



Beach Preservation Committee

8:30 a.m., Thursday, May 7, 2026

1207 Palm Boulevard

City Hall Council Chambers

Public Comment:

All citizens who wish to speak during the meeting must email their first and last name, address and topic to Nicole DeNeane, City Clerk, at nicoled@iop.net no later than **3:00 p.m. the day before the meeting**. Citizens may also provide written public comment here:

<https://www.iop.net/public-comment-form>

Agenda

1. **Call to order** and acknowledgment that the press and the public have been duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Citizens' comments**- All comments have a time limit of three (3) minutes.
3. **Approval of Minutes**- April 2, 2026 and April 21, 2026
4. **Old Business**-
 - a. Alternatives analysis progress update- Chris Creed, Foth Olson
 - b. Renourishment project discussion
5. **New Business**-
 - a. Discussion of financing options for future beach projects
6. **Miscellaneous Business**- Next meeting: Thursday, June 4, 2026 at 9am
7. **Adjournment**



**Beach Preservation Committee
Thursday, April 2, 2026, 9:00am
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Roll Call

Present: Dietmar Ostermann (via Zoom), Wendi Pasterik, Alice Bova, John Schilling, Council Member Cohen

Absent: Dan Slotchiver

Staff Present: Administrator Kerr, Deputy Administrator Kuester

2. Citizen's Comments – none

3. Approval of previous meeting's minutes – March 5 and March 23, 2026

Ms. Pasterick asked that the following be added to and corrected in the March 23 minutes:

“Under A. Definition of minimum healthy beach. Second paragraph. Ms. Pasterik noted that the recent ‘accretion’ noted on the south end is from placement of Army Corps beneficial use project rather than natural accretion.

“Second to last paragraph under A: Mr Traynum shared data showing a **2.8 million** (not 2 million) cubic yard deficit of sand island wide if there were 200’ of dry sand beach seaward of the existing dune line. **This case was dismissed. While not ideal for beach goers to place chairs by bushes, the area is currently accretional, may likely continue to grow bushes, and has great protective distance from baseline to ocean. A middle case, which was previously requested of committee members, showed an island wide deficit of 750,000 cubic yards if there were 200 feet of beach seaward of the SCDES baseline (with adjustments for homes in Wild Dunes seaward of the baseline).**”

MOTION: Mr. Ostermann made a motion to approve the minutes as amended and Mr. Schilling seconded the motion. The motion passed unanimously.

3. **New Business**

A. **Discussion of issues for future Beach Preservation Committee consideration**

Ms. Pasterik reviewed the list of topics under “Focus of the Committee as of March 2026” found in the meeting packet.

Two changes were made: align monitoring reports around the new definition of a healthy beach in #1 and reviewing triggers and emergency management recommendations in #9.

MOTION: Ms. Bova made a motion to approve the focus as amended. Ms. Schilling seconded the motion. The motion passed unanimously.

B. **Discussion and consideration of recommending minimum healthy beach profile**

Mr. Ostermann reviewed the recommendation from the Committee to City Council, “Healthy Beach Definition.”

Administrator Kerr reminded Committee members that the definition of a “minimum healthy beach” was developed by the Beach Preservation Ad Hoc Committee: “It specifically was the lowest that the City was willing to tolerate, the smallest beach we could ever have. And then that was the line that we worked backwards from to get where renourishment projects should fill out. That was the trigger line.” He noted the Committee is now advocating for something different.

Ms. Pasterik said, “So this is a minimum healthy beach. So if you have 200’ from the for, from 100 Ocean Boulevard all the way up to like 54th, the South Carolina baseline works for the island. When you get into some areas in Wild Dunes, you have got homes on the wrong side of that baseline. So there we would switch to from a structure, meaning a house or a pool, and we can discuss if it should be a structure plus 20’ or the structure house pool. But you kind of switch there where you have got problems with that line. So for most of the Isle of Palms, that South Carolina Baseline works fine.”

She continued, “At the end of the renourishment in a perfect world, if you have your calculations perfectly, at the end of eight years, you would end up with 200’ of dry sand beach.”

Ms. Bova added, “By the time we get to the trigger, we are way past where we should have started. So I think we are trying to get to a place where we are more protected to begin with so we never get to that trigger.”

Mr. Schilling believes the City is not spending enough money to protect the beaches and there is “wealth in the community” to have healthy beaches.

Administrator Kerr pointed out that one of the goals of the Committee is to find funding to support future beach nourishment projects. He stated that even with maximizing all the revenue tools of the City, there was still a \$10 million shortfall in funding for the new project. Council Member Cohen stated that City Council is limited by the State on how much it can raise taxes.

Ms. Pasterik said the Committee would like healthy beach “defined, for the most part, at the baseline which, on the south end mimics the dunes.” The Committee does not want to count property that tourists cannot access because “we are not just protecting homes. We are trying to protect the economic engine of the island for residents and tourists to come to the beach.”

The other change they are recommending is changing to 200’ of beach (from 150’) from the baseline to the wet line in an attempt to be proactive.

When asked why the Committee is “hyperfocused” on making this change to the definition of a minimum healthy beach, Mr. Ostermann said, “Reason number one is the City is engaging in one of the largest renourishment projects ever undertaken, and we want to make sure that this project is serving the people of Isle of Palms in a way that we think they should be served with healthy beaches. So that is why we sprinted out of the gate to get a new definition in place that will influence to some extent the project that is coming up. The second is we want to start with the definition of what the outcome of all this should be so that our future work can be directed towards how do we get this accomplished.”

