



Community Services and Land Use Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, February 12, 2024
3:00 PM

AGENDA

COMMITTEE MEMBERS:

ALICE HOWARD, CHAIR
GERALD DAWSON
THOMAS REITZ

YORK GLOVER, VICE-CHAIRMAN
PAULA BROWN
JOSEPH PASSIMENT, EX-OFFICIO

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
- [5.](#) APPROVAL OF MINUTES- November 13, 2023, November 23, 2023- Workshop, December 11, 2023- Special Called Meeting,
6. **CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL**
Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.
7. ASSISTANT COUNTY ADMINISTRATOR REPORT- *Chuck Atkinson, Assistant County Administrator Development, and Audra Antonacci-Ogden, Assistant County Administrator Community Services*

AGENDA ITEMS

- [8.](#) PRESENTATION BY THE TECHNICAL COLLEGE OF THE LOWCOUNTRY
- [9.](#) RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R510 005 000 0329 0000, LOCATED ON BEACH CITY ROAD, HILTON HEAD ISLAND (**FISCAL IMPACT: Beaufort County will receive \$30,250 from the Buyer. 70% of the funds from**

the sale will be deposited into the Rural and Critical Bond Fund (4500-80-0000-47010) to be used towards future acquisitions by the Rural and Critical Lands Preservation Program 30% of the funds will be reimbursed to the Town of Hilton Head)

10. RECOMMEND APPROVAL TO PURCHASE (1) NEW 36 PASSENGER BUS MODEL: STARCRAFT ALLSTAR XL (**FISCAL IMPACT: \$188,760.00**)
11. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



Community Services and Land Use Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, November 13, 2023
3:00 PM

MINUTES

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/281301>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 p.m.

PRESENT

Chair Alice Howard
Vice-Chair York Glover
Council Member David P. Bartholomew
Council Member Paula Brown
Council Member Logan Cunningham
Council Member Gerald Dawson
Council Member York Glover
Council Member Alice Howard
Council Member Lawrence McElynn
Council Member Joseph F. Passiment
Council Member Anna Maria Tabernik
Council Member Thomas Reitz

ABSENT

Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion to Amend: It was moved by Council Member Passiment, seconded by Council Member Cunningham, to amend the agenda to remove item number 12.

The Vote - The motion to amend was approved without objection.

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to approve the agenda as amended.

The Vote – The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Cunningham, seconded by Council Member Brown, to approve the minutes of September 11, 2023.

The Vote – The motion was approved without objection.

6. CITIZEN COMMENT PERIOD

Please watch the video stream available on the County's website to view the comments.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=144>

1. Dennis Ross

7. UPDATE FROM ASSISTANT COUNTY ADMINISTRATORS

Please watch the video stream available on the County's website to view the full update.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=378>

Assistant County Administrator Antonacci-Ogden introduced Caroline Fermin, the new Office of Veterans Affairs Director.

Director Fermin provided an overview of how the Office of Veterans Affairs works to support veterans in the County, including through public engagements, like the Veterans Day Parade and Wreaths Across America, and outreach events in various parts of the County. Director Fermin highlighted the Office's assistance with end-of-life planning by creating quarterly briefings to identify and explain the benefits to which veterans are entitled.

Council Member Reitz and Director Fermin discussed the timing and location of the outreach events.

Committee Vice-Chair Glover and Director Fermin discussed how veterans gaining access to their benefits could help boost the local economy.

Assistant County Administrator Atkinson introduced Mark Davis, Deputy Director of the Planning and Zoning Department, to provide an update on the Greenspace Program and Robert Merchant, Director of the Planning and Zoning Department, to provide an update on the Lady's Island Plan.

Deputy Director Davis provided an overview of the Green Space Program's application process and the six application types. Deputy Director David also explained how complete applications are added to the Green Space Advisory Committee's quarterly meeting agenda, where the Committee can review and weigh the applications against the adopted program and make recommendations to the Community Services and Land Use Committee. Deputy Director Davis also highlighted the Out-of-County application addendum for applications with property beyond the County's geographic boundaries.

Committee Vice-Chair Glover and Deputy Director Davis discussed funding requirements for applications outside the County, including the 300% match requirement. ACA Atkinson added that the 300% match could be an in-kind match.

Council Member Tabernik asked about the Green Space Program's current funds, and ACA Atkinson commented on the amount received from each deposit.

Council Member Cunningham asked if staff could provide a breakdown of the funding received from tourists. ACA Atkinson replied that staff could do that and would provide quarterly updates.

Director Merchant provided an update on the Lady's Island Plan, including the agreement for the county to develop a staff working group and reach out to planning firms. Director Merchant also noted efforts to create a holistic plan, as there are unresolved transportation concerns with Sea Island Parkway and access to Beaufort High School.

Committee Vice-Chair Glover commented on Woods Memorial Bridge traffic issues.

8. BEAUFORT CONSERVATION DISTRICT ANNUAL REPORT

Please watch the video stream available on the County's website to view the full report.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=2088>

Hilary Gallop, an Education Coordinator with the Beaufort Soil and Water Conservation District, provided an overview of the Conservation District's Board of Commissioners, functions, and education outreach programs, including eco-camp. Ms. Gallop explained the Conservation District's partnership with USDA NRCS and payouts from the conservation stewardship and environmental quality incentives programs. Ms. Gallop also explained the Conservation District's collaboration with The Nature Conservancy on assessing the needs and challenges of Beaufort County farmers.

9. DISCUSSION ON FUNDING OPPORTUNITIES STAFF HAS IDENTIFIED FOR THE COASTAL COMMUNITY DEVELOPMENT CORPORATION (CCDC) WORKFORCE HOUSING

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=2878>

Interim County Administrator Robinson provided an overview of the Workforce Housing Workshop during the 1:30 p.m. Community Services Committee meeting. Interim County Administrator Robinson also explained the different funding resources and available fund balance. Interim County Administrator Robinson added that TIF Districts, the regional housing trust fund, and the Coastal Community Development Corporation could be utilized to develop workforce housing.

Committee Vice-Chair Glover asked about a potential partnership with Habitat for Humanity.

10. DISCUSSION REGARDING POSSIBLE DEVELOPMENT MORATORIUM AND CURRENT ZONING ALONG HWY 170

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=3301>

Director Merchant explained the existing zoning for the Beaufort County and Jasper County areas along Highway 170 and the limits provided by Jasper County's moratorium. Director Merchant noted that Jasper County's zoning allows for one-acre lots.

Council Member Bartholomew asked about the objective of a potential moratorium. Director Merchant discussed Hilton Head Island's past moratorium during the construction of the Cross Island Parkway and the importance of determining a clear objective. ACA Atkinson noted that County approval is already required for upzoning and that upzoning could be denied without a moratorium.

Council Member Cunningham commented that a moratorium should be established for a specific reason.

Council Member Reitz commented that a moratorium may signal Beaufort County's support for Jasper County and limits on growth.

Committee Chair Howard commented that Beaufort County's T2Rural Zoning is more stringent than what Jasper County has in place and that there might not be a strong enough reason to put a moratorium in place.

Committee Vice-Chair Glover asked about the county's relationship with Jasper County and Hardeeville, as development in other counties and municipalities can create issues in Beaufort County, like increased traffic. ACA Atkinson noted that the staff has good working relationships with all the municipalities.

11. RECOMMEND APPROVAL OF AN ORDINANCE FOR A ZONING MAP AMENDMENT/REZONING REQUEST FOR 57 ACRES (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) LOCATED AT 1, 2, 3, 4 BENNETT POINT DRIVE FROM PLANNED UNIT DEVELOPMENT (PUD) TO T2 RURAL (T2R)

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=4397>

Director Merchant discussed the fifty-seven acres in the northern part of Lady's Island, the original approval for 179 single-family lots, and the conservation easement on the property. Director Merchant explained the request to change the zoning to match the character and ensure compatibility with future development in the area.

Council Member Passiment and Director Merchant discussed which portions of the fifty-seven acres would be rezoned.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Reitz, to recommend approval of an ordinance for a zoning map amendment/rezoning request for 57 acres (R200 004 000 0301 0000, R200 004 000 0302 0000, R200 004 000 0300 0000, R200 004 000 0063 0000) located at 1, 2, 3, 4 Bennett Point Drive from Planned Unit Development (PUD) to T2 Rural (T2R).

Discussion: County Attorney Keaveny noted that the motion language needs to articulate the reasoning for the motion.

Motion: It was moved by Committee Vice-Chair Glover, seconded by Council Member Bartholomew, to accept the recommendation presented since the application 1) is consistent with and furthers the goals, and policies of the Comprehensive Plan and the purposes of this Development Code. In areas of new development, a finding of consistency with the Comprehensive Plan shall be considered to meet the standards below, unless compelling evidence demonstrates the proposed amendment would threaten the public health, safety, and welfare if the land subject to the amendment is classified to be consistent with the Comprehensive Plan, 2) is not in conflict with any provision of this Development Code, or the Code of Ordinances, 3) addresses a demonstrated community need, 4) is compatible with existing and proposed uses surrounding the land subject to the application, and is the appropriate zone and uses for the land, 5) would not adversely impact nearby lands, 6) would not result in adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment, and 7) would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

The Vote – The motion was approved without objection.

12. RECOMMEND APPROVAL OF A RESOLUTION TO AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE CITY OF BEAUFORT AND THE FRIENDS OF WHITEHALL PARK

This item was removed from the agenda.

13. RECOMMEND APPROVAL OF A RESOLUTION TO ADOPT THE PASSIVE PARKS DEPARTMENT PRIVATE BUSINESS USE POLICY, APPLICATION AND FEE SCHEDULE

Please watch the video stream available on the County's website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281301?ts=4873>

Passive Parks Director Stefanie Nagid explained how businesses have been utilizing passive park properties for private engagements, such as eco-tours and staged photography sessions, without getting prior approval or compensating the County. Director Nagid noted that these engagements occupy space that is supposed to be available for the public and could negatively impact the conservation value of the parks. Director Nagid also explained that the existing policy has been revised to address instances where private businesses utilize passive parks.

Council Member Bartholomew and Director Nagid discussed enforcement of the proposed policy, including cooperation with municipalities and the Sheriff's Office Environmental Crimes Unit.

Council Member Tabernik asked about the timeline and how businesses will be notified. Director Nagid replied that the item would be included on the County Council's December 11 agenda and, if approved, would be in effect on December 12, 2023. Director Nagid added that there would be a press release and that the Passive Parks Department is already in touch with several businesses.

Council Member Cunningham asked about the number of people that would qualify as an event, and Director Nagid said there is no set threshold as it depends on the intent. Council Member Cunningham also asked about the turnaround time for the existing facility rental application, and Director Nagid said it is a couple of days.

Council Member Cunningham expressed concerns about the application process, the \$100 fee, and the types of activities the policy would apply to.

Director Nagid outlined how the passive park properties are purchased for conservation or cultural and historical values and the potential problems with being unable to manage how businesses are using the parks. Director Nagid also explained that if a business plans routine visits, only one application and schedule for use would have to be submitted.

Motion: It was moved by Council Member Dawson, seconded by Council Member Cunningham, to recommend approval of a resolution to adopt the Passive Parks Department Private Business Use Policy, Application, and Fee Schedule.

Discussion: Council Member Cunningham commented that there seems to be a lot of gray area in this proposal and asked for further explanation to be provided during the December 11 County Council meeting.

Council Member Dawson noted that the overwhelming concern is that passive parks are being used for profit.

The Vote - Voting Yea: Committee Chair Howard, Committee Vice-Chair Glover, Council Member Cunningham, Council Member Dawson, Council Member McElynn, Council Member Passiment, Council Member Reitz, and Council Member Tabernik. Voting Nay: Council Member Bartholomew and Council Member Brown. The motion passed by 8:2.

14. ADJOURNMENT

Adjourned: 4:38 p.m.

Ratified:



Community Services and Land Use Committee Affordable and Workforce Housing Workshop Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, November 13, 2023
1:30 PM

MINUTES

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/280792>

1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 1:33 p.m.

PRESENT

Chair Alice Howard
Vice-Chair York Glover
Council Member Paula Brown
Council Member Gerald Dawson (arrived late)
Council Member Lawrence McElynn
Ex-Officio Joseph F. Passiment
Council Member Thomas Reitz (arrived late)
Council Member Anna Maria Tabernik

ABSENT

Council Member David P. Bartholomew
Council Member Logan Cunningham
Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Passiment, seconded by Committee Vice-Chair Glover, to approve the agenda.

The Vote – The motion was approved without objection.

5. CITIZEN COMMENT PERIOD

No citizen comments.

6. DISCUSSION AFFORDABLE AND WORKFORCE HOUSING: WHERE ARE WE, WHERE DO WE WANT TO GO, AND HOW DO WE GET THERE

Please watch the video stream available on the County’s website to view the overview provided by Interim County Administrator Robinson.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=53>

Interim County Administrator Robinson commented that workforce housing will be one of the major focus areas in Beaufort County’s strategic plan, as the County needs to find a sustainable solution that carries workforce housing well into the future. Mr. Robinson also introduced the speakers for the workshop, including Wendy Zara, Chair of the Beaufort Jasper Housing Trust, and Jeremy Cook, an attorney with Haynsworth Sinkler Boyd.

Please watch the video stream available on the County’s website to view the overview provided by Wendy Zara, Chair of the Beaufort Jasper Housing Trust.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=172>

Wendy Zara provided an overview of the creation of the Beaufort Jasper Housing Trust, the partnership with Community Works, the decision to incorporate as a 501c3, and the loan provided to a developer for workforce housing development.

Council Member McElynn confirmed with Ms. Zara the loan amounts provided by the Beaufort Jasper Housing Trust and Community Works to the developer. Council Member McElynn and Ms. Zara also discussed the rate provided for the loan.

Please watch the video stream available on the County’s website to view the overview provided by Dana Totman, Interim Executive Director of the Beaufort Jasper Housing Trust.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=443>

Dana Totman provided an overview of his background and interest in addressing affordable housing issues.

- Need workforce housing, senior housing, and home repair. The needs are different in various parts of the county (rural versus more populated). Needs are different through Beaufort and Jasper County.
- Looked at the applications – requests for proposals last May. 5 or 6 entities that responded. Beaufort-Jasper would provide loans of 500 thousand, and Community Works would provide loans of 1 million/1.5 million. Ultimately, a couple dropped out, and others are still in the works – Carrington Manor one is proceeding – 62 senior units; home ownership project in Hilton Head; and rental workforce development in Okatie that involves a partnership with a hospital and private developer. That would be around 180/200 affordable homes combined. Also, some geographic diversity and seniors/young people.
- Relationship with Community Works – should they decide not to fund a project or to create different parameters that affect our 500-thousand-dollar loan? Need to spend time with Community Works to examine the applications closely & to work with the Board on making the financial decisions.
- How do we develop the appropriate criteria and some uniformity for the applications? Need to provide informed guidance on how to best spend and make our investments going forward.
- Important to have good working relationships with the different layers of government – state and federal.

- 8 board members, 9 seats as one is vacant. Serving as a part-time interim staff. Not enough – need more capacity – whether it is more board members or staff. Need to up capacity to fulfill requirements and demands to create a fully functioning and impactful non-profit.

Council Member Passiment: does Community Works want to end its relationship with the housing trust, and would the trust deal with that by expanding the membership and staff to replace what Community Works is currently doing? Totman: that is generally accurate; they are in Greenville. So, providing adequate support to the board and stakeholders with an interest in affordable housing is hard & they want to end the relationship. In the original bylaws/IGA was the idea that the trust would incorporate and become a 501c3, hire its own staff and have different approaches to how it is administered. Zara: It was a mutual decision on the part of the Housing Trust and Community Works; they realized that the Housing Trust, to move forward faster, needed to have its own staff. Did not have a person on the ground locally that could be responsive quickly to questions. Passiment: money already expended for the first project – the million from community works, how will that money be handled? Zara: the loan has not closed, so the money has not been spent yet; we will continue to close the loan; going forward, we may have our own contract with Community Works to do the underwriting and service the loans.

Committee Vice-Chair Glover: talk about different categories and the areas being vast. What would be the approach to address the needs of rural areas? Totman: much of the funds from the federal and state governments are skewed toward non-rural areas – projects of a certain scale may require water and sewer. The strategies for rural areas – need to work with local officials, and home repairs may be important; want people in the community to articulate their needs – can be harder because not of a large scale, but people have needs in the rural areas, so need to work with the local officials to develop the appropriate response.

Please watch the video stream available on the County's website to view the overview provided by Jeremy Cook, an attorney with Haynsworth Sinkler Boyd.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=1706>

- This is a growing area of need across the state. Need for affordable, attainable & safe housing. Part of a long-term strategic plan. Need to determine the approaches you are willing to consider and support, like whether the County is willing to incur debt to provide these kinds of services (issuance of general obligation bond; would need additional mills to pay the debt – so would need to raise taxes). Is the County willing to issue general obligation bonds to provide attainable housing?
- Discussed what other cities have done – Charleston, Greenville to address affordable housing.

Council Member McElynn and Mr. Cook discussed the source of funding – it would be general dollar funds and would not have to be limited to ad valorem taxes.

- Can issue general obligation bonds without a referendum – up to 8% of your assessed value. Would raise whatever taxes are needed to pay it back.
- Multi-county parks would designate certain properties with the parks; the county decides how the money is distributed. Would allow credits to be given for specific projects.
- Tax increment financing – TIFs. Used most successfully in areas where there is not yet development, or there is underdevelopment – would be either developed or redeveloped. If already fully developed, it may be an incremental increase, but not a lot of increase left to come. TIF is a tool the County and City of Beaufort have used before. It can be a very successful tool, particularly in an area that is undervalued.
 - Provided an overview of the City of Beaufort's TIF --- had a Boundary Street TIF.

Committee Chair Howard mentioned that you could use the previous year's funds from the accommodation tax – don't think that is possible for us, which surprised me. Cook: you would have to show you are satisfied with the 15% test. Could see that being the case, but have not seen that.

Council Member Tabernik: when discussing the 15% of using a tax, there were a lot of hoops to jump through. Is there any way that would be relaxed? Cook: this is brand new, so reasonable to think that we would get broader and deeper in the use of that. When new tools are opened to local governments, sometimes there is a natural reticence to set parameters/restrictions.

- Development of Workforce Housing Bill that allows the use of revenue from local accommodations tax for the development of workforce housing.

Council Member Passiment asked about the City of Greenville – they put up money that was then used to get a larger loan. When we established the housing trust, each of the entities put up a sum of money and pledged a sum of money over a ten-year period. Could we leverage that to borrow money? Leverage our portion in the same manner as the City of Greenville. Cook: who is that money going to today? Passiment: right now, it sits with the housing trust. The money that is there could we use the money Beaufort County contributed to leverage a much larger loan. Cook: would need to think about what that would look like going forward. It sounds like it would be the same model as Greenville.

Council Member Dawson: when we look at the consideration of applicants applying for affordable homes and consider the percentage the application would be required to match. At 60% medium income, there is a 60% required match. At 80%, there is a 20% required match. Included in the backup materials. Keaveny refers to Greenville County's multi-county park project. Cook: those we decisions made by Greenville County – just an example and would not limit what Beaufort County could do. Keaveny: can set parameters however we want to.

Committee Vice-Chair Glover: Assumes they will get with the administration to give some suggestions for Beaufort County to move forward – various approaches and the best approach to move forward. Will depend on expertise to guide me. Cook all in on that. Present all the options but want to tailor them to make sure they are a good fit for the Council – interested in getting feedback on options going forward. Explaining what they have seen work and helping figure out what would work for Beaufort County.

Council Member McElynn mentioned water and sewer, and a lot of places where we may need to build workforce housing do not have water and sewer. You made a connection of how to provide water and sewer in addition to engaging in building workforce housing. Would you be able to clarify the connection between water and sewer development and workforce housing? Cook: talking specifically about the TIF because water and sewer would qualify for that. Would look at the impediments to property being developed. Could also do general obligation bonds to extend water and sewer lines.

Council Member Dawson: availability of water and sewer. If water and sewer are prohibited (found mostly in rural parts of the county) and the only source is a private well. To confirm, would the construction of the home not be prohibited because water and sewer are not applicable? Cook: you don't have to have water and sewer (could have a well and septic tank), but water and sewer infrastructure itself could be financed through some of the things we have talked about.

Interim County Administrator Robinson: will come to Council for guidance during the staff's strategic planning process.

Please watch the video stream available on the County's website to view the overview provided by Hank Amundson, Special Assistant to the County Administrator.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=3668>

- A couple of updates – focused on quick options that would involve land contribution or where the public entity buys or previously owns the property – could contribute it through a long-term land lease or transfer it with covenants and restrictions.
- Current projects: Buckwalter Parkway and Ribaut Road (TCL Properties)

- Buckwalter: earlier this year, the Council authorized the administrator to put this property under contract. Informed that there were no residential dwelling units on that property. This is where the bulk of the work has gone. The town of Bluffton is in favor of this project. Partnered with Beaufort Memorial Hospital because they need workforce housing. To establish residential dwelling units, collaborated with the Town to get units and more medical office offerings.
 - Have plans. The town has a partnership with Woda Cooper. Staff requested 120 units. Will go to the town council and ask the town to contribute the units. Then the County could partner with them on the portion of land that would be for affordable housing. Mix between 40, 60, and 80% AMI. Ask for the County to a long-term lease, would have to figure out how the ownership structure works – would get a medical office and affordable housing.
 - Would be apartments with 120 total units.

Committee Vice-Chair Glover: if we move forward with development, it would be environmentally sensitive, right? Amundson: Absolutely. A lot of moving parts engaged Ward Edwards to do site planning. Have a revisit of the wetlands delineation map currently going on. Committee Vice-Chair Glover and Amundson also discussed the time horizon that would need to be negotiated in terms of the transfer of the property. Woda Cooper company would own and operate the rental portion and their mission is affordable housing. So, could work with a longer time horizon for the affordable housing offering.

- TCL Properties: The hospital would make a proposal to re-develop the properties. It would be dedicated to medical employees. The other one would be open even though it's adjacent to the actual medical office – to be managed by Woda Cooper, it is open to everyone. Will be bringing a proposal – would be some attached and detached to fit within the neighborhood. Still determining the number of units.
 - Initial re-development planning under previous leadership was met with resistance from the neighborhood.
 - Beaufort Memorial Hospital is interested in a dedicated medical housing facility.
 - Beaufort Memorial Hospital is finalizing a proposal to present to the Council that would redevelop the properties into a mix of attached and detached workforce units.
 - Preliminary discussions with the City of Beaufort showed favorable support.

Please watch the video stream available on the County's website to view the overview provided by County Attorney Brittany Ward.

<https://beaufortcountysc.new.swagit.com/videos/280792?ts=4251>

- Took over to discuss Justice Square (Wilmington/King Street).
- This property was approved for sale in October 2022. Have been working with the developer Wheeler & Wheeler. Last week, they got their final approval from the City of Beaufort's HRB.
- Presented the proposed conceptual plan. Justice Place will be a renovation of the historic jail; the cottages of Justice Square will be 12 to 14 single-family homes (300k price range); Justice Park will be workforce housing (39+ units).

Committee Chair Howard: Do you know the length of time? Ward: due to state and federal funding, it would be a year, and then construction will start then. Will be done in phases. Single-family homes – planning to do six (Council approved 7 to be built) prior to starting affordable housing. Construction on the remaining single-family homes is contingent on all the affordable housing units being built. Howard: what are the terms for how long it must remain affordable housing? Believe it was 25 years. SRDP was at 30. And maybe 35.

Glover: would be rental units? Yes.

Passiment: Would the renovation of the jail be for apartments? Ward: Yes, they will be condo units. Not sure when those will be completed.

Glover: 30 years would be the minimum I would want to support.

Robinson: It may be beneficial for the county to hire someone to work on workforce housing projects full-time. The Committee agreed that would be helpful.

7. ADJOURNMENT

Adjourned: 2:53 p.m.

