The Town of Atlantic Beach Town Council meeting was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 15th day of April, 2019.
APPEARANCES

COUNCIL MEMBERS:
Mayor Jake Evans, Chairman
Mayor pro tem Kenneth McLaurin
Councilman Lenearl Evans
Councilwoman Josephine Isom
Councilwoman Jacqueline Gore

ADMINISTRATION:
Benjamin Quattlebaum Jr., Town Manager
Cheryl Pereira, Town Clerk

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Call to Order:

MAYOR EVANS: This Town Council special session workshop meeting for the housing authority property ---

(Cell phone rings.)

MAYOR EVANS: --- once again -- I'll try this again.

This Town Council Special Session Workshop meeting for the housing authority property is called to order, this Monday, April 15th, year 2019 at 5:05 p.m. Roll call?

CLERK: Mayor pro tem Kenneth McLaurin?

MAYOR PRO TEM McLAURIN: Here.

CLERK: Councilman Lenearl Evans?

COUNCILMAN EVANS: Here.

CLERK: Councilwoman Josephine Isom?

COUNCILWOMAN ISOM: Here.

CLERK: Councilwoman Jacqueline Gore?

COUNCILWOMAN GORE: Here.

CLERK: Mayor Jake Evans?

MAYOR EVANS: Here. I want to take the time to welcome everybody and ask at this time if you have any cell phones or pagers that might disturb the proceedings that you would put those on silence for us, please. And at this time, I'd ask that we all stand for a moment of
silence.

(Moment of silence.)

MAYOR EVANS: I want to Pledge Allegiance.

(Pledge of Allegiance said in unison.)

MAYOR EVANS: And of course we have no Old Business today and our New Business is the housing authority property proposed development workshop. Ben?

New Business:

MR. QUATTLEBAUM: Good evening, everyone. I would like to ask everyone sitting beyond this point -- because I'm going to be presenting from here -- to come up and join us. (inaudible) -- okay for (inaudible) I've been asked -- you have an agenda laid out for you for this presentation this evening. My commitment to you is that I will be finished no later than 6:30 as committed to on the flyer. I appreciate all of you coming out. Again I want to extend to the Mayor to give a formal welcome and then I will ask the chairperson of the Atlantic Beach Housing Authority, Ms. Patricia Mallet to come forward and give remarks. Mayor, do you want to make any remarks?

MAYOR EVANS: No. I just want to welcome everybody
again and it looks like we've got a pretty good turn out. Of course I want to ask of the -- Mayor Pro Tem, or any of the Council members if they have anything they want to say at this time -- are you guys good, or do you want to wait until later on?

COUNCILWOMAN ISOM: We're fine.

MAYOR PRO TEM McLAURIN: I'm good.

MAYOR EVANS: Okay.

MR. QUATTLEBAUM: All right. At this time I will bring forth the chairperson of the Atlantic Beach Housing Authority, Ms. Patricia Mallet, to give some remarks and an overview from the housing authority.

MS. MALLET: Good afternoon, everyone.

MULTIPLE VOICES: Good afternoon.

MS. MALLET: It’s been a long time coming.

MULTIPLE VOICES: Yes it has been.

MS. MALLET: We finally got here. I just want to say, oh my God, my heart goes out. This has been a lot of years of working for the community. We started off with a history of “this is what we got y’all.” And then all this and that. We’re about to lose this land, what are we gonna do. And then we had to tell the
residents that they had to leave and we’re going to lose the property and lose -- I mean, losing them and lose the property. It was not nice. Some of those meetings -- I didn’t want to be there were y’all were sending me. I wanted to slide underneath the seats. It was rough. But thank God, it’s come -- we’ve come through. We’ve -- it’s been hard. But we have made it to where we really wanted to me. I think about the coming of the son. Thank you, welcome back home. The land that was belonged to you, is now back in your hands. I saw a very brief statement -- this is what I want to do. And it stated this. Just as an individual can’t exist without their body, so no rights can exist without the rights to translate ones rights into reality. To think, to work and to keep the results, which means the right of property. Atlantic Beach, now will have a long term life plan because they now -- and they could now have a long term life plan. Because they now know that the land has been returned right to it’s home place.

(Applause.)

MR. QUATTLEBAUM: Thank you, Ms. Mallet. And I
would like to acknowledge the other housing authority board members. Will you please stand. The housing authority board members that are in attendance this evening. Let’s have a nice had for them for their service.

(Applause.)

MR. QUATTLEBAUM: What we want to do this evening, Council has directed me to have an open, public workshop forum to astatine ideas and listen to recommendations from the community and the stake holders about what to do with the development of the several parcels of land deeded to the Town of Atlantic Beach on February the 28th, of this year. And what I want to do is have an open and frank dialogue with all of you. This is a brain storming session. There’s no right answers. I’m asking everyone, in terms of some ground rules, that allow people to make their recommendations and suggestions unappeased. There are no wrong answers. There’s only what you propose or you feel will be in the best interest of the town. So, I’m asking you when we get to the point of item number three, community participation, that you readily open up and give your
suggestions, ideas and recommendations on the properties. Let me start with some facts first of all about the several properties that are being transferred to the town of Atlantic Beach. The conditions that HUD set on the transfer of the property are two fold, maybe three. If I miss one Council, please correct me. First of all, the seven properties cannot be sold. Could not be sold on the open market just turned and flipped, if you will, and just sold out right. The town has to retain an ownership interest in whatever development that is going to take place on those seven properties. Those are the conditions. Was there one other I’m missing? I think those are the primary ones. That the concern that the town or property will not be sold outright to anyone and that the town remains in an ownership interest in the development of whatever is going to be done on the seven sites. Yes, sir.

MR. BOOKER: Are questions supposed to come as you go along, or hold them to the end.

MR. QUATTLEBAUM: Try to hold them to the end, if you can.
MR. BOOKER: Okay.

MR. QUATTLEBAUM: I have a question and answer period, but if it remains -- once I get into the presentation specifically you want clarification, I can do that.

MR. BOOKER: Okay.

MR. QUATTLEBAUM: Is there something you want clarification on just the transfer of the land? A question regarding that?

MR. BOOKER: Well the thought that is on my mind -- and I hope you clarify -- are there any limitations on what can be done. So when you ask for our input, is there something that ---

MR. QUATTLEBAUM: Excellent question.

MR. BOOKER: --- it will not allow?

MR. QUATTLEBAUM: I’ll get to that.

MR. BOOKER: Okay.