Discussion continued about why changing the definition of a minimum healthy beach is necessary. Ms. Pasterik spoke to why she believes it is important to work from the 2018 line when measuring for a healthy beach.

She also suggested changing when the beach monitoring reports are done from February and August to April and November.

Director Kerr explained the funding of the City’s Beach Preservation Fund and how Isle of Palms differs from Hilton Head Island in its ability to fund beach nourishment projects.

MOTION: Ms. Pasterik made a motion to recommend the Committee’s definition of a minimum healthy beach along with Mr. Schilling’s introduction to City Council for consideration. Mr. Schilling seconded the motion. The motion passed unanimously.

Mr. Traynum said that change orders are possible during the project, but City Council would need to approve them.

Ms. Pasterik then began to detail her calculations leading to the Committee’s request for more sand to be placed during the upcoming project. Administrator Kerr said that conversation would need to happen at a later meeting as the information she is referencing was not available to the public to review prior to the meeting.

Discussion ensued about erosion rates on the south end of the island. Mr. Traynum added, “I do not think there is anything wrong with the calculation other than just understanding all the different ways that the same thing could be calculated. The deficit volume was calculated based off of the 200’ dry sand beach width seaward of the setback line. It is important to probably point out that in a lot of areas that condition is a healthier condition that has ever been at that area.”

Mr. Traynum said he will encourage City Council to place additional sand during the project for protective and economic reasons.

Administrator Kerr said the Committee cannot make a recommendation to Council about changing the sand volumes at this meeting as it was not on the agenda and conflicts with FOIA.

Further discussion of recommending increased sand volumes will happen at the May meeting.

C. Discussion and consideration of recommending a nourishment contractor

MOTION: Ms. Pasterik made a motion to recommend to City Council that award the beach renourishment contract to Marinex. Ms. Bova seconded the motion. The motion passed unanimously.

4. Miscellaneous Business

The next meeting will include an update from Foth/Olsen, more discussion of the definition of a healthy beach, and discussion of financing of future beach nourishment projects.

5. Adjournment

The next meeting of the Beach Preservation Committee will be on Thursday, May 7, 2026 at 9am.

Ms. Pasterik made a motion to adjourn the meeting, and Mr. Schilling seconded the motion. The meeting was adjourned at 10:12am.

Respectfully submitted,

Nicole DeNeane
City Clerk



**Beach Preservation Committee
9:00am, Tuesday, April 21, 2026
City Hall Council Chambers
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Roll Call

Present: Dietmar Ostermann, Dan Slotchiver, Wendi Pasterik, Alice Bova, John Schilling (via Zoom), Council Member Cohen

Staff Present: Administrator Kerr, Deputy Administrator Kuester

2. Citizen's Comments – none

3. New Business – applying the Beach Preservation Committee's new definition of a "healthy beach" at the 3 trouble spots and calculating required sand volumes for the upcoming renourishment project

The recommendations and supporting calculations and documents referenced in the meeting are attached to these minutes.

Ms. Pasterik reviewed the recommendations and detailed the calculations leading to their recommendations. The Committee would like the City to increase the planned renourishment project by 546,000 cubic yards above the 2.5 million permit maximum, adding \$4.1 million to the cost of the project. Committee members believe that the lower-than-anticipated price of the project is an opportunity the City should take to provide a better protective barrier for the island. They would also like the City to adopt their new definition of a "healthy beach."

Discussion ensued about why the Committee would dismiss the erosion rate used by the engineers. Council Member Cohen said that while he agrees their healthy beach definition is a good goal to move towards, he would likely vote against their recommendations since the City may need to raise taxes for the project maximum. He asked if it would be better to lay more sand or to put money towards sand retention methods to hold the project longer.

Administrator Kerr asked why the Committee wants to offer these suggestions without any professional input or expertise, especially in light of the fact that the Foth/Olsen alternatives analysis is due next month. Mr. Ostermann said City Council needs to hear that more sand on the beach is better in the long run.

Administrator Kerr cautioned the use of a 5-year erosion rate: “But I think if this group locks themselves into a 5-year rate, you then, when that window, 2022, which was an awful year, drops out of that window, you then have a window of five years that has Army Corps sand coming into it, that has massive shoals naturally coming into it. You use that window, I think you are going to end up with a calculation that says oh, by your definition, it is now largely accretional.”

Ms. Pasterick said she pulled wording directly from permit applications for Hilton Head and used their definition of a healthy beach as a basis for the calculations.

Council Member Cohen said he believes using a favorable baseline that protects yards and pools is problematic. He does not believe adding additional taxpayer funds for that level of protection is going to be popular with the public since that is not area they can use.

Mr. Ostermann said the majority of the extra sand they are recommending at the south end where the erosion rate is worse than stated. Ms. Pasterick expressed concern about affecting the tourism that is the economic engine of the island.

Mr. Traynum responded, “I agree with what David said on there are a lot of ways you can go about approaching this with looking at the deficits and where these lines are. I disagree that, I don’t know that 200’ up and down the island makes sense in some areas where you are basically shifting what the minimum healthy beach would be in some areas to a condition that has never even been in before, to a healthier condition which would be your trigger to implement a project. I think that is a little too aggressive. But, at the end of the day, and we submitted a letter to Council recommend some additional yardage, is we can look at all these time periods and erosion rates and windows, and you come at it from different assumptions. You want to put as much sand as you can when you have a price like this. It buys you more time between projects. It [INAUDIBLE] some uncertainty, and there are many multiple ways you could go about doing that as well.”