Ratified:



Special Called Meeting of the Community Services and Land Use Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls Complex 100 Ribaut Road, Beaufort

Monday, December 11, 2023
3:30 PM

MINUTES

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1. CALL TO ORDER

Committee Chair Howard called the meeting to order at 3:00 p.m.

PRESENT

Chair Alice Howard

Vice-Chair York Glover

Council Member David P. Bartholomew

Council Member Paula Brown

Council Member Logan Cunningham

Council Member Gerald Dawson

Council Member Lawrence McElynn

Council Member Joseph F. Passiment

Council Member Thomas Reitz

Council Member Anna Maria Tabernik

ABSENT

Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chair Howard led the Pledge of Allegiance.

3. FOIA

Committee Chair Howard noted that public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to approve the agenda.

The Vote – The motion was approved without objection.

5. CITIZEN COMMENT PERIOD

No citizen comments.

6. RECOMMEND APPROVAL TO FUND DUE DILIGENCE AND NEGOTIATE TERMS OF ACQUISITIONS FOR THE FOLLOWING PROPOSED GREEN SPACE APPLICATIONS:

A. CONSERVATION EASEMENT APPLICATION: HALF MOON ISLAND ROAD, LOBECO; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – NORTHERN

B. CONSERVATION EASEMENT APPLICATION: GREGORIE NECK ROAD, YEMASSEE; POLITICAL JURISDICTION - UNINCORPORATED JASPER COUNTY; GEOGRAPHIC REGION – OUTSIDE OF COUNTY

C. FEE SIMPLE APPLICATION: ULMER ROAD, BLUFFTON; POLITICAL JURISDICTION - UNINCORPORATED BEAUFORT COUNTY; GEOGRAPHIC REGION – SOUTHERN

D. FEE SIMPLE APPLICATION: MITCHELVILLE ROAD, HILTON HEAD ISLAND; POLITICAL JURISDICTION - TOWN OF HILTON HEAD; GEOGRAPHIC REGION – SOUTHERN

Mike McShane, Chairman of the Green Space Advisory Committee, commented that the Green Space Advisory Committee received five applications, and four are being recommended for due diligence and negotiations, as the fifth application was incomplete. Mr. McShane noted that the Green Space Advisory Committee and County Council are not obligated to move beyond due diligence for the properties with this authorization.

Please watch the video stream on the County's website to view the full discussion of Application A.

<https://beaufortcountysc.new.swagit.com/videos/285341?ts=166>

Mr. McShane briefed the Committee on the conservation easement proposal for Half Moon Island Road, including how the U.S. Department of Defense committed to equally matching the funds supplied by the County to acquire the easement.

Motion: It was moved by Council Member Dawson, seconded by Committee Vice-Chair Glover, to recommend approval to fund due diligence and negotiate terms of acquisition for the conservation easement application for Half Moon Island Road, Lobeco.

Discussion: Council Member Cunningham asked if the U.S. Department of Defense would split the due diligence costs and easement purchase. Mr. McShane replied that the County could save money on due diligence costs if it could accept some of the work conducted by the U.S. Department of Defense.

Council Member Tabernik asked about the differences between a conservation easement and a fee simple. Mr. McShane explained that a qualified third party holds a conservation easement, and ownership of the land remains privately held, with the easement enforcing the negotiated terms and restrictions. Mr. McShane added that fee simple means taking clear ownership of the property.

The Vote – The motion was approved without objection.

Please watch the video stream on the County's website to view the full discussion of Application B.

<https://beaufortcountysc.new.swagit.com/videos/285341?ts=443>

Mr. McShane briefed the Committee on the conservation easement proposal for Gregorie Neck Road, including the significant water resource on the property. Mr. McShane commented on the 300% match requirement since the property is located outside of Beaufort County and noted that the requirement had been exceeded due to the property's value.

Motion: It was moved by Council Member Cunningham, seconded by Committee Vice-Chair Glover, to recommend approval to fund due diligence and negotiate terms of acquisition for the conservation easement application for Gregorie Neck Road, Yemassee.

Discussion: Council Member Bartholomew asked about engagement with Jasper County. Mr. McShane said that Jasper County is aware and supportive of the proposal.

Council Member Cunningham asked about the entity that would hold the conservation easement. Mr. McShane replied that it would be The Nature Conservancy.

The Vote – The motion was approved without objection.

Please watch the video stream on the County’s website to view the full discussion of Application C.

<https://beaufortcountysc.new.swagit.com/videos/285341?ts=664>

Mr. McShane briefed the Committee on the fee simple acquisition proposal for Ulmer Road, noting that the owner applied.

Motion: It was moved by Council Member Cunningham, seconded by Council Member Tabernik, to recommend approval to fund due diligence and negotiate terms of acquisition for the fee simple application for Ulmer Road, Bluffton.

Discussion: Council Member Cunningham asked if the previous property assessments would be used to reduce costs. Mr. McShane replied that the County Council would have to accept the appraisal and that updates could be added.

Council Member Bartholomew asked if a conservation appraisal was needed since the previous assessments were focused on commercial aspects. Mr. McShane replied that there are legitimate differences between the types of appraisals and that they need to determine how the appraisal process moves forward.

The Vote – The motion was approved without objection.

Please watch the video stream on the County’s website to view the full discussion of Application D.

<https://beaufortcountysc.new.swagit.com/videos/285341?ts=765>

Mr. McShane commented that the Town of Hilton Head made the application for the Mitchelville Road property and that there are still some aspects that need to be resolved, such as the legal description.

Motion: It was moved by Council Member Reitz, seconded by Committee Vice-Chair Glover, to recommend approval to fund due diligence and negotiate terms of acquisition for the fee simple application for Mitchelville Road, Hilton Head Island.

Discussion: Council Member Cunningham asked if there was interest in the property being developed and if there would be matching funds. Mr. McShane replied that moving forward with due diligence would allow the Green Space Advisory Committee to engage with the Town of Hilton Head and see if there are any opportunities for matching funds. Mr. McShane added that the property owner is aware that an application had been submitted for the property since the application allows someone to apply even if they are not the owner.

Attorney Charles Huston commented on the fee simple application for Mitchelville Road. Mr. Huston noted that the property does not have fee simple title, which is needed to consider purchasing the property. Mr. Huston added that the minority heirs want to purchase the property and that the matter is before the South Carolina Court of Appeals.

Mr. McShane commented that the Green Space Advisory Committee is aware of the heir’s property issue and that part of due diligence would be ensuring that the County could acquire or create an easement.

Mr. McShane added that the litigation would need to be resolved before the Green Space Advisory Committee comes forward with a recommendation and that he would be willing to provide regular progress updates.

The Vote – The motion was approved without objection.

7. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SECTION 30-4-70 (A) (2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF REAL PROPERTY (76 May River Rd.)

Motion: It was moved by Council Member Passiment, seconded by Council Member McElynn, to enter into an executive session to discuss negotiations incident to proposed contractual arrangements and proposed sale or purchase of real property (76 May River Road).

The Vote – The motion was approved without objection.

8. MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Council Member Cunningham, seconded by Committee Vice-Chair Glover, to authorize the Interim County Administrator to negotiate and enter into a contract to purchase 76 May River Road on terms that are consistent with the terms that were discussed in the executive session.

The Vote – Voting Yea: Chair Howard, Vice-Chair Glover, Council Member Cunningham, Council Member Dawson, Council Member Passiment, Council Member Bartholomew, Council Member McElynn, and Council Member Reitz. Voting Nay: Council Member Brown and Council Member Tabernik. The motion passed by 8:2.

9. ADJOURNMENT

Adjourned: 4:05 p.m.

Ratified:



TECHNICAL COLLEGE OF THE LOWCOUNTRY

Beaufort Mather Campus | Bluffton New River Campus

Hampton Campus | Culinary Institute of the South | Online

WHAT WE DO EVERYDAY:

HIGHER EDUCATION



WORKFORCE DEVELOPMENT



ECONOMIC DEVELOPMENT



QUALITY OF LIFE



Technical College of the Lowcountry provides learning opportunities that advance workforce development, promote economic development and ensure attainment of student learning goals – effectively increasing the employability of all citizens of the Lowcountry and, ultimately, enhancing the quality of life for us all.



**TECHNICAL COLLEGE
OF THE LOWCOUNTRY**

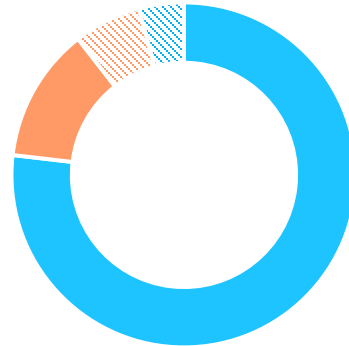
MEASURABLE IMPACT:

Approx. 4000 Students



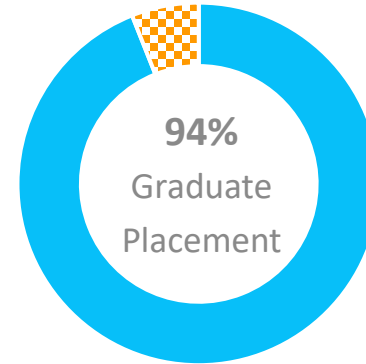
TARGETED

91% of our students are Lowcountry residents. Almost 18% are Active Duty Military or dependents of Active Duty Military.



LOCAL

73% of our students are Beaufort County residents. 12% are from Jasper County; 6% from Hampton County; and 4% from Colleton County



RELEVANT

94% of our graduates are placed in a job related to their field of study or are continuing their studies and furthering their education.



Total Annual Economic Impact
\$129.3 million
FY 17/18

QUANTIFIABLE

The college's value to the Lowcountry is larger than simply its economic impact. Whether it is money invested in operations, construction or a student's education, for every \$1 dollar invested an average of \$10.10 in benefits will accrue to society in the Lowcountry.



TECHNICAL COLLEGE
OF THE LOWCOUNTRY

ARTHUR E. BROWN REGIONAL WORKFORCE TRAINING CENTER

Bluffton New River Campus



TECHNICAL COLLEGE
OF THE LOWCOUNTRY

WORKFORCE CENTER IMPACTS:

BY THE NUMBERS	
50,000	Square footage
850	Additional students (Workforce)
102	Or an estimated 12% from outside of the Lowcountry such as Transitioning Military
4 plus	New workforce training programs
\$26MM	Total project cost
\$20MM	Construction cost
4 yrs.	Time from funding to doors open
\$5.7MM	Total annual economic impact



CONSTRUCTION SUPPORT REQUEST:

Objective: To secure Construction Cost support by June 30, 2024, so that the Arthur E. Brown Regional Workforce Training Center is open and operational by end of year 2027.

Total Construction Cost	\$20,000,000	
	\$10,000,000	State Approved Appropriations 2023 Legislative Session
	<u>\$ 2,500,000</u>	College Commitment
Remaining Need	\$ 7,500,000	Request to Beaufort County

INVESTMENT ADDING VALUE TO INVESTMENT:



Compound Investment – Education, training and jobs for Beaufort County.



REFERENCES & RESOURCES:

TCL Financial Transparency: <https://www.tcl.edu/about-tcl/consumer-information/transparency/>

TCL Strategic Plan: <https://www.tcl.edu/strategic-plan/>

2023 State of the College report: <https://www.tcl.edu/about-tcl/2023-state-of-the-college/>

President's contact information:

Dr. Richard Gough

E: rgough@tcl.edu

P: 843-525-8247



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

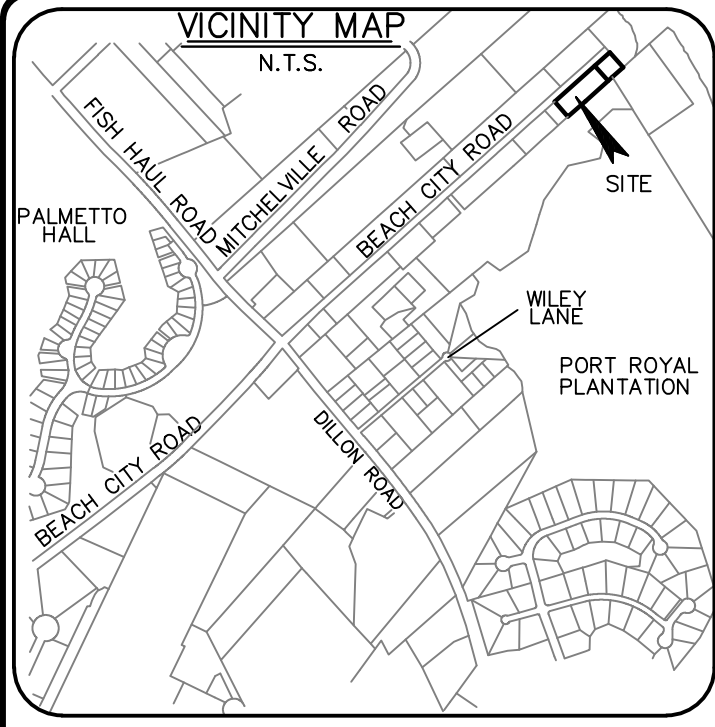
ITEM TITLE:
RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R510 005 000 0329 0000, LOCATED ON BEACH CITY ROAD, HILTON HEAD ISLAND
MEETING NAME AND DATE:
Community Services and Land Use Committee, February 12, 2024
PRESENTER INFORMATION:
Brittany Ward, County Attorney (5 minutes)
ITEM BACKGROUND:
This is a new item for Committee/Council
PROJECT / ITEM NARRATIVE:
<p>Parcel #R510 005 000 0329 0000 was co-purchased through the Rural and Critical Lands Preservation Program on January 29, 2013 by Beaufort County and the Town of Hilton Head Island as part of a series of parcels along Beach City Road adjacent to Mitchelville Freedom Park. At the time of acquisition, Parcel 0329 was 1.22 acres and cost \$280,921, with a 70/30 respective cost share between the County and Town.</p> <p>In early 2023, a property boundary discrepancy was brought to County staff's attention whereby the adjacent neighbor's driveway was constructed on the co-owned County/Town property. A survey was completed on August 4, 2023 to designate the 0.11 acre encroachment. An appraisal was completed on September 20, 2023 and provided a compensation opinion of \$30,250 for the 0.11 acre encroachment area. The original acquisition cost of the 0.11 acre encroachment area was \$25,329, therefore the current appraised value is an acceptable value for conveyance.</p>
FISCAL IMPACT:
Beaufort County will receive \$30,250 from the Buyer. Seventy percent of the funds from the sale will be deposited into the Rural and Critical Bond Fund (4500-80-0000-47010) to be used towards future acquisitions by the Rural and Critical Lands Preservation Program. Thirty percent of the funds from the sale will be reimbursed to the Town of Hilton Head Island.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval as submitted
OPTIONS FOR COUNCIL MOTION:
<p>Motion to approve, modify, or deny approval of an ordinance authorizing the interim county administrator to execute the necessary documents to convey a portion of property owned by Beaufort County with TMS No. R510 005 000 0329 0000, located on Beach City Road, Hilton Head Island.</p> <p>Beaufort County Code of Ordinances Section 26-36 (attached) governs Council's consideration of this matter.</p> <p>If approved, move forward to County Council for 1st reading on February 26, 2024.</p>

Sec. 26-36. Resale, swap, condemnation or lease of acquired property.

There may be instances where property acquired under the RCLPP for its conservation value(s), and possibly to mitigate the impacts of development, may not be suitable or needed for county ownership in the future. In such cases, the county council may request the RCLP board to evaluate and make a recommendation on selling, swapping or leasing the property, in whole or in part.

- (a) In those instances, the RCLP board shall be guided by the following:
 - (1) To ensure that the resale, swap or lease of the property, in whole or in part, will not have an adverse impact on the conservation value(s) of the property, which can be assured through the placement of a conservation easement or other appropriate instruments on the sold, swapped or leased property if necessary.
 - (2) To ensure that the development of the property for use(s) permitted under a conservation easement will be carefully monitored by the easement holder.
- (b) Additionally, the following will apply:
 - (1) Any RCLPP property considered for sale, swap or lease shall require appropriate action by a two-thirds majority of the county council following prescribed procedures for sale, swap or lease of county-owned land.
 - (2) If all or part of a RCLPP property is sold, swapped or condemned, the county and any co-owners will be entitled to respective ownership ratio compensation of any net proceeds, after payment of all closing expenses.
 - (3) Any RCLPP property sold, swapped or condemned will have the county's portion of any proceeds deposited into the land preservation fund for use in future RCLPP acquisitions.
 - (4) Any RCLPP property leased by the county will have any proceeds deposited into the passive parks fund for use in management and maintenance of RCLPP passive parks.

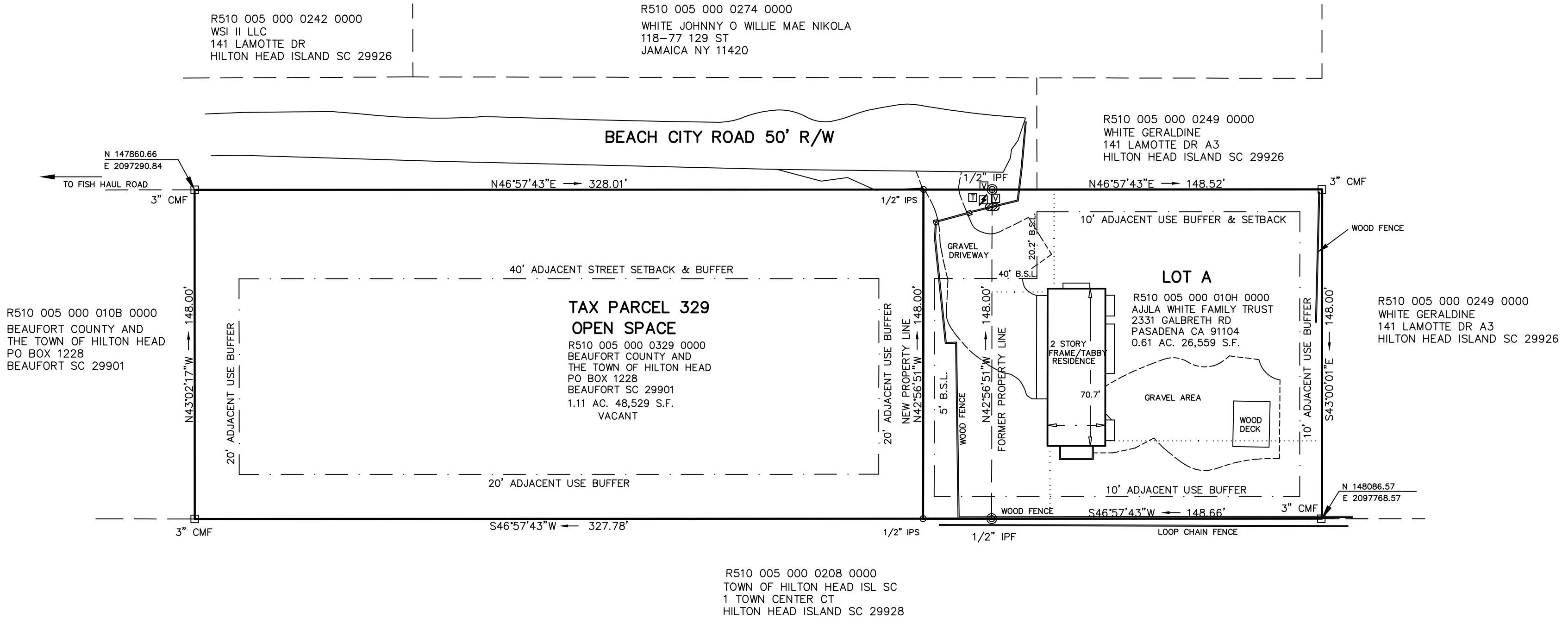
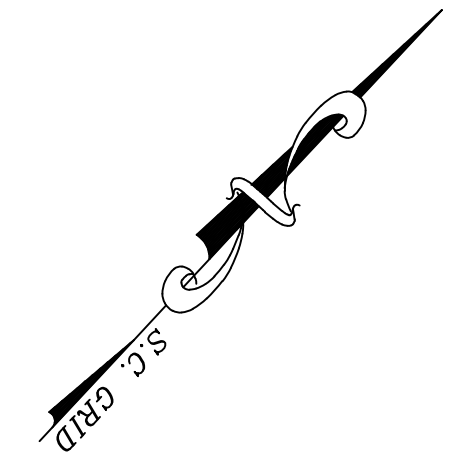
(Ord. No. 2019/47, 10-28-2019 ; Ord. No. 2019/48, 10-28-2019)



SOME OR ALL AREAS ON THIS PLAT ARE FLOOD HAZARD AREAS AND HAVE BEEN IDENTIFIED AS HAVING AT LEAST A ONE PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANES. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE TOWN BUILDING OFFICIAL. IN ADDITION, FEDERAL LAW REQUIRES MANDATORY PURCHASE OF FLOOD INSURANCE AS A PREREQUISITE TO FEDERALLY INSURED MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

NOTES:

- 1). THIS PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH BY NANDINA, INC.
2). THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD AND COVENANT RESTRICTIONS AS RECORDED IN THE OFFICE OF THE ROD FOR BEAUFORT COUNTY.
3). SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE BEACHFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1988.
4). BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
5). THE ONLY ACTIVITIES PERMITTED IN THE EXTERIOR SUBDIVISION BUFFER AS LABELLED ON THIS PLAN SHALL BE THOSE LISTED IN PERMITTED ACTIVITY IN OTHER BUFFER AREAS AS PER THE L.M.O.
6). THE ONLY ACTIVITIES PERMITTED IN THE WETLAND BUFFER SHALL BE THOSE LISTED IN WETLAND BUFFERS AS PER THE L.M.O.
7). THESE PROPERTIES LIE PARTIALLY OR WHOLLY WITHIN THE AIRPORT OVERLAY DISTRICT AND MAY BE SUBJECT TO NOISE THAT MAY BE OBJECTIONABLE.



REFERENCE PLAT
1) A COMPOSITE PLAT-GABRIEL BOSTON TRACT, A PORTION OF FISH HAUL PLANTATION ON BEACH CITY ROAD BAYGALL SECTION.
DRAWN: 9/21/78, LAST REVISED: 2/28/81
ROD. BEAUFORT COUNTY, SC
BY: E.H. FREISLEBEN S.C.R.L.S. # 4624

PROPERTY AREA LOT A: 0.61 AC. 26,559
PROPERTY AREA TAX PARCEL 329: 1.11 AC. 48,529 S.F.
ADDRESS: 282 BEACH CITY ROAD
DISTRICT: 510, MAP: 5, PARCELS: 10H & 329
THIS PROPERTY LIES IN F.E.M.A. ZONE X
BASE FLOOD ELEVATION = NO MINIMUM ELEVATION
COMMUNITY NO. 450250, PANEL: 0456G, DATED: 3/23/2021

LEGEND & SYMBOLS:
3" CMF (square symbol) 3" CONCRETE MONUMENT FOUND
1/2" IPF (circle symbol) 1/2" IRON PIN FOUND
Water meter symbol WATER METER
Valve box symbol VALVE BOX
Electric transformer symbol ELECTRIC TRANSFORMER
Telephone service symbol TELEPHONE SERVICE
1/2" IPS (circle symbol) 1/2" IRON PIN SET

OWNERS CERTIFICATION

ARE THE OWNER(S) OF THE HEREON DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS PLAN IS BEING PUT FORTH AS REQUESTED.

SIGNATURE DATE

OWNERS CERTIFICATION

ARE THE OWNER(S) OF THE HEREON DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS PLAN IS BEING PUT FORTH AS REQUESTED.

