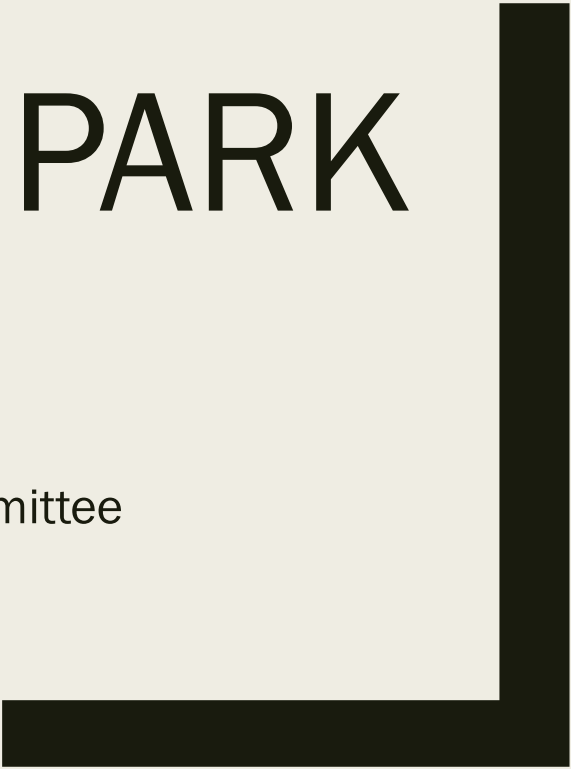




# HALL STREET PARK

Public Input Meeting  
Westminster Recreation Planning Committee  
May 11, 2022  
Westminster Gymnasium  
MD Cleveland Civic Center



- 1) Welcome & Introduction
- 2) A new recreation facility and park for Westminster and Oconee County
- 3) The conceptual design
- 4) Putting it together (phasing)
- 5) How do we pay to build it? (construction estimates)
- 6) How do we pay to operate it? (operational budgets)
- 7) Q & A ...ask questions, we'll do our best to answer
- 8) Next Steps

# WELCOME & INTRODUCTION



Thank you for attending, please...

*complete the attendance form, everyone,  
provide as much information as you are  
willing*

*\*please write the number of people with you next to your name if  
they do not complete a form*

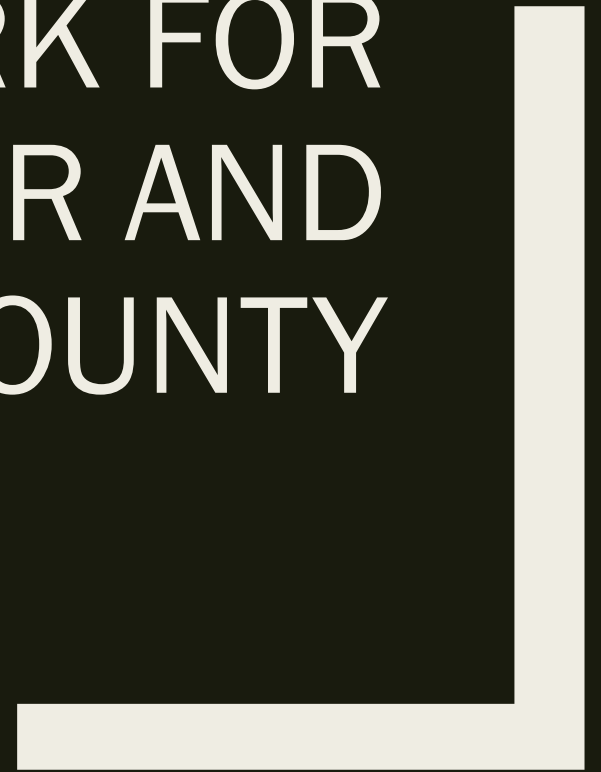
# The Westminster Recreation Planning Committee

- Steve Grogan, Chairman
- Kellie Boone
- Chester Lee
- Herb Poole
- Suzette Snedigar
- Sam Vella
- Kevin Bronson