MR. QUATTLEBAUM: Are there -- let me finish with the facts. There are seven properties located -- I gave a smaller map out for those of you who cannot see. And forgive me for my low tech presentation. My staff laughed at me and termed that in 2019, I’m still using chart and graphs. But I’m from the old school, so forgive me. But I handed out a smaller map.
In the map all of those blue locations are how the housing authority set the properties. Where they’re located. Most of them is on this side of 17 and there are three properties on the other side. On the water front side of -- in the town. So the seven properties ... (inaudible) when they transferred the property, they did an appraisal on those seven properties. Blue property locations. The appraisal came back at $462,000 for all seven properties. And we can debate whether that’s reasonable or not. But that’s what the professional appraisal came back and said the value of those seven properties are. $462,000 when they were transferred. They’re various dimensions. The largest site on this side -- if you look on the map, that blue area. The largest on the -- what is this, west side of 17 -- west side of 17 is the largest property. There’s a property on the water front -- two blocks up from the water front down across from off the hook. And most of the properties are on this side of 17. There’s a one parcel individual 50 by 150 parcel on 29th. There’s a parcel on the corner of 31st. I think there
are two adjacent parcels, 50 by 150 on that site. What we want to do and -- and to Mr. Booker’s questions in terms of that. This is a free flow. One of the positive benefits is that HUD did not put any other deed restrictions on what could be developed on those sites. So it’s a question of what the priorities, items and best use, what the market would bare -- will be recommendations that HUD will entertain. So with the limitations -- now correct me if I’m wrong -- the housing authority in the timed hours here trying to develop, there are some challenges around trying to develop. As they found out they’re trying to do, for example, affordable housing. Because of the adult entertainment centers in the town, Dollhouse and others -- there’s restrictions on what kind of affordable housing and subsidiaries we can get from the state and the feds to develop affordable housing. So I put that out, but I don’t want to dampen anyone’s ideas in question. I just still want to put those facts out there. And those are some of the challenges that the board of the housing authorities faced in trying to
redevelop the land. To my understanding now, those restrictions are not there. That does not have to be either public housing or affordable housing. It has to be a recommendation, what’s the best interest for the town. Again, town must have ownership interest. Doesn’t mean that the town has own it outright, but maintain the ownership interest in whatever is developed on the site. Everybody with me?

COUNCILWOMAN GORE: Uh-huh.

MR. QUATTLEBAUM: Okay. So this session, I want it to be free flowing. I don’t want to restrict any ideas. But I want to start with something I learned some years ago in the planning process, are these five or six things that doing any type of development, any type of program, you’re going to have to answer. All of us do this everyday when we put on programs for our churches, our civic organizations outside of here. We all do this intuitively. But in the planning process it’s just formalizing it and making it into a detailed plan identifying and answering these questions. And the questions are who. Who’s going to be
the one doing it? You have to identify. What are you going to do? That’s what we’re going to talk about. When are you going to do it? What’s the timeline for getting it done? Where are you going to do it? What location? In this case where do you start first on the seven properties? Or do you start or do a plan to develop all of them simultaneously. All of those things have to be identified. And then how you’re going to do. Meaning that who -- in terms of if you’re going partner with or whoever’s going to develop it, how they’re going to do it. And the most important thing, is how much it’s going to cost. If you can answer this question about program, proposal, church event, going to traveling somewhere, you always answer these questions in your mind when you go out and set forth and you set a goal. You answer who, what, when, where, how and how much. Now, for the purpose of this exercise, a lot of folks like to tell and say what y’all should do; okay? Y’all should do this. Y’all should do that. I’m asking permission of the Council for this exercise, to allow me to a deed those seven properties to each individual
I’m going to ask you in your response -- and I
want you to make your responses to Council, if
I own this property, what would I do with it.
Y’all with me? If I gave it to you and I told
you you got three years to develop it -- don’t
answer now -- but what would you do with it?
All right. Where would you start first? Would
you develop all of it simultaneously? Where
would you get the resources from to do it? If
I gave it to you, personally, and you had three
years -- now, let me clarify, we don’t have a
time limit on developmenting. I’m putting the
stipulation in. You got three years to develop
it or we’re going to take it back. You lose
that property. Now, you’re starting out with
-- based on HUD’s assessment -- a value of
$462,000 of equity; okay? According to the
appraised value. Now appraised value and
market value are two different things.
Everybody understand the difference? Okay.
Appraised value and I don’t want to get --
digress too much -- is relatively low because
there have not been a lot of lots sold in the
town. So they’re not comparable to drive up
the cost or the value of what the appraised value is. Now all of you know and you’re property owners in here, you know, you have bought property. You’ve sold property. You know that some of these spots, you can get more collectively than $462,000 for seven parcels of land. Would y’all agree.

MULTIPLE VOICES: Yes, sir.

MR. QUATTLEBAUM: Okay. So, don’t be guided by that. But that appraised value and that equity; okay? Remember that word, equity, is what we bring to the table. Or the town brings to the table now, to develop those properties. So with that said, what we’re gonna do, I’m going to ask and open the floor up to anyone here. I want you to state your name. I want you to be susynced as possible. Meaning that, get to the point. If I -- this is what you want to start to start each statement when you get up -- state your name -- I Ben Quattlebaum, if I had those properties, I would do A, B, C and D. This is how I would do it. And this is where the money would come from. Now if you don’t know all those answers, it’s okay. I’m not asking you to know all of the answers to
it. The biggest thing we want to get from you tonight -- what do you feel are the priorities of what needs to be done first. Are y'all with me? Can y'all do that? When you stand I want you to address council and we’re going open the floor for recommendations, suggestions, brain storm. Don’t limit yourself. Be as creative as you can. And address the council and say, if I owned this property this is what I would do. Who wants to be first?

(Inaudible background noise.)

MR. QUATTLEBAUM: Everybody’s got an opinion about what to do. Now we get in public nobody wants to say anything. Yes, sir. State your name and tell me if you were the owner what would you do.

MR. THOMAS: My name is Will Thomas. Okay. What I think I would do with -- to try bring money back into the community -- I would take the biggest property and try to make it a nursing home. Because that would be steady income coming in from the government or whatever organization that would donate the money. Then that money from the nursing home could generate money to start the other properties. That’s
just my opinion. What I’m thinking right now.
We didn’t have time to really think about it.
But I would do it that way. Because that would
be money coming in from the government. And
it’s money that you don’t have to get from
section 8 or where ever it comes from. It’ll
come from pension plans and things like that.

MR. QUATTLEBAUM: Okay. All right. Very good,
appreciate it. Thank you. Anybody else?
Who’s next? Come on now, y’all ain’t gonna
leave here tonight until y’all start talking.
In terms of -- what they ain’t doing and all
this -- yes, sir?

MR. WALLACE: Bruce Wallace on 29th Avenue South.
On the 30th Street property, I would
immediately turn that into a Days pavilion.

MR. QUATTLEBAUM: When you say 30th Street ---

MR. WALLACE: 30th Street the close to the ocean
one.

MR. QUATTLEBAUM: Water front? Closer to the water
front?

MR. WALLACE: I would immediately turn that into a
Days Pavilion with parking meters, so they can
start generating money. The other properties
I would then partner with a private entity
using the military model. Military housing
now, is developed by private money and managed
by private money. And the landownership still
belongs to the government.

MR. QUATTLEBAUM: Excellent. He just raised a point
and I want to add into, in terms of restriction
-- well I won’t do that. It will interrupt the
petrel of your recommendation. I want to be
free flowing. Whatever you can think of.
Anybody else, next? Come on y’all. That’s
what y’all came here for. No? Yes, sir.

MR. MONTGOMERY: My name is Joe Montgomery. If I
had the property, the first thing I would do is
build a feasibility center. The sea --
(inaudible) -- that person goes to other places
and see if there are similar properties that
have been given to the town. And see what has
been done on those properties and see if that’s
feasible in this area.

MR. QUATTLEBAUM: What would you like to see, Mr.
McFadden? If you -- if you owned it
personally. Not the town. If you owned it
personally, what would you do with it?

