

TOWN OF ATLANTIC BEACH TOWN COUNCIL MEETING

Monday, April 15, 2019

5:00 p.m.

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.



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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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1 Call to Order:

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

5 (Cell phone rings.)

6 **MAYOR EVANS:** --- once again -- I'll try this again.
7 This Town Council Special Session Workshop
8 meeting for the housing authority property is
9 called to order, this Monday, April 15th, year
10 2019 at 5:05 p.m. Roll call?

11 **CLERK:** Mayor pro tem Kenneth McLaurin?

12 **MAYOR PRO TEM McLAURIN:** Here.

13 **CLERK:** Councilman Lenearl Evans?

14 **COUNCILMAN EVANS:** Here.

15 **CLERK:** Councilwoman Josephine Isom?

16 **COUNCILWOMAN ISOM:** Here.

17 **CLERK:** Councilwoman Jacqueline Gore?

18 **COUNCILWOMAN GORE:** Here.

19 **CLERK:** Mayor Jake Evans?

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



1 silence.

2 **(Moment of silence.)**

3 **MAYOR EVANS:** I want to Pledge Allegiance.

4 **(Pledge of Allegiance said in unison.)**

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

9 **New Business:**

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

25 **MAYOR EVANS:** No. I just want to welcome everybody



1 again and it looks like we've got a pretty good
2 turn out. Of course I want to ask of the --
3 Mayor Pro Tem, or any of the Council members if
4 they have anything they want to say at this
5 time -- are you guys good, or do you want to
6 wait until later on?

7 **COUNCILWOMAN ISOM:** We're fine.

8 **MAYOR PRO TEM McLAURIN:** I'm good.

9 **MAYOR EVANS:** Okay.

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

15 **MS. MALLET:** Good afternoon, everyone.

16 **MULTIPLE VOICES:** Good afternoon.

17 **MS. MALLET:** It's been a long time coming.

18 **MULTIPLE VOICES:** Yes it has been.

19 **MS. MALLET:** We finally got here. I just want to
20 say, oh my God, my heart goes out. This has
21 been a lot of years of working for the
22 community. We started off with a history of
23 "this is what we got y'all." And then all this
24 and that. We're about to lose this land, what
25 are we gonna do. And then we had to tell the



1 residents that they had to leave and we we're
2 going to lose the property and lose -- I mean,
3 losing them and lose the property. It was not
4 nice. Some of those meetings -- I didn't want
5 to be there were y'all were sending me. I
6 wanted to slide underneath the seats. It was
7 rough. But thank God, it's come -- we've come
8 through. We've -- it's been hard. But we have
9 made it to where we really wanted to me. I
10 think about the coming of the son. Thank you,
11 welcome back home. The land that was belonged
12 to you, is now back in your hands. I saw a
13 very brief statement -- this is what I want to
14 do. And it stated this. Just as an individual
15 can't exist without their body, so no rights
16 can exist without the rights to translate ones
17 rights into reality. To think, to work and to
18 keep the results, which means the right of
19 property. Atlantic Beach, now will have a long
20 term life plan because they now -- and they
21 could now have a long term life plan. Because
22 they now know that the land has been returned
23 right to it's home place.

24 **(Applause.)**

25 **MR. QUATTLEBAUM:** Thank you, Ms. Mallet. And I



1 would like to acknowledge the other housing
2 authority board members. Will you please
3 stand. The housing authority board members
4 that are in attendance this evening. Let's
5 have a nice had for them for their service.