CHESTER LEE



A NEW RECREATION  
FACILITY AND PARK FOR  
WESTMINSTER AND  
OCONEE COUNTY





Design

Fund

Construct

Operate



# THE CONCEPTUAL DESIGN





- KEY:
- 1 PARKING LOT
  - 2 GYMNASIUM BUILDING (200 x 400)
  - 3 BASEBALL FIELD (SENIOR LEAGUE SIZE)
  - 4 PICKLEBALL COURTS
  - 5 PICNIC/GAME AREA
  - 6 AMPHITHEATER
  - 7 OBSERVATION TOWER
  - 8 POWER EASEMENT
  - 9 ENTRY + SIGN
  - 10 PLAYGROUND
  - 11 BASEBALL TOWER
  - 12 CHAMPIONSHIP FIELD (SENIOR SIZE)
  - 13 STORMWATER MANAGEMENT
  - 14 STREAM BUFFER
  - 15 PREFAB RESTROOM
  - 16 DISC GOLF COURSE
  - 17 BASKETBALL COURT
  - 18 SAND VOLLEYBALL COURTS
  - 19 WETLANDS
  - 20 BATTING CAGES



Gateway to the Mountain Lakes Region

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



HALL STREET COMMUNITY PARK I CONCEPT PLAN  
CITY OF WESTMINSTER, SOUTH CAROLINA  
APRIL 19, 2022

