillon Road to Mathews Drive / Folly Field Road	Discretionary	\$ -				Priority			
52	Segment 5 - Mathews Drive / Folly Field Road to Shelter Cove Lane	Discretionary	\$ 300,000	Priority	Priority	Priority	Priority	★	✓	
53	Segment 6 - Shelter Cove Lane to Queens Folly Road / King Neptune Drive	Discretionary	\$ -				Priority			

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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								Design	Permitting	Construction	
ROADWAY PROGRAM											
William Hilton Parkway Streetscape Enhancements											
54	Segment 7 - Queens Folly Road / King Neptune Drive to Wexford Drive / Shipyard Drive	Discretionary	\$ -				Priority	Priority			
55	Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive	Discretionary	\$ 350,000	Priority				★	✓	✓	✓
Subtotal William Hilton Parkway Streetscape Enhancements			\$ 650,000								
56	Wilborn Road & Pembroke Drive Turn Lane Extensions / Curb and Gutter Improvements	Maintenance	\$ -		Priority	Priority	Priority				
57	Folly Field Road Pedestrian Safety Improvements	Maintenance	\$ 75,000	Priority				★	✓	✓	✓
58	Roadway Project Management and Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority				
Total Roadway Program			\$ 5,079,500								

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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								Design	Permitting	Construction
PARK PROGRAM										
59	Park Maintenance and Improvements	Maintenance	\$ 250,000	Priority	Priority	Priority	Priority	★		✓
60	Public Art Program	Discretionary	\$ 35,000	Priority	Priority	Priority	Priority	★		✓
Island Recreation Association										
61	Rec Center Building Improvements	Maintenance	\$ 233,500	Priority	Priority	Priority	Priority	★		✓
62	Rec Center Pool Improvements	Maintenance	\$ 195,000	Priority	Priority	Priority	Priority	★		✓
63	Basketball Court Improvements	Maintenance	\$ -	Priority						
64	Athletic Equipment Improvements	Maintenance	\$ 15,000		Priority		Priority	★		
65	Event Equipment Improvements	Maintenance	\$ 67,500	Priority	Priority	Priority	Priority	★		
Subtotal Island Recreation Association			\$ 511,000	Priority	Priority	Priority	Priority			

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule		
								Design	Permitting	Construction
PARK PROGRAM										
66	Chaplin Community Park Renovation - Phase 1: Parking Renovation & Expansion	Discretionary	\$ -	Priority	Priority	Priority				
67	Chaplin Community Park Renovation - Phase 2: Soccer Complex, Facility Upgrades, and Parking Expansion	Discretionary	\$ -	Priority	Priority	Priority				
68	Coligny Circle NW Quadrant Pocket Park	Discretionary	\$ 900,000				★		✓	✓
69	Crossings Park Renovation - Phase 1: Pickleball Complex	Discretionary	\$ 1,000,000	Priority	Priority	Priority	★	✓	✓	
70	Crossings Park Renovation - Phase 2: Bristol Sports Arena, Skate Park, and Pump Track	Discretionary	\$ 750,000	Priority			★	✓	✓	
71	Crossings Park Renovation - Phase 3: Baseball Complex	Discretionary	\$ 250,000	Priority	Priority	Priority	Priority	★	✓	
72	Jarvis Creek Park Improvements	Discretionary	\$ -		Priority					
73	Mid-Island Tract Park - Phase 1	Discretionary	\$ 750,000	Priority	Priority	Priority	Priority	★	✓	✓

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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								Design	Permitting	Construction
PARK PROGRAM										
74	Patterson Family Park	Discretionary	\$ 2,590,000				★	✓	✓	✓
75	Shelter Cove Community Park Expansion, Phase 2	Discretionary	\$ -	Priority	Priority					
76	Taylor Family Park	Discretionary	\$ 2,750,000				★	✓	✓	✓
77	Chaplin Linear Park with Treehouse	Discretionary	\$ -		Priority	Priority	Priority			
78	Old Schoolhouse Park Improvements	Discretionary	\$ 750,000		Priority		★	✓	✓	✓
79	Barker Field Phase 2 & Mitchelville Property Improvements	Discretionary	\$ -			Priority	Priority			
80	Marshland Road Racquet Facility	Discretionary	\$ -				Priority			
81	Park Project Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority			
Total Park Program			\$ 10,636,000							

FY 2026 – FY 2030 Approved Capital Improvement Priority Plan

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Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
FACILITY & EQUIPMENT PROGRAM											
82	Facility Maintenance & Improvements	Maintenance	\$ 500,000	Priority	Priority	Priority	Priority	★			✓
83	Facilities Equipment	Maintenance	\$ 50,000	Priority	Priority	Priority	Priority	★			
84	Town Hall Facility Improvements	Maintenance	\$ 200,000	Priority	Priority	Priority	Priority	★			✓
85	4 Office Way Renovations	Maintenance	\$ 1,100,000					★	✓	✓	✓
86	IT Equipment & Software	Maintenance	\$ 625,000	Priority	Priority	Priority	Priority	★			
87	Fire Hydrant Expansion	Maintenance	\$ 50,000	Priority	Priority	Priority	Priority	★			✓
88	Fire & Medical Systems & Equipment	Maintenance	\$ -	Priority	Priority	Priority	Priority				
89	Furniture Replacement	Maintenance	\$ 300,000	Priority	Priority	Priority	Priority	★			
90	Security Cameras & Connectivity	Maintenance	\$ 150,000	Priority	Priority	Priority	Priority	★			
91	Tree Planting Program	Discretionary	\$ 150,000	Priority	Priority	Priority	Priority	★			

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

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								Design	Permitting	Construction
FACILITY & EQUIPMENT PROGRAM										
Coastal Discovery Museum Improvements										
92	Discovery House	Maintenance	\$ 20,500	Priority	Priority	Priority	Priority	★		✓
93	Armstrong / Hack House	Maintenance	\$ 10,500	Priority	Priority	Priority	Priority	★		✓
94	Pavilion	Maintenance	\$ 4,500	Priority	Priority		Priority	★		✓
95	Discovery Lab	Maintenance	\$ 4,500		Priority	Priority		★		✓
96	Pavilion / Restroom Building	Maintenance	\$ 350,000	Priority	Priority	Priority		★		✓
97	Horse Barn	Maintenance	\$ 23,000	Priority	Priority		Priority	★		✓
98	Hay Barn	Maintenance	\$ 50,000		Priority	Priority	Priority	★		✓
99	Miscellaneous Improvements	Maintenance	\$ 23,000	Priority	Priority	Priority	Priority	★		✓
100	Event Space Improvements	Maintenance	\$ 10,000	Priority				★		✓
Subtotal Coastal Discovery Museum Improvements			\$ 496,000	Priority	Priority	Priority	Priority			

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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								Design	Permitting	Construction
FACILITY & EQUIPMENT PROGRAM										
101	Fire Rescue Headquarters	Maintenance	\$		Priority	Priority	Priority			
102	Jonesville Horse Barn	Maintenance	\$ 500,000				★			✓
103	Mitchelville Freedom Park Improvements	Discretionary	\$ 250,000	Priority			★	✓	✓	
104	Wild Wing Café Renovation	Discretionary	\$ -							
105	Aunt Chilada Property Improvements	Maintenance	\$ -	Priority						
106	Town Refuse & Recycling Management Improvements	Discretionary	\$ 250,000	Priority			★			
107	Fire Radio Replacement	Maintenance	\$ -			Priority				
108	Facilities and Equipment Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority			
Total Facility & Equipment Program			\$ 4,721,000							

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
STORMWATER PROGRAM											
109	Stormwater Maintenance & Improvements	Maintenance	\$ 1,800,000	Priority	Priority	Priority	Priority	★	✓	✓	✓
110	Stormwater Maintenance Agreement Program	Maintenance	\$ 2,000,000	Priority	Priority	Priority	Priority	★	✓	✓	✓
111	25 Moonshell Road	Maintenance	\$ 60,000	Priority				★	✓		
112	75 Helmsman Way Drainage Improvements	Maintenance	\$ 50,000	Priority				★	✓		
113	Bryant Road Pond Restoration	Maintenance	\$ 25,000					★			✓
114	Cordillo Courts Drainage Improvements	Maintenance	\$ 95,880					★			✓
115	Gum Tree Road Improvements	Maintenance	\$ 120,000					★			✓
116	Jarvis Creek Outfall	Maintenance	\$ 50,000	Priority	Priority	Priority		★	✓	✓	
117	Jarvis Creek Pump Station - Pump Replacements	Maintenance	\$ 300,000	Priority	Priority	Priority		★			✓
118	Main Street Drainage Improvements	Maintenance	\$ 50,000		Priority	Priority	Priority	★			✓
119	Old Woodlands-26 Indian Trail Improvements	Maintenance	\$ 80,000	Priority				★	✓	✓	