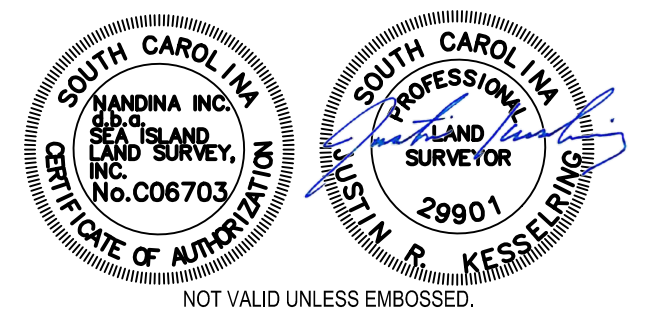
SIGNATURE DATE

OWNERS CERTIFICATION

ARE THE OWNER(S) OF THE HEREON DESCRIBED PROPERTY AND THAT I (WE) STATE THAT THIS PLAN IS BEING PUT FORTH AS REQUESTED.

SIGNATURE DATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



BOUNDARY RECONFIGURATION OF:
LOT A & TAX PARCEL 329, BEACH CITY ROAD,
HILTON HEAD ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR: ANDRE J. WHITE, AJJLA WHITE FAMILY TRUST, & THE TOWN OF HILTON HEAD ISLAND

DATE : 8/04/2023 SCALE : 1" = 40'



d.b.a. Sea Island Land Survey, Inc.
10 Oal Park Drive, Unit C1, Hilton Head Island, SC 29926
Tel (843) 681-3248 Fax (843) 689-3871
E-mail: admin@nandinainc.com
FILE No. : 05608.15 DWG No. : 4-05608.15

APPRAISAL REPORT
OF
TAX PARCEL 329 BEACH CITY ROAD
HILTON HEAD ISLAND, SC 29926
&
VALUE OF THE EASEMENT/ACQUISITION

PREPARED FOR
ANDRE WHITE

AS OF
09/11/2023

PREPARED
BY

WILLIAM R. COBIA, SRA
COASTAL PROPERTY APPRAISALS

COASTAL PROPERTY APPRAISALS
P.O. BOX 7523 HILTON HEAD ISLAND, SC 29938
REAL ESTATE APPRAISALS AND CONSULTING

September 20, 2023

RE: PARCEL 329 BEACH CITY ROAD & DRIVEWAY EASEMENT/ACQUISITION

Dear Mr. White,

In accordance with your request, I have made a personal inspection of the above referenced property and prepared an appraisal for the purpose of estimating the just compensation for the proposed acquisition of the 0.11+/- acre portion of parent parcel Tax Parcel 329. I understand the intended use of this appraisal is to aid in negotiations to acquire this portion from the parent parcel of the subject property. The intended users of this appraisal are Mr. Andre White, appropriate officials with the Town of Hilton Head Island and appropriate members of Beaufort County. Use of this appraisal by anyone other than those listed as intended users is prohibited. My conclusions of highest and best use and market value of the property, as well as the just compensation for the proposed acquisition, are based on conditions existing in the market as of September 11, 2023.

Submitted herewith is the appraisal report containing the pertinent information gathered during my investigation. My opinion of the just compensation for the acquisition of the release is:

Thirty Thousand Two Hundred Fifty Dollars: (\$30,250)

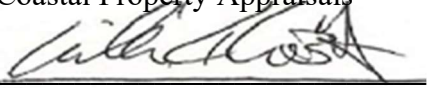
The preceding estimated just compensation is subject to the standard assumptions and limiting conditions summarized in the attached report. This appraisal report has been prepared in conformance with my interpretation of the "Uniform Standards of Professional Appraisal Practice" (USPAP) published by the "The Appraisal Foundation", as well as South Carolina State Law.

It is noted that the real estate market is constantly changing, and numerous events, including but not limited to, actions by the Federal Reserve, outcomes of elections, changes in the tax code, events overseas, natural disasters, new or changing governmental regulations, development of public infrastructure, hiring and layoffs by major area employers, and changes in the lending environment can have profound impacts on values of real estate. As such, the reader is cautioned that the value of the subject property will almost certainly change over time, and that I have no opinion of value of the subject property other than as of the stated effective date(s) of valuation.

A digital copy of the report has been provided. If you have any questions or desire additional information, then please do not hesitate to contact me.

Respectfully Submitted,

Coastal Property Appraisals



Mr. William R. Cobia, SRA
SC Appraiser # AB .3490 CG

LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal is made subject to the following Assumptions and Limiting Conditions:

1. It is assumed that the legal description as obtained from public records or as furnished is correct and no responsibility is assumed for matters of a legal nature. No opinion is rendered as to title, as it is assumed to be good, marketable, and in fee simple unless otherwise noted and discussed.
2. The information contained in this report as obtained from sources deemed reliable. However, no warranty is given as to its accuracy. Competent management and responsible ownership are assumed.
3. The property is appraised as though free and clear of any or all liens or encumbrances except as noted herein.
4. Any plot plans, sketches, drawings, or other exhibits in this report are included only to assist the reader in visualizing the property. I have made no survey for this report and assume no responsibility for its presentation within.
5. Possession of this report or a copy thereof does not carry with it the right of publication nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser and the applicant and then only with proper identification.
6. The appraiser herein by reason of this appraisal is not required to give future consultation, testimony or be in attendance in court with reference to the property in question unless arrangements have been previously made.
7. The distribution, if any, of the total valuation in the report between land and improvements applies only under the existing program of utilization. The separate allocations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
8. The appraisers assume, and the user of this report agrees, that the appraisers have no liability for existing physical condition of the building and all parties agree that the purpose of this appraisal is to estimate value as though the superstructure is structurally sound. Likewise, it is assumed and all parties agree that the appraisers have no responsibility for subsurface or hazardous waste conditions, including asbestos.
9. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning or other violations of any regulations affecting the subject property. The appraisers assume, and the user of this report agrees that the appraised value is prepared as though no encroachments, liens or other violations of any regulations affecting the subject property exist, unless otherwise noted.
10. The value estimates reported herein apply to the entire property and any proration or division of the total into fractional interest will invalidate the value estimate unless such proration or division of interest is set forth in the report. No statement as to the value in use to the property owner has been made. Only the value of the property, if exposed for sale on the open market, has been estimated.

11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the author; this pertains particularly to valuation conclusions, the identity of the appraiser or firm with which the appraiser is associated with and any reference to the Appraisal Institute or to the SRA designation.
12. This appraisal will not take into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous materials), or the cost of encapsulation or removal thereof. Should the client have concern over the existence of such substances on the property, the appraisers consider it imperative for the client to retain the services of a qualified, independent engineer or contractor to determine the existence and extent, if any, of any hazardous materials, as well as the cost associated with any required or desirable treatment or removal thereof.
13. Client agrees to defend, indemnify and hold harmless Appraiser from any damages, losses or expenses, including attorneys' fees and litigation expenses at trial or on appeal, arising from allegations asserted against Appraiser by any third party that, if proven to be true, would constitute a breach by Client of any of Client's obligations, representations or warranties made in this Agreement, or any violation by Client of any federal, state or local law, ordinance or regulation, or common law (a "Claim"). In the event of a Claim, Appraiser shall promptly notify Client of such Claim, and shall cooperate with Client in the defense or settlement of any Claim. Client shall have the right to select legal counsel to defend any Claim, provided that Appraiser shall have the right to engage independent counsel at Appraiser's expense to monitor the defense or settlement of any Claim. Client shall have the right to settle any Claim, provided that Appraiser shall have the right to approve any settlement that results in any modification of Appraiser's rights under this agreement, which approval will not be unreasonably withheld, delayed or conditioned.
14. Neither party shall under any circumstances be liable to the other party for special, exemplary, punitive or consequential damages, including, without limitation, loss of profits or damages proximately caused by loss of use of any property, whether arising from either party's negligence, breach of the Agreement or otherwise, whether or not a party was advised, or knew, of the possibility of such damages, or such possibility was foreseeable by that party. In no event shall Appraiser be liable to Client for any amounts that exceed the fees and costs paid by Client to Appraiser pursuant to this Agreement.

EXTRAORDINARY ASSUMPTIONS

An ***Extraordinary Assumption*** is defined as “*an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.*”

This appraisal is subject to the following extraordinary assumption:

I am making the **Extraordinary Assumption** that there are NO wetlands and the majority, if not all, 1.22 acres are developable.

As real estate appraisers, I am not qualified to perform a wetland delineation; therefore, I strongly advise the Client to retain the services of a qualified environmental consultant if it is concerned about this issue. Furthermore, if my assumption pertaining to wetlands is false, then it could impact the value(s) estimated in this report.

PROPERTY IDENTIFICATION

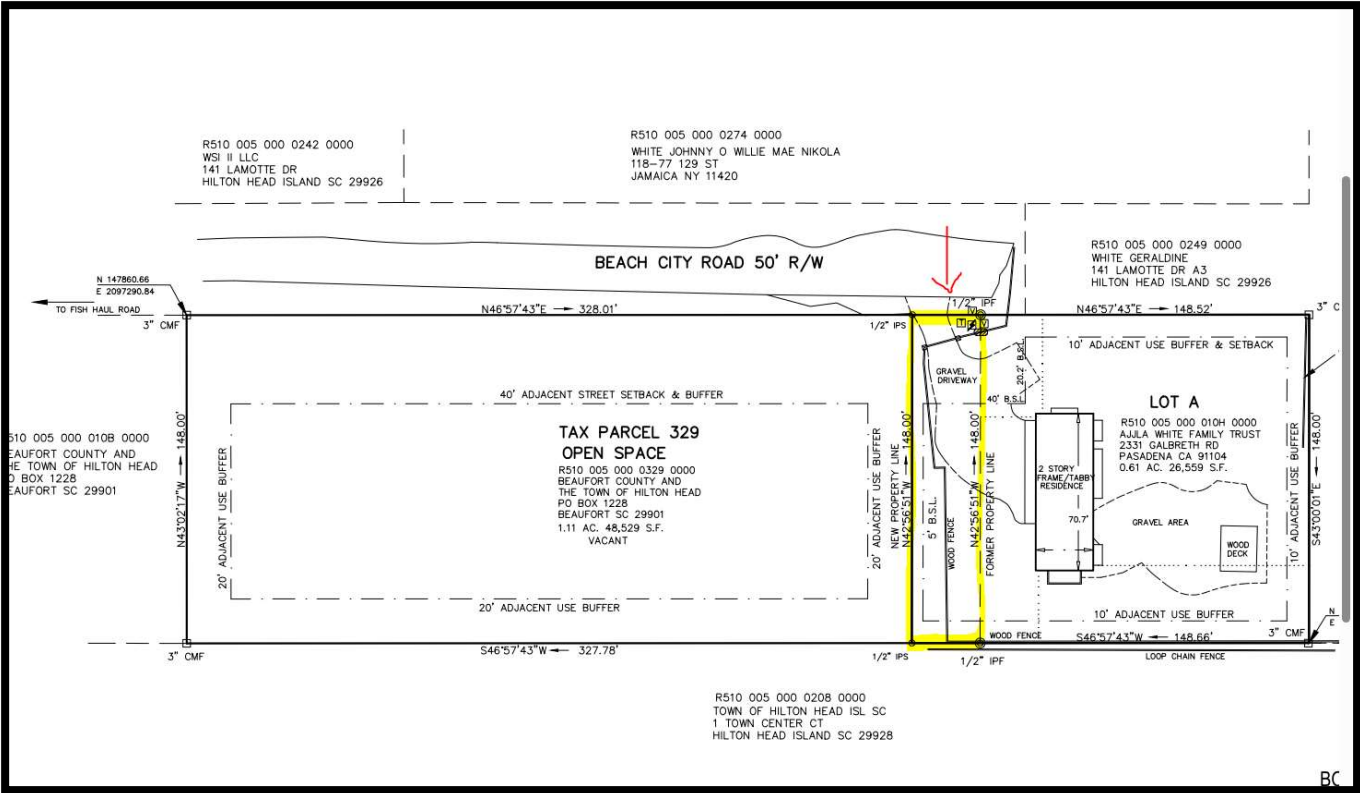
The subject of this appraisal is a ± 1.22-acre lot located at 329 Beach City Road in an incorporated area of Beaufort County, South Carolina and within the Town of Hilton Head Island. The property is best described by the Beaufort County Tax Assessor’s Office as Parcel Identification Number R510 005 000 0329 0000. An aerial tax map showing the approximate location and configuration of the subject property outlined and shaded in yellow is provided below.



I understand Mr. Andre White wishes to obtain a certain portion estimated to contain approximately 0.11 acres from an approximate 53,143 square foot or 1.22-acre area. This portion of the property is being used for a permanent driveway easement across and through the lands of Beaufort County and the Town of Hilton Head Island. Currently this 0.11+/- acre portion which is located at the east corner extending approximately 148 linear feet south to the southeast corner and is mostly rectangular in shape. A plan sheet showing the approximate location and configuration of the area to be released from the parent parcel is provided on the following page. Upon completion of the proposed release, the subject property will be similar to before the acquisition, and unaffected by the current driveway encroachment.

The physical, legal, and economic characteristics of the subject property both before and after the proposed acquisition are described and analyzed in greater detail in later sections of this report.

Below is a map showing the approximate location of the proposed portion of Tax Parcel 329 to be sold to the owners of Lot A.



HISTORY OF OWNERSHIP

Tax records indicate legal ownership of the subject property is vested in the name of the Beaufort County and The Town of Hilton Head Island. The only recorded sale according to Beaufort County Records occurred on January 24, 2013, for \$350,000 and included an additional property identified by tax map number: R510 005 000 010B 0000, an adjacent site to the west and containing 0.30 acres or 13,068 square feet.

Furthermore, it is my understanding that the property is not listed for sale or under contract for sale. In addition, I was not advised that any offers to purchase this 0.11+/- acre portion from the property have been made.

CLIENT AND INTENDED USERS OF THE APPRAISAL

Mr. Andre White is my client. Intended users of this appraisal are Mr. Andre White, as well as appropriate officials with Beaufort County and the Town of Hilton Head Island. Use of this appraisal by anyone other than the stated intended users above is prohibited, and not intended by the appraiser(s).

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the just compensation for the proposed acquisition of the 0.11+/- acre portion of the parent site which currently serves as the driveway easement to Lot A, 282 Beach City Rd. However, at this time the driveway encroaches on the parent site, which is the subject of the report.

INTENDED USE OF THE APPRAISAL

I understand the intended use of this appraisal is to aid in negotiations to acquire the 0.11+/- acre area from a portion of the subject property. Any other use of this appraisal is prohibited and not allowed without authorization from the appraiser(s).

REAL PROPERTY INTEREST APPRAISED

The fee simple interest of the property is appraised. The Fee Simple Estate is defined as “...*absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*”

EFFECTIVE DATE OF VALUATION AND DATE OF REPORT

The effective date of value is September 11, 2023, which is also the date of my most recent official inspection of the subject property.

The date of the report is September 20, 2023.



Subject Property Viewed from Beach City Road: Facing East



Subject Viewed Beach City Road: Facing South



Beach City Road: Facing East



Driveway Encroachment

TYPE OF VALUE CONSIDERED

This assignment involves estimating the market value of the subject property. **Market Value** is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, & acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**This definition is specified in the regulations pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).*

SCOPE OF WORK

The scope of work is the amount and type of information researched and the analysis applied in the assignment. The appraiser is responsible for determining the appropriate scope of work in the appraisal assignment given the client's intended use and the nature of the problem to be solved.

The appraiser(s) made a personal inspection of the neighborhood, which consisted of driving most of the major roadways and identifying its approximate boundaries. In addition, the appraiser lives and works in the Bluffton/Hilton Head Region and travels through the subject neighborhood on a regular basis. Sources of information pertaining to the local region and subject neighborhood included various online publications, and my ongoing market observations and research.

Information pertaining to the subject utilized in this appraisal was limited to viewing the property from the fronting roadways and/or adjoining properties, and reviewing aerial photographs (supported by Google Earth), flood maps, deeds, plats, zoning, and/or other publicly available information.

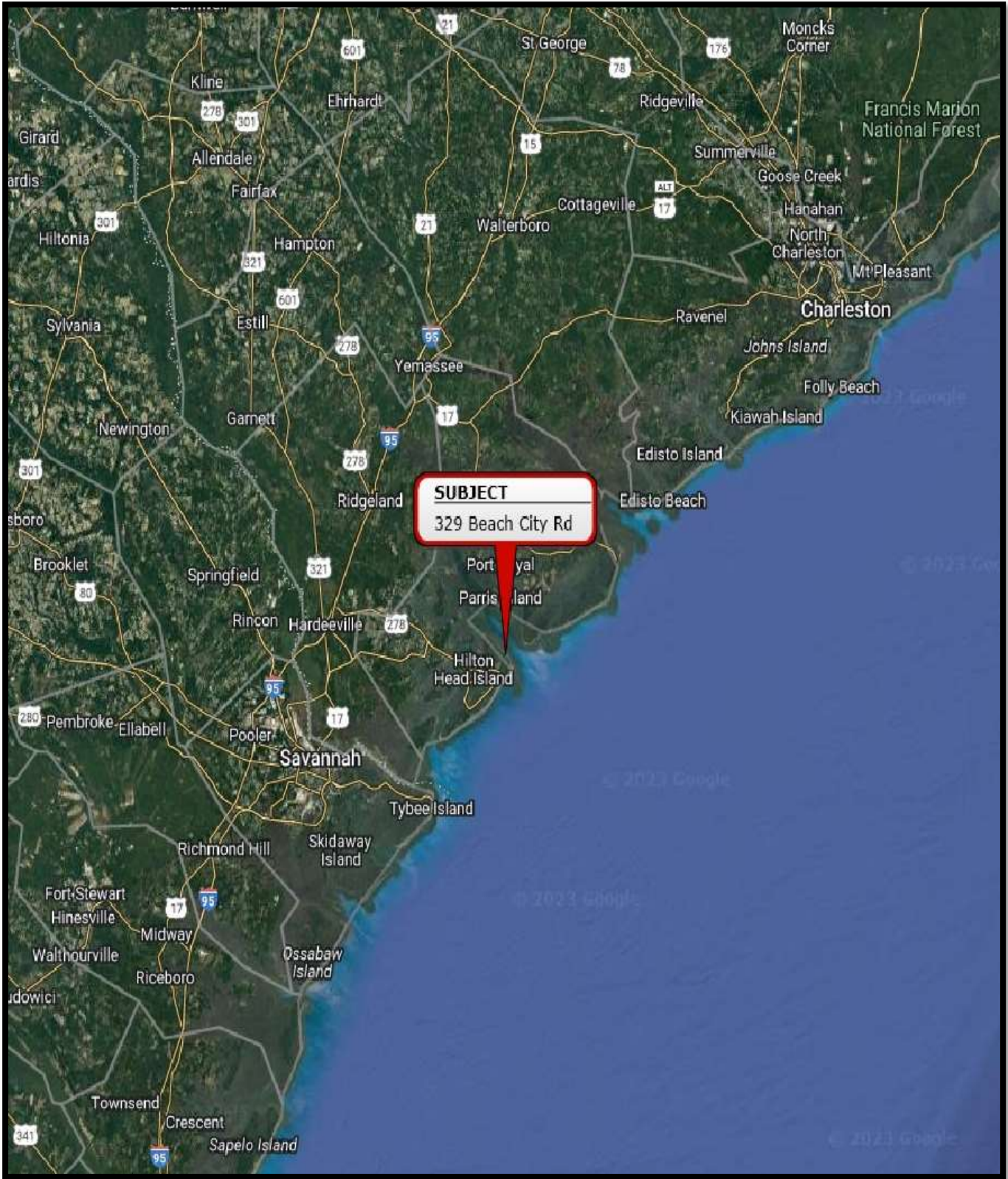
In order to estimate the market value of the subject property both before and after the acquisition, I have considered a Sales Comparison Approach, whereby sales of comparable properties are analyzed. It is noted that I considered two other valuation methodologies, which are the Cost Approach and Income Approach; however, typical buyers and sellers in this market do not consider these approaches to value when analyzing vacant land. Therefore, I have not developed these two approaches to value, and their exclusion does not limit the scope of this assignment.

Comparable sales were gathered, verified, and compared to the subject site to determine a reasonable market value of the land. Sources of information pertaining to comparable sales included, local MLS data, Costar data, public deed and tax records, plats and surveys, discussions with parties either involved in or familiar with the sales, aerial photographs, online zoning, flood, wetland, and topographic maps, and visits to the sale properties.

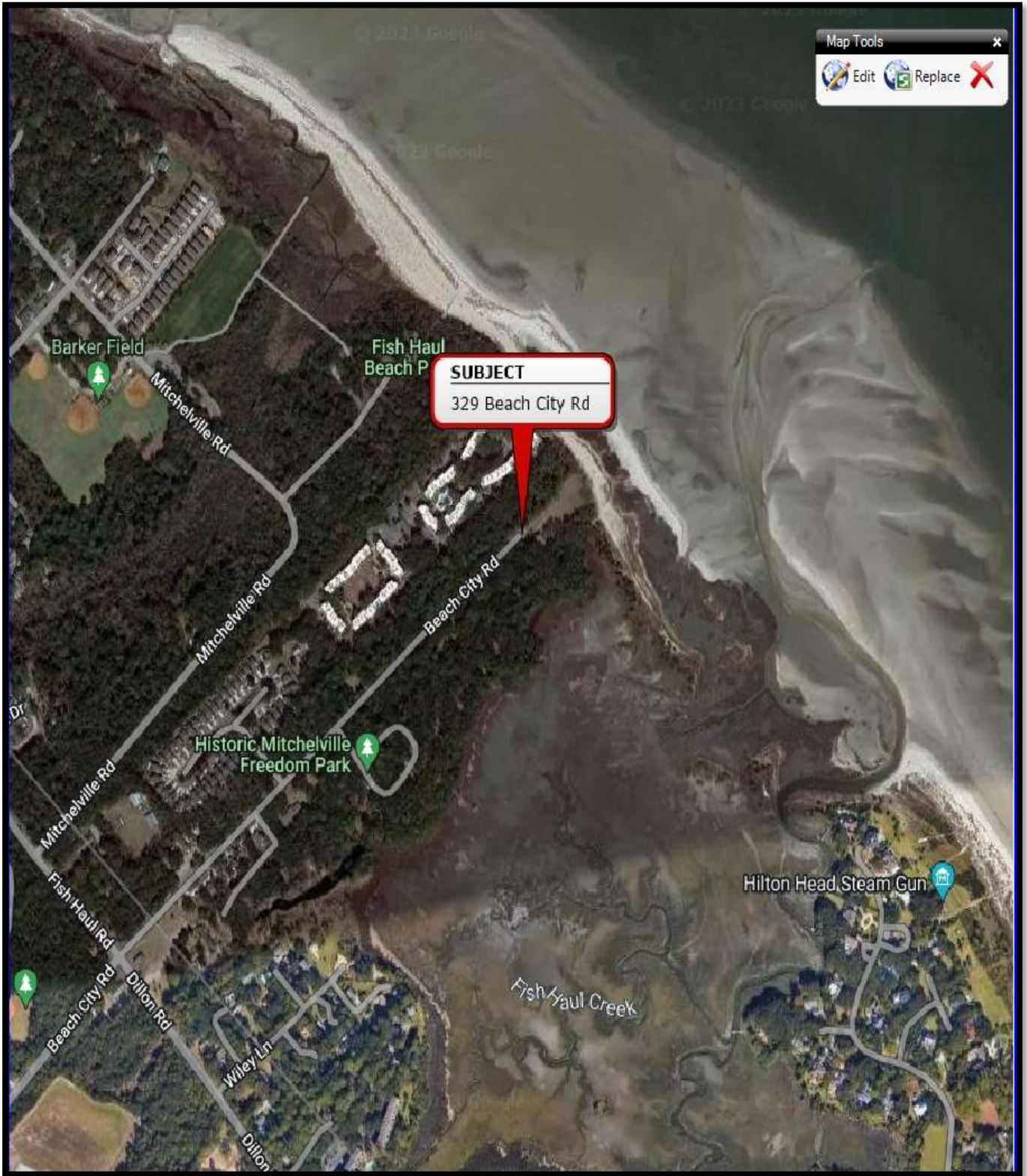
AREA/NEIGHBORHOOD ANALYSIS

The map below depicts the subject's location within Beaufort County, and the Savannah/Hilton Head Island region. As shown, this location is roughly 15 radial miles east of Interstate 95, 8 radial miles east of Old Town Bluffton, and roughly seventeen radial miles north of Savannah's National Landmark Historic District.