KELLIE BOONE

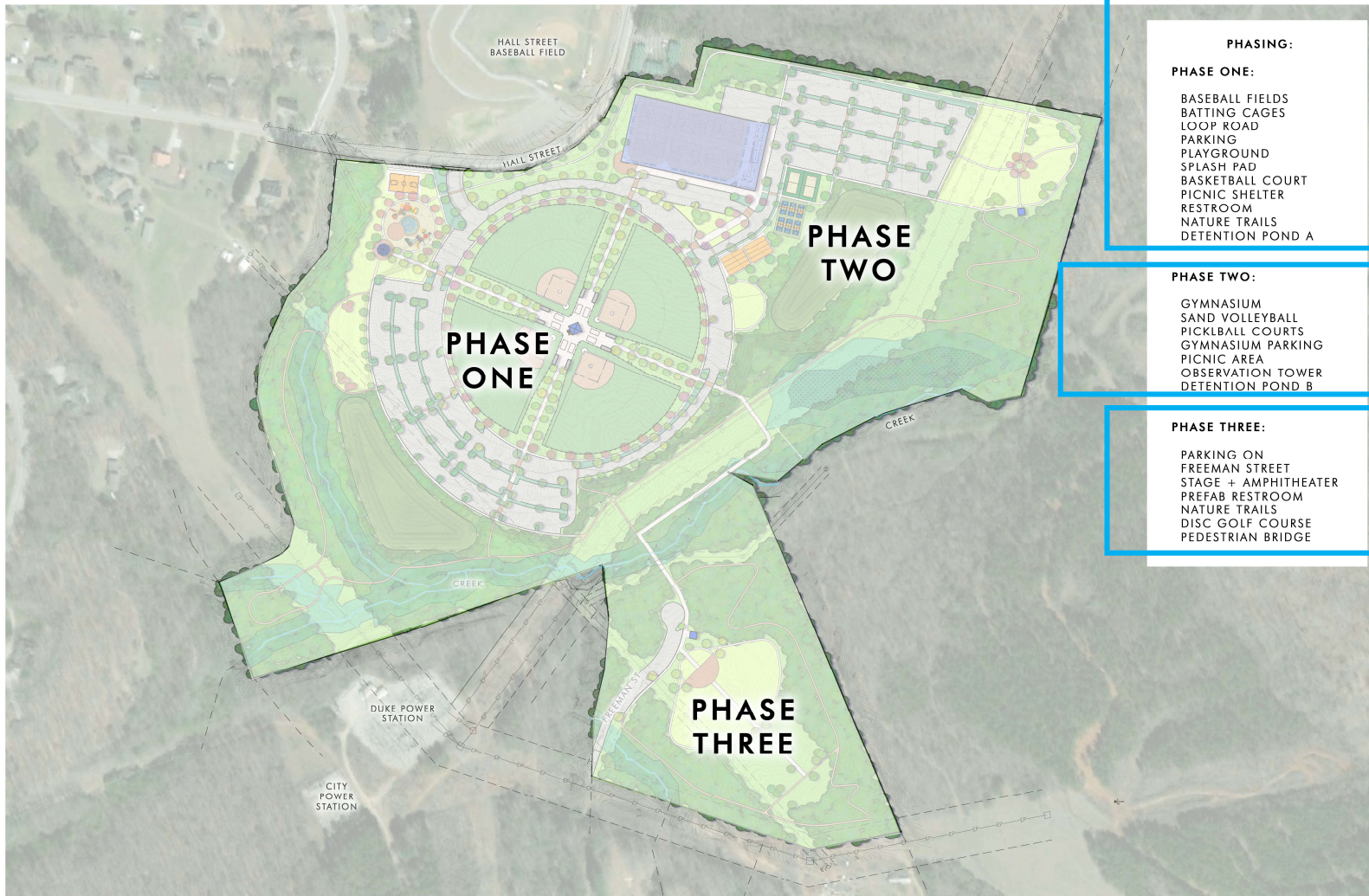


# PUTTING IT TOGETHER

(phasing)







**PHASING:**

**PHASE ONE:**

BASEBALL FIELDS  
BATTING CAGES  
LOOP ROAD  
PARKING  
PLAYGROUND  
SPLASH PAD  
BASKETBALL COURT  
PICNIC SHELTER  
RESTROOM  
NATURE TRAILS  
DETENTION POND A

**Phase I - \$ 8,481,395**

**PHASE TWO:**

GYMNASIUM  
SAND VOLLEYBALL  
PICKLEBALL COURTS  
GYMNASIUM PARKING  
PICNIC AREA  
OBSERVATION TOWER  
DETENTION POND B

**Phase II - \$29,424,045**

**PHASE THREE:**

PARKING ON  
FREEMAN STREET  
STAGE + AMPHITHEATER  
PREFAB RESTROOM  
NATURE TRAILS  
DISC GOLF COURSE  
PEDESTRIAN BRIDGE

**Phase III - \$ 2,414,800**



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



**HALL STREET COMMUNITY PARK | PHASING PLAN**

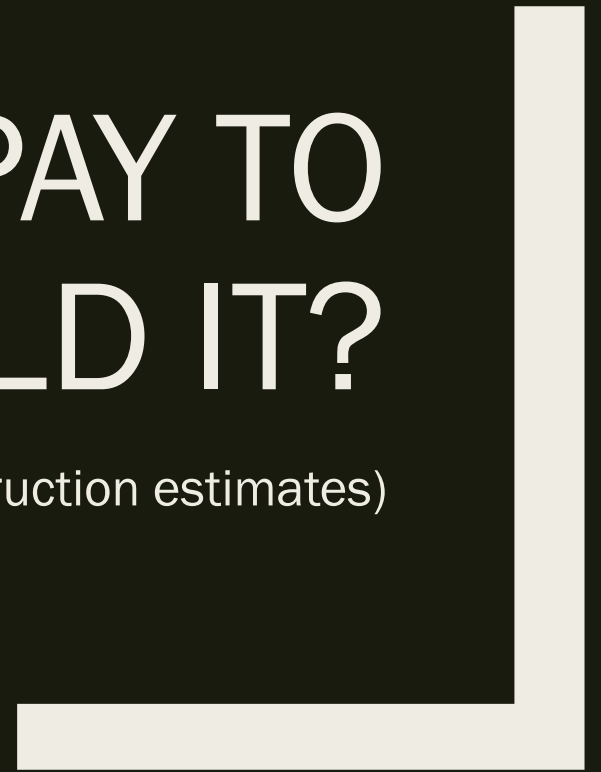
CITY OF WESTMINSTER, SOUTH CAROLINA  
APRIL 4, 2022