MR. MCFADDEN: If I personally owned the property, I
would like to see some kind of recreational
area. Some kind of amusement center for the town. I think that would generate revenue also. Although we have that in Myrtle Beach and places like that. But I think we could -- just being dominant African American oriented area, we cold market that (inaudible) ---

MR. QUATTLEBAUM: Do you know where you -- where would you recommend putting it? What location?

MR. MCFADDEN: Close to the water front.

MR. QUATTLEBAUM: Okay.

MR. MCFADDEN: (inaudible) -- by the water. That’s what I’d do.

MR. QUATTLEBAUM: Okay. Very good. Come on. Yes, sir?

MR. BOOKER: All right. I’m William Booker and I live on 29th Avenue ---

MR. QUATTLEBAUM: Face the Council.

MR. BOOKER: --- Council. Council. Mayor and Council, I live on 29th Avenue. I’m William Booker. And I don’t know the answer to all those questions about what -- I mean, the who and when and where. But the things that I would like to see and what I would try to do with it is one, I’d create some sort of park setting. It could be ---
MR. QUATTLEBAUM: Park?

MR. BOOKER: Park. Something that would be good for the community, for the kids. Picnicking, that kind of thing. I think the town would be well to have one of those. Along with his lines, I wasn’t thinking necessarily a nursing home -- but more like a senior home. Where senior citizens could live on one of those properties. I also think ---

MR. QUATTLEBAUM: Let me make a distinction in senior housing because there’s two kinds.

MR. BOOKER: Okay.

MR. QUATTLEBAUM: Assisted living or independent living housing facility.

MR. BOOKER: Well, my thought was independent living. But it doesn’t exclude assisted living. And the third item, I think the town needs more residents. More -- more places for people to live. So some partnership with developers who would be interested in having some market rate housing. And I think these are some things that I would try to focus on.

MR. QUATTLEBAUM: Where would the location of the apartment -- market rate apartments be? This side, the left side?
MR. BOOKER: You know, because of where the property -- above where the property is, it would more than likely have to be over here. Because we only have like, five lots over on the other side. And the rest of the lots are over on this side. So, we’d have to do it in some way that would make it enticing. I don’t know how to do all that stuff, but people who are in that business, know how to bring those things that are attractive. that attract people. The other thought is, you know, not all of our property is situated exactly where we would want it to be. and one of the things that you didn’t discuss, is the possibility of trading property. So ---

MR. QUATTLEBAUM: Trading? Tell me -- elaborate more.

MR. BOOKER: So in other words, we’ve got -- how many lots is it?

MR. QUATTLEBAUM: Seven. Seven.

MR. BOOKER: No. It’s seven parcels.

MR. QUATTLEBAUM: Parcels.

MR. BOOKER: How many lots does that include? I think it’s like 20 something lots. So for example, there may be some lots over here
situated close to something else that we own. Let’s take this property -- I’m just making it up ---

MR. QUATTLEBAUM: Okay.

MR. BOOKER: --- as I go. But say we want to get four lots in row and we two lots. We might can trade some lots over here for some lots over there. Or some lots over here for some lots over there to make the property big enough to do ---

MR. QUATTLEBAUM: If I could help clarify, trade some of the town property?

MR. BOOKER: For somebody else’s property.

MR. QUATTLEBAUM: Okay. To make it more -- bigger development property?

MR. BOOKER: Make it something so you can have more to work with.

MR. QUATTLEBAUM: Okay.

MR. BOOKER: I mean, that’s an idea.

MR. QUATTLEBAUM: Because the only reason I had clarified -- because remember I told you a restriction, is that on the housing authority, you have to remain an ownership interest. You follow me?

MR. BOOKER: Right. So -- so I’m saying ---
MR. QUATTLEBAUM: I’m -- but you clarified, you can take town property and sell it.

MR. BOOKER: And trade it for ---

MR. QUATTLEBAUM: And trade it.

MR. BOOKER: So, it’s like a swap.

MR. QUATTLEBAUM: I gotcha. I gotcha.

MR. BOOKER: Okay. So, I don’t know if that’s possible, we may find ---

MR. QUATTLEBAUM: For this exercise, anything’s possible.

MR. BOOKER: Okay. There are my three ideas for the property.

MR. QUATTLEBAUM: All right. Let’s go. Who else?

MR. SKEETER: (inaudible)

MR. QUATTLEBAUM: Yes.

MR. SKEETER: My name is John Skeeter. And I had a thought of owning the property in Atlantic Beach. One of the first things that I would do, is I would study how it’s situation was (inaudible) -- we already have drawing point, which is the ocean. Now, we need to put together some other attraction besides the ocean to come here in Atlantic Beach. We have some virgin territories out there. And when I say virgin territories, we have (inaudible)
fest that needs highlighting. We need an attraction that people are going to come and see. Remember, tourism is nothing without participants. And I think we should work diligently to attract more people. When we started bike fest back in 1980 -- now it’s on the way out. Are we gonna let that die and not replace it with another. Or are we going to work diligently to find something to replace that income with. It’s very very important to us --

MR. QUATTLEBAUM: Mr. Skeeter, let me -- let me try to be susynced. Try to get you to be more susynced.

MR. SKEETER: Okay.

MR. QUATTLEBAUM: In your idea, out of those seven properties, where would you -- where would you put it? Where would you start first?

MR. SKEETER: As Mr. Montgomery said, we’re gonna have the feasability to start (inaudible). We don’t want to guess work.

MR. QUATTLEBAUM: Okay.

MR. SKEETER: We want to identify where everything needs to go. That’s what we need to do. Guess work -- we don’t need that at this point. We
have done enough guess work in Atlantic Beach. And I want to make all of us aware of some important things and we need to realize why are we going to let anyone else devalue -- devalue our property. We’re in a tourist location also. And don’t say that we are not worth as much as North Myrtle Beach and Myrtle Beach. This is our property. So we need to protect it like that.

**MAYOR EVANS:** Ben, let me -- let me just say this so we can be more on the same page of where we’re going. You started out and you’re saying you’re asking people individually, if they personally owned the property themselves, what would they do with it? Now anybody who personally owns this amount of property are paying quite a bit of taxes. So the first thing gone come to mind to any individual, is that they’re going to do something to actually make them some money. So I just want to make sure that we stay on what you were asking. Which is, we personally own the property ourselves, what would we do with it.

**MR. QUATTLEBAUM:** That’s a great point. Mayor said, (inaudible) -- to keep in mind the issue in
terms of -- but I won’t restate. Let’s go from there. Stay on point, location. Who, what, when, where, how, these locations. What would you do? You got three years. I’m gonna take it back. No? No body else? No ideas? Okay.

**FEMALE SPEAKER:** (inaudible)

**MR. QUATTLEBAUM:** Yes, ma’am?

**FEMALE SPEAKER:** You know what? You know I was (inaudible) -- she knows it’s standing (inaudible) -- you’re talking about the Hollands land?

**MR. QUATTLEBAUM:** Yes, ma’am.

**FEMALE SPEAKER:** Okay.

**MR. QUATTLEBAUM:** Somebody hand her a blue -- those of you who came in late, there’s a map that we’re floating around -- the housing authority property are highlighted in blue on that smaller map. If you can see -- and I know you’re in a bad position -- but from that map there, those are the seven housing authority properties. The green are town properties we already own. All right.