He continued, “I disagree that, you look at the beach condition, I do not know if you are looking at predicted tides or actual water levels, but we have had four tides in a row above 7 feet, about 7.3 feet actually measured. So it was a weather event that created a tide that gets up to a dune. It does not matter how healthy your beach is, if you have a weather event like that, the water is going to get up to the toe of the dune. You are not going to have a dry sand beach. I do not think that is a good way of measuring the overall health of a beach is just by going out there on any given day and looking at how much dry sand you have.”

He said, “We have not put anything to this committee I would be considering any kind of final recommendation. Some of these scenarios we ran through as examples were not polished recommendations that included all the nuance that goes into them. I hesitate to put some of those numbers before Council on deficits because they were scenarios and not recommendations from us. But again, at the end of the day, we do want to try to get as much sand out on the beach to extend the life of the project, to maintain the recreational and tourism value. That is what our

company has been trying to do for 40 years. I do not agree at all with the idea that just by setting your standard at the structure line that that means that you are letting the water get back to the structures. It is just a measurement reference point. It is not saying that is what we would allow a beach to get back to.”

Ms. Pasterik said the beach is “barely surviving” recent weather events. She believes there is a mismatch between “the current deficit and the reality.”

Regarding the erosion rate, Mr. Traynum said it is very hard to pinpoint exactly when the severe erosion on the south end happened. He said, “That type of quick sudden change is not typically indicative of, that is not the right word, that does not typically mean that there has been some fundamental, long-term, like sea level change or sediment supply change. That is more of a something happened in that inlet, and we could point to a new channel opening up that is a little closer to the Isle of Palms than it was in past channel openings that would go closer to Sullivan’s. That is really the only physical change that would, a value that would try to link some cause and effect. It is very difficult to know precisely what triggered that two-year period other than pointing and kind of trying to make some not obvious links. Nothing happened in the waterway that was significant. Nothing happened in weather patterns that were deeply significant. So that is what we have to point to. But then it does make sense, you can look at all the history in the past, and I have argued this with the State when they are looking at setback lines, you do not use all the available data that you have. You use the best data that predicts what is going to happen in the future. That is what you want to base your policy on.”

He continued, “Looking at a more recent erosion rate makes sense. I think the 5-year rate from 2018 to 2025, before the Corps project was about 75,000 yards per year which included those two to three really bad years. I think that is a reasonable number to look at. I do not think it is 100,000 yards per year looking into the future with what we are seeing coming from the upcoast area. We are seeing a lot of accretion in Reaches 3, 4 that we are seeing move through the pier. So I am optimistic that some of that sand is going to stabilize the area. So we are trying to consider these long-term, larger-scale changes. But I am not suggesting that going back to 2009 and ignoring the recent increase that we have seen is the way to go either. You want to consider the benefits of costs of what you are doing.” He added that it is important to balance the financial reality with the predictions.

Administrator Kerr asked if the project is done as planned, would the project meet the Committee’s new minimum healthy beach at the end of the project. Mr. Traynum said the project will fulfill their definition of a minimum healthy beach but “without all the advance fill.” Mr. Traynum also said there is no guarantee that more sand will stay longer.

MOTION: Ms. Pasterik made a motion to recommend to City Council the placement of 352,000 additional cubic yards of sand on the south end of the island and the placement of 194,000 additional cubic yards of sand within Wild Dunes for a total of 546,000 additional cubic yards of sand at the approximate cost of \$4.1 million in the upcoming beach

renourishment project. Mr. Slotchiver seconded the motion. The motion passed unanimously.

Mr. Ostermann will give City Council a brief presentation about the Committee's recommendation at their April 28 meeting.

4. Miscellaneous Business

The next meeting will include an update from Foth/Olsen.

5. Adjournment

The next meeting of the Beach Preservation Committee will be on Thursday, May 7, 2026 at 9am.

The meeting was adjourned at 10:08am.

Respectfully submitted,

Nicole DeNeane
City Clerk

Recommendation to IOP City Council

1. Adopt new “healthy beach” definition
 - 200 feet of dry sand at highest tide
 - Measured from 2018 SCDES baseline or structure line (houses and pools), whichever is most seaward
 - Using the most recent 5-year erosion rates
2. Increase the planned renourishment project volume to 3MM cubic yards
 - Applying that new definition to the 3 critical IOP beach hot spots requires 546,000 more cubic yards than the 2.5MM permit max.
 - Sand will never be as inexpensive as now
 - This will cost the city/Wild Dunes an extra \$4.1MM

Healthy Beach Goals

Minimize damage in a level 3 hurricane; ensure a recreational beach at all tides and seasons, and protect private property and structures.

Feature	<u>Current Method</u> <i>(cy structure to closure)</i>	<u>New Method</u> <i>(200 feet of beach)</i>
Primary Goal	Protect the house foundation	Protect the entire beach and property line
Tourism Risk of Decline	High; leads to “beach-less” shores. Loss of tourism revenue	Low; maintains wide, attractive beaches
Risk of Property Values	Erosion leads to property value decline and flood insurance issues	Protects entire island residential property valued at \$6.5 billion
Storm Buffer	Fails under extreme pressure	Minimize structural damage
Private Assets	Pools and yards often lost	Homes, pools, and land are shielded
Emergency Funds	~\$4MM+ spending on emergency measures	Reduced emergency spending

Healthy Beach – Defined in terms we understand and can ‘see’