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

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								Design	Permitting	Construction
STORMWATER PROGRAM										
120	Palmetto Hall Outfall Improvements	Maintenance	\$ 150,000	Priority	Priority			★	✓	
121	Water Level Monitoring	Maintenance	\$ 75,000	Priority	Priority	Priority	Priority	★		
122	Weather Monitoring	Maintenance	\$ 50,000	Priority	Priority	Priority	Priority	★		
123	Central Island Pump Station Overhaul and Resiliency Improvements	Maintenance	\$ 750,000	Priority				★	✓	✓
124	Ashmore Channel Resilience/278 Backflow Prevention Port Royal	Maintenance	\$ -	Priority	Priority	Priority	Priority			
125	Gum Tree Channel Capacity Improvements at Chinaberry Crossing	Maintenance	\$ 120,000	Priority				★	✓	✓
126	24 Pope Avenue Outfall to Shipyard	Maintenance	\$ -		Priority	Priority				
127	25 Dunnagans Alley Parking Lot Drainage Improvements	Maintenance	\$ -		Priority					
128	Airport Outfall Ditch Relocation	Maintenance	\$ -		Priority	Priority	Priority			
129	Arrow Road Laydown Yard Improvements	Maintenance	\$ 75,000	Priority				★		✓
130	Arrow Road Outfall at Greenery	Maintenance	\$ -		Priority	Priority	Priority			
131	Burkes Beach Area Drainage Improvements	Maintenance	\$ -		Priority	Priority	Priority			

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								Design	Permitting	Construction
STORMWATER PROGRAM										
132	Gardner Channel Capacity Improvements at 278	Maintenance	\$ -		Priority	Priority	Priority			
133	Marshland Road Pathway Drainage Issues	Maintenance	\$ -		Priority	Priority	Priority			
134	Muddy Creek South Outfall	Maintenance	\$ -		Priority	Priority				
135	North Forest Beach Pipe Replacements	Maintenance	\$ -		Priority	Priority	Priority			
136	Shipyards Pump Station Overhaul	Maintenance	\$ -		Priority	Priority	Priority			
137	Squire Pope Outfalls-Backflow Prevention (2)	Maintenance	\$ -		Priority	Priority				
138	The Links at Port Royal Improvements	Maintenance	\$ -		Priority	Priority	Priority			
139	Woodlake Villas/Mathews Drive Outfall Improvements	Maintenance	\$ -		Priority	Priority	Priority			
140	Woodward Ave Pipe Rehabilitation	Maintenance	\$ -		Priority	Priority	Priority			
141	Arrow Road Powerline Channel Excavation - Capacity Improvements	Maintenance	\$ -				Priority			
142	Stormwater Contingency	N/A	\$ 500,000	Priority	Priority	Priority	Priority			✓
Total Stormwater Program			\$ 6,350,880							

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule		
								Design	Permitting	Construction
FLEET PROGRAM										
143	Staff Vehicle Replacement	Maintenance	\$ 80,000	Priority	Priority	Priority	Priority	★		
144	Engine/Pumper Replacement/Quint Company Replacement	Maintenance	\$ -							
145	Support Vehicle Replacement	Maintenance	\$ -	Priority						
146	Ladder Truck Replacement	Maintenance	\$ -	Priority						
147	New Staff Vehicles	Maintenance	\$ -							
148	Specialty Vehicles	Maintenance	\$ -		Priority		Priority			
149	Battalion 1 Replacement	Maintenance	\$ -	Priority						
150	Medic Unit Replacement	Maintenance	\$ -			Priority				
151	Fleet Contingency	N/A	\$ 100,000	Priority	Priority	Priority	Priority			
Total Fleet Program			\$ 180,000							

FY 2026 – FY 2030 Approved Capital Improvements Priority Plan

(As approved on 5/13/25)

Project	Project Type	FY 2026 Approved Budget	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5	FY 2026 Planning Commission Priority	FY 2026 Project Schedule			
								Design	Permitting	Construction	
LAND ACQUISITION PROGRAM											
152	Land Acquisition Administration	Discretionary	\$ 250,000	Priority	Priority	Priority	Priority	★			✓
Total Land Acquisition Program			\$ 250,000								
Total Capital Improvements Program Fund			\$ 77,687,380	Priority	Priority	Priority	Priority				

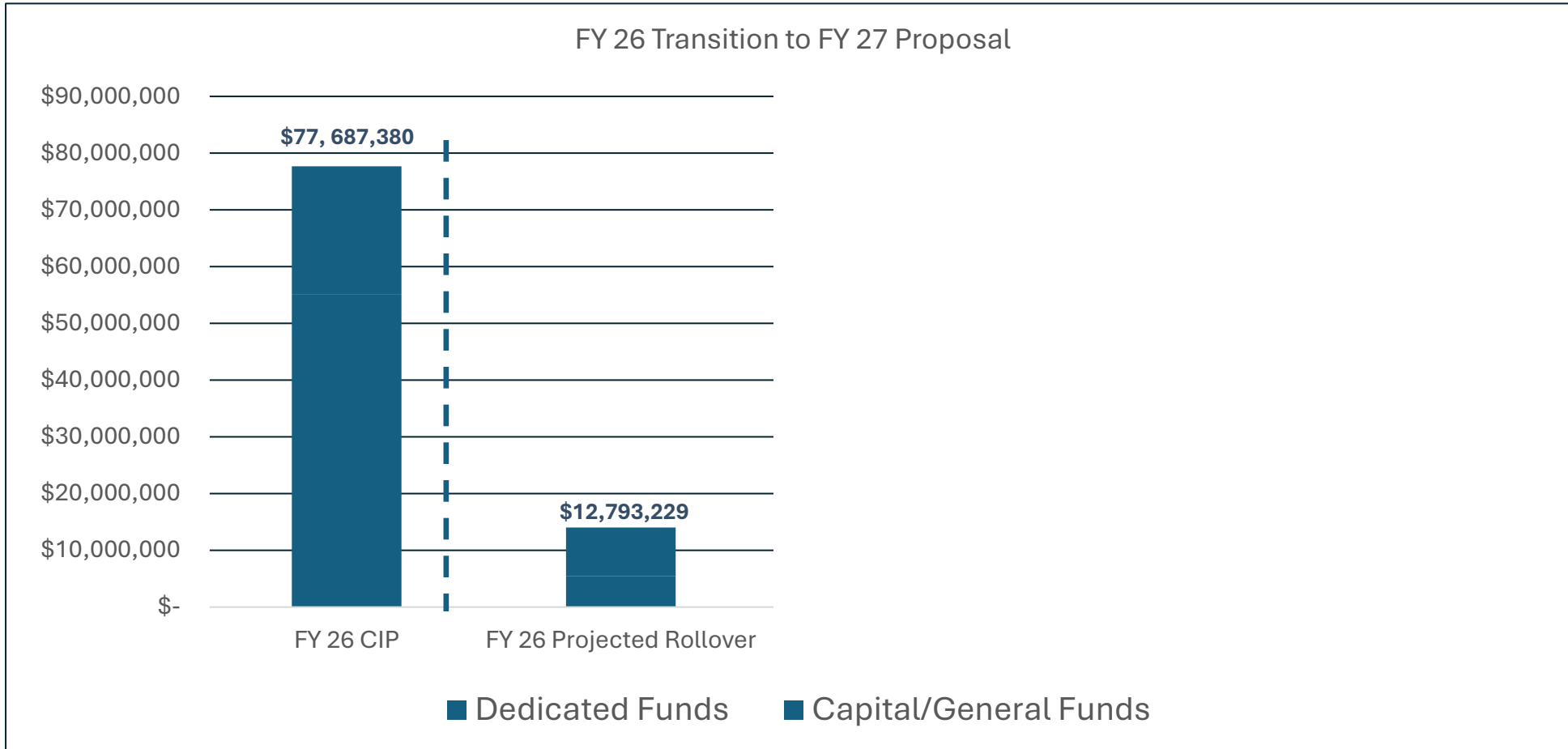
FY 2026 Year to Date (YTD) - Capital Improvements Projects/Status



Project Phase

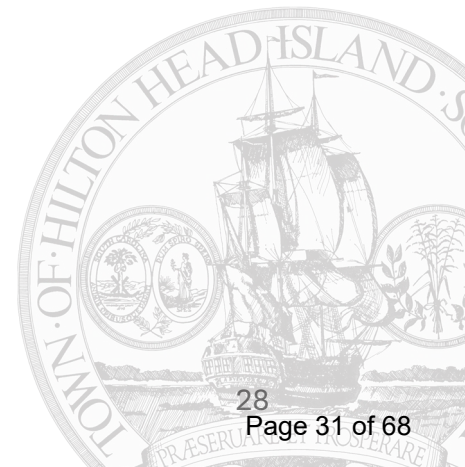
- Construction
- Design
- Planning

FY 2026 CIP - Fiscal Year End Projections



Note:

- 1) Dedicated Funds = Stormwater and Beach Programs with dedicated funding streams.
- 2) Projected Rollovers represent unspent budget balances from one fiscal year that are legally authorized to be carried forward and added to the budget of the subsequent fiscal year.