The subject property is located on the south side of Beach City Road just west of the Port Royal Sound and bordering the 33-acre Town-owned Mitchelville Freedom Park. The location is close to the Hilton Head Island Airport and surrounding residential development. It is approximately 2 miles east of Highway 278, which is the primary thoroughfare on Hilton Head Island. This neighborhood is loosely defined as the Mitchelville Historic Gullah Neighborhood. In general, this neighborhood is firmly entrenched in the growth stage of its economic life cycle. The subject neighborhood is shown on the following aerial photograph.



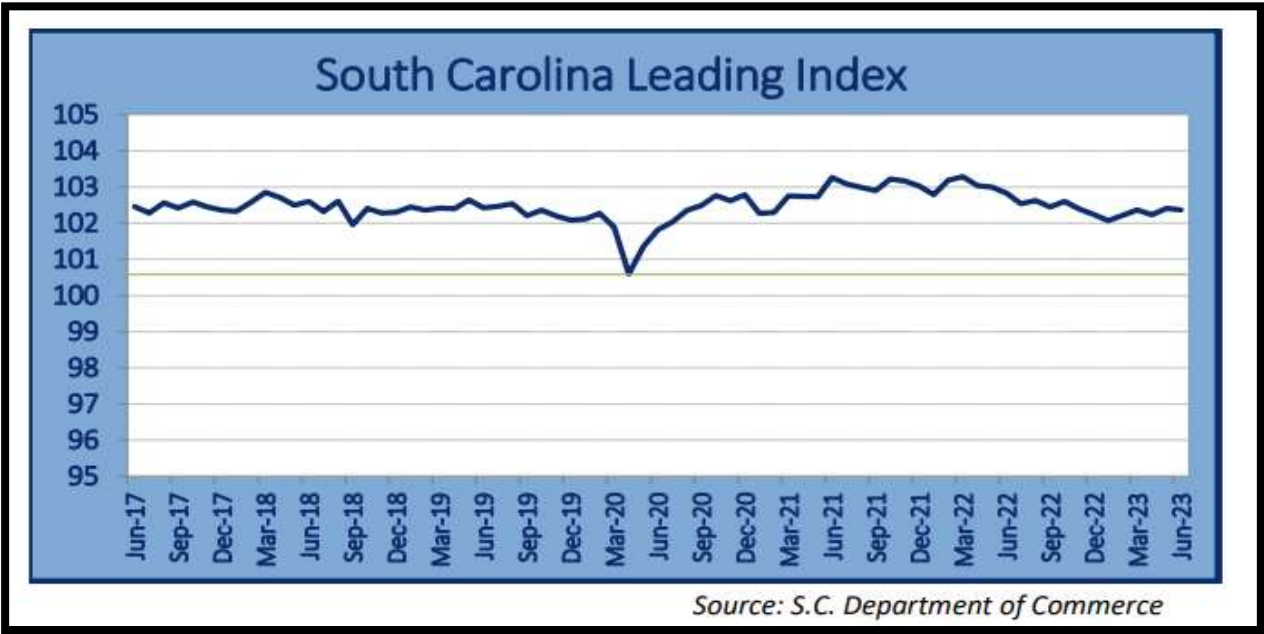
Aerial Map



HILTON HEAD ISLAND REGIONAL ANALYSIS

The subject property is located on the northeast side of Fish Haul Road. This location is mid island and is centrally located to serve all of Hilton Head Island. The property is approximately ten miles south-east of Bluffton, and twenty miles east of Interstate 95. Beaufort County is located in the southeastern part of the State of South Carolina and has been one of the fastest growing counties in the US. Located entirely within Beaufort County, Hilton Head Island, a barrier island, is a 42 square mile resort town with an approximate year-round population of 40,000 people. Over 2.25 million visitors come to Hilton Head Island each year and during the summer the population can swell to over 150,000. Hilton Head Island is a primary city within the Hilton Head Island-Bluffton-Beaufort metropolitan area and has an estimated overall population of over 220,000. A map showing the location of the subject property relative to other areas of Beaufort County and the Hilton Head Island Region is provided on the next page.

According to the Chamber of Commerce Economic Outlook published in July 2023 The South Carolina Leading Index (SCLI) fell in June to a value of 102.37. Unemployment claims were 25% higher than in May and the number of issued housing permits fell 11.3% month-over-month. In conjunction, the valuation of the permits fell 8.2 percent and the weekly manufacturing hours rose 2.4 percent. The DOW Jones Composite Average was up 6.4 percent.



The Conference Board’s national Leading Economic Index decreased in June to 106.1. The Conference Board notes that the elevated prices and hard-to-get credit are dampening economic activity.

On the following page is the Key South Carolina Indicators for the following sectors: Income; Employment and Real Estate.

KEY S.C. INDICATORS

Income

+1.7% **State Personal Income**
increased to \$295.6 billion in the 1st quarter of 2023.
U.S. Bureau of Economic Analysis

+0.3% **Consumer Price Index**
Cost of goods and services in the South Region rose 0.3% in June.
U.S. Bureau of Labor Statistics

Employment

+0.4% **Nonfarm Employment**
rose by 8,500 net non-seasonally adjusted jobs from the prior month.
U.S. Bureau of Labor Statistics

-8.7% **Available Online Job Postings**
decreased by 10,800 positions in June to a seasonally adjusted 113,500 job postings.
The Conference Board Help Wanted Online Index

Real Estate

+1.7% **Median Home Sales Price**
rose \$5,500 from the prior month to \$338,000 for June.
South Carolina Association of Realtors

-11.3% **Residential Building Permits**
fell by 480 permits from the prior month to 3,778 in June.
U.S. Census Bureau

+0.5% **Labor Force**
increased by 13,077 to 2,433,583 seasonally adjusted, in June.
U.S. Bureau of Labor Statistics

+2.4% **Manufacturing Weekly Hours**
rose, following revisions, to 38.8 hours in June.
U.S. Bureau of Labor Statistics

About S.C. Commerce's Research Team

The Research Team is a highly skilled, multidisciplinary group of professionals that collects, examines and disseminates data to support economic development in South Carolina. The team furnishes information to companies considering an investment in the state and produces rigorous analysis for stakeholders of all kinds.

Those who wish to receive S.C. Commerce's monthly Economic Outlook can email bwilkerson@SCcommerce.com.

South Carolina's total non-seasonally adjusted nonfarm employment rose by 8,500 net jobs to 2,313,200 in June, a 0.4 percent increase from May's numbers. Below is a chart depicting the industry sector, the timeline comparison, and the overall rate of change for those periods.

Industry Sector	May 2023 (Preliminary)	Previous Month	Previous Year	% Change Month Ago	% Change Year Ago
Goods Producing	378,900	376,400	367,000	0.66%	3.24%
Natural Resources and Mining	4,600	4,500	4,700	2.22%	-2.13%
Construction	112,200	114,400	103,300	-1.92%	8.62%
Manufacturing	262,100	262,000	259,000	0.04%	1.20%
Service Providing	1,934,300	1,928,300	1,862,600	0.31%	3.85%
Trade, Transportation, and Utilities	441,400	439,600	436,200	0.41%	1.19%
Information	32,900	31,900	29,500	3.13%	11.53%
Finance	123,300	122,000	116,100	1.07%	6.20%
Professional and Business Services	312,000	314,400	298,000	-0.76%	4.70%
Educational and Health Services	278,200	278,200	254,800	0.00%	9.18%
Leisure and Hospitality	290,900	284,800	278,800	2.14%	4.34%
Other Services	84,100	82,900	81,600	1.45%	3.06%
Total Private	1,941,700	1,930,200	1,862,000	0.60%	4.28%
Government	371,500	374,500	367,600	-0.80%	1.06%
Total Nonfarm	2,313,200	2,304,700	2,229,600	0.37%	3.75%

Source: U.S. Department of Labor, Bureau of Labor Statistics

In June 2023, the number of building permits in South Carolina for new residential construction fell 11.3 percent to 3,778, which is down 9.4 percent from a year ago. The value for the permits fell 8.2 percent month-over-month and was 6.7 percent lower than one year ago. Real estate closings were up 5% compared to May, while the median sale price was up 1.7%. Total closings rose in four of the top six MSA, with Charleston reporting the strongest gain at 7.7 percent.

	Month	Current	Previous Year	% Change Year Ago	Current YTD	Prior YTD	% Change YTD
Closings	June	9,046	10,399	-13.0%	44,340	54,889	-19.2%
Median Sales Price*	June	\$338.0	\$329.5	2.6%	\$323.9	\$312.5	3.6%
Residential Building Permits -Total	June	3,778	4,170	-9.4%	21,385	25,569	-16.4%
Residential Building Permits -Valuation*	June	\$984,412	\$1,054,555	-6.7%	\$5,452,712	\$6,288,922	-13.3%

* Thousands of US dollars. Source: S.C. Association of Realtors, U.S. Census.

NEIGHBORHOOD ANALYSIS

The subject neighborhood is defined as the mid island submarket, and includes the area along Fish Haul Road, Beach City Road and Mathews Drive, a minor thoroughfare, running north to south from Highway 278. This neighborhood has experienced significant growth in the past ten years, with further new growth expected during the foreseeable future, inclusive of some re-development on strategically located sites. Overall, this neighborhood is in the growth stage of its neighborhood life cycle.

Vehicular access to this neighborhood is good and is provided by a network of streets that run north/south and east/west. Major traffic arteries in this neighborhood are Mathews Drive which run in a general north/south direction, and Marshland Road, which runs in an east to west direction.

Development in this neighborhood consists primarily of older commercial buildings, including Port Royal Plaza, a retail plaza with a mix of tenants, including Planet Fitness, Auto Zone and a variety of restaurants and CVS pharmacy, interspersed with pockets of older and newer residential neighborhoods.

In summary, the subject neighborhood is centrally located within the Town of Hilton Head Island, has good vehicular access, and is stable, with minimal new development occurring. Reasons for the lack of new development include a general scarcity of available vacant sites, as well as the transitional nature of various parts of the neighborhood, along with lands owned by the Town of Hilton Head Island and Beaufort County. Much of these lands are owned for preservation and utilized for park or community recreation. In my opinion, this neighborhood will maintain stable population levels with minimal new development over the foreseeable future.

Hilton Head Island Parks

Our Parks: Existing and Future

The Master Plan found the Island's public park system to be balanced with a good mix of park types and distribution, especially for areas outside of the ten major Planned Unit Developments (PUDs). The almost 550 acres of developed park property on the Island is comprised of 27 parks, varying in type and size, interconnected by an extensive public multi-use pathway network. Hilton Head Island is known and recognized for this pathway network, and has several award winning parks. There are also several "private parks" and beach access within the PUDs. This Hilton Head Island Parks map is comprised of all the public parks on the Island, regardless of ownership as some are jointly owned with other agencies. In the legend below the parks are organized by classification and future parks planned for the next 1-5 years are noted.

Mini-Park

- ① Compass Rose Park
- ② Betsy Jukofsky Xeriscape Garden
- ③ *Future* Taylor Park
- ④ *Future* Patterson Park

Neighborhood Park

- ⑤ Greens Shell Park
- ⑥ Hilton Head Park (Old Schoolhouse Park)
- ⑦ Veterans Memorial

Community Park

- ⑧ Rowing & Sailing Center at Squire Pope Community Park
- ⑨ Jarvis Creek Park
- ⑩ *Future* Mid Island Park
- ⑪ Chaplin Community Park
- ⑫ Shelter Cove Community Park

Beach Park

- ⑬ Folly Field Beach Park
- ⑭ Driessen Beach Park
- ⑮ Coligny Beach Park
- ⑯ Alder Lane Beach Access
- ⑰ Islander's Beach Park
- ⑱ Burkes Beach Access
- ⑲ Fish Haul Beach Park

Regional Park

- ⑳ Lowcountry Celebration Park

Sports Park

- ㉑ Barker Field & Extension
- ㉒ Bristol Sports Arena
- ㉓ Crossings Park
- ㉔ Cordillo Tennis Courts

Community Center

- ㉕ Island Recreation Center

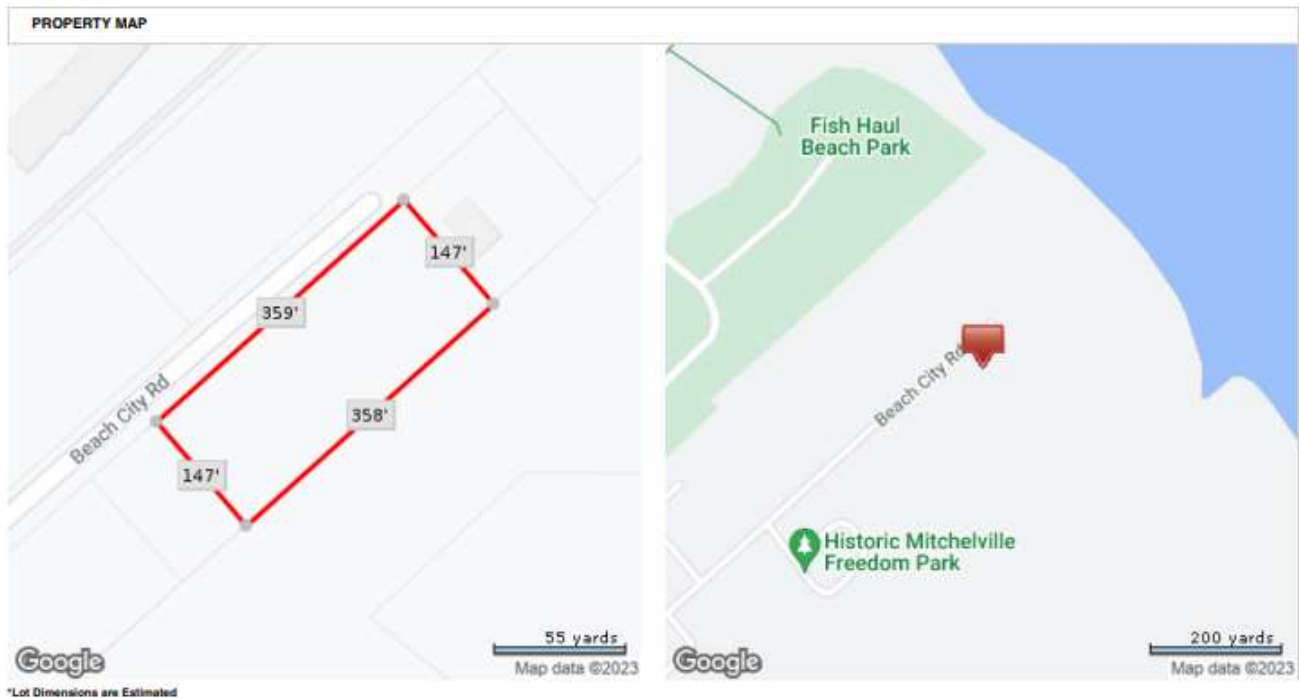
Special-Use Park

- ㉖ Honey Horn
- ㉗ Marshland Road Boat Landing
- ㉘ Historic Mitchelville Freedom Park
- ㉙ Cross Island/ Broad Creek Boat Ramp
- ㉚ Old House Creek Dock

SITE DESCRIPTION

The following description is based on my review of information provided by the property owner, the recorded plat, various online sources, and my property inspections. Photographs of the subject property were provided earlier in this report.

Size/Shape: Based on my review of the recorded plat, the subject site consists of 1.22-acres, and is a rectangular shaped site located on the southeast side of Beach City Road, just east of the Hilton Head Island Airport and just west of the Port Royal Sound. The shape and configuration of the subject site is depicted on the following excerpt from the recorded plat.



Frontage: Review of the plat shows the subject having ± 359.00 feet of frontage on the southeast side of Beach City Road.

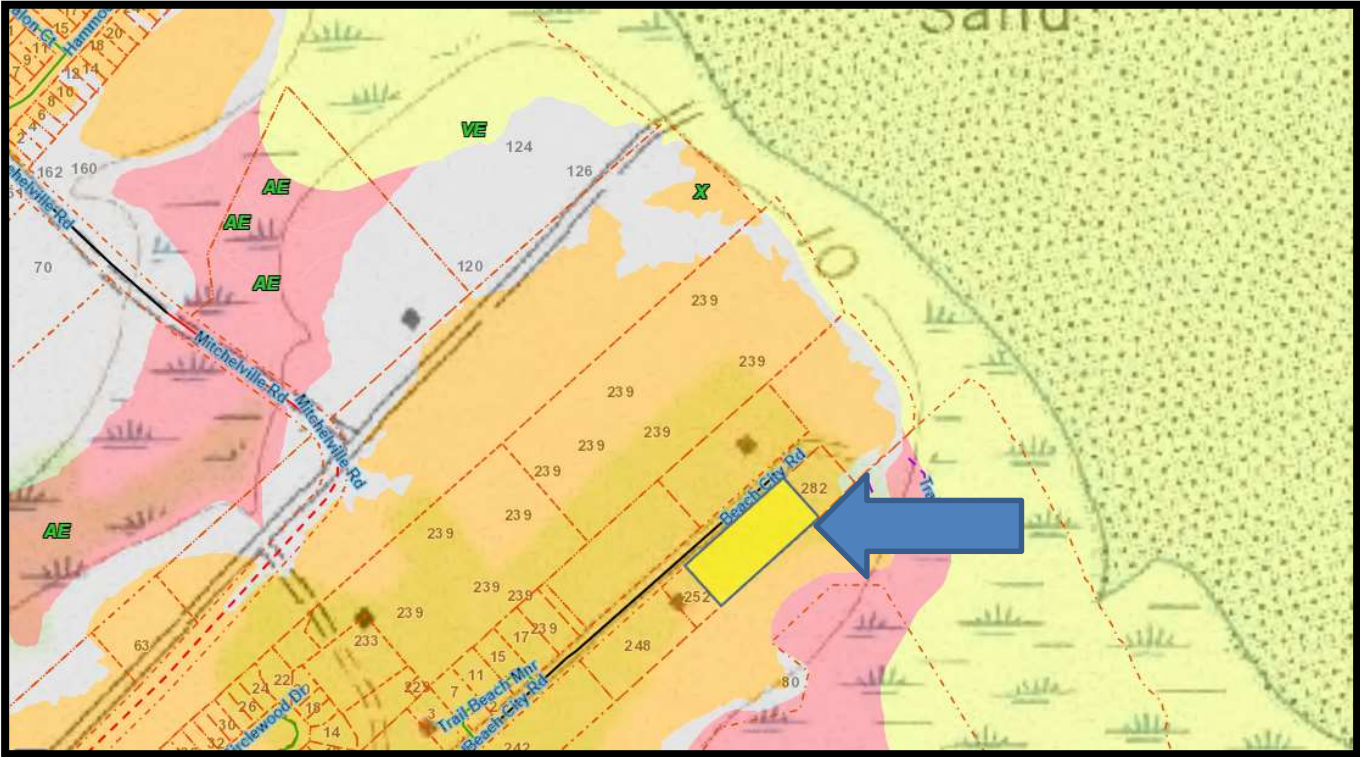
In this area, Beach City Road is a two-lane, minor roadway that runs in a east-west direction. Development along this stretch of road is comprised of various older and newer residential communities, limited commercial and recreational parks.

Access: The subject is afforded good vehicular access via one driveway on Beach City Road.

Topography: The subject property is generally level and at the grade of the fronting roadways and adjoining properties. The subject is cleared and vacant and is currently used as preservation land by the Town of Hilton Head and Beaufort County.

Elevations: Review of the Beaufort County GIS website shows the subject's elevations ranging from 13 to 15 feet.

Flood Zone: According to Flood Map Community Panel Numbers 45013C0456G dated March 23, 2021, the site appears to be in Flood Zone X500, which is defined as area of 0.2% annual chance of flood. An excerpt from these flood panels showing the subject property and its immediate surroundings is provided below and on the following page.



Drainage: No problems with drainage were noted during the inspection.

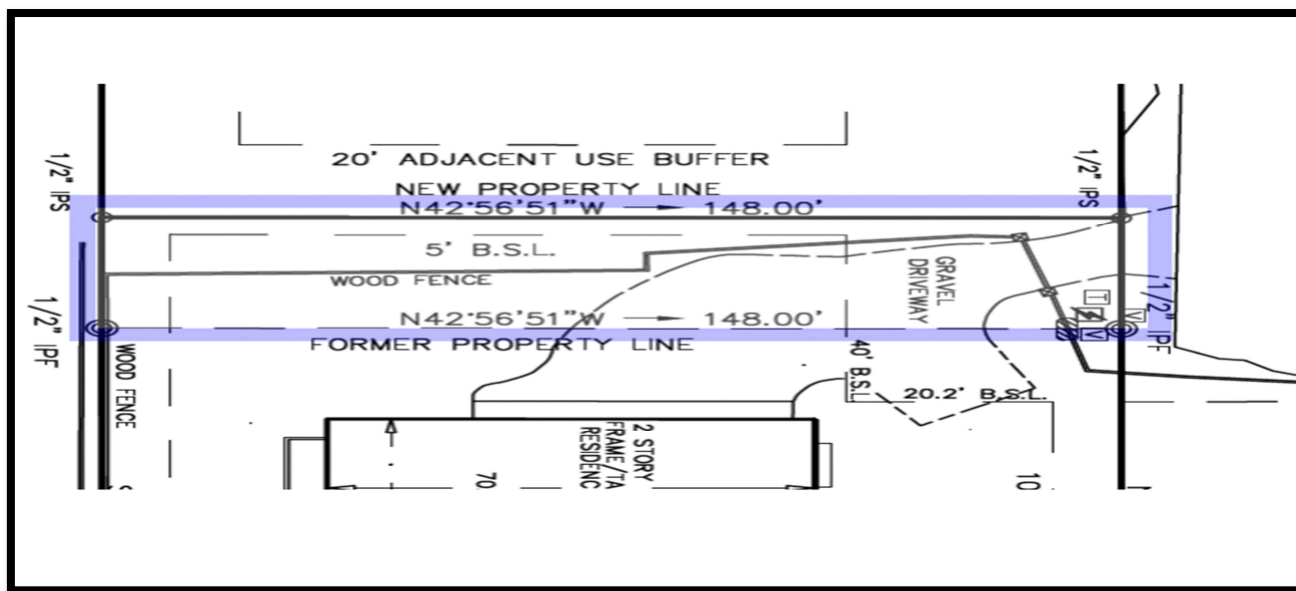
Soil Types: A soil report was not provided for use in this appraisal. I am not qualified to render a technical opinion regarding soil conditions; however, the presence of the existing improvements indicates the soil is sufficient for commercial oriented development typical of the area. Therefore, I assume the load-bearing capacity is sufficient to support any reasonably probable improvements. If the Client is concerned about this issue, then I recommend a study by a qualified soils engineer.

Hazardous Materials: Please note the subject buildings were not constructed during a time period when both asbestos and lead based paint were commonly used materials. *For the purpose of this appraisal, I assume there are no hazardous substances on or beneath the surface of the subject property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, lead based paint, urea-formaldehyde foam insulation, underground storage tanks or other potentially hazardous materials may have an effect on the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.*

Wetlands: I did not observe any inundated areas or vegetation characteristic of jurisdictional wetlands during the inspection. Furthermore, virtually all the subject property has been cleared and remains vacant. *As a real estate appraiser, I am not qualified to determine how much, if any, of the property is a jurisdictional wetland. Therefore, for the purpose of this appraisal, I have made the reasonable assumption the subject property consists entirely of usable upland area. I reserve the right to change my opinions of highest and best use and market value if I am provided with information that indicates the subject contains a different amount of jurisdictional wetlands than that indicated in this report. If the client is concerned about this issue, then I strongly advise it to retain the services of a qualified expert to perform a wetlands delineation of the subject property.*

Utilities: All major public utilities, including water and sewer, have been extended to the subject property. Adequate police and fire protection are provided by the Town of Hilton Head Island.