6 **(Applause.)**

7 **MR. QUATTLEBAUM:** What we want to do this evening,
8 Council has directed me to have an open, public
9 workshop forum to astatine ideas and listen to
10 recommendations from the community and the
11 stake holders about what to do with the
12 development of the several parcels of land
13 deeded to the Town of Atlantic Beach on
14 February the 28th, of this year. And what I
15 want to do is have an open and frank dialogue
16 with all of you. This is a brain storming
17 session. There's no right answers. I'm asking
18 everyone, in terms of some ground rules, that
19 allow people to make their recommendations and
20 suggestions unappeased. There are no wrong
21 answers. There's only what you propose or you
22 feel will be in the best interest of the town.
23 So, I'm asking you when we get to the point of
24 item number three, community participation,
25 that you readily open up and give your



1 suggestions, ideas and recommendations on the
2 properties. Let me start with some facts first
3 of all about the several properties that are
4 being transferred to the town of Atlantic
5 Beach. The conditions that HUD set on the
6 transfer of the property are two fold, maybe
7 three. If I miss one Council, please correct
8 me. First of all, the seven properties cannot
9 be sold. Could not be sold on the oper- --
10 open market just turned and flipped, if you
11 will, and just sold out right. The town has to
12 retain an ownership interest in whatever
13 development that is going to take place on
14 those seven properties. Those are the
15 conditions. Was there one other I'm missing?
16 I think those are the primary ones. That the
17 concern that the town or property will not be
18 sold outright to anyone and that the town
19 remains in an ownership interest in the
20 development of whatever is going to be done on
21 the seven sites. Yes, sir.

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

24 **MR. QUATTLEBAUM:** Try to hold them to the end, if
25 you can.



1 **MR. BOOKER:** Okay.

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

6 **MR. BOOKER:** Okay.

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

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

14 **MR. QUATTLEBAUM:** Excellent question.

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

16 **MR. QUATTLEBAUM:** I'll get to that.

17 **MR. BOOKER:** Okay.

18 **MR. QUATTLEBAUM:** Are there -- let me finish with
19 the facts. There are seven properties located
20 -- I gave a smaller map out for those of you
21 who cannot see. And forgive me for my low tech
22 presentation. My staff laughed at me and
23 termed that in 2019, I'm still using chart and
24 graphs. But I'm from the old school, so
25 forgive me. But I handed out a smaller map.



1 In the map all of those blue locations are how
2 the housing authority set the properties.
3 Where they're located. Most of them is on this
4 side of 17 and there are three properties on
5 the other side. On the water front side of --
6 in the town. So the seven properties ...
7 (inaudible) when they transferred the property,
8 they did an appraisal on those seven
9 properties. Blue property locations. The
10 appraisal came back at \$462,000 for all seven
11 properties. And we can debate whether that's
12 reasonable or not. But that's what the
13 professional appraisal came back and said the
14 value of those seven properties are. \$462,000
15 when they were transferred. They're various
16 dimensions. The largest site on this side --
17 if you look on the map, that blue area. The
18 largest on the -- what is this, west side of 17
19 -- west side of 17 is the largest property.
20 There's a property on the water front -- two
21 blocks up from the water front down across from
22 off the hook. And most of the properties are
23 on this side of 17. There's a one parcel
24 individual 50 by 150 parcel on 29th. There's
25 a parcel on the corner of 31st. I think there



1 are two adjacent parcels, 50 by 150 on that
2 site. What we want to do and -- and to Mr.
3 Booker's questions in terms of that. This is
4 a free flow. One of the positive benefits is
5 that HUD did not put any other deed
6 restrictions on what could be developed on
7 those sites. So it's a question of what the
8 priorities, items and best use, what the market
9 would bare -- will be recommendations that HUD
10 will entertain. So with the limitations -- now
11 correct me if I'm wrong -- the housing
12 authority in the timed hours here trying to
13 develop, there are some challenges around
14 trying to develop. As they found out they're
15 trying to do, for example, affordable housing.
16 Because of the adult entertainment centers in
17 the town, Dollhouse and others -- there's
18 restrictions on what kind of affordable housing
19 and subsidiaries we can get from the state and
20 the feds to develop affordable housing. So I
21 put that out, but I don't want to dampen
22 anyone's ideas in question. I just still want
23 to put those facts out there. And those are
24 some of the challenges that the board of the
25 housing authorities faced in trying to



1 redevelop the land. To my understanding now,
2 those restrictions are not there. That does
3 not have to be either public housing or
4 affordable housing. It has to be a
5 recommendation, what's the best interest for
6 the town. Again, town must have ownership
7 interest. Doesn't mean that the town has own
8 it outright, but maintain the ownership
9 interest in whatever is developed on the site.
10 Everybody with me?