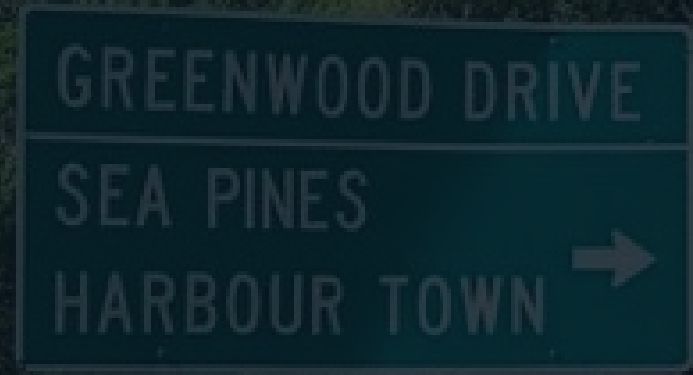
FY 2026 CIP - Notable Rollover Projects (over \$250k)

Projects	Estimated FY 26 Rollover \$
Beach	
Harbor Town Dredge	\$ 600,000
Pathways	
Jonesville Road Pathway	\$ 292,285
Roads	
Signal System Maintenance	\$ 600,000
Northpoint/USPS Access Improvements	\$ 2,800,000
Segment 8 - Sea Pines to Wexford (SCDOT)	\$ 317,595
Parks	
Patterson Park	\$ 3,100,000
Taylor Family Park	\$ 400,000
Facility & Equipment	
Fire Rescue HQ	\$ 622,292
Stormwater:	
Stormwater Maint & Improvements	\$ 650,000
Stormwater Maintenance Agreement Program	\$ 600,000
Jarvis Creek PS	\$ 300,000
Central Island PS	\$ 750,000
Total	\$ 11,032,172

Notes:

- 1) Projected Rollovers represent unspent budget balances from one fiscal year that are legally authorized to be carried forward and added to the budget of the subsequent fiscal year.
- 2) Refer to the “Preliminary FY 27 CIP Budget” section of this presentation for additional details on these projects and smaller rollover amounts.





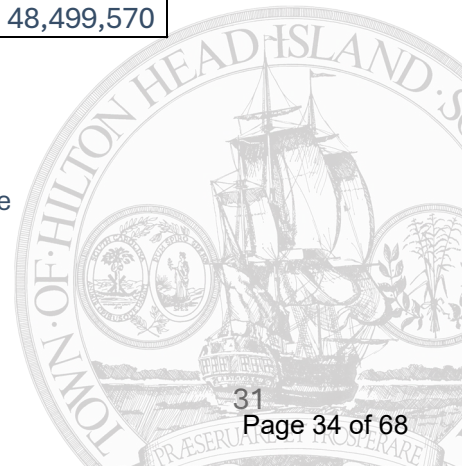
Preliminary FY 2027 Capital Improvements Program

Preliminary FY 27 CIP Budget

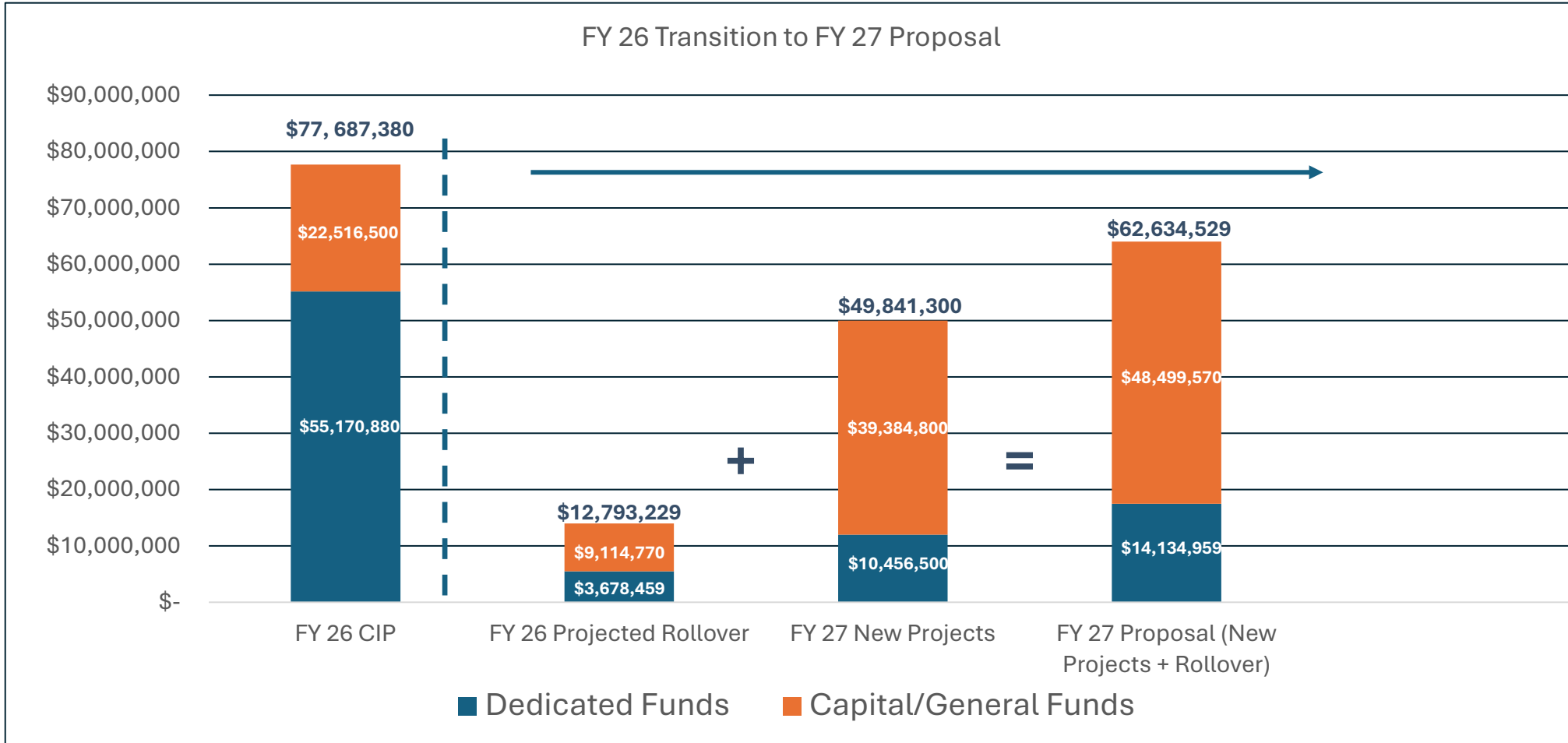
Program Totals	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Projects)
BEACH PROGRAM	\$ 48,820,000	\$ 799,119	\$ 6,581,500	\$ 7,380,619
STORMWATER PROGRAM	\$ 6,350,880	\$ 2,879,340	\$ 3,875,000	\$ 6,754,340
PATHWAY PROGRAM	\$ 1,650,000	\$ 454,416	\$ 2,500,000	\$ 2,954,416
ROADWAY PROGRAM	\$ 5,079,500	\$ 4,163,993	\$ 5,285,000	\$ 9,448,993
PARK PROGRAM	\$ 10,636,000	\$ 3,823,369	\$ 15,272,000	\$ 19,095,369
FACILITY & EQUIPMENT PROGRAM	\$ 4,721,000	\$ 672,992	\$ 10,777,800	\$ 11,450,792
FLEET PROGRAM	\$ 180,000	\$ -	\$ 5,300,000	\$ 5,300,000
LAND ACQUISITION PROGRAM	\$ 250,000	\$ -	\$ 250,000	\$ 250,000
TOTALS	\$ 77,687,380	\$ 12,793,229	\$ 49,841,300	\$ 62,634,529
Dedicated/Enterprise Funds	\$ 55,170,880	\$ 3,678,459	\$ 10,456,500	\$ 14,134,959
General/Capital Fund	\$ 22,516,500	\$ 9,114,770	\$ 39,384,800	\$ 48,499,570

Note:

- 1) Dedicated Funds = Stormwater and Beach Programs with dedicated funding streams.
- 2) Projected Rollover represents unspent budget balances from one fiscal year that are legally authorized to be carried forward and added to the budget of the subsequent fiscal year.
- 3) "FY 2027 New Projects" is derived from the approved 5YR CIP Priority Plan (5/13/25) and refined via our internal CIP prioritization processes.
- 4) "FY 2027 New Projects" does not include projects being considered for Beaufort County Transportation Sales Tax Referendum to be discussed separately today



FY 2027 CIP Proposal = Rollover + New Needs



Note:

- 1) Dedicated Funds = Stormwater and Beach Programs with dedicated funding streams.
- 2) Projected Rollovers represent unspent budget balances from one fiscal year that are legally authorized to be carried forward and added to the budget of the subsequent fiscal year.
- 3) "FY 27 New Projects" is derived from the approved 5YR CIP Priority Plan (5/13/25) and refined via our internal CIP prioritization processes.
- 4) "FY 27 New Projects" does not include projects being considered for Beaufort County Sales Tax Referendum to be discussed separately today



Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
BEACH PROGRAM							
1	Beach Park Maintenance & Improvements	Repairs, replacement, and general improvements to beach parks such as facilities, hardscape, landscaping, lighting, boardwalks, beach mats, and site furnishings, and other capital infrastructure.	\$ 150,000		\$ 150,000	\$ 150,000	Continuation of scope as provided in FY26.
2	Beach Management & Monitoring	Activities to manage and monitor the beach and dune system including island wide beach survey and monitoring, endangered species monitoring, and other similar activities.	\$ 220,000	\$ 70,620	\$ 220,000	\$ 290,620	Continuation of scope as provided in FY26.
3	Beach Renourishment	Renourishment of beaches at Pine Island, Fish Haul Creek, "The Heel", Central, and South Beach.	\$ 47,500,000		\$ 350,000	\$ 350,000	Sand fence installation.
4	Islanders Beach Park Improvements	Parking area expansion and renovation, building improvements, stormwater infrastructure improvements, playground equipment replacement, construction of new pathways, landscaping and signage improvements, and boardwalk repairs.	\$	\$ 128,499	\$ 5,411,500	\$ 5,539,999	Priority Project - Scheduled to start in 1QFY27.
5	Folly Field Beach Park Improvements	Renovation consisting of restroom building exterior renovation, landscaping enhancements, new signage, consolidation of lighting and camera systems, and other improvements.	\$ -			\$ -	
6	Coligny Beach Park Boardwalk Maintenance	Replacement and repair to existing decking, including structural repairs where necessary.	\$ 250,000			\$ -	Repairs made in FY26.
7	Harbour Town Dredge	Agreement with South Island Dredging Association to assist with funding for dredging of Harbour Town Yacht Basin and Braddock Cove Creek.	\$ 600,000	\$ 600,000		\$ 600,000	Rollover from FY26
8	Beach Program Contingency	Contingency for unexpected expenses.	\$ 100,000		\$ 100,000	\$ 100,000	Continuation of scope as provided in FY26.
New	Beach Wayfinding and Signage			\$ 350,000		\$ 350,000	Additional beach signage is to support public safety, environmental protection, regulatory compliance, wayfinding, and public education.
Total Beach Program			\$ 48,820,000	\$ 799,119	\$ 6,581,500	\$ 7,380,619	

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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
PATHWAY PROGRAM							
9	Pathway Maintenance & Improvements	Maintenance and improvements to existing pathways and supporting infrastructure including repair, rejuvenation, and striping plus safety enhancements aimed at improving consistency, uniformity, and ADA compliance of all pathways.	\$ 500,000		\$ 500,000	\$ 500,000	Continuation of scope as provided in FY26.
10	Jonesville Road Pathway (Western Terminus to Spanish Wells Rd)	Construction of new pedestrian pathway off of Spanish Wells Road into and through the Jonesville neighborhood.	\$ 500,000	\$ 292,285	\$ -	\$ 292,285	Priority Project - Property acquisition and technical challenges. Project being rescoped to mitigate these challenges. Roll forward FY 26 for soft costs.
11	Dunnagans Alley Pathway (Wexford Drive to Arrow Road)	Construction of new pedestrian pathway that will allow separation from traffic by adding green space and trees along Dunnagans Alley from Wexford Drive to Arrow Road.	\$ 250,000	\$ 162,131	\$ -	\$ 162,131	Priority Project - However, pathway is in a powerline easement, and Santee Cooper is requiring significant design constraints. Roll forward remaining funds but this could put project on hold.
12	William Hilton Parkway EB Pathway (Wexford Drive to Arrow Road) - (SCDOT Project)	Construction of new pathway from Village at Wexford to Arrow Road. SC DOT TAP Grant Project.	\$ 300,000		\$ -	\$ -	SCDOT is leading this project. The first phase will be design, followed by permitting and easement acquisition. The final phase will be construction in FY28.
13	South Forest Beach HAWK Signal at Marriott Grande Ocean	Improve pedestrian crossing at Alder Lane to public beach access.	\$ -		\$ 100,000	\$ 100,000	Priority Project - Design and permitting in FY 27.
14	Lagoon Road Pathway (Avocet Road to North Forest Beach Drive)	Improve pedestrian beach access along Avocet Road to North Forest Beach Drive.	\$ -		\$ 300,000	\$ 300,000	Priority Project - Design and permitting in FY 27.
15	William Hilton Parkway Pathway (Mathews Drive to Shelter Cove)	Construction of new pathway along Palmetto Parkway.	\$ -		\$ 150,000	\$ 150,000	Priority Project - Survey in FY 27.
16	Spanish Wells Pedestrian Bridge	Renovation of existing wooden pedestrian bridge along Spanish Wells Road.	\$ -			\$ -	

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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
17	Fish Haul Road (Baygall Road to Alice Perry Drive)	Phase 1: Baygall Road to Mangrove Street (800 linear feet). Phase 2: Mangrove Street to Alice Perry Drive (1,700 linear feet).	\$ -			\$ -	
18	William Hilton Parkway EB Pathway (Mathews Drive / Folly Field Road to Shelter Cove Lane)	Construction of new pathway including landscaping and bollard lighting along William Hilton Parkway eastbound from Mathews Drive / Folly Field Road intersection to Shelter Cove Lane (6,400	\$ -			\$ -	
19	Cross Island Parkway from Coastal Discovery Museum Access to Spanish Wells Road	New pathway installation from Coastal Discovery to Spanish Wells Road pathway.	\$ -			\$ -	
20	Muddy Creek Pathway Connection (Muddy Creek Road to Cross Island Parkway)	New pathway installation from Muddy Creek Road neighborhood to Cross Island Pathway.	\$ -			\$ -	
New	South Forest Beach Drive Pathway at Seascape Villas			\$ 175,000	\$ 175,000	New Need - Safety related concern escalated by residents and evaluated by staff.	
New	Port Royal Entrance Pathway			\$ 225,000	\$ 225,000	New Need - Safety related concern escalated by residents and evaluated by staff.	
21	Pathway Project Management and Contingency	Contingency for unexpected project expenses.	\$ 100,000	\$ 100,000	\$ 100,000	Continuation of scope as provided in FY26.	
Total Pathway Program			\$ 1,650,000	\$ 454,416	\$ 2,500,000	\$ 2,954,416	
ROADWAY PROGRAM							
22	Roadway Maintenance & Improvements	Maintenance of and Improvements to existing roadways including general maintenance such as repair of potholes, curbing, and shoulders; pavement markings; permanent traffic signs; Town bus stops etc.	\$ 250,000		\$ 250,000	\$ 250,000	Continuation of scope as provided in FY26.
23	Town Road Resurfacing Program	Roadway resurfacing on existing Town roads.	\$ -		\$ 200,000	\$ 200,000	Roadway resurfacing on existing Town roads.
24	Signal System Maintenance	Maintenance of traffic signal system, traffic mast arms, and signage. Additional funding support, replacement of aging traffic cabinets and signal heads, and installation of battery back-ups.	\$ 1,100,000	\$ 600,000	\$ 800,000	\$ 1,400,000	Continuation of scope as provided in FY26. Roll forward any FY 26 funds remaining due to contractual requirements.

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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
25	Landscape, Lighting, and Safety Enhancements	improvements, including Beach City Road, Pope Avenue, William Hilton Parkway, Mathews Drive, Dunnagans Roundabout, Squire Pope Roundabout, Palmetto Bay Road, and Cross Island Parkway.	\$ 750,000		\$ 500,000	\$ 500,000	Continuation of scope as provided in FY26.
	Dirt Road Paving Program	Program to accept dedications of private dirt roads through procurement and ROW acquisition.					
26	Mitchelville Road	Replace existing dirt road with asphalt and drainage improvements located on Mitchelville Road.	\$ 910,000			\$ -	Completed in FY 26!
27	Alice Perry Drive	Replace existing dirt road with asphalt and drainage improvements in the Bay Gall Area of Hilton Head.	\$ 50,000	\$ 44,869	\$ -	\$ 44,869	Property acquisition strategy required. Deferred until this can be solved and roll forward remaining funds from FY 26.
28	Freddie's Way	Replace existing dirt road with asphalt and drainage improvements located off of Oak View Road.	\$ 50,000	\$ 43,280	\$ -	\$ 43,280	Property acquisition strategy required. Deferred until this can be solved and roll forward remaining funds from FY 26.
29	Alfred Lane	Replace existing dirt road with asphalt and drainage improvements located off of Bryant Road.	\$ 44,500	\$ 44,500	\$ -	\$ 44,500	Property acquisition strategy required. Deferred until this can be solved and roll forward remaining funds from FY 26.
30	Benjamin Drive	Replace existing dirt road with asphalt and drainage improvements located off of Jonesville Road.	\$ 50,000	\$ 40,729	\$ -	\$ 40,729	Property acquisition strategy required. Deferred until this can be solved and roll forward remaining funds from FY 26.
31	Christopher Drive	Dirt road identified for future extension of paved road off of William Hilton Parkway.	\$ -			\$ -	
32	Darling Road	Dirt road identified for future extension of paved road off of William Hilton Parkway.	\$ -			\$ -	
33	Manatee Way	Dirt road identified for future extension of paved road off of Otter Hole Road.	\$ -			\$ -	

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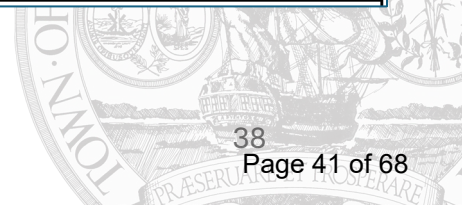
Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
34	Pine Field Dirt road identified for future extension of a paved road off of Marshland Road.	\$ -			\$ -	
35	Amelia Court Dirt road identified for future extension of paved road off of Squire Pope Road.	\$ -			\$ -	
36	Evelina Road Dirt road identified for future extension of paved road off of Squire Pope Road.	\$ -			\$ -	
Subtotal Dirt Road Paving Program		1,104,500	\$ 773,378	\$ 1,750,000	\$ 2,523,378	
37	Island-wide Intersection Pedestrian & Vehicular Safety Improvements Installation of consistent pavement markings, Rectangular Rapid Flash Beacons (RRFB's), in-pavement puck lights, and/or improved signage at all intersections and at midblock crosswalk locations along major corridors. FY25/26: Squire Pope, Gum Tree, Cross Island Gum Tree Exit, Beach City, and Mathews.	\$ 250,000		\$ 250,000	\$ 250,000	Continuation of scope as provided in FY26.
38	Jonesville Road and Spanish Wells Right Turn Lane Improvements Right turn lane improvement off of Jonesville Road onto Spanish Wells Road.	\$ 100,000	\$ 100,000		\$ 100,000	Priority Project - Roll forward in FY 27
39	Northpoint/USPS Access Improvements Access improvements connecting Northpoint to Gumtree Road through USPS including roadway, pathway to Gumtree Road/ Bus Drive, drainage, and landscaping.	\$ 150,000	\$ 2,800,000		\$ 2,800,000	Priority Project - FY 26 Budget amended to include \$3.2M. Roll forward remaining FY 26 funds.
40	Tabby Walk Entrance Relocation Tabby Walk relocation of entrance from Mathews Drive to Palmetto Parkway for safety.	\$ 200,000	\$ 121,860	\$ -	\$ 121,860	Roll forward design and permitting in FY27. Construction TBD based on funding.
41	William Hilton Parkway Gateway Corridor & Stoney Corridor Additional planning for improvements to William Hilton Parkway on recommendations not included in SCDOT pathway project.	\$ 100,000		\$ 150,000	\$ 150,000	Priority Project - Continuation of scope as provided in FY26.

Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
Streetscape Enhancements						
42	Main Street	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -	\$ 150,000	\$ 150,000	Priority Project - Concept planning to continue in FY27.
43	New Orleans Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -		\$ -	
44	Old Wild Horse	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -		\$ -	
45	Palmetto Bay Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -		\$ -	
46	Pope Avenue Streetscape Improvements	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Includes a pedestrian scramble at Pope Avenue and Lagoon Road. Phase 1: Pedestrian scramble at Pope Avenue and Lagoon Road and design and permitting of intersection improvements.	\$ 250,000		\$ -	Deferred - Dependant on future funding.
47	Arrow Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -		\$ -	

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Preliminary FY 27 CIP Program

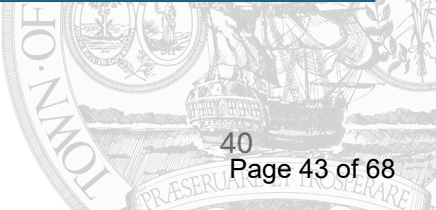
Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
William Hilton Parkway Streetscape Enhancements							
48	Segment 1 - Spanish Wells Road / Wild Horse Road to Wilborn Road / Jarvis Park Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	
49	Segment 2 - Wilborn Road / Jarvis Park Road to Beach City Road / Gardner Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	
50	Segment 3 - Beach City Road / Gardner Drive to Dillon Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	
51	Segment 4 - Dillon Road to Mathews Drive / Folly Field Road	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	
52	Segment 5 - Mathews Drive / Folly Field Road to Shelter Cove Lane	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Phase 1: Survey, design, and permitting of median enhancements.	\$ 300,000	\$ 51,160		\$ 51,160	Roll forward. FY 27 soft costs.
53	Segment 6 - Shelter Cove Lane to Queens Folly Road / King Neptune Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	
54	Segment 7 - Queens Folly Road / King Neptune Drive to Wexford Drive / Shipyard Drive	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified.	\$ -			\$ -	

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Preliminary FY 27 CIP Program

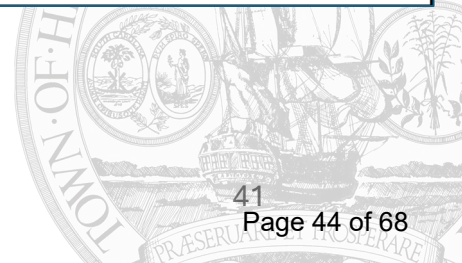
Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
55	Segment 8 - Sea Pines Circle to Wexford Drive / Shipyard Drive (SCDOT Project)	Implementation of recommendations from the Major Thoroughfares and Corridors Plan including safety improvements, landscaping, signage, lighting, and other improvements identified. Phase 1: Design, permitting, and implementation of improvements to Sea Pines Circle.	\$ 350,000	\$ 317,595		\$ 317,595	Project lead shifted to SCDOT. Roll forward FY 26 remaining funds to support our portion of the expected agreement terms.
	Subtotal William Hilton Parkway Streetscape Enhancements	\$ 650,000	\$ 368,755	\$ -	\$ 368,755		
56	Wilborn Road & Pembroke Drive Turn Lane Extensions / Curb and Gutter Improvements	Extension of turn lanes to alleviate vehicle stacking at William Hilton Parkway intersections with Wilborn Road and Pembroke Drive.	\$ -				
57	Folly Field Road Pedestrian Safety Improvements	Improvements to Folly Field Road to include traffic calming measures and pedestrian crossing enhancements.	\$ 75,000		\$ 250,000	\$ 250,000	Priority Project - Continued design and permitting process and installation of traffic calming measures.
58	Roadway Project Management and Contingency	Contingency for unexpected project expenses.	100,000		\$ 100,000	\$ 100,000	Continuation of scope as provided in FY26.
New	Gumtree Road Corridor Improvements			\$ 650,000	\$ 650,000		Proposed Priority Project - This will include pathway from Post Office to school crosswalk.
New	Squire Pope Road Corridor Improvements			\$ 350,000	\$ 350,000		Proposed Priority Project - Repairs to existing infrastructure to support public safety.
New	Squire Pope & WHP Intersection Improvements			\$ 450,000	\$ 450,000		Proposed Priority Project - Design and permitting of intersection at Squire Pope and WHP .
New	Spanish Wells & WHP Intersection Improvements			\$ 350,000	\$ 350,000		Proposed Priority Project - Repairs to existing infrastructure to support public safety.
New	Indigo Run Circle Interior Enhancements			\$ 160,000	\$ 160,000		New Need - Indigo Run Drive roundabout veterans memorial.
New	Aunt Chiladas Parking Lot			\$ 175,000	\$ 175,000		New Need - Additional parking lot and site improvements.
New	Signal Mast Arm Replacements (Multi-Year Project)			\$ 500,000	\$ 500,000		Proposed Priority Project - Renewal of aging assets.

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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
Total Roadway Program		\$ 5,079,500	\$ 4,763,993	\$ 7,035,000	\$ 11,798,993	
PARK PROGRAM						
59	Park Maintenance and Improvements	Repairs, replacement, and general improvements to parks (non-beach) such as facilities, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.	\$ 250,000	\$ 250,000	\$ 250,000	Continuation of scope as provided in FY26.
60	Public Art Program	Sculptures, installation, upkeep/maintenance/repair of permanent collection and sites.	\$ 35,000	\$ 52,000	\$ 52,000	Continuation of scope as provided in FY26.
Island Recreation Association		Recreation Center enhancements				
61	Rec Center Building Improvements	Improvements to Rec Center building and supporting equipment, vehicles, and infrastructure.	233,500	\$ 367,500	\$ 367,500	Continuation of scope as provided in FY26.
62	Rec Center Pool Improvements	Pool enhancements including dome equipment and pool equipment updates, windscreens, locker replacement, pool covers, etc.	\$ 195,000	\$ 118,000	\$ 118,000	Continuation of scope as provided in FY26.
63	Basketball Court Improvements	Basketball court improvements; backboards, sun shade, light replacement, court replacement.	\$ -	\$ 15,000	\$ 15,000	Continuation of scope as provided in FY26.
64	Athletic Equipment Improvements	New and replacement equipment to support athletics, including practice and game goals for soccer.	\$ 15,000	\$ 20,000	\$ 20,000	Continuation of scope as provided in FY26.
65	Event Equipment Improvements	New and replacement equipment to support special events: Purchase of replacement practice goals for 4-5 year old program, replacement of 3 sets of goals at Barker Field, and purchase of new robotic field liner.	\$ 67,500	\$ 249,500	\$ 249,500	Continuation of scope as provided in FY26.
Subtotal Island Recreation Association		\$ 511,000		\$ 770,000		



Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
66	Chaplin Community Park Renovation - Phase 1: Parking Renovation & Expansion	\$ -			\$ -	Deferred to FY 29/30 to allow for additional scope refinement and financing strategy.
67	Chaplin Community Park Renovation - Phase 2: Soccer Complex, Facility Upgrades, and Parking Expansion	\$ -			\$ -	
68	Coligny Circle NW Quadrant Pocket Park	\$ 900,000			\$ -	Completed in FY 2026!
69	Crossings Park Renovation - Phase 1: Pickleball Complex	\$ 1,000,000	\$ 191,605	\$ 9,000,000	\$ 9,191,605	Priority Project. Moving forward for FY27 construction. Roll forward remaining FY26.
70	Crossings Park Renovation - Phase 2: Bristol Sports Arena, Skate Park, and Pump Track	\$ 750,000	\$ 114,086	\$ 4,600,000	\$ 4,714,086	Priority Project - To be completed in 2 phases. 1st Phase consist of skatepark and pump track in FY27. Roll Forward remaining FY26
71	Crossings Park Renovation - Phase 3: Baseball Complex	\$ 250,000	\$ 14,000		\$ 14,000	Rollover from FY 26.
72	Jarvis Creek Park Improvements	\$ -			\$ -	
73	Mid-Island Tract Park - Phase 1	\$ 750,000	\$ 3,678	\$ 100,000	\$ 103,678	Priority Project. Continuation of minimal planning costs to refine plan and funding strategy. Project moved to FY 29/30 for now.