SUZETTE SNEDIGAR



# HOW DO WE PAY TO BUILD IT?

(construction estimates)



# phased construction funding options

Phase I		Phase II		Phase III	
New Market Tax Credits (NMTC)*	\$ 1,826,000	New Market Tax Credits (NMTC)*	\$ 6,380,000	SC Department of Recreation	\$ 250,000
SC Recreational Trails Grant	\$ 100,000	Htax Revenue Bonds Series B	\$ 500,000	Private Donations	\$ 40,000
Htax Revenue Bonds Series A	\$ 750,000	SC Department of Recreation	\$ 250,000	Naming Rights	\$ 25,000
SC Department of Recreation	\$ 250,000	Private Donations	\$ 40,000	PARD Construction Grants	\$ 30,000
Private Donations	\$ 40,000	ARC Construction Grant	\$ 500,000		
ARC Construction Grant	\$ 500,000	Naming Rights	\$ 25,000		
Naming Rights	\$ 25,000	PARD Construction Grants	\$ 30,000		
PARD Construction Grants	\$ 30,000				
<b>Total</b>	<b>\$ 3,521,000</b>	<b>Total</b>	<b>\$ 7,725,000</b>	<b>Total</b>	<b>\$ 345,000</b>
<b>construction estimate</b>	<b>\$ 8,481,395</b>	<b>construction estimate</b>	<b>\$ 29,424,045</b>	<b>construction estimate</b>	<b>\$ 2,414,800</b>
<b>gap (diff between sources/uses)</b>	<b>\$ (4,960,395)</b>	<b>gap (diff between sources/uses)</b>	<b>\$ (21,699,045)</b>	<b>gap (diff between sources/uses)</b>	<b>\$ (2,069,800)</b>

\*New Markets Tax Credit – JEDA (scjeda.com)

ARC - Appalachian Regional Commission

PARD - Park and Recreation Development Fund

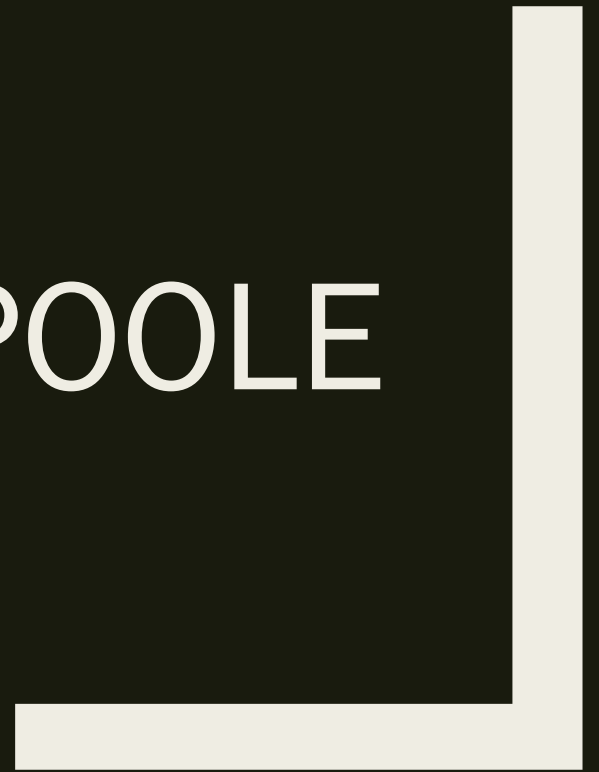
## *Other sources to explore:*

Community Development Block Grants (CDBG) State Revolving Loan Funds  
 Economic Development Closing Funds USDA - Rural Development  
 Rural Infrastructure Grants Foundation Support

State Allocations  
 Federal Allocations  
 Land Water Conservation Fund (SC and fed)