**FEMALE SPEAKER:** Yeah. Well I’m (inaudible) -- the housing properties are -- I’m thinking of -- we could put some houses on it. (inaudible). So
we can have some place for people to live. And then that still wouldn’t be enough. But that would be a start. Affordable housing and stuff where somebody could still have a good (inaudible) ...

MR. QUATTLEBAUM: Okay. Affordable housing. Okay. Apartment complex. Anybody else? Where would you start first? I don’t wanna put you on the spot, but where would you build first? Unless you can say build it on all of them. Would you build it on all seven sites?

FEMALE SPEAKER: I would. But I -- to me, that’s acceptable.

MR. QUATTLEBAUM: Anybody else? Okay. It’s been a long time. All right. Let’s move to, pass out ---

MALE SPEAKER: So, Mr. Quattlebaum, I have a question.

MR. QUATTLEBAUM: Yes, sir?

MALE SPEAKER: So, let’s take the lot on 29th Avenue. Suppose the town is able to partner with a (inaudible) -- maybe I should actually be addressing the ---

MR. QUATTLEBAUM: Yes, sir.

MALE SPEAKER: --- the Council. I’m sorry.
Council. Mayor and Council, the property on 29th Avenue, suppose we were able to partner with a builder who would allow some sort of rental house to be placed there. It could be a house, it could be a duplex, some nice place that people would live in. If it -- do you think it's feasible that someone would build and invest on that property, knowing that they would never actually really own that property?

MR. QUATTLEBAUM: We don't know the answer to it. And I think Mr. Skeeters question, was we would have go market studying. What we're now trying to ascertain is a good -- it's a suggestion. It's a good suggestion at this point. The question is, whether it's feasible or not, we don't know. And that's a good question. There are places built where people have done ground leases; okay? And have purchased or, you know, leased the property for 99 years and felt that was advantageous for it. So, it's a personal decision. And I think the point -- the bigger point you're raising, because of the isolation of the property. Being on 29th and being only a 50 by 150, there's not much you can do, in terms of your limited.
MALE SPEAKER: Right.

MR. QUATTLEBAUM: About what you can develop. Is that your point?

MALE SPEAKER: Right. And so, you know, the idea may be to lease to some builder and just get revenue from it.

MR. QUATTLEBAUM: Okay. All right. Anybody else? Yes, sir.

MR. THOMAS: Good evening, Mayor and Council, my name Harce Thomas. We’re on 31st Avenue. In trying to absorb everything in such fast motion -- if I were to own a location, which is involved with owning the properties. What we would probably look at, with (inaudible) -- or something like overall a musical theme park. A musical theme park in a way how Atlantic Beach has arrived to be what it is. But at the same token, the world don’t know -- from what we understand -- the world don’t know the existence of Atlantic Beach and how it created the musical world. So with that being said, just like we have the Regal Theater, The Boulevard, the Hippa Drones, the Cotton Club -- we have these specific places that in time was part of Chitlins Service, has been closed down
and -- that aren’t -- that creation is not going on again. And to bring which this seems to be one of the helms of the Chitlins Circuit that they ended up here. That they stayed here because they couldn’t stay else where. That’s a story I think that could be told from the Atlantic Beach standpoint to mean for -- I mean, I’ve talked to several NCBU’s about the historical qualities of the things we don’t know about. A lot -- a lot of the country, a lot of the people in the country. A lot of the black culture people in the country, don’t know that this is a black beach. Headed by a black town and it’s one of the only black beaches in the whole United States. So it’s a story line that needs to be told here. If I was in position to do things, I would mention like that. It would be to make the circuit, the sights like the circuit, in order to give to the Cotton Club you had to play the Apollo. In order to get to the Apollo, he plays one or two, three different venues before you could even be invited to the Apollo. And these places would be recreations of the place of history. Meaning that when you go there, it
tells a story about them. The Cotton Club, the
Apollo, the Atlantic Beach -- whatever it was
was going on -- Steve’s Restaurant. Things of
that nature that happen here to invoke the
knowledge of what this place -- which
originally was, into -- well into the future.
And thought it, make it a tourist attraction.
It would make it an amusement attraction
because people would be coming to look for
culture. They’re gonna need more culture.
Whether it’s school that come and learn or
people coming out for the night life. I don’t
think that we really think that we would look
at it like parking. What would happen if we
had 10,000 cars coming in on a daily basis.
Okay. We don’t have the facilities like the
baywatch, but we have street. We have bike
week parking. We know how to park. I’m just
using the things that I see.

MR. QUATTLEBAUM: Let me bring you back to these
particular sites. That’s an overall
development, the water front, the whole nine
yards.

MR. THOMAS: Yes.

MR. QUATTLEBAUM: Talk to me about these seven
sites, what would you do?

**MR. THOMAS:** Well each site would consist of a different attraction. Each attraction tells a story of that time and what it takes to get to that particular attraction. Remember the theme is a musical theme. Of -- what I believe the culture of this town was birthed upon. Because everything I hear was back in the old days. How the musicians and the artists couldn’t sleep anywhere, couldn’t eat anywhere when they came here. Okay. But now, with the circuit that they were on, it was the chitlins circuit. They traveled. They went from city to city. Place to place. Small locations and did big things. Just in the broad base, like I said, everybody’s been brain storming about, you know, and in my eyes, going what, what, what. I’m just throwing a tidbit out there of what I see as an attraction here. The tourist -- I like -- there are issues that if and when -- however successful -- you’ll have droves and droves of people coming to get the knowledge. To play a part of it all. To the places of interest. But, you know, that’s just something I’m throwing out there for you.
COUNCILWOMAN ISOM: Thank you.

MR. QUATTLEBAUM: Yes, ma’am.

MS. MALLETT: Okay. My name is Pam Mallett. I think what he just suggested was an awesome idea. Because I was thinking -- of course I’m history -- something from a historic perspective as well. And I was thinking we could have one lot at least with a museum of the overall thing. And having something of that type to different locations -- because we are a unique place. And every body wants to come back here. I don’t care how -- whatever they said they were gonna shut down -- still people want to come back. And to have something to attract them, whatever it is in those different locations I think would be awesome as well.

MR. QUATTLEBAUM: Any one else? We can definitely shift to another. Money -- oh, no. Go ahead, sir.

MR. BELL: I’m James Bell. I do think one thing that’s important, the town is looking for a good return on their investment with this land. And I think that with the multiple people building (inaudible) you are to get the best return for your investment. So that’s what I
would do, if could. See what I could put up that would give me the best return.

MR. QUATTLEBAUM: Well, let’s -- let’s make it more personal. Let’s say whatever you may have a concept in your minds. Someone said affordable housing. Someone said an amusement. What do you say? Forgot -- forget the study right now. What do you think would be the best return on the investment?

MR. BELL: I’ve heard a lot of good ideas. The senior living, the housing. And that’s where the professionals come in. What would give you the best return for your money. That will save you time in the end.

MR. QUATTLEBAUM: Anybody else? All right. Let’s talk about money. Yes, ma’am.

FEMALE SPEAKER: (inaudible) ---

MR. QUATTLEBAUM: I can’t hear you dear.