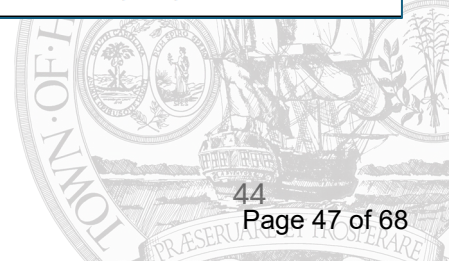
Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
73	Mid-Island Tract Park - Phase 1	Improvements to stormwater and lagoon systems, pathways, parking lot off of Union Cemetery Road, and restrooms (site stabilization).	\$ 750,000	\$ 3,678	\$ 100,000	\$ 103,678	Priority Project. Continuation of minimal planning costs to refine plan and funding strategy. Project moved to FY 29/30 for now.
74	Patterson Family Park	Construction of new Neighborhood Park on Marshland Road providing a pavilion, lawn area, viewing platform overlooking Broad Creek, pedestrian connectivity, parking, and other associated site amenities.	\$ 2,590,000	\$ 3,100,000		\$ 3,100,000	Priority Project - Rollover from FY 26. Scheduled to start in 1QFY27. Current Contract \$3,585,000.
75	Shelter Cove Community Park Expansion, Phase 2	Installation of Best Buddies playground followed by future construction of a Broad Creek boardwalk and viewing platform and landscaping.	\$ -			\$ -	Deferred to FY 29 based upon budgets and prioritization.
76	Taylor Family Park	Construction of new Neighborhood Park on Wild Horse Road providing a pavilion, lawn area, recreational play amenities, pedestrian connectivity, parking, and other associated site amenities.	\$ 2,750,000	\$ 400,000		\$ 400,000	Scheduled to be completed in Fall 2026! Some rollover \$ expected. Current contract \$3,486,141
77	Chaplin Linear Park with Treehouse	Linear Park including trail head up-fit, pedestrian bridge and Broad Creek inlet, tree house, and marsh-side trail connection to Singleton Beach Road.	\$ -			\$ -	
78	Old Schoolhouse Park Improvements	Landscape & site improvements including ADA parking and sidewalks, pickleball court replacement, restroom, shade, signage, seating, landscaping, etc.	\$ 750,000			\$ -	Scheduled to be completed in Spring 2026.
79	Barker Field Phase 2 & Mitchelville Property Improvements	Development of master plan and identification of future projects.	\$ -			\$ -	
80	Marshland Road Racquet Facility	Future racquet facility identified.	\$ -			\$ -	
81	Park Project Contingency	Contingency for unexpected project expenses.	\$ 100,000		\$ 350,000	\$ 350,000	Continuation of scope as provided in FY26.

Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
New	Northridge Land Trust			\$ 150,000	\$ 150,000	Soft costs for property to be used for passive recreation.	
Total Park Program		\$ 10,636,000	\$ 3,823,369	\$ 15,272,000	\$ 19,095,369		
FACILITY & EQUIPMENT PROGRAM							
82	Facility Maintenance & Improvements	Repairs, replacement, and general improvements to Town facilities such as buildings, plumbing, electrical, roofing, HVAC, hardscape, landscaping, lighting, boardwalks, and site furnishings, and other capital infrastructure.	\$ 500,000	\$ 150,000	\$ 150,000	Continuation of scope as provided in FY26.	
83	Facilities Equipment	Landscape equipment, watering tank, and other equipment for maintenance of capital infrastructure.	\$ 50,000		\$ -		
84	Town Hall Facility Improvements	Repairs, replacement, and general improvements to Town Hall facility, including structural repairs to floors. A portion of the roll forward budget (\$1.1M) will move to 4 Office Way for FY26.	\$ 200,000		\$ -	Deferred to FY 28/29 based upon budgets and prioritization.	
85	4 Office Way Renovations	Renovation of recently acquired former bank building to support the Engineering & Projects Department (first floor) and the Technology & Innovation Department (second floor).	\$ 1,100,000		\$ -	Completed in FY 26!	
86	IT Equipment & Software	Replacement and acquisition of IT hardware and software equipment including servers, switches, computers, and associated equipment.	\$ 625,000	\$ 475,000	\$ 475,000	Continuation of scope as provided in FY26.	
87	Fire Hydrant Expansion	Add new fire hydrants, particularly in historic neighborhoods.	\$ 50,000	\$ 50,000	\$ 50,000	\$ 100,000	Continuation of scope as provided in FY26.
88	Fire & Medical Systems & Equipment + PPE	Replacement of fire and medical systems and equipment.	\$ -	\$ 1,675,000	\$ 1,675,000	Priority Project - SCBA Replacement (\$1.1M) is majority of request. PPE, Med Equipment, etc. comprise the balance.	
89	Furniture Replacement	Replacement of furniture in Town Center.	\$ 300,000	\$ 150,000	\$ 150,000	Continuation of scope as provided in FY26.	

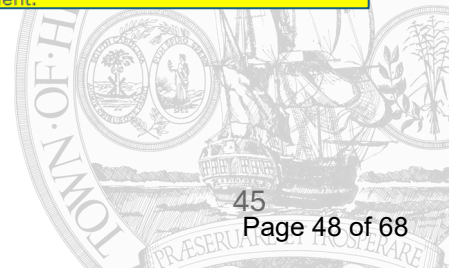
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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
90	Security Cameras & Connectivity	Replacement of aging cameras and Wi-Fi upgrades.	\$ 150,000	\$ 1,225,000	\$ 1,225,000	Increased to accommodate additional safety cameras at Coligny, Schoolhouse, Patterson, Taylor, Mem Matters, 10 Park, etc.	
91	Tree Planting Program	New tree planting island wide.	\$ 150,000	\$ 150,000	\$ 150,000	Continuation of scope as provided in FY26.	
	Coastal Discovery Museum Improvements	Coastal Discovery Museum seeks funds to improve and maintain the buildings and grounds including the addition of 3-phase power at the Hay Barn and the addition of power pedestals for special events.					
92	Discovery House	Paint exterior and interior, doors/hardware, wood rot repairs.	\$ 20,500	\$ 307,000	\$ 307,000	Continuation of scope as provided in FY26.	
93	Armstrong / Hack House	Floors and office renovation.	\$ 10,500	\$ 9,500	\$ 9,500	Continuation of scope as provided in FY26.	
94	Pavilion	Roof and electrical improvements.	\$ 4,500	\$ 3,600	\$ 3,600	Continuation of scope as provided in FY26.	
95	Discovery Lab	Interior repairs.	\$ 4,500		\$ -		
96	Pavilion / Restroom Building	Structural repairs.	\$ 350,000	\$ 5,000	\$ 5,000	Continuation of scope as provided in FY26.	
97	Horse Barn	Structural repairs.	\$ 23,000	\$ 5,000	\$ 5,000	Continuation of scope as provided in FY26.	
98	Hay Barn	Interior repairs.	\$ 50,000		\$ -		
99	Miscellaneous Improvements	Front and side gates, boardwalks repair, tree work, well/field irrigation, fence repair, HVAC platform and replacement.	\$ 23,000	\$ 152,500	\$ 152,500	Continuation of scope as provided in FY26.	
100	Event Space Improvements	Construction of Town-initiated enhancements including ADA compliance and lighting upgrades.	\$ 10,000	\$ 10,000	\$ 10,000	Continuation of scope as provided in FY26.	
	Subtotal Coastal Discovery Museum Improvements		\$ 496,000	\$ -	\$ 492,600	\$ 492,600	
101	Fire Rescue Headquarters	Construction of a new Fire Rescue Headquarters building.	\$ -	\$ 622,992	\$ -	\$ 317,595	Priority Project - Renovation costs in addition to initial funding to be established in FY 26 amendment.

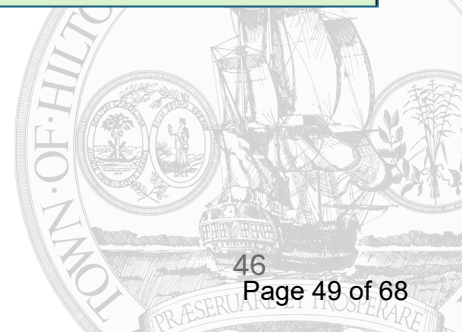
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Preliminary FY 27 CIP Program