11 **COUNCILWOMAN GORE:** Uh-huh.

12 **MR. QUATTLEBAUM:** Okay. So this session, I want it
13 to be free flowing. I don't want to restrict
14 any ideas. But I want to start with something
15 I learned some years ago in the planning
16 process, are these five or six things that
17 doing any type of development, any type of
18 program, you're going to have to answer. All
19 of us do this everyday when we put on programs
20 for our churches, our civic organizations
21 outside of here. We all do this intuitively.
22 But in the planning process it's just
23 formalizing it and making it into a detailed
24 plan identifying and answering these questions.
25 And the questions are who. Who's going to be



1 the one doing it? You have to identify. What
2 are you going to do? That's what we're going
3 to talk about. When are you going to do it?
4 What's the timeline for getting it done? Where
5 are you going to do it? What location? In
6 this case where do you start first on the seven
7 properties? Or do you start or do a plan to
8 develop all of them simultaneously. All of
9 those things have to be identified. And then
10 how you're going to do. Meaning that who -- in
11 terms of if you're going partner with or
12 whoever's going to develop it, how they're
13 going to do it. And the most important thing,
14 is how much it's going to cost. If you can
15 answer this question about program, proposal,
16 church event, going to traveling somewhere, you
17 always answer these questions in your mind when
18 you go out and set forth and you set a goal.
19 You answer who, what, when, where, how and how
20 much. Now, for the purpose of this exercise,
21 a lot of folks like to tell and say what y'all
22 should do; okay? Y'all should do this. Y'all
23 should do that. I'm asking permission of the
24 Council for this exercise, to allow me to a
25 deed those seven properties to each individual



1 here. Just for tonight. Know why? Because
2 I'm going to ask you in your response -- and I
3 want you to make your responses to Council, if
4 I own this property, what would I do with it.
5 Y'all with me? If I gave it to you and I told
6 you you got three years to develop it -- don't
7 answer now -- but what would you do with it?
8 All right. Where would you start first? Would
9 you develop all of it simultaneously? Where
10 would you get the resources from to do it? If
11 I gave it to you, personally, and you had three
12 years -- now, let me clarify, we don't have a
13 time limit on developmending. I'm putting the
14 stipulation in. You got three years to develop
15 it or we're going to take it back. You lose
16 that property. Now, you're starting out with
17 -- based on HUD's assessment -- a value of
18 \$462,000 of equity; okay? According to the
19 appraised value. Now appraised value and
20 market value are two different things.
21 Everybody understand the difference? Okay.
22 Appraised value and I don't want to get --
23 digress too much -- is relatively low because
24 there have not been a lot of lots sold in the
25 town. So they're not comparable to drive up



1 the cost or the value of what the appraised
2 value is. Now all of you know and you're
3 property owners in here, you know, you have
4 bought property. You've sold property. You
5 know that some of these spots, you can get more
6 collectively than \$462,000 for seven parcels of
7 land. Would y'all agree.

8 **MULTIPLE VOICES:** Yes, sir.

9 **MR. QUATTLEBAUM:** Okay. So, don't be guided by
10 that. But that appraised value and that
11 equity; okay? Remember that word, equity, is
12 what we bring to the table. Or the town brings
13 to the table now, to develop those properties.
14 So with that said, what we're gonna do, I'm
15 going to ask and open the floor up to anyone
16 here. I want you to state your name. I want
17 you to be susynced as possible. Meaning that,
18 get to the point. If I -- this is what you
19 want to start to start each statement when you
20 get up -- state your name -- I Ben Quattlebaum,
21 if I had those properties, I would do A, B, C
22 and D. This is how I would do it. And this is
23 where the money would come from. Now if you
24 don't know all those answers, it's okay. I'm
25 not asking you to know all of the answers to



1 it. The biggest thing we want to get from you
2 tonight -- what do you feel are the priorities
3 of what needs to be done first. Are y'all with
4 me? Can y'all do that? When you stand I want
5 you to address council and we're going open the
6 floor for recommendations, suggestions, brain
7 storm. Don't limit yourself. Be as creative
8 as you can. And address the council and say,
9 if I owned this property this is what I would
10 do. Who wants to be first?