Easements/Encroachments: Review of the recorded plat indicates there is a known encroachment, other than typical utility. My research of a recent survey did reveal an existing driveway encroachment. According to the survey, a certain portion estimated to contain approximately 0.11+/- acres from an approximate 53,143 square foot or 1.22-acre area is being used for a permanent driveway easement across and through the lands of Beaufort County and the Town of Hilton Head Island. Currently this 0.11+/- acre portion which is located at the east corner extending approximately 148 linear feet south to the southeast corner and is mostly rectangular in shape encroaches on land owned by The Town of Hilton Head Island and Beaufort County.



Comments: Overall, the subject site is rectangular in shape and contains a gross land area of 1.22 acres, of which all is believed to be usable upland area. The subject has frontage on one public roadway, Beach City Road. Vehicular access to the site is good. Topographically, the subject property is level with elevations from 13 to 15 feet and cleared. All major public utilities are available, and I am not aware of any adverse issues related to wetlands, soils, site conditions, or encumbrances that would negatively impact the use of the property. Therefore, it is my opinion that the subject property is physically suitable

for a wide range of development types, including residential or commercial oriented uses. However, the limitations and restrictions imposed by the zoning district limit the overall use. As previously noted, the subject is currently committed to public park and recreation use and it's likely to remain unchanged into the foreseeable future.

ZONING: (PR – Parks and Recreation)

The subject property is zoned PR, Parks and Recreation in the Town of Hilton Head Island's Unified Development Ordinance. The PR District is intended to accommodate and manage the **land uses** allowed on publicly held **land** used for active or passive recreation purposes, or publicly owned **land** preserved in its natural state for public enjoyment. Development in this district shall be allowed and designed to minimize, as much as possible, its impact on both the natural environment and the community. Permitted uses in the PR District include but are not necessarily limited to: Public, Civic, Institutional, and Educational Uses.

AD VALOREM TAXES

The property is subject to ad valorem taxation by Beaufort County and is identified by the Beaufort County Tax Assessor's Office as Tax Parcel Number R510 005 000 0329 0000. This office has estimated the value of the subject property, as of December 31, 2021, at \$600.

Land: \$600.00

Improvements: N/A

DESCRIPTION OF SUBJECT PROPERTY BEFORE ACQUISITION

Description of Subject Land

Size: Tax records indicate the subject property contains a gross land area of 1.22 acres.

Shape: The subject property is rectangular in shape.

Frontage: The subject property has roughly 359 feet of frontage on the southeast side of Beach City Road.

Access: The subject property has open vehicular access along Beach City Road via one curb cut.

Topography: The site is relatively low lying and flat.

Elevations: My review of the Beaufort County GIS website indicates elevations of the subject property to be 13-15 feet.

Flood Zone: The subject property is in Flood Zone C, which is NOT in a FEMA Flood Hazard Area. Map Number: 4500250085D. Map Date: September 29, 1986. FIPS: 45013. Flood Map Included.

Wetlands: I am NOT aware of, nor did I observe any wetland or low-lying area. No wetland delineation study was made available to me. I am making the **Extraordinary Assumption** that there are NO wetlands and the majority, if not all, 1.22 acres are developable.

As real estate appraisers, I am not qualified to perform a wetland delineation; therefore, I strongly advise the Client to retain the services of a qualified environmental consultant if it is concerned about this issue. Furthermore, if my assumption pertaining to wetlands is false, then it could impact the value(s) estimated in this report.

Soils: A soil report was not provided for use in this appraisal. I am not qualified to render a technical opinion regarding soil conditions. Therefore, it is assumed that the load-bearing capacity is sufficient to support any reasonably probable improvements. This assumption is considered reasonable based on the existence of improved properties in the immediate area. If the Client is concerned about this issue, then I recommend a study by a qualified soils engineer.

Site Conditions: As appraisers, I am not qualified to determine the existence or extent of hazardous contamination either on or below the surface of the property. For the purpose of this appraisal, I have made the reasonable assumption that no significant hazardous contamination is present which would impact the highest and best use, marketability, or value of the subject property. I reserve the right to revise my opinions of highest and best use and market value if provided with independent engineering reports that indicate significant hazardous contamination exists on the property and which include estimated costs for its remediation to acceptable levels.

Adjoining Uses: Adjoining uses include larger, vacant tracts which are also owned by the Town of Hilton Head Island and Beaufort County and utilized as designated park space. In addition, there is existing residential development along Beach City Road.

Utilities: Officials with Beaufort County indicated that public water and public sewer service is available.

Easements/Encumbrances: There are typical utility easements for the area. However, there is an existing driveway encroachment. According to the survey, a certain portion estimated to contain approximately 0.11+/- acres from an approximate 53,143 square foot or 1.22-acre area is being used for a permanent driveway easement across and through the lands of Beaufort County and the Town of Hilton Head Island. This driveway encroaches on the parent property. Currently this 0.11+/- acre portion which is located at the northeast corner extending approximately 148 linear feet south to the southeast corner and is mostly rectangular in shape encroaches on land owned by The Town of Hilton Head Island and Beaufort County.

Functional Utility: The subject consists of a rectangular shaped, 1.22-acre tract. The property has open vehicular access along Beach City Road, which in this area is a town maintained paved road. Topographically, the property is partially cleared with some wooded areas and is predominately situated outside a 100-year flood plain. Public water and sewer are in the immediate area, and it appears the subject site is afforded with public water and sewer.

DESCRIPTION OF THE PROPOSED ACQUISITION

The proposed acquisition is for the approximate 0.11+/- acre area, which is currently serving as a private driveway to an adjacent site and is encroaching on the Town/County-owned property, which is the subject of this report. This portion of the property is being used for a permanent access easement across and through the lands of Beaufort County and the Town of Hilton Head Island. This permanent access easement will remain in place as it currently exists. The actual dimensions of this portion of the property is unclear, with the exception of the east and west side showing 148' linear feet. I have estimated that the north and south side are approximately 27' linear feet.

DESCRIPTION OF THE REMAINDER

Upon the release of the approximate 0.11+/- acre portion, the remainder will be similar as the property prior to the acquisition and there will be minimal to no affect.

IMPACT OF THE RELEASED ACQUISITION ON THE REMAINDER

As such, I believe the release of the approximate 0.11+/- acre portion will have a very limited impact on the potential use of the remaining area. Furthermore, I do not believe the release of the approximate 0.11+/- acre portion will have any impact on the future use of the unencumbered area.

HIGHEST AND BEST USE

The Appraisal Institute defines Highest and Best Use as follows:

"...that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal"

It is also defined as:

"...that use, from among reasonable and probable legal alternate uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value."

The determination of highest and best use includes identifying the motivation of probable purchasers, analyzing the supply and demand of various property types in the market, and considering limitations imposed by zoning and the physical characteristics of the property.

Highest and Best Use of Subject Property As Though Vacant Before The Release

Physically Possible

As discussed, the subject site is rectangular in shape and contains a gross land area of 1.22 acres, of which all is believed to be usable upland area. The subject has frontage on one public roadway, Beach City Road. Vehicular access to the site is good. Topographically, the subject property is level with elevations from 13 to 20 feet and cleared. All major public utilities are available, and I am not aware of any adverse

issues related to wetlands, soils, site conditions, or encumbrances that would negatively impact the use of the property. Therefore, it is my opinion that the subject property is physically suitable for a wide range of development types, including residential or commercial oriented uses.

Legally Permissible

The subject property includes areas zoned PR; Parks and Recreation in the Town of Hilton Head Island's Unified Development Ordinance. The PR District is intended to accommodate and manage the **land uses** allowed on publicly held **land** used for active or passive recreation purposes, or publicly owned **land** preserved in its natural state for public enjoyment. Development in this district shall be allowed and designed to minimize, as much as possible, its impact on both the natural environment and the community. Permitted uses in the PR District include but are not necessarily limited to: Public, Civic, Institutional, and Educational Uses. Consequently, any legally permissible use, which is physically possible, could be considered.

Financially Feasible

My research shows there is good commercial and residential demand in this part of Hilton Head Island, which is evidenced by the development of various residential and revived commercial development. In general, I do not believe this activity would be occurring if the broader market did not believe there was adequate demand. Considering this activity, it is reasonable to assume residential or commercial development would be feasible on the subject property under the current market conditions. However, considering the limitations under its current zoning district a zoning variance would need to be obtained. This is unlikely. Therefore, the feasibility would be limited to the permitted uses.

Maximally Productive

Considering its physical, legal, and economic characteristics, it is my opinion the highest and best use of the subject is for continued park and recreation use.

Highest and Best Use of Subject Property As Though Vacant After The Release

The highest and best use of the subject property as vacant will not change as a result of the proposed release.

VALUATION OF SUBJECT PROPERTY BEFORE THE ACQUISITION

In order to estimate the market value of the subject property before the acquisition, I have relied upon a Sales Comparison Approach, where sales and listings of similar tracts are compared to the subject property based on a price per gross acre, which is how these properties are normally analyzed in this market. My research revealed relatively few sales and listings of similar tracts, and I have focused on four sales considered the most comparable to the subject property. Details of these transactions are summarized on the following pages, while a map showing their locations relative to the subject is included later in this section.

LAND SALE ONE

LOCATION: Legal Address: Por Marshland Plantation Adjacent to Mathews Dr
Beaufort County, Hilton Head Island, SC 29926
Tax Parcel Number: R510 008 000 0015 0000

GRANTOR: United General Holdings, LLC
GRANTEE: Town of Hilton Head
SALE DATE: August 10, 2023
SALE PRICE: \$350,000
DEED REFERENCE: Deed Book: 4268 Page: 154
RECORDING INSTRUMENT: General Warranty Deed
FINANCING: Transfer Fee Funds, normal
INTEREST CONVEYED: Fee simple subject to normal matters of record
CONDITIONS OF SALE: Arm's length, no special circumstances
INFORMATION SOURCE(S): Liam Cronin of Engels and Volkers; public records, MLS
LAND AREA: 0.52 acres (No Survey)
ZONING: MF; Marsh Front Mixed Use – Intended Zoning: PR; Parks and Recreation
FLOOD ZONE: Zone AE
IMPROVEMENTS: None
UTILITIES: All major utilities were in immediate area and available
UNIT PRICE: \$673,077 per acre

COMMENTS: This is the sale of a square shaped 0.52-acre site located on the west side of Mathews Drive, just south of the traffic circle and with a deeded access easement on Matilda Drive. According to my sources, this property was purchased by the Town of Hilton Head Island for green space to be designated as Park and Recreation land. This site affords views of the marsh.

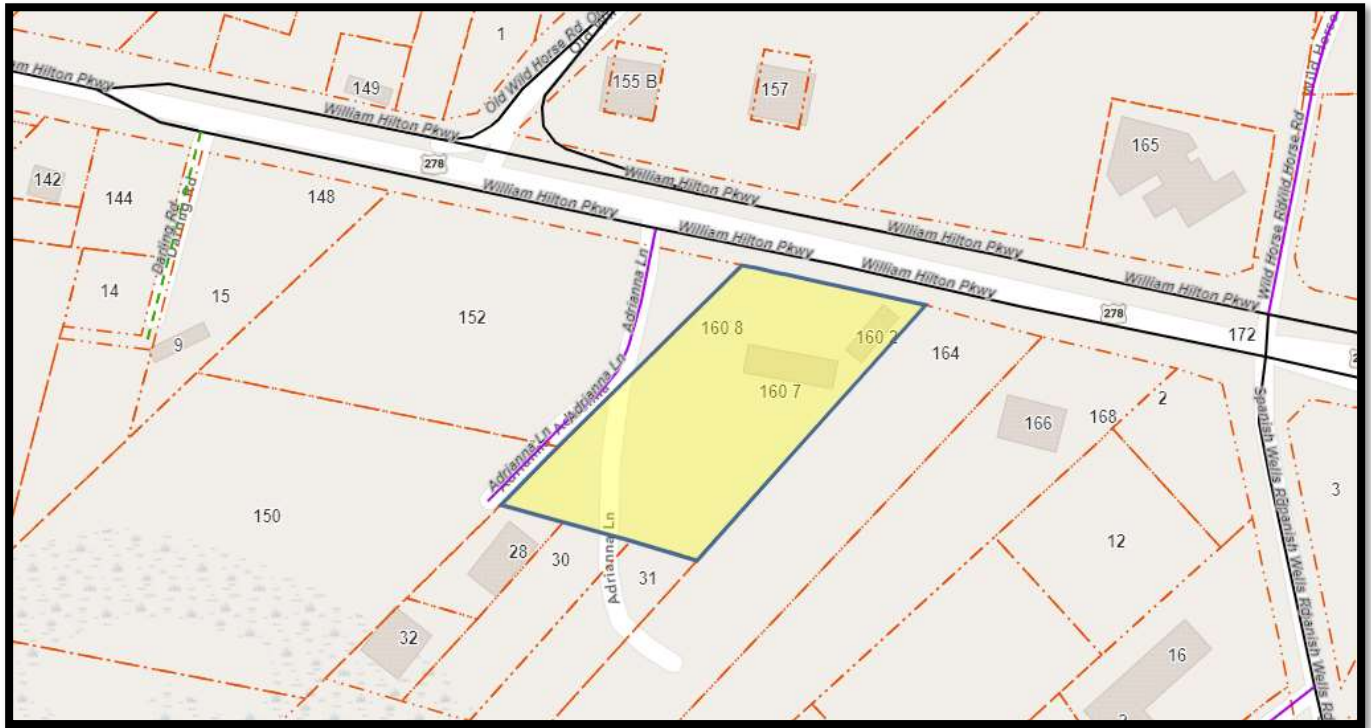


LAND SALE TWO

LOCATION: 160 William Hilton Parkway
 Beaufort County, Hilton Head Island
 Tax Parcel Number: R511 007 000 072A 0000

GRANTOR: Fairfield Square Hilton Head, LLC
 GRANTEE: Town of Hilton Head Island
 SALE DATE: October 08, 2020
 SALE PRICE: \$475,000
 DEED REFERENCE: Deed Book: 3919 Page: 2593
 RECORDING INSTRUMENT: Limited Warranty Deed
 FINANCING: Cash to seller, normal
 INTEREST CONVEYED: Fee simple subject to normal matters of record
 CONDITIONS OF SALE: Arm's length
 INFORMATION SOURCE(S): Public records, 2015 MLS, Realist
 LAND AREA: 1.83 acres (No Survey)
 ZONING: S; Stony Mixed Use
 FLOOD ZONE: Zone X
 IMPROVEMENTS: Improvements were razed following the sale
 UTILITIES: All major utilities were in immediate area and available
 UNIT PRICE: \$259,563 per acre

COMMENTS: This is the sale of a mostly rectangular shaped 1.83-acre site located on the west side of William Hilton Parkway, just north of Spanish Wells Road. This property was acquired by the Town of Hilton Head Island for use as green space, park and recreation.

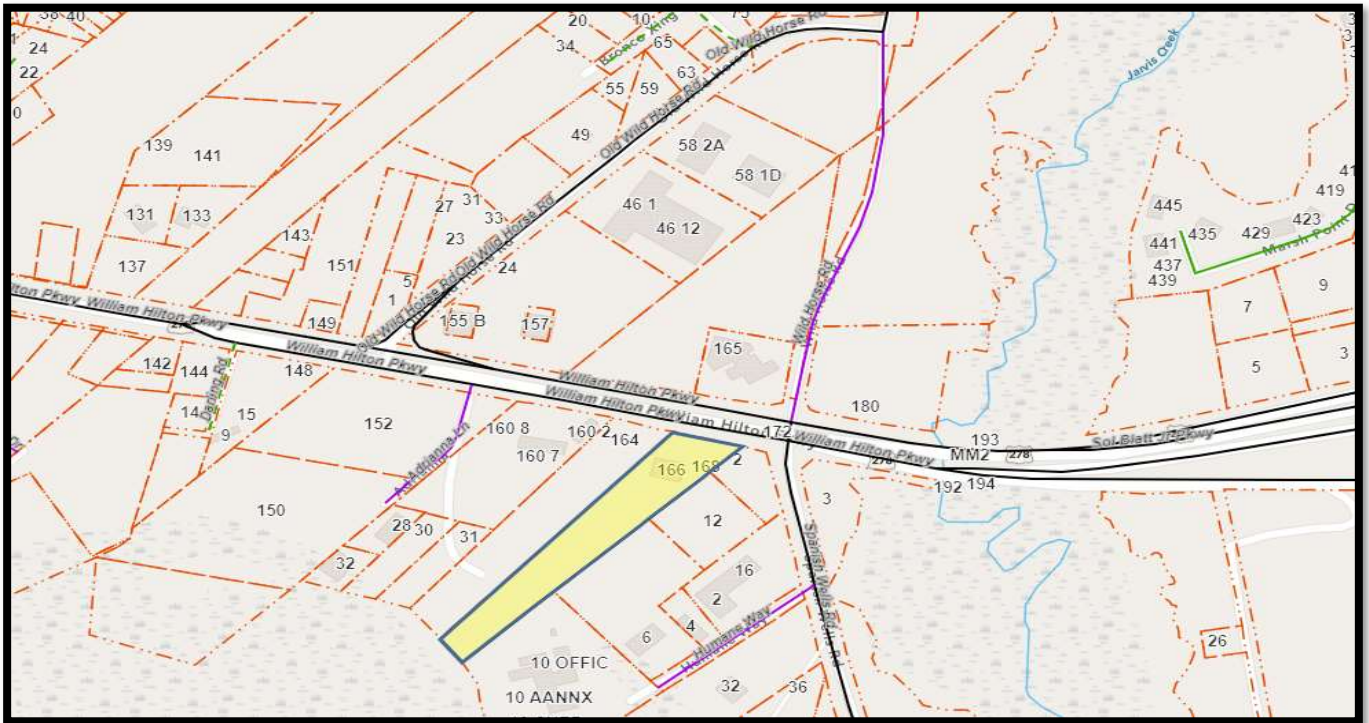


LAND SALE THREE

LOCATION: 166 William Hilton Parkway
Beaufort County, Hilton Head Island, SC
Tax Parcel Number: R511 007 000 073A 0000

GRANTOR: Williams, Edward N.
GRANTEE: The Town of Hilton Head Island
SALE DATE: October 07, 2020
SALE PRICE: \$975,000
DEED REFERENCE: Deed Book: 3928 Page: 0565
RECORDING INSTRUMENT: Full Warranty Deed
FINANCING: Cash to seller, normal
INTEREST CONVEYED: Fee simple subject to normal matters of record
CONDITIONS OF SALE: Arm's length, no special circumstances
INFORMATION SOURCE(S): Public records
LAND AREA: 2.6 acres (No Survey)
ZONING: PR; Park and Recreation; Formally S; Stony Mixed Use
FLOOD ZONE: Zone X
IMPROVEMENTS: Improvements were razed following sale
UTILITIES: All major utilities were in immediate area and available
UNIT PRICE: \$375,000 per acre

COMMENTS: This is the sale of a mostly rectangular shaped 2.6-acre site located on the west side of William Hilton Parkway, just north of Spanish Wells Road. This property was acquired by the Town of Hilton Head Island for use as green space. It appears that this property was previously zoned S; Stony Mixed Use at the time of sale.

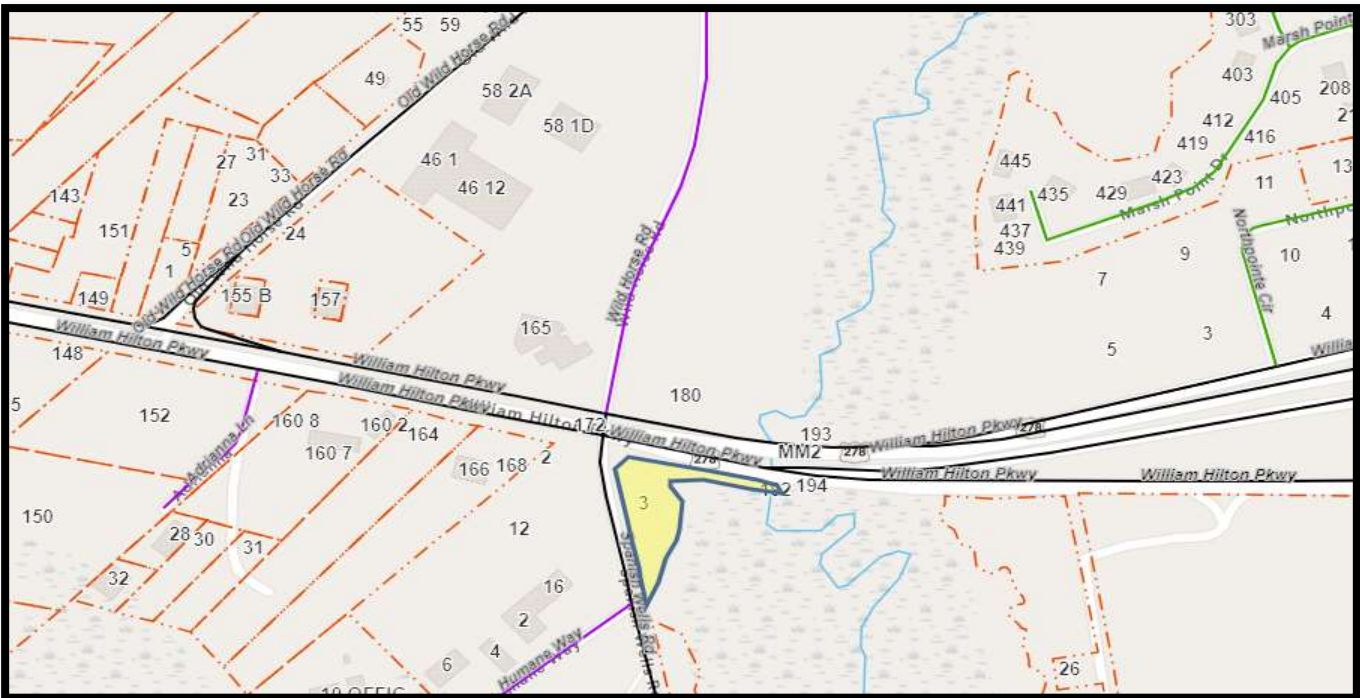


LAND SALE FOUR

LOCATION: 192 William Hilton Parkway
 Beaufort County, Hilton Head Island, SC
 Tax Parcel Number: R511 007 000 074F 0000

GRANTOR: MEGR, LLC
 GRANTEE: The Town of Hilton Head Island
 SALE DATE: January 08, 2020
 SALE PRICE: \$114,000
 DEED REFERENCE: Deed Book: 3826 Page: 2326
 RECORDING INSTRUMENT: Limited Warranty Deed
 FINANCING: Cash to seller, normal
 INTEREST CONVEYED: Fee simple subject to normal matters of record
 CONDITIONS OF SALE: Arm's length, no special circumstances
 INFORMATION SOURCE(S): Public records
 LAND AREA: 1.07 acres (No Survey)
 ZONING: S; Stony Mixed Use
 FLOOD ZONE: Zone AE
 IMPROVEMENTS: None
 UTILITIES: All major utilities were in immediate area and available
 UNIT PRICE: \$106,542 per acre

COMMENTS: This is the sale of an irregular shaped 1.07-acre site located on the west side of William Hilton Parkway on the corner of Spanish Wells Road. This site was purchased by The Town of Hilton Head for greenspace, park, and recreation.



The sales are compared to the subject property based primarily on the following criteria:

Zoning/Use: Properties either in the same or similar zoning district, which is a precursor to developmental use or uses, as well as the actual intended use of the property were included.

Size: Smaller tracts tend to sell for higher unit prices when all other factors are held constant due to the economic principle of diminishing marginal utility.

Topography: Properties with a higher percentage of wetlands and/or non-usable area relative to usable area are considered inferior to those with a higher percentage of usable area.