HERB POOLE



# HOW DO WE PAY TO OPERATE IT?

(operational budgets)



# Operating budgets – staffing (estimate)

Phase I		Phase II		Phase III	
Full-time		Full-time		Full-time	
(1) program manager	\$ 45,000	(1) program manager	\$ 45,000	(0.5) program manager	\$ 22,500
(2) landscape maint tech	\$ 68,000	(2) facilities tech	\$ 68,000	(1) landscape maint tech	\$ 34,000
(2) crew workers	\$ 66,000	(2) crew workers	\$ 66,000		
Part-time		Part-time		Part-time	
field service	\$ 45,000	field service	\$ 45,000	field service	\$ 20,000
event staff	\$ 40,000	event staff	\$ 40,000	event staff	\$ 20,000
salary projections	\$ 264,000		\$ 264,000		\$ 96,500
<b>Personnel costs 1.4X*</b>	<b>\$ 369,600</b>		<b>\$ 369,600</b>		<b>\$ 135,100</b>
* personnel benefits = +40%					

# Operating budgets - estimates

Phase I		Phase II		Phase III	
Revenue		Revenue		Revenue	
Htax	\$ 45,000	Htax	\$ 25,000	Htax	\$ 20,000
sponsorships	\$ 20,000	sponsorships	\$ 50,000	sponsorships	\$ 8,000
facility rentals	\$ 30,000	facility rentals	\$ 50,000	facility rentals	\$ 20,000
travel tournaments	\$ 100,000	travel tournaments	\$ 200,000	special events	\$ 20,000
other	\$ 30,000	other	\$ 35,000	other	\$ 20,000
Total	<u>\$ 225,000</u>	Total	<u>\$ 360,000</u>	Total	<u>\$ 88,000</u>
Expenditures		Expenditures		Expenditures	
Personnel	\$ 369,600	Personnel	\$ 369,600	Personnel	\$ 135,100
Operating		Operating		Operating	
primary space	\$ 250,000	primary space	\$ 300,000	primary space	\$ 50,000
secondary space	\$ 25,000	secondary space	\$ 50,000	secondary space	\$ 10,000
Capital	\$ 25,000	Capital	\$ 50,000	Capital	\$ 25,000
Total	<u>\$ 669,600</u>	Total	<u>\$ 769,600</u>	Total	<u>\$ 220,100</u>
gap	\$ (444,600)	gap	\$ (409,600)	gap	\$ (132,100)

# Hall Street Park

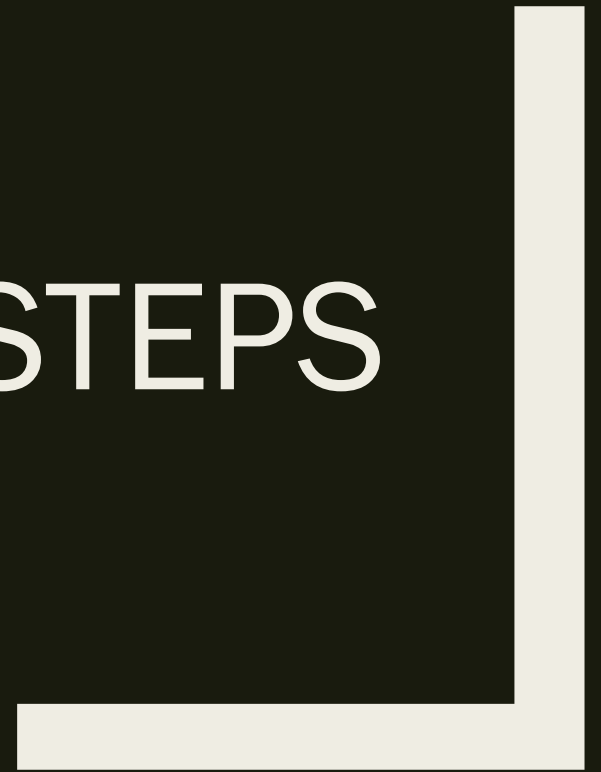
## *What is in the funding plans and what it is not*