- **Beachline:** SCDES 2018 baseline or structure line (houses and pools), whichever is most seaward
- **Healthy Beach Definition:** 200 feet from Beachline to Mean Highest High Water Line (MHHW)*
- **Renourishment Placement:** Sand placement will focus on areas of need, defined as those areas where:
 - There is a sand volume deficit currently, using Healthy Beach Definition, or
 - Where the protective healthy beach width is proposed to be less than 200 feet at the end of the project life
 - And the MWWH line* is experiencing erosion

** Consider Aerial photography method to overlay the wet line, taken in November and April at higher tide period, similar to Hilton Head practice.*

Renourishment Volumes

- Renourishment Volume = [Current Deficit] + [Advanced Fill] – [Current Excess]
- Current Deficit: cubic yards of sanded needed to establish 200 feet between Beachline and MHHW line.
- Advanced Fill: forecast erosion rate (using last 5 years) * project life (currently using 8 years)
- Current Excess: Excess between current MHHW line and MHHW line if only 200' from Beachline

Renourishment Volume Recommendation

- Minimum: use permit **max** for **each** of the 3 permitted reaches
- Recommended: additional 546,000 cubic yards (+\$4.1MM) using new healthy beach definition:
 - South end: +352,000 cy (\$2.6MM)
 - Larger deficit using new definition
 - 5 year erosion rate thru Feb 2025 (89k cy/yr)
 - North end: + 194,000 cy (\$1.5 MM)
 - Larger deficit using new definition
 - 2018-2026 rate for advance fill numbers (150k cy/ft)
- Smooth out / extend Beachwood East area renourishment to 53rd Ave to create usable beach.
- Any future changes to volume or locations require town council approval

Permit Vs. Healthy Beach, cubic yards

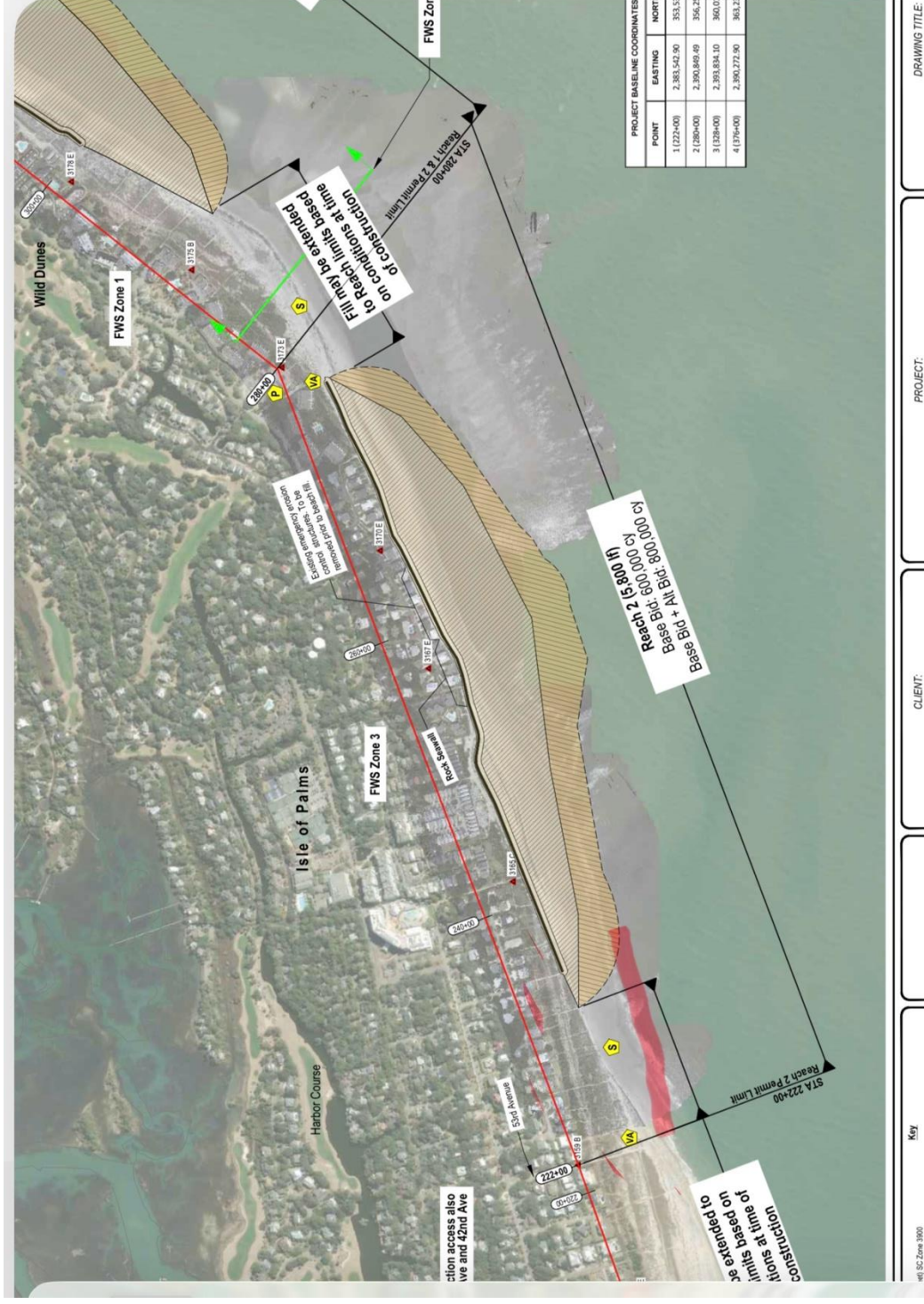
	Permit Maximum Case	Recommended Using Healthy Beach Definition	Comments
Wild Dunes	1,700,000	1,894,000	+194,000 (\$1.5 MM) Smooth out placement thru to 53 rd Ave.
South End	800,000	1,152,000	+352,000 (\$2.6MM)
Total	2,500,000	3,047,000	+546,000 (\$4.1MM)

Smooth out Beachwood East Reach Renourishment

Recommend extending renourishment to limit line to 53rd Ave.