11 **(Inaudible background noise.)**

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

17 **MR. THOMAS:** My name is Will Thomas. Okay. What I
18 think I would do with -- to try bring money
19 back into the community -- I would take the
20 biggest property and try to make it a nursing
21 home. Because that would be steady income
22 coming in from the government or whatever
23 organization that would donate the money. Then
24 that money from the nursing home could generate
25 money to start the other properties. That's



1 just my opinion. What I'm thinking right now.
2 We didn't have time to really think about it.
3 But I would do it that way. Because that would
4 be money coming in from the government. And
5 it's money that you don't have to get from
6 section 8 or where ever it comes from. It'll
7 come from pension plans and things like that.

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

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

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

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

20 **MR. QUATTLEBAUM:** Water front? Closer to the water
21 front?

22 **MR. WALLACE:** I would immediately turn that into a
23 Days Pavilion with parking meters, so they can
24 start generating money. The other properties
25 I would then partner with a private entity



1 using the military model. Military housing
2 now, is developed by private money and managed
3 by private money. And the landownership still
4 belongs to the government.

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

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

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

24 **MR. MCFADDEN:** If I personally owned the property, I
25 would like to see some kind of recreational



1 area. Some kind of amusement center for the
2 town. I think that would generate revenue
3 also. Although we have that in Myrtle Beach
4 and places like that. But I think we could --
5 just being dominant African American oriented
6 area, we could market that (inaudible) ---

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

9 **MR. MCFADDEN:** Close to the water front.

10 **MR. QUATTLEBAUM:** Okay.

11 **MR. MCFADDEN:** (inaudible) -- by the water. That's
12 what I'd do.

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

15 **MR. BOOKER:** All right. I'm William Booker and I
16 live on 29th Avenue ---

17 **MR. QUATTLEBAUM:** Face the Council.

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



1 **MR. QUATTLEBAUM:** Park?

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

10 **MR. QUATTLEBAUM:** Let me make a distinction in
11 senior housing because there's two kinds.

12 **MR. BOOKER:** Okay.

13 **MR. QUATTLEBAUM:** Assisted living or independent
14 living housing facility.

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

23 **MR. QUATTLEBAUM:** Where would the location of the
24 apartment -- market rate apartments be? This
25 side, the left side?



1 **MR. BOOKER:** You know, because of where the property
2 -- above where the property is, it would more
3 than likely have to be over here. Because we
4 only have like, five lots over on the other
5 side. And the rest of the lots are over on
6 this side. So, we'd have to do it in some way
7 that would make it enticing. I don't know how
8 to do all that stuff, but people who are in
9 that business, know how to bring those things
10 that are attractive. that attract people. The
11 other thought is, you know, not all of our
12 property is situated exactly where we would
13 want it to be. and one of the things that you
14 didn't discuss, is the possibility of trading
15 property. So ---

16 **MR. QUATTLEBAUM:** Trading? Tell me -- elaborate
17 more.

18 **MR. BOOKER:** So in other words, we've got -- how
19 many lots is it?

20 **MR. QUATTLEBAUM:** Seven. Seven.

21 **MR. BOOKER:** No. It's seven parcels.

22 **MR. QUATTLEBAUM:** Parcels.

23 **MR. BOOKER:** How many lots does that include? I
24 think it's like 20 something lots. So for
25 example, there may be some lots over here



1 situated close to something else that we own.
2 Let's take this property -- I'm just making it
3 up ---

4 **MR. QUATTLEBAUM:** Okay.

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

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

13 **MR. BOOKER:** For somebody else's property.