My analysis of the comparable sales is provided as follows:

Sale One: This is the recent sale of a square shaped 0.52-acre site located on the west side of Mathews Drive, just south of the traffic circle and with a deeded access easement on Matilda Drive. This site has views of the marsh. According to my sources, this property was purchased by the Town of Hilton Head Island for green space to be designated as Park and Recreation land.

In my opinion, this sale is:

- Similar in terms of its location, and use. Superior in Zoning
- Superior in View.
- Superior in size.
- Similar in terms of its topography.

Overall, this sale is **superior** to the subject due primarily due to zoning, view and size. A reasonable unit value of the subject property as indicated by this sale should be **far less than** \$673,077 per acre.

Sale Two: This is an older sale of a mostly rectangular shaped 1.83-acre site located on the west side of William Hilton Parkway, just north of Spanish Wells Road. This property was acquired by the Town of Hilton Head Island for use as green space, park, and recreation. This property is an interior property with no view amenity.

In my opinion, this sale is:

- Similar to the subject in terms of its location, and use. Superior zoning.
- Inferior in View.
- Inferior to the subject in terms of its larger size.
- Similar to the subject in terms of its topography.

Overall, this sale is considered slightly inferior to the subject. Consequently, a reasonable unit value of the subject property as indicated by this sale should therefore be slightly greater than \$259,563 per acre.

Sale Three: This is an older sale of a mostly rectangular shaped 2.6-acre site located on the west side of William Hilton Parkway, just north of Spanish Wells Road. This property was acquired by the Town of Hilton Head Island for use as green space. This site has a view of the marsh.

In my opinion, this sale is:

- Similar to the subject in terms of its location and use. Superior zoning.
- Superior in View.
- Inferior to the subject in terms of its size
- Similar to the subject in terms of its topography.

Overall, this sale is considered superior to the subject due primarily to its zoning and view. A reasonable unit value of the subject property as indicated by this sale should therefore be **less than** \$375,000 per acre.

Sale Four: This is an older sale of an irregular shaped 1.07-acre site located on the west side of William Hilton Parkway on the corner of Spanish Wells Road. This site was purchased by The Town of Hilton Head for greenspace, park, and recreation. This site has a view of the marsh, but is believed to be impacted by wetlands or soil conditions which would limit development.

In my opinion, this sale is:

- Similar to the subject in terms of its location, and use. Superior zoning.
- Similar to the subject in terms of its size.
- Superior in View.
- Inferior to the subject in terms of its topography
- Inferior to the subject in terms of its shape.
- Inferior to the subject in terms of development potential.

Overall, this sale is considered **inferior** to the subject due primarily to its topography, shape and development potential. A reasonable unit value of the subject property as indicated by this sale should be significantly greater than \$106,542 per acre.

My analysis of the comparable sales and listing is summarized in the following table.

COMPARABLE LAND SALE TABULATION					
	Subject	Sale One	Sale Two	Sale Three	Sale Four
Location	Parcel 329 Beach City Rd	Por. Marshland Rd	160 Wm. Hilton Pkwy.	166 Wm. Hilton Pkwy.	192 Wm. Hilton Pkwy.
Sale Date	N/A	Aug. 10, 2023	Oct. 08, 2020	Oct. 07, 2020	Jan. 08, 2020
Sale Price	N/A	\$350,000	\$475,000	\$975,000	\$114,000
Gross Land Area	1.22	0.52	1.83	2.6	1.07
Usable Area	1.22	0.52	1.83	2.6	Unknown
% Usable	100%	100%	100%	100.0%	>100.0%
Zoning	PR	MF	S	S	S
Flood Zone	C	AE	X	X	AE
Utilities	All available	All available	All available	All available	All available
Price/Gross Acre	N/A	\$673,077	\$259,563	\$375,000	\$106,542
Comparison to Subject					
Zoning	PR	Superior	Superior	Superior	Superior
Size	1.22 Acres	Superior	Inferior	Inferior	Similar
Topography/View	Landscape/Park	Superior	Inferior	Superior	Similar
Shape	Rectangular	Similar	Similar	Similar	Inferior
Utilities	All available	Similar	Similar	Similar	Similar
Overall Comparison:	N/A	Superior	Slightly Inferior	Superior	Inferior

Based on my review of the comparable sales, I believe a reasonable unit value of the fee simple interest subject property should be less than Sale #1 and Sale #3; greater than Sale #4 and slightly greater than Sale #2. The leading indicator is Sale #2 with an average price per gross acre of \$259,563. The current market value of the fee simple interest of the subject property is calculated as follows.

1.22 Acres x \$275,000 per Acre = \$335,500

Estimated Value of the ± 0.11- acre portion to be released.

The value of the release portion is calculated as follows:

$$\frac{\text{Unit Value}}{\$275,000/\text{Acre}} \times \frac{\text{Released Area}}{0.11 \text{ Acres}} = \frac{\text{Value of Released Portion}}{\$30,250}$$

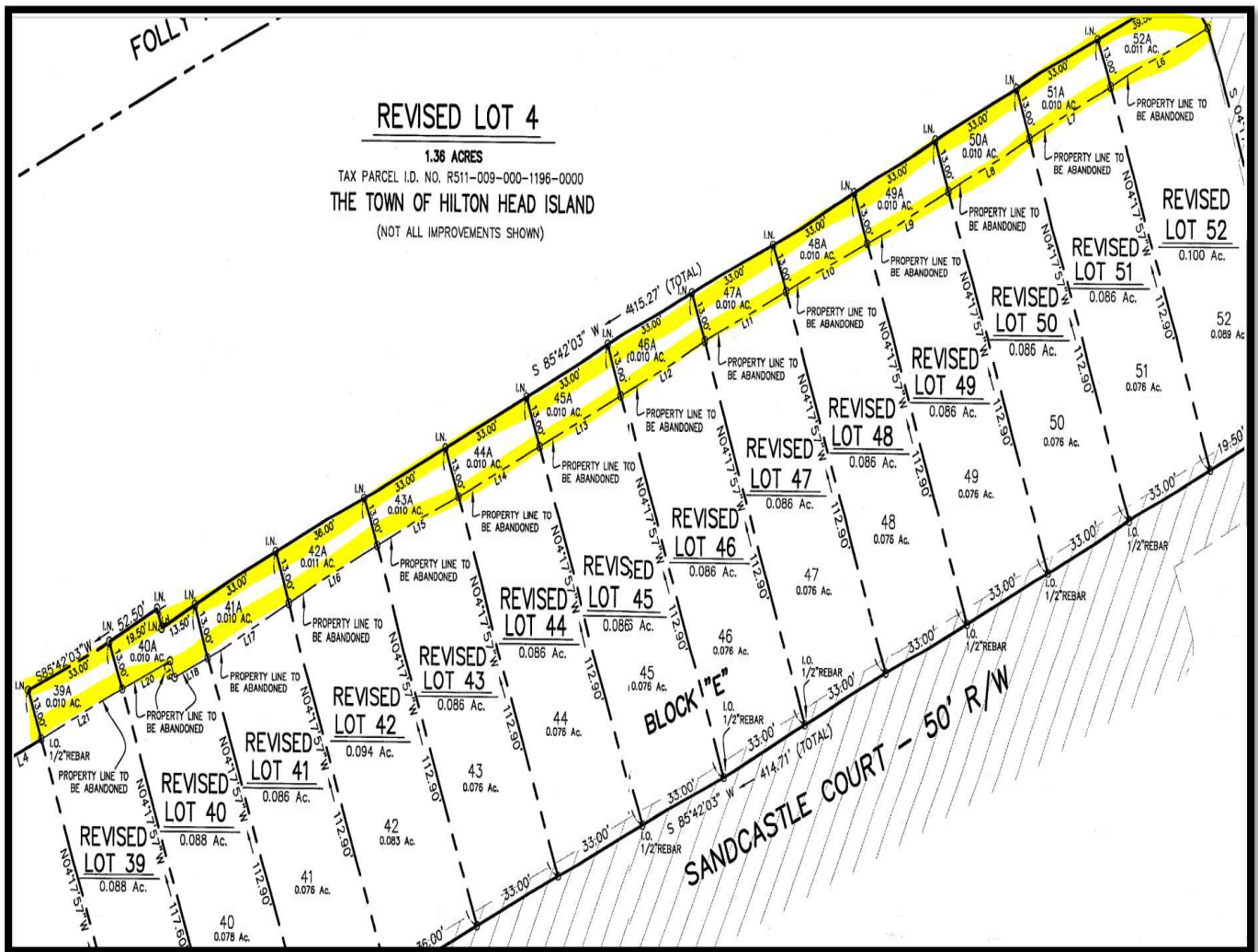
The value of the remainder portion is calculated as follows:

$$\frac{\text{Unit Value}}{\$275,000/\text{Acre}} \times \frac{\text{Remainder Area}}{1.11 \text{ Acres}} = \frac{\text{Value of Remainder Portion}}{\$305,250}$$

In addition, I have included a chart and plat map below itemizing the few transactions where the Town of Hilton Head sold off a portion of Town-owned property to owners of abutting sites. The sales below are

part of a bulk sale including fourteen 0.010 +/- acre portions. These transfers result in a price per acre of \$310,500.

TOWN OF HHI EASEMENT SALE TABULATION					
	Subject	Sale One	Sale Two	Sale Three	Sale Four
Location	Parcel 329 Beach City Rd	45A Folly Field Rd	44A Folly Field Rd	47A Folly Field Rd	46A Folly Field Rd
Sale Date	N/A	May 25, 2022	May 25, 2022	May 25, 2022	May 25, 2022
Sale Price	N/A	\$3,105	\$3,105	\$3,105	\$3,105
Gross Land Area	0.11	0.010	0.010	0.010	0.010
Usable Area	N/A	N/A	N/A	N/A	N/A
% Usable	0%	0%	0%	0%	0%
Price/Gross Acre	N/A	\$310,500	\$310,500	\$310,500	\$310,500





Sharon W. Bunn
BEAUFORT COUNTY AUDITOR

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That **BDC Capital, Inc. f/k/a BDC Capital, LLC**, a Virginia corporation ("**Grantor**") in the State aforesaid, for and in consideration of the sum of **Three Hundred Fifty Thousand and No/100 (\$350,000.00) Dollars** to the said Grantor in hand paid at and before the sealing of these presents by **Beaufort County and The Town of Hilton Head Island ("Grantees")**, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto said Grantees, Their Successors and Assigns forever, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

TAX MAP# R510-005-000-0329-0000 &
R510-005-000-010B-0000

GRANTEES' ADDRESS: **Post Office Box 1228**
 Beaufort, SC 29901

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantees, Theirs Successors and Assigns, forever.

AND the said Grantor does hereby bind Grantor and Grantor's Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantees, as hereinabove provided, Their Successors and Assigns, against Grantor and Grantor's Successors and Assigns and against all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

ADD DMP Record 2/8/2013 08:45:52 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	0329	0000	00

ADD DMP Record 2/8/2013 08:45:59 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R510	005	000	010B	0000	00



Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R510 005 000 0329 0000	13670852	,	9/8/2023	2023	2023

Current Parcel Information			
Owner	BEAUFORT COUNTY AND THE TOWN OF HILTON HEAD	Property Class Code	ResVac Recreational
Owner Address	PO BOX 1228 BEAUFORT SC 29901	Acreage	1.2200
Legal Description	OPEN SPACE BEACH CITY ROAD PB121 P171		

Tax Year	Historic Information			Taxes	Payment
	Land	Building	Market		
2022	\$600		\$600	\$46.99	\$46.99
2021	\$600		\$600	\$46.93	\$48.34
2020	\$600		\$600	\$46.87	\$46.87
2019	\$600		\$600	\$46.82	\$46.82
2018	\$600		\$600	\$46.61	\$46.61
2017	\$600		\$600	\$46.59	\$46.59
2016	\$600		\$600	\$12.22	\$12.22
2015	\$600		\$600	\$12.16	\$12.52
2014	\$600		\$600	\$11.56	\$11.56
2013	\$600		\$600	\$411.56	\$411.56

Grantor	Sales Disclosure		Date	Deed	Vacant	Sale Price
	Book & Page					
BDC CAPITAL LLC	3210 2689		1/24/2013	Fu		\$350,000
WHITE ANDRE J	2939 1787		2/23/2010	Ma		\$2,500
UNKNOWN OWNER 13670852			12/31/1776	Or		\$0
			12/31/1776	Or		\$0

Improvements							
Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size

William Roberson Cobia, SRA

As a real estate appraiser, William R. Cobia has extensive experience in valuations and analysis. Mr. Cobia's clients have included individuals, law firms, financial institutions and accounting firms throughout Coastal South Carolina and Coastal Georgia.

Education: University of Georgia – Psychology - 1994

Professional Real Estate Experience: Coastal Property Appraisals – 1997 – Present

Responsibilities include the timely preparation of appraisal reports for banks, government agencies, attorneys, corporations, and individuals. These assignments have involved a wide variety of property types including the following:

- | | |
|---------------------------------------|-------------------------------------|
| Single family residences | Multi Family |
| Restaurants | Shopping centers |
| Professional/medical office buildings | Historic properties |
| Warehouses | Partial real estate interests |
| Branch banks | Easements |
| Private estates | Vacant land |
| Hangars | Boat Slips |
| Churches | Marinas |
| Replacement Costs | Exceptional and Unique Custom Homes |

Professional Development:

Licenses:	GA Certified General Appraiser # 333346
	SC Certified General Appraiser # 3490
	FHA Certified

Activities/Affiliations	Member of the Appraisal Institute (SRA)
-------------------------	---

Partial Client List:

- | | |
|----------------------|------------------|
| TD Bank | Bank of America |
| The Town of Bluffton | South State Bank |
| Coastal States Bank | Wells Fargo Bank |
| Mortgage Network | JP Morgan Chase |
| Movement Mortgage | Regions Bank |
| Prime Lending | Pulte Homes |
| DR Horton | Town of H.H.I |

South Carolina Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

CERTIFIES THAT:
WILLIAM R COBIA
IS AUTHORIZED TO PRACTICE
Certified General Appraiser



LICENSE NO. **AB .3490 CG** EXPIRATION DATE: 06/30/2024

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>

2024/ ____

AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY A PORTION OF PROPERTY OWNED BY BEAUFORT COUNTY WITH TMS NO. R510 005 000 0329 0000, LOCATED ON BEACH CITY ROAD, HILTON HEAD ISLAND

WHEREAS, Beaufort County (“County”) purchased real property and is the current fee simple co-owner of the real property with TMS No. R510 005 000 0329 0000 and being recorded in the Office of the Register of Deeds for Beaufort County, South Carolina on January 29, 2013, in Book 3210 Pages 2689-2692; hereinafter referred to as the “Property”; and

WHEREAS, the County purchased the Property through the Rural and Critical Lands Preservation Program for \$230,263 per acre, at a 70/30 cost share with the Town of Hilton Head Island (“Town”); and

WHEREAS, adjacent to the Property is the real property with TMS No. R510 005 000 010H 0000 and is currently owned by the White Family (“Residents”); hereinafter the “Adjacent Property”; and

WHEREAS, the Residents private access drive to the Adjacent Property was previously constructed on a portion of the Property; and

WHEREAS, the Residents desire to purchase a portion of the Property to retain their existing private residence access to the Adjacent Property in the most direct and accessible manner possible with no potential user conflicts; and

WHEREAS, the County and the Town desire to convey a 0.11 acre portion of the Property, as illustrated in the survey for Tax Parcel 329 dated August 4, 2023 (Exhibit A), for the appraised value of \$30,250 to be deposited in the County Rural and Critical Lands Preservation Program Fund (#4502).

NOW, THEREFORE BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL, duly assembled, does hereby authorize the Interim County Administrator to execute the necessary documents to convey a portion of property owned by Beaufort County with TMS No. R510 005 000 0329 0000 to Mr. Andre White, of which the proceeds will be returned to the Rural and Critical Lands Preservation Program land acquisition fund.

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
REQUEST AUTHORIZATION TO PURCHASE (1) NEW 36 PASSENGER BUS MODEL: STARCRAFT ALLSTAR XL (\$188,760)
MEETING NAME AND DATE:
Community Services and Land Use Committee – February 12 th , 2024
PRESENTER INFORMATION:
Hank Amundson, Special Projects Director, Special Projects (10 Minutes)
ITEM BACKGROUND:
Asset 20336, a 2002 Freightliner FS65 Chassis bus with 76,279 miles, has surpassed its recommended service life of 10 years or 125,000 miles. It is currently experiencing mechanical issues and has also been affected by mold and mildew due to prolonged periods of inactivity and lack of maintenance. This bus is intended to be used for transporting senior citizens and youth programs provided by Beaufort County Parks and Recreation. To ensure the safety and presentability of transportation for these programs, it is necessary to replace the bus. Replacing Asset 20336, Parks and Recreations can guarantee a reliable and well-maintained vehicle that meets the needs of our community. Investing in a new bus will not only provide a safer mode of transportation but also enhance the overall experience for our senior citizens and youth participants
PROJECT / ITEM NARRATIVE:
Purchase of One (1) New 36 passenger bus: Star Craft All Star XL
FISCAL IMPACT:
A quote has been provided from Model 1 in the amount of \$188,760. The funding source for this item was approved in the FY 2024 budget for Parks and Recreation account # 1040-80-1600-54000. \$192,000 was budgeted for FY 2024.
STAFF RECOMMENDATIONS TO COUNCIL:
The Beaufort County Fleet Manager recommends approving the purchase of a new 36-Passenger bus to replace the existing one. This recommendation is based on the age and poor condition of the current bus.
OPTIONS FOR COUNCIL MOTION:
Motion to either accept/deny the recommendation to approve the purchase of a 36 Passenger Bus. <i>Next Steps – None. Council action not required because purchase is within the Committee’s financial threshold (≤ \$200,000)</i>

2023

STARCRAFT

Allstar XL 36'

Prepared for
Beaufort County

CONTACT

Date Issued: 1/4/2024
Name: Karla Lynch
Phone: 470-373-7479
Email: klynch@model1.com



Whether you need to fill a spot in your fleet or create an entirely new vehicle, your Model 1 experts have a single top priority: *you*. With a clear understanding of your needs, we find ways to deliver – starting with deep relationships all the way back at the manufacturer level. And with the nation’s largest inventory of commercial vehicles, you’ll never be short on the best choices to make for your business.

SALES EXPERIENCE

550+ Years of Collective Bus Sales Experience Servicing Over 1,500 Customers Annually

COMPETITIVE PRICING

Volume Discounts
Fixed Contract Pricing

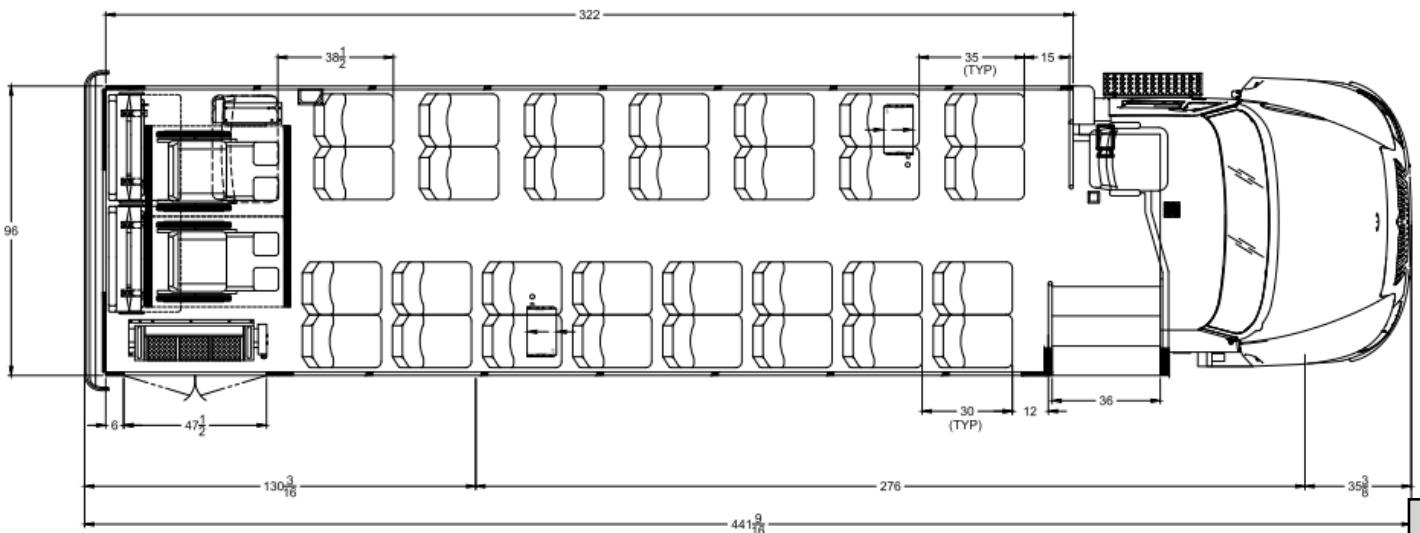
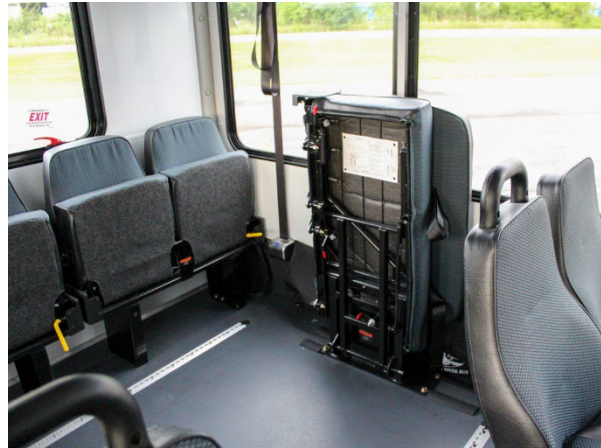
IN-HOUSE FINANCING

Seamless Transactions
Flexible Solutions

NATIONWIDE NETWORK

21 Full-Service Locations
Nationwide Partners with 25+ Top Manufacturers

IMAGES & FLOORPLAN



SPECIFICATIONS

CHASSIS

- 2023 International T/C Cummins ISB 240 HP
- Hydraulic Brakes Air Suspension
- Engine: 7.3 L
- Fuel Type: Diesel
- GVWR: 23,500

EXTERIOR

- Exterior Color: White
- Wheelbase: 276"
- Front Destination Sign Window and Overhead Access Door
- Side Destination Sign Window w/ Structure
- Passenger Door 36" Electric
- Double W.C. Doors w/ Windows

INTERIOR

- 96" Wide Exterior Body
- Yellow step nosing per step (4)
- Driver Area: Grey padded vinyl
- Walls and Ceiling: Grey FRP
- Flooring: Gerflor Sirius Anthracite Grey
- Ceiling Grab Rail on Both Sides
- 1 ¼" Dual Entry Grab Rails Parallel to Entrance Steps (Both Sides)
- Left Hand Entry Vertical Grab Rail – 1 ¼"
- Stanchion and Modesty Panel at Entry Door & Behind Driver

A/C & HEAT

- A/C System: TA77R90 Super 13 125K BTU, TA77 EVAP, R90 RM COND, (2) 13 CID COMP
- Heater: SMART Heater, 70K BTU - Floor Mounted

LIGHTING

- Door activated Interior Lights
- Surface Mount LED Entry Door Exterior Light
- LED Mid-Ship Turn / Marker Lights
- 4" Grommet Mount LED Exterior Lighting

ELECTRICAL

- Intermotive Flex Tech Electrical System

AUDIO / VISUAL

- Jensen AM/FM/MP3/USB/Sirius XM with clock & 4 speakers - PA ready
- Handheld Mic & Clip Added to PA Ready Radio
- Additional Speakers, Each (2)
- Rosco back-up camera system w/ 7" rearview monitor/mirror combo

WHEELCHAIR ACCESSIBILITY

- 34" x 54" Braun Century NCL 1000 wheelchair lift located in the rear of the unit
- Intermotive Gateway Transit Fast Idle with lift interlock
- Max Retractor Tie Down, Combo Lap/Shoulder (2)
- Q-Straint Storage Pouch (2)

ACCESSORIES

- Priority seating sign **Required for ADA Compliance**
- Wheelchair Decal

SAFETY

- Back-up alarm SAE type C 97 db(A)
- Fire Extinguisher, First Aid Kit, Reflective Triangles

PASSENGER SEATING OPTIONS

- 36 Ambulatory, 0 Wheelchair
- 28 Ambulatory, 2 Wheelchair

SEATING

Passenger Seating:

- Seat Fabric: Level 6 Duratex Jordan Blue
- Mid high, Double Seat (15)
- Econo Flip, Double (2)
- Foldaway Seat, Double AM Benchback (1)
- Seat Belt, Non-Retractable (36)
- Seat belt loop – Each (34)
- Anti-vandal grab handle on aisle seats (15)

Driver Seating: OEM Seating

WARRANTY

Manufacturer Warranty	Starcraft 5-year / 100,000 miles
Chassis Warranty	See Attached

All vehicles come with warranty, but Model 1 offers more value without the added cost.