Was erosional from shoal attachment

Establishes usable beach in interim until sand from north attaches.



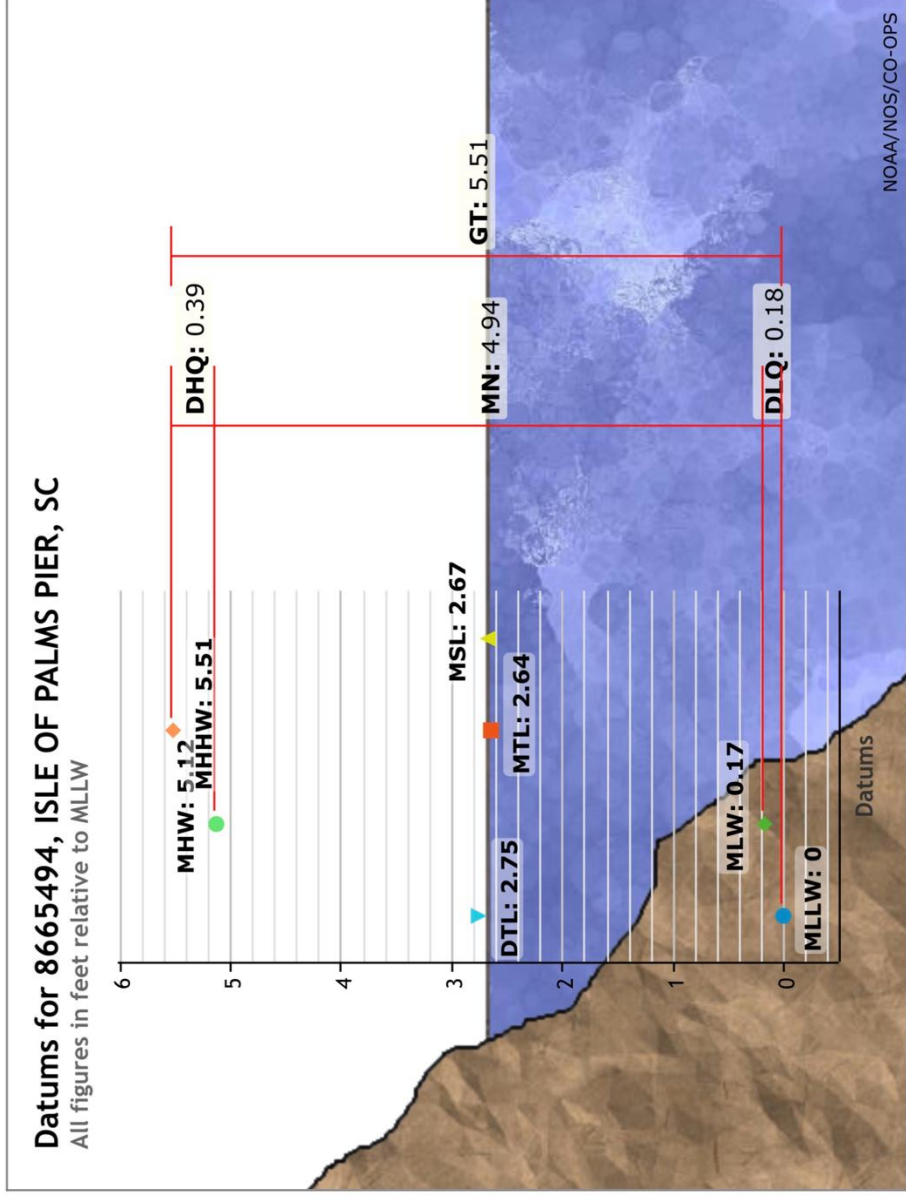
Risk Analysis

- If south end high recent erosion continues (2022-2024 period), an additional 376,000 cubic yards (\$2.8MM) would be needed over recommended volumes
 - 136k/yr erosion versus 89k/year 5 year rate assumed
 - If only max permit is placed and high erosion case occurs, the 800,000 cubic yards would erode in 5 1/2 years
 - Start groin analysis ASAP
- Army Corp beneficial use volume of 300,000 is fine and known to erode faster. Recommend sand quality testing to inform erosion rate.
- Shoal attachment doesn't occur
- Renourishment volume at far end near breach inlet may erode quickly
 - Spread out healthy beach volume consistent with bid drawing vs. add more sand on the end
 - Start groin analysis ASAP

Future monitoring: MHHW – mean highest high water; the higher of the two tides in a day