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

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

18 **MR. QUATTLEBAUM:** Okay.

19 **MR. BOOKER:** I mean, that's an idea.

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

25 **MR. BOOKER:** Right. So -- so I'm saying ---



1 **MR. QUATTLEBAUM:** I'm -- but you clarified, you can
2 take town property and sell it.

3 **MR. BOOKER:** And trade it for ---

4 **MR. QUATTLEBAUM:** And trade it.

5 **MR. BOOKER:** So, it's like a swap.

6 **MR. QUATTLEBAUM:** I gotcha. I gotcha.

7 **MR. BOOKER:** Okay. So, I don't know if that's
8 possible, we may find ---

9 **MR. QUATTLEBAUM:** For this exercise, anything's
10 possible.

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

13 **MR. QUATTLEBAUM:** All right. Let's go. Who else?

14 **MR. SKEETER:** (inaudible)

15 **MR. QUATTLEBAUM:** Yes.

16 **MR. SKEETER:** My name is John Skeeter. And I had a
17 thought of owning the property in Atlantic
18 Beach. One of the first things that I would
19 do, is I would study how it's situation was
20 (inaudible) -- we already have drawing point,
21 which is the ocean. Now, we need to put
22 together some other attraction besides the
23 ocean to come here in Atlantic Beach. We have
24 some virgin territories out there. And when I
25 say virgin territories, we have (inaudible)



1 fest that needs highlighting. We need an
2 attraction that people are going to come and
3 see. Remember, tourism is nothing without
4 participants. And I think we should work
5 diligently to attract more people. When we
6 started bike fest back in 1980 -- now it's on
7 the way out. Are we gonna let that die and not
8 replace it with another. Or are we going to
9 work diligently to find something to replace
10 that income with. It's very very important to
11 us ---

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

15 **MR. SKEETER:** Okay.

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

19 **MR. SKEETER:** As Mr. Montgomery said, we're gonna
20 have the feasibility to start (inaudible). We
21 don't want to guess work.

22 **MR. QUATTLEBAUM:** Okay.

23 **MR. SKEETER:** We want to identify where everything
24 needs to go. That's what we need to do. Guess
25 work -- we don't need that at this point. We



1 have done enough guess work in Atlantic Beach.
2 And I want to make all of us aware of some
3 important things and we need to realize why are
4 we going to let anyone else devalue -- devalue
5 our property. We're in a tourist location
6 also. And don't say that we are not worth as
7 much as North Myrtle Beach and Myrtle Beach.
8 This is our property. So we need to protect it
9 like that.

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

24 **MR. QUATTLEBAUM:** That's a great point. Mayor said,
25 (inaudible) -- to keep in mind the issue in



1 terms of -- but I won't restate. Let's go from
2 there. Stay on point, location. Who, what,
3 when, where, how, these locations. What would
4 you do? You got three years. I'm gonna take
5 it back. No? No body else? No ideas? Okay.

6 **FEMALE SPEAKER:** (inaudible)

7 **MR. QUATTLEBAUM:** Yes, ma'am?

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

12 **MR. QUATTLEBAUM:** Yes, ma'am.

13 **FEMALE SPEAKER:** Okay.

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

23 **FEMALE SPEAKER:** Yeah. Well I'm (inaudible) -- the
24 housing properties are -- I'm thinking of -- we
25 could put some houses on it. (inaudible). So



1 we can have some place for people to live. And
2 then that still wouldn't be enough. But that
3 would be a start. Affordable housing and stuff
4 where somebody could still have a good
5 (inaudible) ...

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

12 **FEMALE SPEAKER:** I would. But I -- to me, that's
13 acceptable.

14 **MR. QUATTLEBAUM:** Anybody else? Okay. It's been a
15 long time. All right. Let's move to, pass out
16 ---

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

19 **MR. QUATTLEBAUM:** Yes, sir?

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

24 **MR. QUATTLEBAUM:** Yes, sir.

25 **MALE SPEAKER:** --- the Council. I'm sorry.