Our coverage and support come with each of our new vehicles – *standard*.

WE PROCESS ALL THE WARRANTY REGISTRATIONS

We register all of your bus parts for you, no more pesky warranty cards to fill out. This includes *all* parts, wheelchair lift, electronics, HVAC, etc.

WE HANDLE ALL THE PAPERWORK

We administer and coordinate any warranty work. You make one call to our warranty department, and they take it from there.

REPAIR FACILITIES NEAR YOU

When warranty work is needed, we use service repair facilities near the bus location. We have over 3200 authorized centers and growing. You will never have to drive far to get repairs completed.

NO MORE CLAIM FORMS

Model 1 handles all parts of the claim process, you will have no out of pocket expenses, no reimbursements, and the service facility will be paid directly by us.

LONGER WARRANTY PERIOD

We have negotiated extended periods for the units we sell. Unprecedented 60 month/100,000 mile bumper-to-bumper warranty on the Starcraft bus upfit.

PRICING

<i>DESCRIPTION</i>	<i>AMOUNT</i>
Bus Cost	\$188,760.00
FOB Beaufort, SC	Included
Total	\$188,760.00

**Pricing does not include DMV, title, or licensing. This quote is valid for 30 days from date issued.*



OBTAINING SERVICE

Return this vehicle to any IC Bus Dealer authorized to service this model vehicle and engine.

DISCLAIMER

NO WARRANTIES ARE GIVEN BEYOND THOSE DESCRIBED HEREIN. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED. THE COMPANY SPECIFICALLY DISCLAIMS WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ALL OTHER REPRESENTATIONS TO THE USER/PURCHASER, AND ALL OTHER OBLIGATIONS OR LIABILITIES. THE COMPANY FURTHER EXCLUDES LIABILITY FOR INCIDENTAL AND CONSEQUENTIAL DAMAGES, ON THE PART OF THE COMPANY OR SELLER. No person is authorized to give any other warranties or to assume any liabilities on the Company's behalf unless made or assumed in writing by the Company; and no other person is authorized to give any warranties or to assume any liabilities on the seller's behalf unless made or assumed In writing by the seller.

Remedies Under State or Provincial Law: Any suit for breach of this Limited Warranty must be initiated within one year after breach. Some States and Provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to the owner. This warranty gives the owner specific legal rights, and he may also have other legal rights which may vary by state or province.

RECORD OF OWNERSHIP

Upon receipt of new vehicle by original owner, complete the following: I have read this Warranty Brochure and fully understand the warranty coverage, and the limitations and exclusions. I acknowledge that I have received a copy of the Owner's Limited Warranty and I accept the terms described herein.

_____	_____			
Customer Signature	Date			
_____	_____	_____	_____	_____
Owner's Address	City	State/Prov	Postal Code	
_____	_____	_____	_____	
Bus Model	Vehicle Identification Number			
_____	_____			
Engine Number	Engine Serial Number			
_____	_____			
Date Delivered to User (DTU)	Odometer Reading at Delivery			

IMPORTANT: The information contained in this Warranty Policy explains the coverage provided on your new IC Bus™ brand vehicle. This policy should be kept in the vehicle for presentation to the Dealer when you request warranty services. Any provisions of this Limited Warranty that are prohibited or not enforceable in any jurisdiction shall be, as to such jurisdiction, ineffective to the extent of such prohibition or non-enforceability without invalidating the remaining provisions hereof, and any such prohibition or non-enforceability in any jurisdiction shall not invalidate or render non-enforceable any such provisions in any other jurisdiction. All claims under this Limited Warranty must be submitted in writing to an authorized IC Bus dealer within the warranty period as stated herein. If you have questions regarding this Limited Warranty, contact IC Bus Dealer. To locate nearest dealer, visit the IC Bus website, www.ICBus.com.

EFFECTIVE WITH VEHICLES BUILT JANUARY 02, 2018 OR LATER
LIMITED WARRANTY FOR BUS MODELS TC SERIES (PC515)
Integrated Cut Away Bus ID)

IC Bus, LLC warrants to the original purchaser (the "Purchaser") that IC Bus, LLC brand buses and component parts thereof are, at the time of purchase, free from defects in material and workmanship and will remain free from such defects under normal use after delivery to the Purchaser as provided herein. Warranty shall begin at the time of delivery unless otherwise approved by IC Bus, LLC. The delivery limitations as set forth herein shall run from the date of delivery to the Purchaser in the United States of America and Canada. The remedy available under this Limited Warranty is non-cumulative in nature and is limited to repair or replacement at IC Bus, LLC option of the bus or component parts thereof that are returned to locations approved by IC Bus, LLC transportation charges prepaid, and which IC Bus, LLC examination disclosed to its satisfaction to be defective. IC Bus, LLC, at its option, will repair or replace any part of this vehicle which proves defective in material and/or workmanship in normal use and service, with new or ReNEWed parts, for the first 12 months or unlimited miles, from new vehicle delivery date, regardless of distance traveled. Exceptions are listed below under *What Is Not Covered*.

This warranty is automatically transferred to subsequent owners at no charge. Visit your local IC Bus Dealer for name and address change information.

COMPONENT COVERAGE

The components described below are given additional warranty coverage of variable time periods and distance traveled limitations, as shown in the *Warranty Coverage Schedule*.

1. Frame Side Rails and crossmembers
2. Cab/Cowl Structure. The Cab/Cowl is warranted against perforation due to corrosion, except for perforation caused by industrial chemicals and/or corrosion caused by use in a corrosive industrial environment.
3. Navistar Diesel Engine Coverage includes: Engine block, cylinder heads, internally lubricated components fuel pump, high pressure pump, turbocharger, water pump, air compressor, injectors/nozzles; electronic engine modules, engine relays, engine sensors and regulators required for electronic engine operation, and certain aftertreatment components. Excluding: attaching accessories (e.g., fan clutch, alternator, starter, etc.), and externally mounted electrical and filtration systems
4. Spicer front & rear axles and propeller shaft, when used with Allison transmission; excluding brakes, wheel ends axle shafts, controls & attachments.

THE PROVISIONS HEREOF CONSTITUTE THE EXCLUSIVE AND COMPLETE WARRANTY BY IC BUS, LLC ON IC BUS™ BRAND BUSES AND COMPONENT PARTS THEREOF MANUFACTURED BY IT, OR APPROVED BUS BODY CONTRACT MANUFACTURERS AND IS IN LIEU OF ALL OTHER OBLIGATIONS OR LIABILITIES OF IC BUS, LLC WHETHER EXPRESS OR IMPLIED.

Note: The customer has 365 days and up to a maximum of 100,000 miles (160,000 km) from DTU (delivery to end user) to purchase an extended warranty on the unit. For extended warranty purchases between 181 and 365 days from DTU and <100,000 miles (160,000 km).



Items Covered	Months	Miles/Km (000)
BASIC VEHICLE COVERAGE		
Basic Vehicle Warranty	12	Unlimited
Towing (Non-Engine)	90 Days	Unlimited
BASIC CHASSIS / CAB COVERAGE		
Frame Side Rails	60	100/160
Cab/Cowl Structure	60	100/160
Cab/Cowl Perforation Corrosion	60	100/160
Brightwork, Chassis and Paint Corrosion (other than cab)	6	Unlimited
Cab Paint Delamination	60	100/160
ENGINE *		
+Cummins Engines, Contact Cummins		
DRIVETRAIN**		
Spicer - 3 Part Drivetrain (Front & Rear Axles, Propeller Shaft, When Used With Allison Transmission Only)	48	50/80
Meritor Axles	48	75/120
* Emission Coverage: Refer to engine operator's manual for emission coverage.		
**Drivetrain:		
<ul style="list-style-type: none"> Allison Transmissions products or Transynd lubricants and fluids are not covered under this warranty. For warranty information, see: www.allisontransmission.com/publications/ For specific Eaton/Fuller Warranty coverage, see supplier information: www.roadrangerwarranty.com For extended component warranty: www.roadranger.com/Roadranger/warranty/ExtendedWarranty/index.htm 		
For Eaton Hybrid system warranty: www.roadranger.com/Roadranger/warranty/ExtendedWarranty/Hybrid/index.htm		
<u>WHAT IS NOT COVERED</u>		
AFTER THE FIRST 90 DAYS FROM DELIVERY TO USER (DTU):		
<ul style="list-style-type: none"> Correction of loose fasteners, squeaks, rattles and unusual noises. Towing (vehicles with non-engine failures only). Adjustments (e.g., headlights, brake/clutch adjustments, steering system adjustments, coolant levels). 		
COMPONENTS / ITEMS:		
<ul style="list-style-type: none"> Warranted by their respective manufacturers (e.g., non Navistar brand engines, tires & tubes, Allison Transmissions, lubricants, etc.) Bodies, equipment and accessories installed by other than authorized IC Bus employees at IC Bus manufacturing plants. Front and rear axle alignment. Front & Rear axle coverage excludes brakes, wheel ends, axle shafts, controls & attachments. 		

WHAT IS NOT COVERED cont.**REPAIRS:**

- Maintenance-related items/repairs or those as a result of normal wear and tear, including tune-ups, brake/clutch lining, windshield wiper blades, tire balancing, lubrication and other similar procedures/parts required to keep vehicle in good working condition.
- To any part of the vehicle subjected to misuse, negligence, improper maintenance, improper operation, or which are the result of an accident.
- Fade, runs, mismatch or damage to paint, trim items, upholstery, chrome, polished surfaces, etc., resulting from environmental causes, improper polishes, cleaners or washing solutions, or chemical and industrial fallout.

In which power train, propshaft and suspension sales guidelines (specifications) are not strictly adhered to by all owners and operators of this vehicle.

OTHER:

- Vehicles sold and/or operated outside the United States and Canada.
- Vehicles/components that have had unauthorized alterations or modifications.
- Vehicles on which the odometer reading has been altered.
- Loss of time or use of the vehicle, loss of profits, inconvenience, or other consequential or incidental damages or expenses.
- Replacement of defective parts with parts other than those provided by IC Bus, LLC.

This warranty does not apply, or include coverage for defects attributable to the following:

- Damage resulting from: (i) misuse, abuse, accident, neglect, negligence, vandalism, fire, riot, war, or Acts of God;
- (ii) Structural or other modifications or alteration without prior express written authorization by IC Bus, LLC; (iii) Repair or attempted repair by unauthorized persons; (iv) Replacement of original components with substitutes without prior express written authorization by IC Bus, LLC; (v) Failure to perform routine preventative maintenance as customarily accepted within the industry or failure to provide proof of such preventative maintenance having been performed; (vi) Exposure to corrosives, contaminants, chemicals, salt, irradiation or atmospheric or environmental conditions; (vii) Usage or loading in excess of recommended capacities or in non-standard applications, including off-road.
- Fading or discoloration of paint, lettering or decals.

-Revised 4/1/2019**Telematics Data Disclosure**

Your Navistar vehicle may include an activated telematics subscription service. By accepting this Limited Warranty you consent to our collection and use of data from your vehicle as set forth at www.oncommandconnection.com on behalf of yourself and any vehicle operators and passengers. Navistar, Inc. or its affiliates will collect and send diagnostic and system data from your vehicle and use it for various purposes as further set forth in our Privacy Policy, posted at www.oncommandconnection.com, such as improving the uptime for your vehicle, improving our vehicles in the future, and reducing warranty events. If you choose not to allow Navistar to access your data, you may suspend your subscription at www.InternationalTrucks.com/Opt-Out



NOTICE OF INTENT TO AWARD

Solicitation Title/Event Name:	Public Mass Transit Vehicles and Related Options, Equipment, and Accessories
Solicitation No/Event ID:	99999-SPD0000212
Solicitation Close/ Event End Date:	3/20/2023
Notice of Intent to Award Posting Date:	6/9/2023
Issuing Officer:	Billy Gilbert
Issuing Officer Contact Information:	404 657-4277; billy.gilbert@doas.ga.gov

The State intends to award a contract to the apparent successful offeror(s). The Notice of Intent to Award should not be considered as a binding commitment by the State. Inquiries should be addressed to the Issuing Officer. Although the State will provide the reason(s) an offeror was not successful in accordance with Georgia law, please note that the reasons listed beside the names of the unsuccessful offeror(s) should not be interpreted as an exhaustive list. NOTE: In the event any of the following is applicable, then all identified award amounts (if any) are estimates only: (1) this is an open agency contract and/or (2) the state entity has identified primary/secondary awardees. **All protest must be submitted electronically via email at doas.protests@doas.ga.gov.** Please reference the Georgia Procurement Manual for the supplier protest process updated August 2020: <http://doas.ga.gov/state-purchasing/law-administrative-rules-and-policies>

APPARENT SUCCESSFUL OFFERORS

CATEGORY 1 COACH BUSES					
FEDERAL TRANSIT ADMINISTRATION (FTA) CATEGORY 1 COACH BUSES					
Line Item #/ Vehicle Description	Supplier	Make/Model	FTA or Non-FTA	Base Vehicle Price	Total Eval Cost
1-1A: 45 Ft Surburban/Commuter/Coach	**Motor Coach Industries, Inc.	MCI D45CRT	FTA	\$689,990.00	\$704,689.22
1-1B: 45 Ft Surburban/Commuter/Coach	**Motor Coach Industries, Inc.	MCI D45CRT Le	FTA	\$778,990.00	\$793,689.22
1-1C: 45 Ft Surburban/Commuter/Coach Electric	**Motor Coach Industries, Inc.	MCI D45CRT e LE	FTA	\$1,342,990.00	\$1,373,799.22
1-4C: 30 Ft Surburban/Commuter/Coach Electric	**Motor Coach Industries, Inc.	MCI D45RT E	FTA	\$1,339,990.00	\$1,370,799.22

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA or Non-FTA	Base Vehicle Price	Total Eval Cost
1-5A: Any Length Other Coaches- (Specify Length)	**Motor Coach Industries, Inc.	MCI D4520	FTA	\$708,990.00	\$723,689.22
NON-FTA CATEGORY 1 COACH BUSES					
1-1A: 45 Ft Suburban/Commuter/Coach	**ABC Bus, Inc..	Van Hool, CX45	Non-FTA	\$542,027.27	\$552,564.55
1-1C: 45 Ft Suburban/Commuter/Coach Electric	**ABC Bus, Inc..	Van Hool, CX45E	Non-FTA	\$1,036,751.52	\$1,047,288.80
1-3A: 35 Ft Suburban/Commuter/Coach	**ABC Bus, Inc..	Van Hool, CX35	Non-FTA	\$469,188.89	\$479,726.17
1-3A: 35 Ft Suburban/Commuter/Coach	**Motor Coach Industries, Inc.	MCI J3500	Non-FTA	\$569,990.00	\$584,914.22
1-5A: Any Length Other Coaches- (Specify Length)	**ABC Bus, Inc..	Van Hool, TDX25 (45-ft., double decker)	Non-FTA	\$895,000.00	\$905,912.28
1-5B: Any Length Other Coaches- (Specify Length)	**Motor Coach Industries, Inc.	MCI J4500	Non-FTA	\$634,990.00	\$650,049.22
1-5C: Any Length Other Coaches- Electric (Specify Length)	**ABC Bus, Inc..	Van Hool, TDX25E (45-ft., double decker)	Non-FTA	\$1,316,850.51	\$1,327,762.79
1-5C: Any Length Other Coaches- Electric (Specify Length)	**Motor Coach Industries, Inc.	MCI J4500 e	Non-FTA	\$1,166,990.00	\$1,197,799.22
1-6C: Prison Coach - All Seg Cell	**ABC Bus, Inc..	Van Hool, CX45-Prison Coach Conversion	Non-FTA	\$652,609.00	\$663,146.28
END OF CATEGORY 1 COACH BUSES					

NOTICE OF INTENT TO AWARD**CATEGORY 2 TRANSIT BUSES****FTA CATEGORY 2 TRANSIT BUSES**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
2-1B: 45 ft to 47 ft Heavy Duty- Transit	Creative Bus Sales, Inc.	ENC AXESS EVO-BE (Battery Electric) 45'	FTA	\$1,214,117.00	\$1,247,813.72
2-2A: 40 ft to 44 ft 11 Heavy Duty - Transit	Creative Bus Sales, Inc.	ENC AXESS 40' DIESEL	FTA	\$696,321.00	\$723,717.72
2-2A: 40 ft to 44 ft 11 Heavy Duty - Transit	**New Flyer of America Inc.	Xcelsior XD40	FTA	\$534,900.00	\$554,191.78
2-2B: 40 ft to 44 ft 11 Heavy Duty - Transit	Creative Bus Sales, Inc.	ENC AXESS EVO-FC (Fuel Cell) 40'	FTA	\$1,221,779.00	\$1,255,475.72
2-2B: 40 ft to 44 ft 11 Heavy Duty - Transit	**New Flyer of America Inc.	Xcelsior XN40	FTA	\$598,990.00	\$617,486.78
2-2C: 40 ft to 44 ft 11 Heavy Duty - Electric	Creative Bus Sales, Inc.	ENC AXESS EVO-BE (Battery Electric) 40'	FTA	\$1,049,920.00	\$1,083,616.72
2-2C: 40 ft to 44 ft 11 Heavy Duty - Electric	**New Flyer of America Inc.	Xcelsior XE40	FTA	\$939,900.00	\$969,841.78
2-2C: 40 ft to 44 ft 11 Heavy Duty - Electric	**Proterra Operating Company, Inc.	ZX5+	FTA	\$968,325.00	\$1,030,362.03

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
2-3A: 35 ft to 39 ft 11 in Heavy Duty	**ABC Bus, Inc..	Hometown Manufacturing Urban	FTA	\$461,162.00	\$480,754.84
2-3A: 35 ft to 39 ft 11 in Heavy Duty	Creative Bus Sales, Inc.	ENC AXESS 35' DIESEL	FTA	\$684,603.00	\$711,999.72
2-3A: 35 ft to 39 ft 11 in Heavy Duty	**New Flyer of America Inc.	Xcelsior XD35	FTA	\$529,900.00	\$549,191.78
2-3B: 35 ft to 39 ft 11 in Heavy Duty	Creative Bus Sales, Inc.	ENC AXESS EVO-FC (Fuel Cell) 35'	FTA	\$1,198,917.00	\$1,232,613.72
2-3B: 35 ft to 39 ft 11 in Heavy Duty	**New Flyer of America Inc.	Xcelsior XN35	FTA	\$594,990.00	\$613,486.78
2-3C: 35 ft to 39 ft 11 in Heavy Duty - Electric	Creative Bus Sales, Inc.	ENC AXESS EVO-BE (Battery Electric) 35'	FTA	\$1,038,402.00	\$1,072,098.72
2-3C: 35 ft to 39 ft 11 in Heavy Duty - Electric	**New Flyer of America Inc.	Xcelsior XE35	FTA	\$934,900.00	\$964,841.78
2-3C: 35 ft to 39 ft 11 in Heavy Duty - Electric	**Proterra Operating Company, Inc.	ZX5+	FTA	\$974,218.00	\$1,035,003.78
2-4A: 30 ft to 34 ft 11 in Heavy Duty	**ABC Bus, Inc..	Hometown Manufacturing Urban	FTA	\$454,090.00	\$473,682.84
2-4A: 30 ft to 34 ft 11 in Heavy Duty	Creative Bus Sales, Inc.	ENC E-Z RIDER 32' DIESEL	FTA	\$633,783.00	\$661,179.72
2-4B: 30 ft to 34 ft 11 in Heavy Duty	Creative Bus Sales, Inc.	ENC E-Z RIDER CNG 32'	FTA	\$716,511.00	\$750,207.72
2-4C: 30 ft to 34 ft 11 in Heavy Duty - Electric	Creative Bus Sales, Inc.	ENC AXESS EVO-BE (Battery Electric) 32'	FTA	\$1,029,283.00	\$1,062,979.72

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
2-5A: 35 ft to 39 ft 11 in Medium Duty	Creative Bus Sales, Inc.	ARBOC Spirit of Equest	FTA	\$619,615.00	\$638,430.48
2-5A: 35 ft to 39 ft 11 in Medium Duty	Hometown Manufacturing, Inc.	View	FTA	\$176,472.00	\$192,411.81
2-5B: 35 ft to 39 ft 11 in Medium Duty	Creative Bus Sales, Inc.	ARBOC Spirit of Equest	FTA	\$536,249.00	\$555,064.48
2-6A: 30 ft to 34 ft 11 in Medium Duty	Creative Bus Sales, Inc.	ARBOC Spirit of Equest	FTA	\$606,985.00	\$625,800.48
2-6A: 30 ft to 34 ft 11 in Medium Duty	Hometown Manufacturing, Inc.	View	FTA	\$174,528.00	\$190,467.81
2-6B: 30 ft to 34 ft 11 in Medium Duty	Creative Bus Sales, Inc.	ARBOC Spirit of Equest	FTA	\$524,473.00	\$543,288.48
2-7A: 59 ft - 65 ft 0 ft Articulated Heavy Duty : Transit	**New Flyer of America Inc.	Xcelsior XD60	FTA	\$849,990.00	\$869,326.78
2-7B: 59 ft - 65 ft 0 ft Articulated Heavy Duty : Electric	**New Flyer of America Inc.	Xcelsior XE60	FTA	\$1,420,990.00	\$1,468,946.78
NON-FTA CATEGORY 2 TRANSIT BUSES					
Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
2-1A: 45 ft to 47 ft Heavy Duty- Transit	Creative Bus Sales, Inc.	ENC AXESS 45' DIESEL	Non-FTA	\$763,762.00	\$791,158.72
2-3B: 35 ft to 39 ft 11 in Heavy Duty	**ABC Bus, Inc..	Vicinity Motor Corporation Classic	Non-FTA	\$539,288.00	\$560,291.41
2-3C: 35 ft to 39 ft 11 in Heavy Duty - Electric	**ABC Bus, Inc..	Hometown Manufacturing Urban EV	Non-FTA	\$970,253.00	\$989,845.84

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
2-4B: 30 ft to 34 ft 11 in Heavy Duty	**ABC Bus, Inc..	Vicinity Motor Corporation Classic	Non-FTA	\$501,729.00	\$522,732.41
2-4C: 30 ft to 34 ft 11 in Heavy Duty - Electric	**ABC Bus, Inc..	Hometown Manufacturing Urban EV	Non-FTA	\$931,869.00	\$951,461.84
2-5B: 35 ft to 39 ft 11 in Medium Duty	Hometown Manufacturing, Inc.	View	Non-FTA	\$208,710.00	\$224,649.81
2-6B: 30 ft to 34 ft 11 in Medium Duty	Hometown Manufacturing, Inc.	VIEW	Non-FTA	\$204,390.00	\$220,329.81
2-6C: 30 ft to 34 ft 11 in Medium Duty - Electric	**ABC Bus, Inc..	VMC Lightning	Non-FTA	\$582,058.00	\$603,061.41
2-6C: 30 ft to 34 ft 11 in Medium Duty - Electric	Hometown Manufacturing, Inc.	View EV	Non-FTA	\$404,223.00	\$418,515.02
END OF CATEGORY 2 TRANSIT BUSES					
CATEGORY 3 TROLLEY BUSES					
FTA CATEGORY 3 TROLLEY BUSES					
Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
3-1A: 40 Ft & > Trolley Transit Bus HF Front Engine	HOMETOWN MANUFACTURING INC.	Villager	FTA	\$197,199.68	\$213,508.54
3-1B: 40 Ft & > Trolley Transit Bus HF & LF Rear Engine	HOMETOWN MANUFACTURING INC.	Streetcar	FTA	\$399,098.00	\$417,612.15

