



Town of Hilton Head Island
TOWN COUNCIL WORKSHOP
Wednesday, September 14, 2022, 9:00 a.m.
MINUTES

Present from Town Council: John J. McCann, *Mayor*; Bill Harkins, *Mayor Pro-Tempore*; David Ames, Tamara Becker, Alex Brown, Tom Lennox, Glenn Stanford, *Town Council Members*

Present from Town Staff: Marc Orlando, *Town Manager*; Josh Gruber, *Deputy Town Manager*; Angie Stone, *Assistant Town Manager*; Shawn Colin, *Assistant Town Manager-Community Development*; Ben Brown, *Senior Advisor to the Town Manager*; John Troyer, *Finance Director*; Missy Luick, *Community Program Manager*; Teresa Haley, *Capital Program Administrator*

1. Call to Order

Mayor McCann called the meeting to order at 9:00 a.m.

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

3. Roll Call

Attendance of Town Council was confirmed by way of a roll call.

4. Discussion of the Workforce and Affordable Housing Strategies

Mayor McCann opened the discussion, noting that at the prior week's workshop, Town Council agreed that one of the top priorities was housing. He also noted that part of the discussion at the workshop was the development of a framework and that it be ready for consideration by the November 1 Town Council meeting. Mayor McCann said it was not the Town Manager's responsibility to develop a framework, it was the responsibility of Town Council. He said the Town Manager is responsible for implantation of such a framework. With that, Mayor McCann opened the discussion to the members of Town Council. Many of the members agreed that currently the Town does not have the staff capacity to manage a housing framework plan. Consensus was shared that the need for funding for any actions coming out of a housing framework is vital. Some members said they felt the deadline of November 1 was not enough time to develop an appropriate framework. Upon the conclusion of the primary discussion, Mayor McCann asked that Mr. Ames and Mr. Lennox work together to develop a framework for Town Council to consider at the November 1 meeting.

5. Concept Plan for the Mid-Island Initiative District

6. Concept Plan for the Mid-Island Tract

Mr. Colin opened the discussion on both the Mid-Island Initiative District and the Concept Plan for the Mid-Island Tract. He said MKSK would deliver a presentation with additional findings and recommendations related to the district center, the historic neighborhoods, and then districtwide recommendations that would provide a framework that will be used to develop the plan and bring back for Town Council Consideration at the November 1 meeting.

Andrew Overbeck and Brian Kinzelman with MKSK delivered a presentation to Town Council outlining the framework for the development of a plan for the Mid-Island Initiative District and the Mid-Island Tract. Throughout their presentation, they answered questions posed to them from Town Council. Upon the conclusion of the presentation and Town Council discussion, the Mayor opened up the floor to citizen comments.

7. Adjournment

With no further business, the workshop adjourned at 10:42 a.m.

Approved: October 18, 2022

Krista M. Wiedmeyer, Town Clerk

John J. McCann, Mayor