- Measure in November and April
 - Allow immediate feedback on hurricane season losses
- Capture MHHW ‘wet line’ on a ~5.5 foot tide day via aerial photography*
- Memo: October 2025 severe erosion had tide of 6.8 feet

tidesandcurrents.noaa.gov



*Seek expert second opinion on monitoring methodology

Pre-read Materials

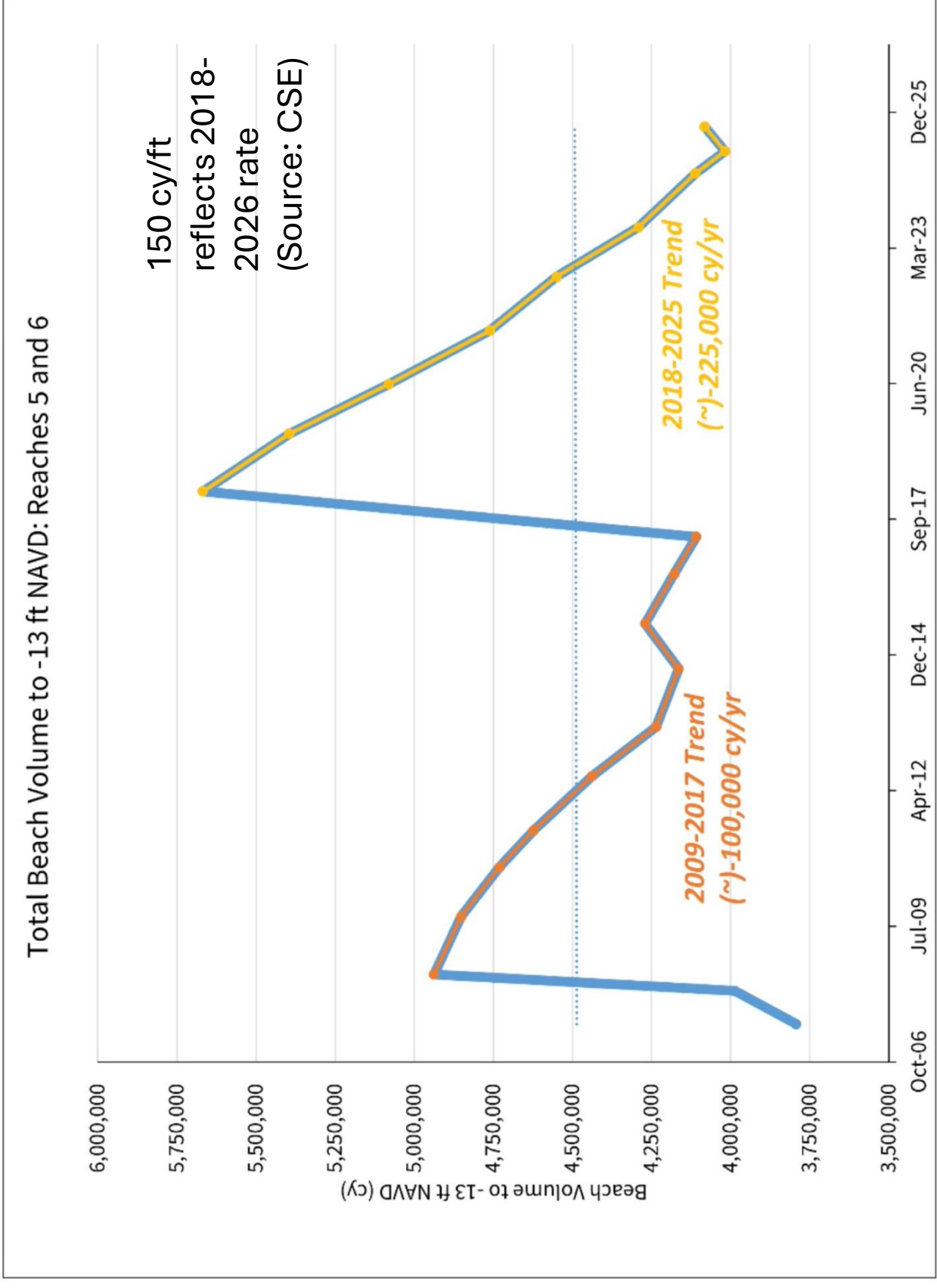
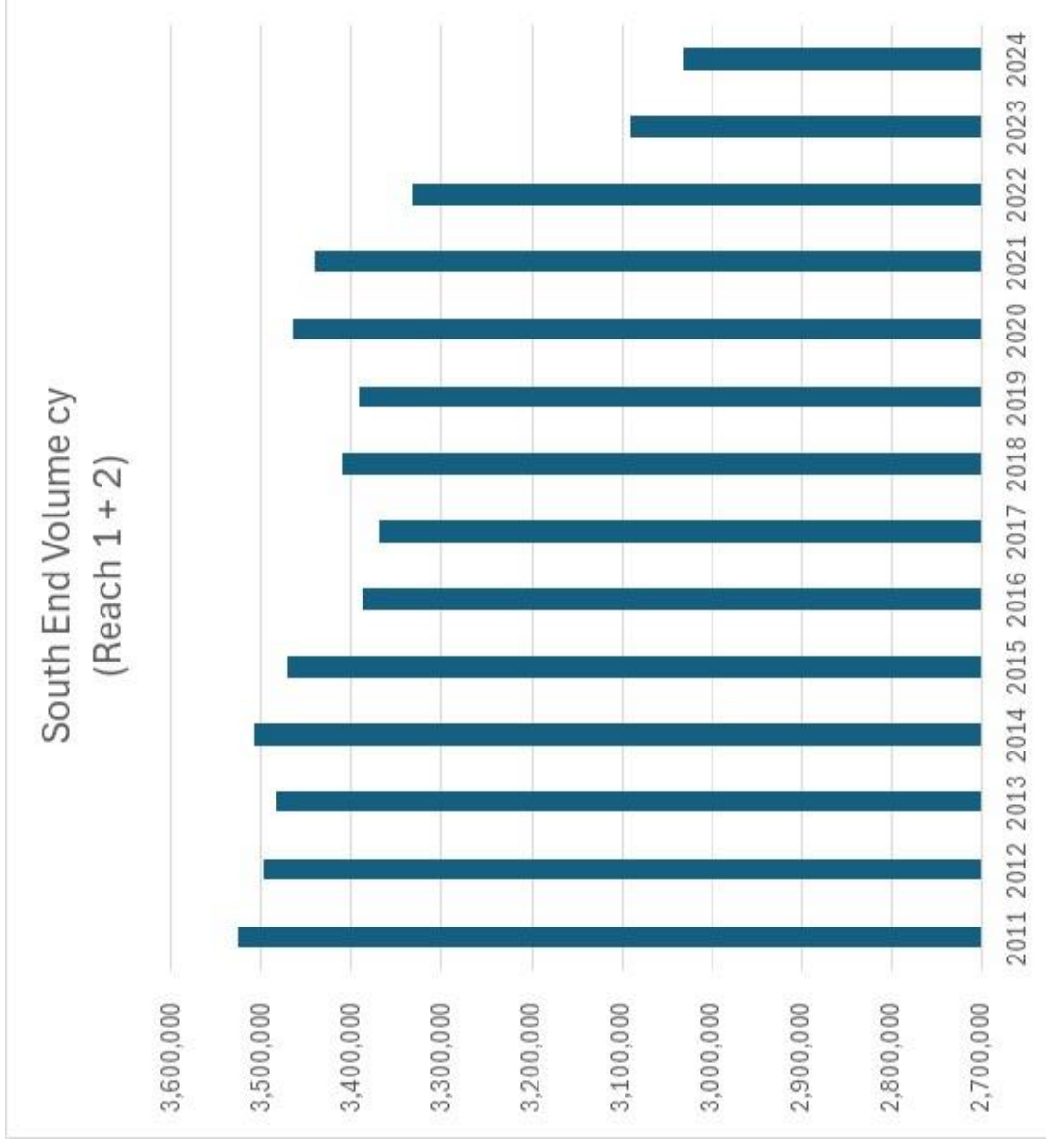