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
3-2A: 35 Ft Trolley Transit Bus HF Front Engine	HOMETOWN MANUFACTURING INC.	Villager	FTA	\$194,499.68	\$210,808.54
3-2B: 35 Ft Trolley Transit Bus HF & LF Rear Engine	HOMETOWN MANUFACTURING INC.	Streetcar	FTA	\$392,798.00	\$411,312.15
3-3A: 30 Ft Trolley Transit Bus HF Front Engine	HOMETOWN MANUFACTURING INC.	Villager	FTA	\$191,799.68	\$207,949.25
3-3B: 30 Ft Trolley Transit Bus HF & LF Rear Engine	HOMETOWN MANUFACTURING INC.	Streetcar	FTA	\$383,348.00	\$401,862.15
3-4A: 24 Ft- to 29 ft, 11 in Medium Duty	HOMETOWN MANUFACTURING INC.	Villager	FTA	\$186,399.68	\$202,549.25
3-5: < 25 Ft Trolley Light Duty Transit Vehicle- HF	HOMETOWN MANUFACTURING INC.	Carriage	FTA	\$174,170.00	\$184,766.94

NON-FTA TROLLEY BUSES

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
3-1C: 40 Ft & > Trolley Transit Bus Rear Engine LF - Electric	HOMETOWN MANUFACTURING INC.	Streetcar EV	Non-FTA	\$849,426.28	\$867,940.43
3-2C: 35 Ft Trolley Transit Bus LF Rear Engine-Electric	HOMETOWN MANUFACTURING INC.	Streetcar EV	Non-FTA	\$842,946.28	\$861,460.43
3-4B: 24 Ft- to 29 ft, 11 in Medium Duty - Electric	HOMETOWN MANUFACTURING INC.	Villager EV	Non-FTA	\$412,862.40	\$429,842.44

END OF CATEGORY 3 TROLLEY BUSES

NOTICE OF INTENT TO AWARD**CATEGORY 4 LIGHT DUTY CUTAWAY BUSES****FTA CATEGORY 4 LIGHT DUTY CUTAWAY BUSES**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-1A: 18 ft Light Transit Vehicle-9,500 GVWR Min HF	Creative Bus Sales, Inc.	StarTrans Candidate II/Ford Transit Chassis	FTA	\$103,441.00	\$113,768.31
4-1B: 18 ft Light Transit Vehicle-9,500 GVWR Min HF	Creative Bus Sales, Inc.	Starcraft Starlite/Ford Transit Chassis	FTA	\$102,396.00	\$112,723.31
4-2A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Terra Transit MD	FTA	\$99,684.00	\$114,619.28
4-2A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$118,081.00	\$140,634.06
4-2A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	Creative Bus Sales, Inc.	StarTrans Senator/Ford E350	FTA	\$100,874.00	\$116,672.50
4-2B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Odyssey	FTA	\$105,431.00	\$120,366.28
4-2B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	The Bus Center Atlanta, LLC	Glaval Universal	FTA	\$119,111.00	\$141,664.06
4-2B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E350	FTA	\$99,828.00	\$115,626.50
4-3A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	**ABC Bus, Inc..	Turtle Top VanTerra	FTA	\$101,330.00	\$116,265.28

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-3A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	The Bus Center Atlanta, LLC	Champion Crusader	FTA	\$116,808.00	\$139,361.06
4-3A: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	Creative Bus Sales, Inc.	Star Trans Candidate II/Ford E350	FTA	\$99,506.00	\$115,304.50
4-3B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	**ABC Bus, Inc..	Turtle Top Terra Transit LD	FTA	\$105,529.00	\$116,000.41
4-3B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	The Bus Center Atlanta, LLC	Glaval Primetime	FTA	\$117,838.00	\$140,391.06
4-3B: 20 ft Light Transit Vehicle-11,500 GVWR Min HF Narrow Body	Creative Bus Sales, Inc.	Starcraft Starlite/Ford E350	FTA	\$99,370.00	\$115,168.50
4-4A: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Terra Transit MD	FTA	\$105,636.00	\$120,526.88
4-4A: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$120,912.00	\$143,465.06
4-4A: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	Creative Bus Sales, Inc.	StarTrans Senator II/Ford E350	FTA	\$105,088.00	\$120,794.92
4-4B: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	**ABC Bus, Inc..	New England Wheels Frontrunner	FTA	\$184,040.00	\$196,436.35
4-4B: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	The Bus Center Atlanta, LLC	Glaval Universal	FTA	\$121,942.00	\$144,495.06

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-4B: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E350	FTA	\$104,043.00	\$119,749.92
4-4C: 22 ft Light Transit Vehicle-11,500 GVWR Min HF - Electric	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$225,921.00	\$248,474.06
4-5A: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Terra Transit MD	FTA	\$111,525.00	\$126,415.88
4-5A: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$131,231.00	\$153,784.06
4-5A: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E450	FTA	\$108,921.00	\$124,596.29
4-5B: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Odyssey	FTA	\$117,407.00	\$132,297.88
4-5B: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	The Bus Center Atlanta, LLC	Glaval Universal	FTA	\$132,261.00	\$154,814.06
4-5B: 25 ft Light Transit Vehicle-14,200 GVWR Min HF	Creative Bus Sales, Inc.	Arboc Spirit of Freedom/Chevrolet 4500	FTA	\$135,268.00	\$155,073.04
4-6A: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Terra Transit MD	FTA	\$115,752.00	\$153,558.04
4-6A: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$135,892.00	\$130,701.15
4-6A: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	Creative Bus Sales, Inc.	StarTrans Senator II/Ford E450	FTA	\$115,425.00	\$158,445.06

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-6B: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	**ABC Bus, Inc..	Turtle Top Odyssey	FTA	\$120,362.00	\$131,280.11
4-6B: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	The Bus Center Atlanta, LLC	Glaval Universal	FTA	\$136,922.00	\$135,311.15
4-6B: 28 ft Light Transit Vehicle-14,200 GVWR Min HF	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E450	FTA	\$114,658.00	\$130,513.11
4-7A: GDOT Cutaway Shuttle Bus	**ABC Bus, Inc..	Turtle Top Terra Transit MD - All Passenger	FTA	\$108,217.00	\$123,107.88
4-7A: GDOT Cutaway Shuttle Bus	The Bus Center Atlanta, LLC	Champion Challenger	FTA	\$118,337.00	\$140,890.06
4-7A: GDOT Cutaway Shuttle Bus	Coach & Equipment Bus Sales, Inc.	Ford E450 Phoenix	FTA	\$92,680.00	\$115,268.38
4-7A: GDOT Cutaway Shuttle Bus	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E450 All Passenger	FTA	\$105,781.00	\$121,456.29
4-7B: GDOT Cutaway Shuttle Bus	**ABC Bus, Inc..	Turtle Top Terra Transit MD - ADA	FTA	\$111,768.00	\$126,658.88
4-7B: GDOT Cutaway Shuttle Bus	The Bus Center Atlanta, LLC	Glaval Universal	FTA	\$128,492.00	\$151,045.06
4-7B: GDOT Cutaway Shuttle Bus	Coach & Equipment Bus Sales, Inc.	Ford E450 Phoenix	FTA	\$99,330.00	\$121,918.38
4-7B: GDOT Cutaway Shuttle Bus	Creative Bus Sales, Inc.	Starcraft Allstar/Ford E450 ADA Equipped	FTA	\$113,140.00	\$128,815.29
4-8A: 33 Ft Light Transit Vehicle-19,500 GVWR Min	The Bus Center Atlanta, LLC	Champion Defender	FTA	\$168,654.00	\$191,207.06
4-8A: 33 Ft Light Transit Vehicle-19,500 GVWR Min	Creative Bus Sales, Inc.	StarTrans Senator II HD/Ford F550	FTA	\$149,412.00	\$165,267.11

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-8B: 33 Ft Light Transit Vehicle-19,500 GVWR Min	The Bus Center Atlanta, LLC	Glaval Entourage	FTA	\$169,684.00	\$192,237.06
4-8B: 33 Ft Light Transit Vehicle-19,500 GVWR Min	Creative Bus Sales, Inc.	StarCraft Allstar XL/Ford F550	FTA	\$148,251.00	\$164,106.11

NON-FTA CATEGORY 4 LIGHT DUTY CUTAWAY BUSES

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
4-1A: 18 ft Light Transit Vehicle-9,500 GVWR Min HF	The Bus Center Atlanta, LLC	Collins DH MFSAB	Non-FTA	\$105,379.00	\$126,413.02
4-4A: 22 ft Light Transit Vehicle-11,500 GVWR Min HF	Transportation Equipment Sales Corporation (dba TESCO)	Chevrolet 3500 with Pegasus Orion Body	Non-FTA	\$104,209.00	\$119,463.96
4-4C: 22 ft Light Transit Vehicle-11,500 GVWR Min HF - Electric	**ABC Bus, Inc..	Turtle Top Transit MD - EV Upfit (UES)	Non-FTA	\$243,515.00	\$257,600.03
4-5C: 25 ft Light Transit Vehicle-14,200 GVWR Min HF - Electric	**ABC Bus, Inc..	Optimal EV S1	Non-FTA	\$342,282.00	\$354,247.14
4-8A: 33 Ft Light Transit Vehicle-19,500 GVWR Min	CLASSIC BUS SALES, LLC	Diamond Coach PT	Non-FTA	\$177,976.00	\$191,503.25
4-8B: 33 Ft Light Transit Vehicle-19,500 GVWR Min	CLASSIC BUS SALES, LLC	Diamond Coach	Non-FTA	\$171,332.00	\$185,334.25

END OF CATEGORY 4 LIGHT DUTY CUTAWAY

NOTICE OF INTENT TO AWARD**CATEGORY 5 MEDIUM DUTY CUTAWAY BUSES****FTA CATEGORY 5 MEDIUM DUTY CUTAWAY BUSES**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
5-1: 28 ft Medium Transit Vehicle-22,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Turtle Top Terra Transit HD Ford F550	FTA	\$128,879.00	\$144,150.98
5-2: 30 Ft Medium Transit Vehicle-22,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Turtle Top Terra Transit HD Ford F550	FTA	\$131,955.00	\$147,226.98
5-3: 32 Ft Medium Transit Vehicle-22,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Turlte Top Terra Transit HD Ford F550	FTA	\$138,515.00	\$153,786.98
5-4: 34 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Turtle Top Terra Transit HD FCCC S2C	FTA	\$175,507.00	\$191,650.33
5-5: 36 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Terra Transit HD FCCC S2C	FTA	\$178,966.00	\$195,109.33
5-5: 36 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	The Bus Center Atlanta, LLC	Champion Defender / Conventional Chassis	FTA	\$199,202.00	\$223,662.59
5-5: 36 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	Creative Bus Sales, Inc	StarTrans Senator II HD/Ford F650 Cutaway Style Chassis	FTA	\$176,232.00	\$192,087.11

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
5-6: 38 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	**ABC Bus, Inc..	Turtle Top Terra Transit HD FCCC S2C	FTA	\$185,466.00	\$199,376.99
5-6: 38 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	Creative Bus Sales, Inc	StarTrans Senator II HD/Freightliner S/2 Cutaway Style Chassis	FTA	\$182,932.00	\$198,787.11
5-7: 40 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	The Bus Center Atlanta, LLC	Champion Defender / Conventional Chassis	FTA	\$203,755.00	\$228,215.59
5-7: 40 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	Creative Bus Sales, Inc	StarTrans Senator II HD/Freightliner S/2 Cutaway Style Chassis	FTA	\$189,437.00	\$205,292.11

NON-FTA CATEGORY 5 MEDIUM DUTY CUTAWAY BUSES

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
5-3: 32 Ft Medium Transit Vehicle-22,000 GVWR Min HF Front Engine Rail	Creative Bus Sales, Inc	Marco Polo Shuttle	Non-FTA	\$189,932.00	\$200,149.31
5-6: 38 Ft Medium Transit Vehicle-26,000 GVWR Min HF Front Engine Rail	Transportation Equipment Sales Corporation (dba TESCO)	Peterbuilt 536 with Pegasus Atlas Body	Non-FTA	\$170,190.00	\$192,340.11

END OF CATEGORY 5 MEDIUM DUTY CUTAWAY

NOTICE OF INTENT TO AWARD**CATEGORY 6 OEM MOBILITY VANS****FTA CATEGORY 6 OEM MOBILITY VANS**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
6-1A: OEM Modified ADA Mobility Modified Mini-Van Rear Entry	The Bus Center Atlanta, LLC	2023 Chrysler Voyager / Braun RE	FTA	\$74,486.00	\$78,387.73
6-1A: OEM Modified ADA Mobility Modified Mini-Van Rear Entry	Transportation Equipment Sales Corporation (TESCO)	Chrysler Voyager Rear Entry (Chrysler Pacifica Option)	FTA	\$67,065.00	\$71,468.60
6-1B: OEM Modified ADA Mobility Modified Mini-Van Side Entry	Creative Bus Sales, Inc	BraunAbility/Chrysler Voyager	FTA	\$78,895.00	\$78,771.05
6-1B: OEM Modified ADA Mobility Modified Mini-Van Side Entry	Transportation Equipment Sales Corporation (TESCO)	Chrysler Voyager Side Entry (Chrysler Pacifica Option)	FTA	\$70,359.00	\$74,762.60
6-2A: Other Modified ADA Transit Vans	**ABC Bus, Inc..	T-350 HD 148" EL High Roof XLT DRW RWD U4X	FTA	\$95,932.00	\$100,022.95
6-2A: Other Modified ADA Transit Vans	The Bus Center Atlanta, LLC	Ram Promaster Primetime Low floor	FTA	\$121,732.00	\$572,783.73
6-2A: Other Modified ADA Transit Vans	Creative Bus Sales, Inc	Mobility Trans Gamechanger	FTA	\$113,822.00	\$118,720.30
6-2B: Other Modified ADA Transit Vans	**ABC Bus, Inc..	Sunset Vans - 159RP Low Floor	FTA	\$146,611.00	\$145,980.96
6-2B: Other Modified ADA Transit Vans	Creative Bus Sales, Inc	Driverge Transit	FTA	\$102,195.00	\$107,316.41

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
6-2C: Other Modified ADA Transit Vans-Electric (Submit Specifications)	**ABC Bus, Inc..	Electric T-350 148" EL High Roof RWD W3X	FTA	\$103,502.00	\$107,592.95
6-2C: Other Modified ADA Transit Vans-Electric (Submit Specifications)	Creative Bus Sales, Inc	Mobility Trans Gamechanger E Transit	FTA	\$132,907.00	\$135,583.30
6-3A: Other Modified Non-ADA Transit Vans	**ABC Bus, Inc..	T-350 HD 148" EL High Roof XLT DRW RWD U4X	FTA	\$85,256.00	\$89,346.95
6-3A: Other Modified Non-ADA Transit Vans	Creative Bus Sales, Inc	BraunAbility Promaster	FTA	\$155,939.00	\$158,007.00
6-3C: Other Modified Non-ADA Transit Vans-Electric (Submit Specifications)	**ABC Bus, Inc..	Electric T-350 148" EL High Roof RWD W3X	FTA	\$93,950.00	\$98,040.95
6-3C: Other Modified Non-ADA Transit Vans-Electric (Submit Specifications)	Creative Bus Sales, Inc	Forest River Van Battery Electric	FTA	\$104,980.00	\$109,872.75
6-4A: GDOT OEM ADA Mobility	Creative Bus Sales, Inc	Mobility Trans Gamechanger	FTA	\$114,548.00	\$119,446.30
6-4A: GDOT OEM ADA Mobility	Coach & Equipment Bus Sales, Inc.	Ford E350 Metrolite	FTA	\$90,560.00	\$95,265.35
6-4B: GDOT OEM ADA Mobility	Creative Bus Sales, Inc	Mobility Trans Gamechanger	FTA	\$100,733.00	\$105,631.30
6-4B: GDOT OEM ADA Mobility	Coach & Equipment Bus Sales, Inc.	Ford E350 Metrolite	FTA	\$82,390.00	\$87,095.35
6-5A: GDOT Shuttle Van	**ABC Bus, Inc..	Turtle Top Terra Transit MD - All Passenger	FTA	\$99,317.00	\$103,127.30

NOTICE OF INTENT TO AWARD

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
6-5A: GDOT Shuttle Van	The Bus Center Atlanta, LLC	Champion Crusader	FTA	\$111,864.00	\$115,932.23
6-5A: GDOT Shuttle Van	Creative Bus Sales, Inc	Starcraft Allstar/Ford E350 All Passenger	FTA	\$95,320.00	\$100,303.21
6-5A: GDOT Shuttle Van	Coach & Equipment Bus Sales, Inc.	Ford E350 Phoenix	FTA	\$84,270.00	\$88,975.35
6-5B: GDOT Shuttle Van	**ABC Bus, Inc..	Turtle Top Terra Transit MD - ADA	FTA	\$107,827.00	\$111,637.30
6-5B: GDOT Shuttle Van	The Bus Center Atlanta, LLC	Champion Crusader	FTA	\$122,169.00	\$126,237.23
6-5B: GDOT Shuttle Van	Creative Bus Sales, Inc	Starcraft Allstar/Ford E350 ADA Equipped	FTA	\$103,746.00	\$108,729.21
6-5B: GDOT Shuttle Van	Coach & Equipment Bus Sales, Inc.	Ford E350 Phoenix	FTA	\$91,040.00	\$95,745.35
NON-FTA CATEGORY 6 OEM MOBILITY VANS					
6-1A: OEM Modified ADA Mobility Modified Mini-Van Rear Entry	Creative Bus Sales, Inc	BraunAbility/Chrysler Voyager	Non - FTA	\$67,443.00	\$67,403.41
6-1B: OEM Modified ADA Mobility Modified Mini-Van Side Entry	The Bus Center Atlanta, LLC	2023 Chrysler Voyager / Braun SE	Non - FTA	\$74,486.00	\$78,387.73
6-3B: Other Modified Non ADA Transit Vans	Creative Bus Sales, Inc	Braunability Promaster	Non - FTA	\$129,098.00	\$133,186.00

END OF CATEGORY 6 OEM MOBILITY VANS

NOTICE OF INTENT TO AWARD**CATEGORY 7 OTHER MOBILITY VANS****FTA CATEGORY 7 OTHER MOBILITY VANS**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
7-2: Other Mobility Van- Electric	**ABC Bus, Inc..	E-T350 148" Med Roof RWD W9C	FTA	\$94,254.00	\$98,344.95
7-2: Other Mobility Van- Electric	The Bus Center Atlanta, LLC	Ford Transit / Driverge	FTA	\$105,887.00	\$109,788.73
7-2: Other Mobility Van- Electric	Creative Bus Sales, Inc	FR Van E Transit	FTA	\$104,680.00	\$97,353.75
7-3: Other Mobility Van (Conversion)	**ABC Bus, Inc..	T-350 HD 148" Med Roof XL RWD X2C	FTA	\$82,064.00	\$84,314.46
7-3: Other Mobility Van (Conversion)	The Bus Center Atlanta, LLC	Ford Transit / Driverge	FTA	\$77,661.00	\$81,562.73
7-3: Other Mobility Van (Conversion)	Creative Bus Sales, Inc	Mobility Trans X2C	FTA	\$82,904.00	\$82,752.30
7-4: Other Transit Van (Conversion)	**ABC Bus, Inc..	T-350 HD 148" Med Roof XLT RWD X2C	FTA	\$71,397.00	\$75,487.95
7-4: Other Transit Van (Conversion)	The Bus Center Atlanta, LLC	Ford eTransit / Driverge	FTA	\$99,811.00	\$103,712.73
7-4: Other Transit Van (Conversion)	Creative Bus Sales, Inc	Forest River Van X2C Transit	FTA	\$84,021.00	\$86,085.75
7-4: Other Transit Van (Conversion)	Master's Transportat ion, Inc	Ford Transit 7+1 Rear Lift Wood Floor	FTA	\$75,669.00	\$81,012.05

NOTICE OF INTENT TO AWARD**NON-FTA CATEGORY 6 OEM MOBILITY VANS**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	Base Vehicle Price	Total Eval Cost
7-3: Other Mobility Van (Conversion)	Transportation Equipment Sales Corporation (TESCO)	RAM Promaster	Non-FTA	\$78,618.00	\$82,344.50
7-4: Other Transit Van (Conversion)	Transportation Equipment Sales Corporation (TESCO)	Ford Transit T350 SRW Van	Non-FTA	\$72,120.00	\$76,953.17

END OF APPARENT SUCCESSFUL OFFERORS**UNSUCCESSFUL OFFERORS****CATEGORY 1 COACH**

Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	REASON
1-1B: 45 Ft Suburban/Commuter/Coach	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD C10M	FTA	*Non-Responsible
1-1A: 45 Ft Suburban/Commuter/Coach	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD C10MS Double Decker	Non-FTA	*Non-Responsible
1-1C: 45 Ft Suburban/Commuter/Coach Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD C10M	Non-FTA	*Non-Responsible

NOTICE OF INTENT TO AWARD


Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	REASON
1-3B: 35 Ft Surburban/Commuter/Coach	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD C8MS Double Decker	Non-FTA	*Non-Responsible
1-3C: 35 Ft Surburban/Commuter/Coach Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD C8M	Non FTA	*Non-Responsible
CATEGORY 2 TRANSIT				
2-2C: 40 ft to 44 ft 11 Heavy Duty - Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD K9MD	FTA	*Non-Responsible
2-3C: 35 ft to 39 ft 11 in Heavy Duty - Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD K8M	FTA	*Non-Responsible
2-4B: 30 ft to 34 ft 11 in Heavy Duty	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD K7M-ER	FTA	*Non-Responsible
2-4C: 30 ft to 34 ft 11 in Heavy Duty - Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD K7M	FTA	*Non-Responsible
2-7B: 59 ft - 65 ft 0 ft Articulated Heavy Duty : Electric	RIDE Coach & Bus, a d/b/a of BYD Coach & Bus LLC	BYD K11M	FTA	*Non-Responsible
CATEGORY 4 LIGHT DUTY CUTAWAY				
6-2C Other Modified ADA Transit Vans-Electric (Submit Specifications)	LIGHTNING eMOTORS	ZEV3 80kWh ADA Passenger Vehicle	Non-FTA	Non-Responsive

NOTICE OF INTENT TO AWARD

CATEGORY 6 OEM MOBILITY VANS				
Line Item #/ Vehicle Description	Supplier	Make/Model	FTA/ Non-FTA	REASON
4-5C: 25 ft Light Transit Vehicle- 14,200 GVWR Min HF-Electric	LIGHTNING eMOTORS	ZEV4 PASSENGER SHUTTLE	NON-FTA	Non-Responsive

*Supplier is non-responsible based on the U.S. Department of Transportation's Federal Transit Administration's determination that supplier is a prohibited source of supply as the supplier is owned or controlled by, is a subsidiary of, or is otherwise related legally or financially to a corporation based in China, which has been identified as a nonmarket economy country, and is prohibited by 49 U.S.C. Section 5323(u)(1). Should the supplier's status change, the State Purchasing Division reserves the right to re-open it's award recommendation.

**Contingent on successful resolution of Contract Terms and Conditions exceptions.

Authorized Signature:  _____
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