

Capital Improvements Program Fund Project Data Sheet

Project Name	Sarah Riley Hooks Cottage			Project #	F0004
Program Type	Facilities	Project Manager	Pat Rooney	Start to End	FY2023 - FY2026

Project Scope

Project Photo or Map

The Town of Bluffton purchased the Sarah Riley Hooks Cottage property in 2021, consisting of .896 acres at 76 Bridge Street. This purchase provides additional public open space along Huger Cover in the Historic District and the preservation of a significant historic/cultural resource. Proposed improvements include the rehabilitation/reconstruction of the Sarah Riley Hooks Cottage, parking, perimeter walkways, open lawn, observation deck and arbor/swings overlooking Huger Cove, interpretive signage, landscaping and lighting.



Project Budget

	Prior Years' Expended	FY2025 Revised Budget	FY2025 Estimate	FY2026 Proposed Budget	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2030 Forecast	Total Project Forecast
Planning	15,510	\$ 31,490	\$ 3,700	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ 20,510
Design	107,466	78,625	65,061	44,937	12,500	-	-	-	229,964
Construction	374	1,336,432	424,822	1,551,514	-	-	-	-	1,976,709
Other	-	10,000	7,500	-	-	-	-	-	7,500
Total	\$ 123,350	\$ 1,456,547	\$ 501,083	\$ 1,597,751	\$ 12,500	\$ -	\$ -	\$ -	\$ 2,234,683

Project Funding Sources

	Prior Years' Expended	FY2025 Revised Budget	FY2025 Estimate	FY2026 Proposed Budget	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2030 Forecast	Total Project Forecast
Hospitality Tax	\$ 123,350	\$ 938,330	\$ 501,083	\$ 754,431	\$ 12,500	\$ -	\$ -	\$ -	\$ 1,391,364
CIP Fund Balance	-	518,217	-	518,217	-	-	-	-	518,217
State ATAX	-	-	-	206,886					206,886
Local ATAX				118,217					118,217
Total	\$ 123,350	\$ 1,456,547	\$ 501,083	\$ 1,597,751	\$ 12,500	\$ -	\$ -	\$ -	\$ 2,234,684

Strategic Focus Area & Guiding Principle

Project Status

Community Quality of Life
Guiding Principal #1: Preserve and enhance the historic and cultural identity/resources that reflect the values and traditions of our community. We support and promote cultural activities that reflect our historic legacy.
Infrastructure
Guiding Principle #3: Establish long-term planning, prioritization and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable.

Sarah Riley Hooks Cottage construction documents and permitting were completed in 2024. The cottage construction is planned to begin in 2025. Site work and landscape will follow cottage construction in FY26-FY27.

Project Origination

Project Performance Measures

FY 2021-2022 Strategic Plan

The purchase of this parcel aligns with the Strategic Plan Guiding Principals to preserve significant open space and environmental resources within the Town.

General Fund Operations and Maintenance (O&M) Costs

	Description	FY2026 Forecast	FY2027 Forecast	FY2028 Forecast	FY2029 Forecast	FY2030 Forecast	Total Forecast
Operations	TBD		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 12,000
Maintenance			6,000	6,000	6,000	6,000	24,000
Total		\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 36,000

Method for Estimating Costs: Costs were based on quotes and historical costs data of similar projects.