FIGURE 4.17. Total beach volume history of the eastern end of the island since 2007. The graph illustrates the overall erosional trend along Reaches 5 and 6 between nourishment projects.

South End Erosion

Long term erosion less relevant as future trend of sand loss expected, per second opinions



Erosion Rates:

30k/year: Long term erosion

56k/year: Since 2018

70k/year: Permit assumption by CSE

89k/year: 5 year erosion rate (thru 2/25)

136k/year: High erosion period recently

(2022-2024)

Advanced fill ranges:

240,000 (30k/yr)

448,000 (56k/yr)

560,000 (70k/yr)

712,000 (89k/yr)

1,088,000 (136k/yr)

Healthy Beach Deficits using higher of SCDES Baseline or Structure Line

Island Deficit Volume	
Management Line (cy)	
Reach 1	-326,109
Reach 2	-330,681
Reach 3	-374,495
Reach 4	-806,469
Reach 5	-479,764
Reach 6	-428,343
Total	-2,745,861
SCDES-BCM Line (cy)	
Reach 1	-326,109
Reach 2	-114,116
Reach 3	-39,595
Reach 4	0
Reach 5	-42,076
Reach 6	-228,308
Total	-750,204
Structure Line (cy)	
Reach 1	-87,849
Reach 2	-18,329
Reach 3	0
Reach 4	0
Reach 5	-156,077
Reach 6	-120,334
Total	-382,588

East-End Deficit Volume	
Management Line (cy)	
Reach 5a	-233,766
Reach 5b	-126,652
Reach 5c	-119,345
Reach 6a	-1,303
Reach 6b	-157,913
Reach 6c	-269,127
Total	-908,107
SCDES-BCM Line (cy)	
Reach 5a	0
Reach 5b	-11,570
Reach 5c	-30,506
Reach 6a	0
Reach 6b	-45,413
Reach 6c	-182,894
Total	-270,384
Structure Line (cy)	
Reach 5a	0
Reach 5b	-56,334
Reach 5c	-99,743
Reach 6a	0
Reach 6b	-43,011
Reach 6c	-77,323
Total	-276,411

Healthy Beach = 200' from "BCM" Red Dash



Healthy Beach = 200' from "BCM" Red Dash



* BCM and Management Fill line up from Breach Inlet to around Access 7

Legend

- Survey Reference Line
- - - BCM Fill
- Structure Fill

Healthy Beach = 200' from "BCM" Red Dash or Blue Structure, whichever is most seaward



Healthy Beach = 200' from "BCM" Red Dash or Blue Structure, whichever is most seaward



South Beach measurements March 21 (5.8' tide)

Location	Beach: Toe of Dune to Wet Line	Beach if put dune back	Comments
104 Ocean	Zero	Zero	Will lose property at higher tide
100's (Sand bag area)	Almost zero	Zero	Need dunes re-established. Keep sand bags for 6' tides in April
2 nd Ave	46 feet	26 feet	No dunes. Sandbags. Have lost private property
3 rd Ave	83 feet	63 feet	Insufficient dunes.
6 th Ave *	50 feet	35 feet	Insufficient dunes
7 th Ave. *	70 feet	50 feet	Insufficient dunes
Grand Pavillion (March 14)	Over 200' but can see it has eroded recently		
Wild Dunes hot spots	Zero	Zero	Ocean club; Beachwood east