FEMALE SPEAKER: I think (inaudible) ---

MR. QUATTLEBAUM: A bingo hall? Okay. All right. All right. If -- I was going to give y’all wine, but I ain’t gonna do that right now. Let’s talk about -- let’s talk about money. Okay. You’ve got this land. You’ve got seven parcels of land. Some of y’all got deep
pockets and some of us don’t, like me. What would you do and how would you finance it? What are some ideas. You’ve got the land. It’s appraised at $462,000. How would go about getting the money and from whom? Any ideas, suggestions?

FEMALE SPEAKER: (inaudible) -- but you gotta give the land to somebody that will take care of it.

MR. QUATTLEBAUM: Okay. Well -- she said borrow from the bank investors. Anybody else? Yes, sir?

MR. DELANEY: My name is Morgan Delaney.

MR. QUATTLEBAUM: Morgan?

MR. DELANEY: Morgan (inaudible) ---

MR. QUATTLEBAUM: Sure. Sure. Sure. Now -- that was -- I’ll stay with that. That’s a great idea.

MR. DELANEY: The other question that I had to that was, if it’s still owned by the city, how can you do a mortgage if it’s still owned -- okay. If the land still subsidized by tax brackets --

MR. QUATTLEBAUM: Yeah.

MR. DELANEY: So therefore, the town has to be the one who’s holding more on it; correct? Or the
town authorizes for the land to subsidized for more. That’s the question I’m asking.

MR. QUATTLEBAUM: Okay. The stipulation -- and we’ll get a more definitive legal term -- the stipulation by HUD is that the town has to have an ownership interest.

MR. DELANEY: Gotcha.

MR. QUATTLEBAUM: Into that. Now to my ---

MR. DELANEY: Gotcha.

MR. QUATTLEBAUM: Let me -- let me finish. My interpretation of that -- that doesn’t mean you have to own majority. 25 percent, 10 percent.

MR. DELANEY: As long as you have a percent in it?

MR. QUATTLEBAUM: As long as you have a percentage interest and there’s -- in my mind HUD want’s to see a return coming back to the town. That they’re just not selling the property outright and just flipping it. You with me?

MR. DELANEY: Yes, sir.

MR. QUATTLEBAUM: So in answering you question, we don’t know the parameters. And from an economic stand point, we don’t know what’s the best mix. Is that 25 percent ownership? 15 percent? Is that 10 percent? 10 percent of your idea, the amusement place of 10 million
dollars is one thing. 10 percent of a million dollars is a different story.

MR. DELANEY: Correct.

MR. QUATTLEBAUM: You follow me?

MR. DELANEY: I follow you.

MR. QUATTLEBAUM: So all I’m saying right now, we got land. You got land. You got seven parcels of land. Valued at $462,000. Where you gone get money?

MALE SPEAKER: Bonds.

MR. QUATTLEBAUM: Huh?

MALE SPEAKER: Out of bonds.

MR. QUATTLEBAUM: Bonds. Okay. Anybody else?

MALE SPEAKER: Question. I heard you say it’s seven parcels of land. So you said that one person will have to take all that land or is divided up by one person gets a parcel, another person gets the parcel and another person gets a parcel ...

MR. QUATTLEBAUM: No. In my scenario and as you own all seven parcels. You.

MALE SPEAKER: Okay. Thank you.

MR. QUATTLEBAUM: Okay. All right. Any others?

MALE SPEAKER: Endowment grants.

MR. QUATTLEBAUM: Huh?
MALE SPEAKER: Endowment grants, foundation grants.

MR. QUATTLEBAUM: Okay.


MR. QUATTLEBAUM: Okay. Talk to me. All right. Come on.

MALE SPEAKER: Development parks.

MR. QUATTLEBAUM: All right. Come on. Talk to me. Talk to me.

MALE SPEAKER: You have the equity protocol, what you were talking about, 400 something thousand. But you also have -- how shall we say, repair protocol. Meaning that ---

MR. QUATTLEBAUM: When you talking from my sheet now?

MALE SPEAKER: No.

MR. QUATTLEBAUM: Oh. Great.

MALE SPEAKER: No. I’m talking about when -- after repair. After things are done. The value that’s being announced as this value, correct?

MR. QUATTLEBAUM: Correct.

MALE SPEAKER: So that mean actually, the appraised equity that you have there, that’s just as is equity.

MR. QUATTLEBAUM: (inaudible) ---
MALE SPEAKER: So that’s the basis of your minimum. Which could actually what project it involves. And therefore the lenders come on board according to the project that it involves. As long as your baseline equals the subsidies of the product -- product that they’re looking for. The end product.

MR. QUATTLEBAUM: Okay.

MALE SPEAKER: So money can be gotten on the assumption of what’s to be.

MR. QUATTLEBAUM: Okay.

MALE SPEAKER: Versus what is. If you understand me.

MR. QUATTLEBAUM: Now stay with that concept on what you propose. Amusement, entertainment. That’s the concept you say, leveraging that?

MALE SPEAKER: The concept I used? Yes. Yeah. The equity would increase.

MR. QUATTLEBAUM: Okay. All right.

MALE SPEAKER: The city -- the city owning these (inaudible) ---

MR. QUATTLEBAUM: Name and ---

MR. RONALD: My name is Ronald. I’m an economic real estate and government major at Coastal Carolina. I already kind of spoke with Mr.
Skeeter, about back in December. I met with Councilman Quattlebaum.

MR. QUATTLEBAUM: Town manager.

MR. RONALD: Town manager. I’m sorry. I apologize. (inaudible) -- so I came to the meeting because, hey, I want to be the next generation to be here. So I’m asking about the city. Do y’all do ground (inaudible) -- is this all from ---

MR. QUATTLEBAUM: Can you do derounding?

MR. RONALD: Yeah. Is it -- would it be reserved for campgrounds (inaudible) -- if so, I was just going to say, that’s a good idea as far as, like, if I’m coming here for the city. That would be used to work back into whatever revenue to redevelop or (inaudible) ---

MR. QUATTLEBAUM: Thank you, sir. All right. Anybody else? Let me throw a right out of left field idea out to you. Do y’all think that given the history of the town, commitment of residents, former residents. Don’t live here. Do live here. Business owners. What do you think about -- and I’m not talking about the whole project. If I was dealing -- if I had to provide you stuff and take it one site at a
time. And develop one site a time. Okay. Putting some restrictions on it. And if I could develop that one site, do you think that we have residents, steak holders in the Town of Atlantic Beach, who would be willing to invest in that? Forget what it is now. Something that would generate a public interest and do good for the town. Do you think we have people who will do that? I’m not asking you personally. I’m just -- do y’all think?

MULTIPLE VOICES: Yes.

MR. QUATTLEBAUM: Yes?

COUNCILWOMAN ISOM: Uh-huh.

MR. QUATTLEBAUM: Yes? You think they would?

MALE SPEAKER: Yeah.

MR. QUATTLEBAUM: They’ll step up, wouldn’t they?

MALE SPEAKER: I think so.