1 Council. Mayor and Council, the property on
2 29th Avenue, suppose we were able to partner
3 with a builder who would allow some sort of
4 rental house to be placed there. It could be
5 a house, it could be a duplex, some nice place
6 that people would live in. If it -- do you
7 think its feasible that someone would build and
8 invest on that property, knowing that they
9 would never actually really own that property?

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



1 **MALE SPEAKER:** Right.

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

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

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

9 **MR. THOMAS:** Good evening, Mayor and Council, my
10 name Harce Thomas. We're on 31st Avenue. In
11 trying to absorb everything in such fast motion
12 -- if I were to own a location, which is
13 involved with owning the properties. What we
14 would probably look at, with (inaudible) -- or
15 something like overall a musical theme park.
16 A musical theme park in a way how Atlantic
17 Beach has arrived to be what it is. But at the
18 same token, the world don't know -- from what
19 we understand -- the world don't know the
20 existence of Atlantic Beach and how it created
21 the musical world. So with that being said,
22 just like we have the Regal Theater, The
23 Boulevard, the Hippa Drones, the Cotton Club --
24 we have these specific places that in time was
25 part of Chitlins Service, has been closed down



1 and -- that aren't -- that creation is not
2 going on again. And to bring which this seems
3 to be one of the helms of the Chitlins Circuit
4 that they ended up here. That they stayed here
5 because they couldn't stay else where. That's
6 a story I think that could be told from the
7 Atlantic Beach standpoint to mean for -- I
8 mean, I've talked to several NCBU's about the
9 historical qualities of the things we don't
10 know about. A lot -- a lot of the country, a
11 lot of the people in the country. A lot of the
12 black culture people in the country, don't know
13 that this is a black beach. Headed by a black
14 town and it's one of the only black beaches in
15 the whole United States. So it's a story line
16 that needs to be told here. If I was in
17 position to do things, I would mention like
18 that. It would be to make the circuit, the
19 sights like the circuit, in order to give to
20 the Cotton Club you had to play the Apollo. In
21 order to get to the Apollo, he plays one or
22 two, three different venues before you could
23 even be invited to the Apollo. And these
24 places would be recreations of the place of
25 history. Meaning that when you go there, it



1 tells a story about them. The Cotton Club, the
2 Apollo, the Atlantic Beach -- whatever it was
3 was going on -- Steve's Restaurant. Things of
4 that nature that happen here to invoke the
5 knowledge of what this place -- which
6 originally was, into -- well into the future.
7 And thought it, make it a tourist attraction.
8 It would make it an amusement attraction
9 because people would be coming to look for
10 culture. They're gonna need more culture.
11 Whether it's school that come and learn or
12 people coming out for the night life. I don't
13 think that we really think that we would look
14 at it like parking. What would happen if we
15 had 10,000 cars coming in on a daily basis.
16 Okay. We don't have the facilities like the
17 baywatch, but we have street. We have bike
18 week parking. We know how to park. I'm just
19 using the things that I see.

20 **MR. QUATTLEBAUM:** Let me bring you back to these
21 particular sites. That's an overall
22 development, the water front, the whole nine
23 yards.

24 **MR. THOMAS:** Yes.

25 **MR. QUATTLEBAUM:** Talk to me about these seven



1 sites, what would you do?

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



1 **COUNCILWOMAN ISOM:** Thank you.

2 **MR. QUATTLEBAUM:** Yes, ma'am.

3 **MS. MALLET:** Okay. My name is Pam Mallet. I think
4 what he just suggested was an awesome idea.
5 Because I was thinking -- of course I'm history
6 -- something from a historic perspective as
7 well. And I was thinking we could have one lot
8 at least with a museum of the overall thing.
9 And having something of that type to different
10 locations -- because we are a unique place.
11 And every body wants to come back here. I
12 don't care how -- whatever they said they were
13 gonna shut down -- still people want to come
14 back. And to have something to attract them,
15 whatever it is in those different locations I
16 think would be awesome as well.