- Proposed are fiscally conservative construction and operating budgets
- The proposed plans:
  - No Westminster Utility Funds used to construct
  - No Westminster property taxes used to construct
  - Hospitality Taxes used to
    - Borrow (bond) for construction
    - Pay-go (pay as we go, budget some each year)
- Utilize large amounts of state/federal and outside monies (just like everyone else)

Q & A



NEXT STEPS



# Contribute

- <https://foothillscommunityfoundation.org/donate/>
- You can be a part of making this happen
- The City of Westminster has partnered with the Foothills Community Foundation (FCF) to receive individual, private and corporate contributions
- All contributions are tax deductible
- Contributions over \$100 are provided a letter from the FCF
- No contribution is too small!
- Everyone and every dollar counts!



# Attend the next City Council Meeting

- May 17, 2022
- Westminster Gymnasium
- Starting at 6:00 pm
- The West Oak Color Guard will be recognized
- The Recreation Planning Committee will present this plan and your input from today to the City Council
- If you support this project, it is important to let the City Council know

# Voice your support on social media

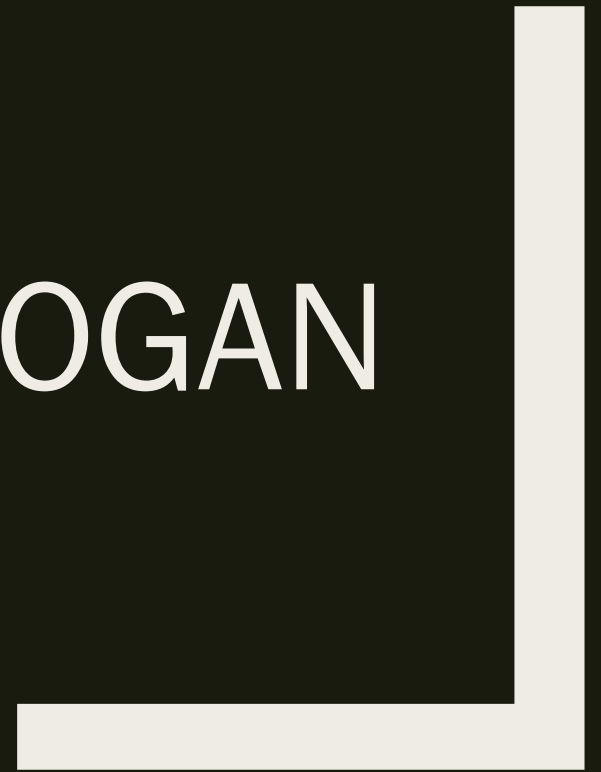
- #buildHallStreetPark
- If you want this, you will have to be vocal about it
- The newspaper will make fun of us
- Some will not want this to happen, they will make noise
- **If you want this to happen, you will have to make more noise.**
- Voice your support to
  - Westminster City Council
  - Oconee County Council
  - State delegation members

# Tell us your story and why you support the park

Myrecstory@Westminstersc.org

- Tell us your story and why you support the new facility.
- What is it you hope to do in the future that this new park can help make happen?
- What do you dream of for Westminster?
- What would it mean to you to play here?
- What is your sport or sports?
- Is there someone from Westminster Rec that made a difference to you?
- [Myrecstory@westminstersc.org](mailto:Myrecstory@westminstersc.org)
- We may use your story as we ask for funding, let us know if we can use your name (we will not use your full name without permission).

STEVE GROGAN



# The End

- This presentation is available at [www.westminstersc.org](http://www.westminstersc.org)
- Contributions can be made at <https://foothillscommunityfoundation.org/donate/>
  - Select the *“Westminster Hall Street Park Fund”*
- Tell us your story at [Myrecstory@Westminstersc.org](mailto:Myrecstory@Westminstersc.org)
- #buildHallStreetPark