MR. QUATTLEBAUM: Okay. All right. So if I was developing one of the sites, I’d go to Mr. Skeeters. Mr. McFadden. Councilman Evans. Council McLaurin. I’d tell them, y’all step up. Back us on this project. Y’all got deep pockets. Step up to the table and I’ll get you a return on your investment. That’s my idea. That’s what I’d do. I ain’t got no money, all
I got is land. I ain’t got no capital. Let me go. I’m getting ahead of myself. Let’s go back. I passed out to you an example from financing. Just to trigger your alls thoughts and your tolerance for debt. Potential debt for developing these projects. I threw out two sample scenarios of borrowing a construction project of a half million dollars, okay? And a million dollar construction project. You think of long terms, 20 percent down. You have to come up with for the $500,000 dollar project, you have to come up with $100,000 cash. A million dollars, $200,000 dollars, cash. 20 percent. I took -- and it’s on the high side. Interest rates are lower now. But we’re projecting down the future, 4.5 percent. Gave you some numbers on what the value of developing a project that size would cost. The question becomes, what’s the tolerance -- well first of all, I’m still on the scenario of you individually. If you -- well, let me put it this way -- is there some that the town should -- forget what the number are, just a concept -- interested on taking on debt taking on whatever they decide. That’s the question.
MALE SPEAKER:  Repeat it, please.

MR. QUATTLEBAUM:  Should the town take on debt, to
develop whatever the content.  Everything y’all
talk about.  Market conditions and all that.
Whatever it is.  That’s housing, that’s
entertainment, whatever it is.  Whatever the
project is.  The question becomes, the risk
tolerance as you of residents, about the town
taking on debt to develop the concept or the
idea you have.

MALE SPEAKER:  We are.

MR. QUATTLEBAUM:  It’s kinda -- it’s hard to tell
until once we get into it.  Council, it’s kinda
like a seesaw.  It’s kinda like a seesaw motion
there. Some say that the town should not be
actively involved in developing because it puts
them with all the decisions being made.
Because they’re gonna also receive gratuities
from that particular endevor.  Others say that
the town can get involved with the segmented
projects that will equal a plus revenue in the
trial (inaudible).  I mean now case in point,
Surrey county Virginia.  It’s county government
is also black membered -- decided to invest
into a seafood resteraunt that was a failure.
And nobody would pick up on it. So the government center decided to save the lease. They took -- they saved the lease, but then they leased it to a seafood distributor. And gave them what it took -- the incentives or whatever. To what it took to come in and he turned it around. That didn’t make them the people hiring the hiring the employees and things of that nature. So it can work in various ways. Do you see what I’m saying?

MR. QUATTLEBAUM: And I don’t want to get too complicated in terms of the structure, but Mr. Booker hit on it in terms of partnership, developers and things of that nature. Harce is correct. The town in my research, should not take certain commercial development risks. Okay? Given that we’re a town. There are public projects that some of you highlighted. Parks. Community areas. We’re going to get to some other specific in terms of the town debt, that the town can invest in and take a part in. The key in terms of doing any major development of some of the ideas and concepts we’ve heard commercially, in all likelihood would inquire — require investors and developer partners.
The best town, city in South Carolina that have perfected it, the public private partnership between the town and private developers are Greenville, South Carolina. Look it up. Google it. Look it up. Basically, without getting into a lot of details -- they developed their own development corporation. To develop projects in the town because the town -- they created an entity. I’m not suggesting this -- that’s just the format they used to develop. Whatever we do on a scale, unless it’s a public project that we will do -- a community space. We didn’t mention it, but administrative building. Police station. Things of that nature, we can fund. But any other commercial development -- market rate housing -- we are going to need a development partner. Amusement. Any other private venture. We’re going to do -- have to, or suggest it to develop public/private partnership in order to do it. All right. So back to my question on finance -- risk tolerance. Let’s go to some specifics. Pass that one out to the Council. All right. Some of y’all hit them here and I’m going to run through. These are not in any
particular or priority or anything else. I just want to hear, a show of hands what you feel -- some of you probably want to talk. Others of you will probably raise your hand and say, yeah. I like that. If you had to prioritize this, and let me run through the list. Market rate rental, long term rentals. You people stayin’ long term. Year to year. Low income, tax credit affordable. Single family residential housing. The issue about selling out, the ground lease like somebody suggested. Mr. Booker, okay. Public housing. Just putting it out there. Market rate vacation rental housing. Commercial office rental space. Town hall and police administration building. Can I get an amen?

MULTIPLE VOICES: Amen to that.

MR. QUATTLEBAUM: Commercial retail space. Housing for Veterans. Exclusive. Highlight them in the country. Housing for seniors, somebody said this. 62 and above. a homeless shelter. Pre-K daycare center facility. And others. All right. Can y’all see ‘em? Let’s vote. Market rate housing? Now let me say this is not limited in saying you can’t do other
things. What would you do first? Give me your top three. On this list here, give me your top three. What would you do first if you had to choose from this list. Okay. Everybody thinking? Market rate housing, how many people? Market rate apartments, long term? Nothing? Okay. We got one.

MALE SPEAKER: (inaudible).


FEMALE SPEAKER: There’s something -- I mean, I came in late. There’s something I can’t see that I haven’t ---

MR. QUATTLEBAUM: That’s on other. You can bring it up after I go through the list. Let’s move quickly. Low income affordable housing, somebody suggested it. Tax credit affordable housing. The housing authority tried to do. I told the submissions, but we’re not going to be limited by that now. Because of the adult entertainment, but affordable work force housing they call it. This is getting subsidies from the federal government to pay down the rent for working families and people
who can afford it. Teachers, fireman, police officers. Low affordable housing. How many?
One, two, three, four, five, six, seven, eight.
All right. Let’s move. Single family residential housing? One, two, three, four, five, six.

MALE SPEAKER: I can’t vote but for three.

MR. QUATTLEBAUM: Just don’t vote for all of them.
Give me your top three. Comercial office space rental? One, two, three, four, five, six, seven, eight. Town hall police department and administration building? One, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen.

(Inaudible background noise.)

MR. QUATTLEBAUM: Housing for Veterans. One, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen. Housing for senior citizens, 62 and above? One, two, three, four, five, six, seven, eight, nine. Did I miss you? You were making? Now (inaudible) -- he came up after, eleven. Homeless shelter? Oh. Y’all don’t like that. Pre-K daycare center? One, two --
one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen.
All right. Others.

FEMALE SPEAKER: (inaudible) ---

MR. QUATTLEBAUM: Recreation. Somebody mentioned that early on. Let’s put it down there. Recreation for young folks. Now, be more specific when you say recreation. Facilities?

FEMALE SPEAKER: Tennis, skating, bowling. Just something for young people to do from 12 to maybe 17 so that they’re ---

MR. QUATTLEBAUM: Okay. But let me clarify. So are you talking about building another facility in addition to the community center here?

FEMALE SPEAKER: Oh, yeah. This is my home (inaudible) ---

MR. QUATTLEBAUM: Home? (inaudible) -- okay. So another recreational center?

FEMALE SPEAKER: (inaudible) -- the people to
(inaudible) ---

MR. QUATTLEBAUM: Activity center?

FEMALE SPEAKER: Yeah. We have a tennis court.

MR. QUATTLEBAUM: Okay.

FEMALE SPEAKER: They can play -- I mean, we leave those things down there off of the street.
MR. QUATTLEBAUM: Okay. Let’s stay with things we can build.

(Inaudible background noise.)