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

20 **MR. BELL:** I'm James Bell. I do think one thing
21 that's important, the town is looking for a
22 good return on their investment with this land.
23 And I think that with the multiple people
24 building (inaudible) you are to get the best
25 return for your investment. So that's what I



1 would do, if could. See what I could put up
2 that would give me the best return.

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

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

15 **MR. QUATTLEBAUM:** Anybody else? All right. Let's
16 talk about money. Yes, ma'am.

17 **FEMALE SPEAKER:** (inaudible) ---

18 **MR. QUATTLEBAUM:** I can't hear you dear.

19 **FEMALE SPEAKER:** I think (inaudible) ---

20 **MR. QUATTLEBAUM:** A bingo hall? Okay. All right.
21 All right. If -- I was going to give y'all
22 wine, but I ain't gonna do that right now.
23 Let's talk about -- let's talk about money.
24 Okay. You've got this land. You've got seven
25 parcels of land. Some of y'all got deep



1 pockets and some of us don't, like me. What
2 would you do and how would you finance it?
3 What are some ideas. You've got the land.
4 It's appraised at \$462,000. How would go about
5 getting the money and from whom? Any ideas,
6 suggestions?

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

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

12 **MR. DELANEY:** My name is Morgan Delaney.

13 **MR. QUATTLEBAUM:** Morgan?

14 **MR. DELANEY:** Morgan (inaudible) ---

15 **MR. QUATTLEBAUM:** Sure. Sure. Sure. Now -- that
16 was -- I'll stay with that. That's a great
17 idea.

18 **MR. DELANEY:** The other question that I had to that
19 was, if it's still owned by the city, how can
20 you do a mortgage if it's still owned -- okay.
21 If the land still subsidized by tax brackets --
22 -

23 **MR. QUATTLEBAUM:** Yeah.

24 **MR. DELANEY:** So therefore, the town has to be the
25 one who's holding more on it; correct? Or the



1 town authorizes for the land to subsidized for
2 more. That's the question I'm asking.

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

7 **MR. DELANEY:** Gotcha.

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

9 **MR. DELANEY:** Gotcha.

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

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

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

19 **MR. DELANEY:** Yes, sir.

20 **MR. QUATTLEBAUM:** So in answering you question, we
21 don't know the parameters. And from an
22 economic stand point, we don't know what's the
23 best mix. Is that 25 percent ownership? 15
24 percent? Is that 10 percent? 10 percent of
25 your idea, the amusement place of 10 million



1 dollars is one thing. 10 percent of a million
2 dollars is a different story.

3 **MR. DELANEY:** Correct.

4 **MR. QUATTLEBAUM:** You follow me?

5 **MR. DELANEY:** I follow you.

6 **MR. QUATTLEBAUM:** So all I'm saying right now, we
7 got land. You got land. You got seven parcels
8 of land. Valued at \$462,000. Where you gone
9 get money?

10 **MALE SPEAKER:** Bonds.

11 **MR. QUATTLEBAUM:** Huh?

12 **MALE SPEAKER:** Out of bonds.

13 **MR. QUATTLEBAUM:** Bonds. Okay. Anybody else?

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

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

22 **MALE SPEAKER:** Okay. Thank you.

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

24 **MALE SPEAKER:** Endowment grants.

25 **MR. QUATTLEBAUM:** Huh?



1 **MALE SPEAKER:** Endowment grants, foundation grants.

2 **MR. QUATTLEBAUM:** Okay.

3 **MALE SPEAKER:** Government grants. Private grants.
4 Wal-Mart grants.

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

7 **MALE SPEAKER:** Development parks.

8 **MR. QUATTLEBAUM:** All right. Come on. Talk to me.
9 Talk to me.

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

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

16 **MALE SPEAKER:** No.

17 **MR. QUATTLEBAUM:** Oh. Great.

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

21 **MR. QUATTLEBAUM:** Correct.

22 **MALE SPEAKER:** So that mean actually, the appraised
23 equity that you have there, that's just as is
24 equity.