Emergency cost avoidance ~ \$4MM+

Cost - \$	Comment
300,000	Beachwood east sand scraping
250,000	Sandbags for south end
unknown	Collins Engineering dune restoration, 100 -314 Ocean Blvd
1,250,000	Sand scraping south end
322,000	CSE emergency management oversight
200,000	Sandbags Beachwood East
800,000	Shoal management, Ocean Club, Seascape, Beachwood East
Unknown	Private resident spend: extra sand bagging, dune restoration due to Army Corp delays (~10 families), pool repair costs, vegetation install
\$3,122,000-4,000,000	Total

**Isle of Palms Beach Nourishment
Potential Revenue Opportunity Summary
Draft for Discussion Only
As of September 26, 2024**

Summary of Beach Nourishment Revenue Sources by Category

Net Revenue from Beach Nourishment Fund @ 1% of ATAX (excludes Grant)		\$ 789,256		\$ 789,256	Based on FY2026 Revenue Forecast	
= Input		FY24 Forecast Baseline	Assumption	Input	Potential Revenue	Notes/Comments
Sub-Total Existing IOP Funding		\$ 789,256			\$ 789,256	
	ARPU	Units				
Increase Parking Lot Fees	\$ 1,116	470			\$ 78,653	Based on FY2026 Forecast, Units from LBMP
Increase Parking Meter Fees	\$ 3,870	155			\$ 89,980	Based on FY2026 Forecast, Units from LBMP
Charge for Parking in Beach District			Add New Spots	300	\$ 167,346	Uses 50% of ARPU In Parking Lots (not meter)
						\$166 increase for both 4% & 6% assessments per \$1M appraised value home with LOST credit factor reduced from 100% to 71% - IOP. This was originally \$111 and 166 respectively with LOST credit factor at 100%.
Property Tax Increase	\$ 4,786,400		Rollback Assumption (3yr)	\$ 791,194	\$ 791,194	
Increase Building Permit Fees	\$ 1,082,112		15% Increase	15%	\$ 162,317	Based on FY2026 Revenue Forecast
Increase Business License Fees (2048 Licenses)	\$ 2,323,318		15% Increase	15%	\$ 348,498	Based on FY2026 Revenue Forecast
Increase Short Term Rental License Fees (1,730 Licenses)	\$ 1,612,263		15% Increase	15%	\$ 241,839	Based on FY2026 Revenue Forecast
On-Beach Business Franchise Fees	\$ -				\$ 50,000	
Establish Beach Service or User Fee per Sec 6-1-330	4610		\$150 fee per dwelling	150	\$ 691,500	4,610 dwellings per Charleston County records 2023
Sub-Total IOP City Council Controllable - New Revenue					\$ 2,621,327	Assumes all new revenue increases are allocated to future beach projects
Re-allocation of existing tourism revenue for beach projects						
Allocation % of State ATAX (Non-30% \$) to Beach Preservation Fund	\$ 2,515,572		5% Allocation	5%	\$ 125,779	Based on FY2026 Revenue Forecast
Allocation % of Muni ATAX to Beach Preservation Fund	\$ 2,122,932		5% Allocation	5%	\$ 106,147	Based on FY2026 Revenue Forecast
Allocation % of Hospitality Tax to Beach Preservation Fund	\$ 1,467,949		5% Allocation	5%	\$ 73,397	Based on FY2026 Revenue Forecast
Sub-Total of Re-allocation of existing tourism revenue for beach projects		\$ 6,106,453			\$ 305,323	
Wild Dunes Beach Nourishment Funding	\$ 8,069,179				\$ 8,069,179	53% of Beach Renourishment on North End. City covered 18% in 2008 and 14% in 2018.
Sub-Total Wild Dunes Controllable		\$ 8,069,179			\$ 8,069,179	
REQUIRES CHANGES TO STATE LAW. SOURCES NOT CURRENTLY AVAILABLE						
Establish Statewide Beach Nourishment Fund	\$ 850,000		Replenish Fund/Spend	\$ 850,000	\$ 850,000	Requires change to state law. Based on SCPRRT grant received in FY24.
Cap % state atax used for tourism promo (currently 30%)	\$ 1,163,261		Capped at 30% Share	70%	\$ 814,283	Requires change to state law
Request Specific State Funds for IOP (PRT/Campsen \$)	\$ -		Same Every Year	\$ 1,000,000	\$ 1,000,000	Based on FY2025 approved state budget allocation. Requires state action during budget process.
Additional 1% local ATAX \$ 2,122,932 (FY26 Forecast 1% Muni Atax)	\$ -		1%	\$ 2,122,932	\$ 2,122,932	Based on FY26 Muni ATAX. Increase requires change to state law
Establish Municipal Improvement District (MID)	\$ -		TBD	TBD		Requires change to state law
Real Estate Transfer Fee (Total RE sales 2023 \$457,563,099)	\$ -		0.25%	\$ 457,563,099	\$ 1,143,908	Requires change to state law. Currently, Hilton Head only community w real estate transfer fee
Sub-Total State Controllable		\$ 2,013,261			\$ 5,931,122	
REQUIRES FEDERAL GOVMT. APPROVAL. SOURCES NOT CURRENTLY AVAILABLE						
Pursue USACE Federal Assistance	\$ -		TBD	TBD	\$ -	Depend on either becoming federal funded beach or receiving FEMA funds after named storm (Cat. G eligibility)
Federal Beach Nourishment Assistance - Federal Lobbyists/Legislature	\$ -		TBD	TBD	\$ -	Need House/Senate Rep Assistance
Sub-Total Federal Controllable		\$ -			\$ -	
Total of Potential Revenue Opportunity Categories - Short/Long Term		\$ 16,978,149			\$ 16,926,951	