MALE SPEAKER: You mentioned in your last thing vacation ---

MR. QUATTLEBAUM: That’s vacation rental. Yeah, I’ve got that. Now, let’s throw in -- Harce talked about amusement museum. I think Mayor, he said like a musical museum. Public entity, things like that. Y’all want to throw that in?

MULTIPLE VOICES: Uh-huh.

MR. QUATTLEBAUM: Okay. That’s another. Add that to your other. Anything else that we didn’t cover? Did we come out that I didn’t miss the first time? Anything? Yes?

FEMALE SPEAKER: Disabled housing.

MR. QUATTLEBAUM: Disabled housing? Okay. All right. So, read them back to me. We’re gonna vote. You took it? All right. What was the first one up?

CLERK: All right. Number one, market is five.

MR. QUATTLEBAUM: What’s that?

CLERK: Market Rate apartment number one.

MR. QUATTLEBAUM: No. No. No.

CLERK: What are you talking about?
MR. QUATTLEBAUM: The others. The others.

CLERK: Okay.

MR. QUATTLEBAUM: We got three others.

CLERK: Amusement.

MR. QUATTLEBAUM: Okay. Amusement.

CLERK: A museum.


CLERK: Okay.

MR. QUATTLEBAUM: What’s the second one?

CLERK: Disable- -- I think it was amusement first, right? And then museum.

MR. QUATTLEBAUM: Amusement first. Recreation.

MALE SPEAKER: Recreation.

MR. QUATTLEBAUM: Recreation facility, let’s vote. Recreation for children. One, two -- I got one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen. Okay. What was the last one?

CLERK: Disabled housing.
MR. QUATTLEBAUM: Disabled housing? One, two, three, four, five, six, seven. Okay. All right. Here comes eight. Okay. How am I doing on time, Cheryl?

CLERK: You’re doing good.

MR. QUATTLEBAUM: All right. How much do I got left?

CLERK: Two minutes.

MR. QUATTLEBAUM: All right. Let’s talk about (inaudible) ... Two minute warning. All right. Let’s talk about timeline. Who, what, when, where, how. When are we gonna do this. I gave you an imaginary deadline of three years. Y’all want to sit around and let’s start in three years?

MULTIPLE VOICES: Now.

MR. QUATTLEBAUM: Okay. So what’s a good timeline? Depending on the project, that’s what you’re thinking? That you want to get started. So what I hear, and the consensus is -- based on what your input is, what’s feasible? I heard everybody say we need to come back and see what’s financially feasible on a rate of return. Now rate of return is not only measured in economic. Community benefit. Like
a public facility. Administrative office and police. Those are not dollar returns, those are investments in the community and will enhance the community. So when I say return feasibility, what is the best thing to come back with with those; okay? So when should we start the process.

VOICE: Let’s start now; right?

MR. QUATTLEBAUM: Tell Council. Y’all want to get started.

MALE SPEAKER: We just started today, didn’t we? Right here, right now.

(Inaudible background noise.)

MR. QUATTLEBAUM: That’s what I want to hear. That’s a start. Okay. So what we’re gonna do -- my time is running out.

(Inaudible background noise.)

MR. QUATTLEBAUM: Okay. All right. Let me before I (inaudible). Questions and answers. Throw ’em out. What about you? What are you feeling?

MALE SPEAKER: (inaudible) -- I was thinking about going back to what you said about trying to raise some money. How can you say deep pockets and not (inaudible)? Most people don’t have deep pockets. So I’m going to give you a
scenario, if you needed to raise $10,000 but you needed each person to come up with $5,000, you might not get but two people. But if each person could come up with $1,000, more people would come up with $1,000. So I think if we make the investment a smaller amount that’s good. More people can come on and give help and they can’t afford the $10,000. And I’ll give you and example. In Atlanta, they wanted to build a park. So what they did is they offered bricks with your name on it. And the closer the bricks got to the middle, the more they cost. They had $50 brick, then you have $20,000 bricks. But if you want a $50 brick -- its evolved into $20,000 bricks. And now we run the task of if they want to dish out more money for statues, fountains, they took that.


MALE SPEAKER: If there was a community center, (inaudible) ---

CLERK: State his name. Please state your name.

MALE SPEAKER: (inaudible) -- I gave my name, Wally. Excuse me, I wanted to know if you guys are actually interested in doing crowd funding.
Because most of the town projects like this -- crowd funding community is the most feasible way to just start groundbreaking any kind of projects like that. Basically what this is here. Basically Trish said it. All the ones in this room (inaudible) a plot to go towards something. Maybe a down payment, or whatever it is to start a project. That is a good way for everybody to kind of get in and get involved. And you get all hands on board. Everybody is somewhat on the same level playing field. I feel like as a community especially where we are right now, crowd funding is the best (inaudible) understanding everybody’s roll and where everybody fits in at. It’s -- it opens up a lot more opportunities to where individually, everybody get the picture and things get fulfilled too. So, I feel like what Trish said about crowd funding should actually be talked about and should be brought up on a wider scale to kinda ---

MR. QUATTLEBAUM: Any other questions? Questions?

MALE SPEAKER: You might know it as Gofundme pages. Or other internet funding sources.

MR. QUATTLEBAUM: We’re being creative now. Okay.
All right. What about grants? Let me just say, without getting into the details -- grants, zoning. There's a funding timeline. For example, Low income from the housing authority -- people know this. Low income housing tax credit for affordable work force housing -- there's a cycle that when they publish the revisement on when you can apply -- it's almost an 18 month process just to get selected. That's before you put a shovel in the ground. Just to get the funding and compete in the state of South Carolina, to get funding. It's 18 months. Feasibility studies. Market studies. All kinds of commitments and everything else. Do we want to go after a time frame like that? Or do we want -- let's stay with our first project, do we want something that will give us a return soon? And I'm not defining what soon is. I'm not talking about waiting two years. And that's what I gave you the numbers. What's your risk tolerance?

**MALE SPEAKER:** Can I ask a question? Other than maintaining the land, cutting the grass among other things like that. If there are costs to owning this land -- there's no tax on it;
right?

MR. QUATTLEBAUM: No tax.

MALE SPEAKER: Okay.

MR. QUATTLEBAUM: No tax.

MALE SPEAKER: The expense right now is just maintaining?

MR. QUATTLEBAUM: Yes, sir.

MALE SPEAKER: Okay.

MR. QUATTLEBAUM: Yes, sir. No taxes. So talk to me.

MALE SPEAKER: A suggestion for y’all, this town has been studied and studied and restudied. I’m talking about the study five years ago -- which came out of Georgetown, right here. And we need to start there because it had good stuff in it. If we start there, then we’ll save cost when we’ve updated the feasibility stuff.

MR. QUATTLEBAUM: Excellent point. Excellent point. Do you think -- he’s talking about comprehensive plans. Which hasn’t been updated since it was initially done. And it has a blue print. I suggest all of you go read it. It has some recommendations on the type of development that needs to come to the town of Atlantic Beach. So that’s an excellent point.
An excellent start. We want to -- we don’t want to start from ground zero, okay? And the waste a lot of time doing nothing. It’s coming upon us as staff, once council has made the decision about what direction we’re going in -- that we start in that process of starting to bring back recommendations to the council and to the community. All right. And that’s where we’re at. We’ve gotten a lot of good input from all of you in terms of that. The only thing I’m hesitant about and we are kind of leery. And I guess y’all don’t -- can’t tell where we are, I guess for concern from financial. What’s your risk tolerance? Okay. The scenario I gave you. If I gave it to you personally, would you ---

MALE SPEAKER: (inaudible)

MR. QUATTLEBAUM: Let me -- let me put it in elementary terms. Would you borrow against the land to develop the project.