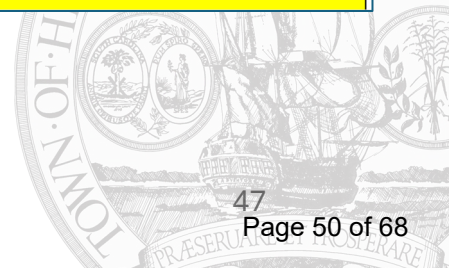
Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
102	Jonesville Horse Barn	Renovation of existing stables, demolition of the home behind the stables, fence repairs and replacement, and miscellaneous site improvements.	\$ 500,000		\$ 500,000	\$ 317,595	Priority Project - Estimated construction costs to support operations.
103	Mitchelville Freedom Park Improvements	Construction of drive and parking improvements to add dedicated parking and install site electricity to support events.	\$ 250,000		\$ 2,310,200	\$ 317,595	Priority Project - Construction cost for road and parking.
104	Beach Operations Center Renovations (fka Wild Wing)	Renovation of building and site.			\$ 1,250,000	\$ 317,595	Priority Project - Design, permitting and renovations.
105	Aunt Chilada Property Improvements	Demolition of recently acquired building, parking lot renovation and construction of a pocket park.				\$ 317,595	
106	Town Refuse & Recycling Management Improvements	Improvements and acquisition of equipment for refuse and recycling at Town facilities, parks, and beaches.	\$ 250,000		\$ 250,000	\$ 317,595	Continuation of scope as provided in FY26.
107	Fire Radio Replacement	Replacement of radio communication equipment.	\$ -			\$ 317,595	
108	Facilities and Equipment Contingency	Contingency for unexpected project expenses.	\$ 100,000		\$ 100,000	\$ 317,595	Continuation of scope as provided in FY26.
New	Gullah Geechee Cultural Heritage Center Renovations (fka Memory Matters)				\$ 250,000	\$ 317,595	New Need. Design and permitting for acquired property.
New	Facilities Building and Yard Expansion				\$ 1,500,000	\$ 317,595	New need associated with a new building and yard to support transition to Public Works.
New	Coastal Discovery Museum Facilities Assessment				\$ 250,000	\$ 317,595	New Need to conduct as built surveys and assessment of existing facilities.
Total Facility & Equipment Program			\$ 4,721,000	\$ 672,992	\$ 10,777,800	\$ 11,450,792	

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Preliminary FY 27 CIP Program

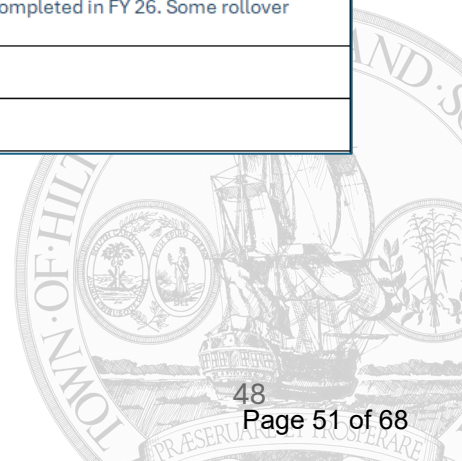
Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes	
STORMWATER PROGRAM							
109	Stormwater Maintenance & Improvements	Various stormwater corrective maintenance and improvement projects based on service request priority scores, including easement acquisitions as needed.	\$ 1,800,000	\$ 650,000	\$ 800,000	\$ 1,450,000	Priority Project - Continuation of scope as provided in FY26.
110	Stormwater Maintenance Agreement Program	Stormwater program allocation for qualifying corrective maintenance reimbursements for active agreement partners.	\$ 2,000,000	\$ 600,000	\$ 1,200,000	\$ 1,800,000	Priority Project - Continuation of scope as provided in FY26.
111	25 Moonshell Road	Permitting & installation of pipes, inlet structures, and control structures to improve efficiency and reduce long-term maintenance costs along the existing Folly Field ditch between Starfish Drive and the Island Club including making improvements to the outfall connection to the Port Royal main channel (under Folly Field Road and Wimbledon Court).	\$ 60,000		\$ 250,000	\$ 250,000	Priority Project - Design and permitting phase.
112	75 Helmsman Way Drainage Improvements	Replace existing pipes and replace with larger pipes at a higher elevation with backflow prevention devices to correct identified deficiencies (resilience project).	50,000			\$ -	- Targeted for completion in FY26.
113	Bryant Road Pond Restoration	Restoration of existing ponds and new pipe installation on property recently acquired by the Town to address drainage system.	\$ 25,000			\$ -	- Completed in FY26.
114	Cordillo Courts Drainage Improvements	Installation of new drainage infrastructure including pipe inlets and expansion of an existing detention basin.	\$ 95,880	\$ 95,880		\$ 95,880	Rollover. Design and permitting.
115	Gum Tree Road Improvements	Improvements to address various deficiencies along Gum Tree Road between Katie Miller Drive and Georgianna Drive, including regrading of ditches, installation of new inlets, new pipe and repairs along the outfall system.	\$ 120,000	\$ 90,010		\$ 90,010	Majority of scope to be completed in FY26. Some rollover.
116	Jarvis Creek Outfall	Installation of flap gates on the outfall end of two 84-inch diameter concrete pipes that discharge stormwater from the Jarvis Creek Pump Station outfall system; necessary to improve operation and effectiveness of the pump station during extreme events by mitigating the impacts of tidal storm surge on the system. (resilience project).	\$ 50,000			\$ -	- Project Priority - Rollover from FY 26



Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
117	Jarvis Creek Pump Station - Pump Replacements Procure and install new pumps (4 total, 1 replaced per year).	\$ 300,000	\$ 300,000	\$ 450,000	\$ 750,000	Priority Project. Continuation of pump replacements.
118	Main Street Drainage Improvements Improvements based on 2019 assessment completed by Stormwater Utility.	\$ 50,000			\$ -	Rollover from FY26.
119	Old Woodlands-26 Indian Trail Improvements Improvements along the back lot line of three residential properties to address a chronic drainage issue.	\$ 80,000	\$ 80,000	\$ 90,000	\$ 170,000	Roll forward FY26.
120	Palmetto Hall Outfall Improvements Addition of hydraulic capacity at the system outfall and addition of backflow prevention devices.	\$ 150,000	\$ 124,616		\$ 124,616	Rollover from FY26.
121	Water Level Monitoring Installation of remote monitoring devices to facilitate disaster preparation, pond management, and dynamic model calibration efforts.	75,000	\$ 49,616	\$ 100,000	\$ 149,616	Continuation of scope as provided in FY26.
122	Weather Monitoring Installation of weather stations in various locations to provide essential data during extreme weather events and to calibrate dynamic hydraulic models.	50,000	\$ 19,218	\$ 85,000	\$ 104,218	Continuation of scope as provided in FY26.
123	Central Island Pump Station Overhaul and Resiliency Improvements Overhaul including 2 new pumps, new controls, new genset, new conduit, new SCADA monitoring system, and new control building.	\$ 750,000	\$ 750,000	\$ 250,000	\$ 1,000,000	Priority Project. Refining scope to include programmatic review of reliability/resiliency of the system.
124	Ashmore Channel Resilience/278 Backflow Prevention Port Royal Install flap gates on each of two large diameter pipes to protect Port Royal and adjacent upstream properties during extreme weather events (resilience project).	\$ -			\$ -	
125	Gum Tree Channel Capacity Improvements at Chinaberry Crossing Channel and road crossing improvements to address identified system deficiencies.	\$ 120,000	\$ 120,000		\$ 120,000	A portion completed in FY 26. Some rollover expected.
126	24 Pope Avenue Outfall to Shipyard Design and install drainage infrastructure to correct an identified deficiency impacting drainage on Pope Avenue.	\$ -			\$ -	
127	25 Dunnagans Alley Parking Lot Drainage Improvements Installation of an inlet and a pipe to drain a Town-owned parking lot.	\$ -			\$ -	

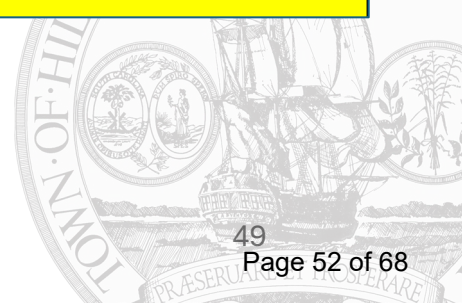
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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
128	Airport Outfall Ditch Relocation	Relocation of primary system ditch that drains Palmetto Headlands and the airport to accommodate future development on a Town-owned parcel at the end of Summit Drive.	\$ -		\$ -	
129	Arrow Road Laydown Yard Improvements	Adding rock to reduce tracking of sediment onto Arrow Road.	\$ 75,000		\$ -	Completed in FY 26!
130	Arrow Road Outfall at Greenery	Relocate a primary system outfall pipe that drains portions of Arrow Road, Palmetto Bay Road, and Archer Road to address an identified deficiency.	\$ -		\$ -	
131	Burkes Beach Area Drainage Improvements	Design and install drainage infrastructure to correct several identified deficiencies on Burkes Beach Road, Beach Front Lane, Barrier Beach Cove, and Sandy Beach Trail.	\$ -		\$ -	
132	Gardner Channel Capacity Improvements at 278	Excavate a primary system channel to restore conveyance capacity.	\$ -		\$ -	
133	Marshland Road Pathway Drainage Issues	Implement various improvements along the Town-owned pathway to address identified deficiencies.	\$ -		\$ -	
134	Muddy Creek South Outfall	Outfall ditch capacity improvements to protect the Muddy Creek Neighborhood (easements required).	\$ -		\$ -	
135	North Forest Beach Pipe Replacements	Replacement of perforated pipe along 9 streets in North Forest Beach to restore and improve functionality of Town-owned systems along private roads with in Town easements.	\$ -	\$ 250,000	\$ 250,000	Priority Project
136	Shipyards Pump Station Overhaul	Overhaul of a critical pump station including replacement of electronic controls, generator, and pumps.	\$ -		\$ -	
137	Squire Pope Outfalls-Backflow Prevention (2)	Add flap gates at the end of two primary system outfalls to improve hydraulic functionality (resilience project).	\$ -		\$ -	
138	The Links at Port Royal Improvements	Drainage system capacity improvements to protect Port Royal, Folly Field, Island Club, Islanders Beach Park, and residential properties along Wimbledon Court.	\$ -	\$ 50,000	\$ 50,000	Priority Project

