

**REAL PROPERTY COMMITTEE
SPECIAL MEETING**

12:30 p.m., Wednesday, January 23, 2008

The Special Meeting of the Real Property Advisory Committee was held at 12:30 p.m., Wednesday, January 23, 2008 at the Morgan Creek Grill located at the Isle of Palms Marina, 80 Forty-first Avenue, Isle of Palms, South Carolina. Present were Chairwoman Rice, Councilman Cronin, Jim Raih, Jay Clarke and Carla Pope representing the restaurant, Mark Feim representing Marina Joint Ventures, Treasurer Suggs, Assistant to the Administrator Dziuban and City Clerk Copeland.

1. Call to Order.

Chairwoman Rice called the meeting to order and acknowledged that the press and the public had been duly notified of the meeting in accordance with the Freedom of Information Act.

2. Discussions of Concerns of Morgan Creek Grill Management

Mr. Clarke and Ms. Pope had prepared a handout for the Committee detailing the repairs and improvements they feel are necessary to the restaurant structure and the surrounding grounds and parking areas. A copy is attached. He reported that he has been the lessee of the Morgan Creek Grill for five (5) years. In his presentation, he covered, among other issues, (1) the need for reconfiguration of the parking lot and improved drainage for the parking lot; (2) a desire to relocate and enclose the dumpster and oyster recycling; (3) extension of the fingers on the new dock to accommodate larger boats; and (4) the ability for improved signage/advertising for the restaurant. Ms. Pope expounded on the discussions of the parking lot relating that 30-40% of the parking lot can be lost to them as a result of the drainage problems. She stated that, for the restaurant, parking spaces equaled revenue.

Mr. Clarke then gave the Committee a complete tour of the restaurant facility, both inside and out, where he pointed out areas in need of repair like the rotted wood or paint peeling from the floors. He indicated areas of the restaurant where he plans to add decks for additional seating or to cover the deck for customer comforts. Mr. Clarke would like to add a fireplace in one of the dining rooms, as well as replace some of the tables with booths. In addition to the improving the aesthetics and functionality of the restaurant, Mr. Clarke would like to install an elevator for accessing the more casual dining on the upper deck by some of the older clientele. Additionally he expressed the need to replace the generator, which is totally inoperable, to keep the restaurant operating when there are power outages that occur too frequently in the heat of summer. He voiced his understanding that there are several thousand dollars in the City's budget for that purpose.

On more than one occasion, Mr. Clarke and Ms. Pope commented on the need for an overall marina plan that encompasses the store, the docks, the parking and the restaurant. He stated that he had had a parking plan drawn up by an engineer several years ago, which he had submitted to the City. Mr. Raih, who has been on the Committee for some years, noted that there have been discussions of hiring consultants to prepare a Master Plan for the Marina, but no timing was established. [In the recent past, a motion was unanimously approved by this Committee to spend up to five thousand (\$5,000) for a parking study at the marina; the request was not approved by the Ways and Means Committee because they did not want to approve only one component of what would be included in an overall marina study.]

Mr. Clarke commented on the fact that there were items on his list that he would be seeking assistance or partnering from the City to accomplish. He explained that, when he had signed the lease, he had been reluctant to agree to the percentage of revenue payable to the City over and above the rent payments, but he would be happy to see some of those funds used for the City to partner with Morgan Creek Grill on repairs and improvements. With the replacement of the bulkhead to begin within the next eight months and being mindful of the huge expense that work is going to entail, Chairwoman Rice suggested that Mr. Clarke and Ms. Pope revise their handout by prioritizing it from the most to least important to submit to the City Administrator.

Chairwoman Rice thanked Mr. Clarke and Ms. Pope for their invitation and stated that she thought the meeting had been most informative.

The meeting was adjourned at 1:23 p.m.

Respectfully submitted:

Marie Copeland