MULTIPLE VOICES: Yes.

MR. QUATTLEBAUM: Be more specific. Okay. You would do that?

MALE SPEAKER: Absolutely.

MR. QUATTLEBAUM: Okay. And the risk is the risk of
losing the land. Are you with me?

(Inaudible background noise.)

MALE SPEAKER: You’re not looking into losing the land. You’re looking to it to go forward. Well, any time any of y’all investors, when y’all build houses and that -- everybody thinks everything is -- but you have to start to start this.

MR. QUATTLEBAUM: Now, y’all telling me what I want to hear. I want to hear what’s your risk tolerance? If you want to see something done yesterday, then are you willing to go in debt to do that?

(Inaudible background noise.)

MALE SPEAKER: you gotta pull it out and pull it back in.

MR. QUATTLEBAUM: Okay.

MALE SPEAKER: And that all comes wit stipulation, I mean ---

MR. QUATTLEBAUM: Oh. I’m not talking about the particulars of it. I know what you’re saying.


MR. QUATTLEBAUM: I know it’s all conditional on what the deal is. Okay. I gotcha.

(Inaudible background noise.)
MALE SPEAKER: Start small. Minimize your risk.

MR. QUATTLEBAUM: Okay.

MALE SPEAKER: Until you see success.

MR. QUATTLEBAUM: Talk to me. So basically, that satisfactory. I mean, Randy said in terms of one -- start with a project. To see something done.

MALE SPEAKER: Small. Not too big.

MR. QUATTLEBAUM: Okay. What’s your definition of small? You got a dollar amount cap on it? How ---

MALE SPEAKER: Council (inaudible) ---

(Inaudible background noise.)

MR. QUATTLEBAUM: You started kicking it back to Council, huh? I didn’t ask them to do this, I promise.

MALE SPEAKER: Also, it will enhance the value of the land.

MR. QUATTLEBAUM: Okay. All right. We’re going to wrap up. I’m going to ask -- yes, sir?

MALE SPEAKER: No I -- my name is (inaudible) -- going back to what he said about starting small and working our way up. Well, I’m going -- I was (inaudible). I’m going to start the biggest thing first. Because it will pay for
everything small. So, I don’t want to start
t that make sense to you?

MR. QUATTLEBAUM: Ain’t no wrong answer.

MALE SPEAKER: Okay.

MR. QUATTLEBAUM: Ain’t no wrong answers. Ain’t no
wrong answers.

MALE SPEAKER: I’ll take the biggest risk investment
there is.

MR. QUATTLEBAUM: Okay. At this time, I want to
thank all of you. First of all let me do this
-- and I meant to acknowledge them earlier.
And I think I did. But if not, I don’t want to
be remised in acknowledging our planning
commission. Let me just tell you a little bit
about -- they’ve been working for over a year,
diligently. Revising out land management
ordinance. We have been working with the
municipal association for over a year. They’ve
sacrificed and volunteered their time. And we
are at a point of completion and it’s under
review by an attorney for legality. Make sure
all our I’s are dotted and T’s are crossed.
And I’d like them all to stand, the planning
commission and thank them for their work and
continued work. And our time frame -- the planning commission time frame to present the land management ordinance is May or June. Okay. Now -- just I want to elaborate. But the land management ordinance deals with a lot of issues in terms of zoning. Ordinances in terms of signage and all kinds of things. Land use and things of that nature. And the attempt is to try to get a more consistent and cohesive land use plan from a zoning stand point primarily. But among other things in terms of ordinances that they are correct, proper and in order. So I want to thank the commission. Can you please stand, commission? Let’s have a hand for them. Council, I had great foresight in appointing. I wish Mr. Bellamy, Mr. ---

COUNCILWOMAN ISOM: Timothy.

MR. QUATTLEBAUM: And ---

COUNCILWOMAN ISOM: Timothy. Timothy.

MR. QUATTLEBAUM: Timothy Vareen. Have done an outstanding job. Sacrificed and has gotten us to this point. At this time ---

CLERK: Listen, you ---

MR. QUATTLEBAUM: Yes.

CLERK: You don’t want the housing to stand? The
housing members?

MR. QUATTLEBAUM: Did I stand them up? I was thinking of all of the board members.

CLERK: Yes.

MR. QUATTLEBAUM: I thought I stood them up?

COUNCILWOMAN ISOM: They did already.

CLERK: No. (inaudible) ---

MAYOR EVANS: Anderson wasn’t here.

CLERK: Mr. Anderson was not here.

MR. QUATTLEBAUM: Oh. Mr. Anderson stand up. Another board member.

CLERK: Hosing.

MR. QUATTLEBAUM: We thank you for your service.

(Applause)

MR. QUATTLEBAUM: At this time, I’d like to turn it over to the Council for their comments, input, insight.

CLERK: Perfect timing.

MR. QUATTLEBAUM: Cheryl said I’m right on time.

MAYOR EVANS: Yeah. I just want to thank everybody for their participation. Thank everybody for coming out. This is some tough decisions to make when dealing with this. And I’m sure y’all realize that. I’ve heard a lot of good ideas. I’m sure Council members have ideas as
well. I’m glad we did take the time out and do this for the community. We don’t want to just jump out and start doing things without getting input from those who are responsible for us being up here.

(Cell phone rings.)

MAYOR EVANS: At the end of the day, whatever we do, we do know that we probably won’t be able to satisfy everybody. Probably here on the Council. We probably won’t even have all the same ideas ourselves. But I think the goal is to try and satisfy the majority. And do what we were elected to do and make the best decision for the Town of Atlantic Beach at the end is what we will do. Mayor Pro Tem, any other Council members? Anybody else? Okay Council, seek a motion to adjourn?

COUNCILMAN EVANS: So moved.

COUNCILWOMAN ISOM: Second.

MAYOR EVANS: There’s a motion and a second to adjourn. This meeting is adjourned at 6:21 p.m. Thank you.

COUNCILMAN EVANS: Roll call?

COUNCILWOMAN ISOM: Roll call.

MR. QUATTLEBAUM: Help yourself to some baked goods
MAYOR EVANS: Oh. I didn’t do the roll call.
CLERK: Roll call.
MAYOR EVANS: Roll call?
CLERK: Mayor pro tem Kenneth McLaurin?
MAYOR PRO TEM MCLAURIN: Yea.
CLERK: Councilman Lenearl Evans?
COUNCILMAN EVANS: Yea.
CLERK: Councilwoman Josephine Isom?
COUNCILWOMAN ISOM: Yea.
CLERK: Councilwoman Jacqueline Gore?
COUNCILWOMAN GORE: Yea.
CLERK: Mayor Jake Evans?
MAYOR EVANS: Yea. Motion granted. This meeting is adjourned at 6:21 p.m.
(The meeting was adjourned.)