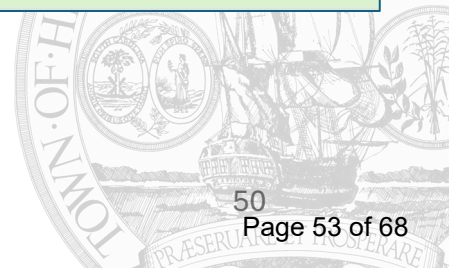
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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Needs)	Notes
139	Woodlake Villas/Mathews Drive Outfall Improvements	\$ -			\$ -	
140	Woodward Ave Pipe Rehabilitation	\$ -			\$ -	
141	Arrow Road Powerline Channel Excavation - Capacity Improvements	\$ -			\$ -	
142	Stormwater Contingency	\$ 500,000		\$ 300,000	\$ 300,000	Continuation of scope as provided in FY26.
New	Point Comfort Outfall			\$ 50,000	\$ 50,000	
Total Stormwater Program		\$ 6,350,880	\$ 2,879,340	\$ 3,875,000	\$ 6,754,340	
FLEET PROGRAM						
143	Staff Vehicle Replacement	\$ 80,000			\$ -	
144	Engine/Pumper Replacement/Quint Company Replacement	\$ -			\$ -	
145	Support Vehicle Replacement	\$ -			\$ -	
146	Ladder Truck Replacement	\$ -		\$ 4,500,000	\$ 4,500,000	Receive equipment in FY27.
147	New Staff Vehicles	\$ -			\$ -	
148	Specialty Vehicles	\$ -			\$ -	
149	Battalion 1 Replacement	\$ -			\$ -	
150	Medic Unit Replacement	\$ -			\$ -	
New	Public Service Equipment CIP			\$ 700,000	\$ 700,000	New need associated with new equipment to support transition to Public Works.
151	Fleet Contingency	\$ 100,000		\$ 100,000	\$ 100,000	Continuation of scope as provided in FY26.
Total Fleet Program		\$ 180,000	\$ -	\$ 5,300,000	\$ 5,300,000	

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Preliminary FY 27 CIP Program

Project	Project Scope	FY 2026 - Approved Budget	FY 2026 Projected Rollover	FY 2027 New Projects	FY 2027 Total (Rollover + New Projects)	Notes
LAND ACQUISITION PROGRAM						
152	Land Acquisition Administration	\$ 250,000		\$ 250,000	\$ 250,000	Continuation of scope as provided in FY26.
Total Land Acquisition Program		\$ 250,000	\$ -	\$ 250,000	\$ 250,000	
TOTAL - ALL CATEGORIES		\$ 77,687,380	\$ 12,793,229	\$ 49,841,300	\$ 62,634,529	





Funding Toolkit FY 2027 and Beyond



Funding Toolkit

- Available Funds:
 - Fund Balance
 - Current General Obligation (GO) Bond
 - Grants
- Opportunities:
 - **Beaufort County Transportation Sales Tax Referendum**
 - **Tax Increment Financing (TIF)**
 - Grants
 - South Carolina Earmarks
 - Federal Earmarks
 - Stormwater Utility (SWU) Fee Bond
 - FY 2028 GO Debt/Milage
 - Public Private Partnerships (P3)
 - GO Debt





Beaufort County Transportation Sales Tax Referendum

Projects Recommended for Beaufort County Transportation Sales Tax Referendum

- William Hilton Parkway – Gateway Corridor
 - Squire Pope/WHP Intersection Improvements
 - Spanish Wells/WHP Intersection Improvements
- Gumtree Road Improvements
- Main Street Road Improvements
- William Hilton Parkway - Chaplin Corridor
- Sea Pines Circle





Tax Increment Financing District Overview

Tax Increment Financing (TIF) Overview

What is a TIF District?

- A TIF is a unique local government funding structure that “freezes” property taxes received by various “partner” taxing bodies (school districts, counties, etc.) within a specified geographic area.
- The incremental property taxes collected post-TIF formation are used solely for the benefit of public infrastructure projects within the TIF.

How Do TIFs Work?

- The Town creates the TIF district and identifies specific public infrastructure capital projects to be funded in the TIF Redevelopment Plan.
- The base property value is recorded and “frozen” for all overlapping taxing districts in the TIF. The participating districts continue to receive annual property tax revenues assessed on this base value only.
- Overlapping “Partner” local taxing districts must agree on specific terms of participation.
- Future property value increases represents the “Incremental” tax revenue that is used to pay for the TIF public infrastructure projects. TIF bonds are often issued and are paid back via these incremental revenues.
- The Town manages the TIF for the benefit of all the partner districts (including the Town itself) and their constituents.

Tax Increment Financing (TIF) Overview

What are the TIF Benefits?

- Public infrastructure improvements without new taxes.
- Stimulates Investment: the public infrastructure investment encourages private development that might not occur otherwise.
- Helps improve neighborhoods and communities that otherwise may not have seen public and private investment without the existence of the TIF.
- Post-TIF: Increased property values resulting from the TIF will provide long-term benefits to all local taxing districts.

What are the TIF Risks?

- Revenue Uncertainty: If property values don't rise as expected, there may not be enough revenue to repay TIF debts.
- Impact on Other Services: Other taxing bodies may be concerned about lack of growth in their tax revenues for the duration of the TIF (typically 20–30 years).
- Transparency and Oversight: Requires clear goals, project guidelines, and public accountability.



Basic TIF Model

Annual taxes generated

\$

Revenues diverted for TIF-eligible purposes:

- Pledges to support bond debt services
- Pledges to developer note
- Fund Infrastructure

Incremental Taxes

Existing Tax Base

Revenues continue to flow to normal taxing bodies

New Tax Base Revenues flow to normal taxing bodies

Statutory life of TIF district

Examples of Infrastructure Improvements Financed by the Prior Hilton Head Island TIF

- USCB Campus
- Lowcountry Celebration Park
- Coligny Beach Park
- Coligny Circle Reconfiguration
- Mathews Drive Widening
- Land Acquisitions for Various Projects, including Parks & Beach Parking



Hilton Head Island TIF District Elements

- All capital projects to be located within the prospective Hilton Head Island TIF boundaries can be funded with TIF revenues.
- TIF projects must benefit all the participating TIF partners.
- Potential TIF partners: Beaufort County, Beaufort County School District, Hilton Head PSD(s).
- As the property values within the TIF district increase, these incremental property tax revenues pay for the capital projects within the TIF district.





TAX INCREMENT FINANCING (TIF) DISTRICT FORMATION - CRITICAL EVENTS

1. Preparation of Redevelopment Plan
2. Meeting to discuss TIF and other financings
3. Discuss strategy on how to approach other taxing districts and begin negotiations
4. Adoption of Resolution (Notice of Public Hearing and Notice to Taxing Districts)
5. Notice to Taxing Districts (not less than 45 days before Public Hearing)
6. Publication of Notice of Public Hearing in The State (not less than 15 or more than 30 days prior to public hearing)
7. Additional negotiations; reach agreement on Intergovernmental Agreement (IGA)
8. Public Hearing
 - ** Sec. 31-6-80 of SC Code: if Taxing District does not file objection to redevelopment plan at or prior to date of Public Hearing, Taxing District is deemed to have consented to Redevelopment Plan and issuance of Bonds **
9. Enactment of Ordinance /Adoption of Resolution by other Taxing Districts approving IGA
10. First reading of Ordinance approving Redevelopment Plan and IGA and first reading of Bond Ordinance
11. Second reading and enactment of Ordinance approving Redevelopment Plan and IGA and second reading of Bond Ordinance
12. Publication of notice of adoption of Ordinance approving Redevelopment Plan in The State (starts 20 day challenge period)
13. County Auditor certifies initial assessed values in the TIF district
14. Sale and issuance of bonds

Next Steps



Next Steps

March 2026

- Town Council considers First Reading of FY 2026 Budget Amendment for CIP Carry Forward Adjustments, Land Acquisitions, and STR Program Adjustments: **March 10**
- Planning Commission Meeting to prioritize FY 2027 CIP projects: **March 18**
- FY 2027 Proposed Consolidated Budget meetings with Town Council members, Town Manager and Finance: **TBD**
- Town Council considers Second Reading of FY 2026 Budget Amendment for CIP Carry Forward Adjustments, Land Acquisitions, and STR Program Adjustments: **March 31**

May 2026

- Distribute FY 2027 Proposed Consolidated Budget Executive Summary to Town Council: **No later than May 5**
- FY 2027 Proposed Consolidated Budget Ordinance to Town Council for Consideration of First Reading and Public Hearing: **May 12**
- Town Council Budget Workshop #1: General Fund, Debt Service Fund, Stormwater Utility Fund, Gullah Geechee Historic Neighborhoods Community Development Corporation Fund, and Housing Fund: **May 14**
- Town Council Budget Workshop #2: Capital Improvements Program Fund: **May 19**

June 2026

- FY 2027 Proposed Consolidated Budget Ordinance to Town Council for Consideration of the Second and Final Reading and second Public Hearing: **June 9**

July 2026

- Fiscal Year 2027 Consolidated Budget commences: **July 1**





Questions?

Thank you!