25 **MR. QUATTLEBAUM:** (inaudible) ---



1 **MALE SPEAKER:** So that's the basis of your minimum.
2 Which could actually what project it involves.
3 And therefore the lenders come on board
4 according to the project that it involves. As
5 long as your baseline equals the substudies of
6 the product -- product that they're looking
7 for. The end product.

8 **MR. QUATTLEBAUM:** Okay.

9 **MALE SPEAKER:** So money can be gotten on the
10 assumption of what's to be.

11 **MR. QUATTLEBAUM:** Okay.

12 **MALE SPEAKER:** Versus what is. If you understand
13 me.

14 **MR. QUATTLEBAUM:** Now stay with that concept on what
15 you propose. Amusement, entertainment. That's
16 the concept you say, leveraging that?

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

19 **MR. QUATTLEBAUM:** Okay. All right.

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

22 **MR. QUATTLEBAUM:** Name and ---

23 **MR. RONALD:** My name is Ronald. I'm an economic
24 real estate and government major at Coastal
25 Carolina. I already kind of spoke with Mr.



1 Skeeter, about back in December. I met with
2 Councilman Quattlebaum.

3 **MR. QUATTLEBAUM:** Town manager.

4 **MR. RONALD:** Town manager. I'm sorry. I apologize.
5 (inaudible) -- so I came to the meeting
6 because, hey, I want to be the next generation
7 to be here. So I'm asking about the city. Do
8 y'all do ground (inaudible) -- is this all from
9 ---

10 **MR. QUATTLEBAUM:** Can you do derounding?

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

17 **MR. QUATTLEBAUM:** Thank you, sir. All right.
18 Anybody else? Let me throw a right out of left
19 field idea out to you. Do y'all think that
20 given the history of the town, commitment of
21 residents, former residents. Don't live here.
22 Do live here. Business owners. What do you
23 think about -- and I'm not talking about the
24 whole project. If I was dealing -- if I had to
25 provide you stuff and take it one site at a



1 time. And develop one site a time. Okay.
2 Putting some restrictions on it. And if I
3 could develop that one site, do you think that
4 we have residents, steak holders in the Town of
5 Atlantic Beach, who would be willing to invest
6 in that? Forget what it is now. Something
7 that would generate a public interest and do
8 good for the town. Do you think we have people
9 who will do that? I'm not asking you
10 personally. I'm just -- do y'all think?

11 **MULTIPLE VOICES:** Yes.

12 **MR. QUATTLEBAUM:** Yes?

13 **COUNCILWOMAN ISOM:** Uh-huh.

14 **MR. QUATTLEBAUM:** Yes? You think they would?

15 **MALE SPEAKER:** Yeah.

16 **MR. QUATTLEBAUM:** They'll step up, wouldn't they?

17 **MALE SPEAKER:** I think so.

18 **MR. QUATTLEBAUM:** Okay. All right. So if I was
19 developing one of the sites, I'd go to Mr.
20 Skeeters. Mr. McFadden. Councilman Evans.
21 Council McLaurin. I'd tell them, y'all step
22 up. Back us on this project. Y'all got deep
23 pockets. Step up to the table and I'll get you
24 a return on your investment. That's my idea.
25 That's what I'd do. I ain't got no money, all



1 I got is land. I ain't got no capital. Let me
2 go. I'm getting ahead of myself. Let's go
3 back. I passed out to you an example from
4 financing. Just to trigger your alls thoughts
5 and your tolerance for debt. Potential debt
6 for developing these projects. I threw out two
7 sample scenarios of borrowing a construction
8 project of a half million dollars, okay? And
9 a million dollar construction project. You
10 think of long terms, 20 percent down. You have
11 to come up with for the \$500,000 dollar
12 project, you have to come up with \$100,000
13 cash. A million dollars, \$200,000 dollars,
14 cash. 20 percent. I took -- and it's on the
15 high side. Interest rates are lower now. But
16 we're projecting down the future, 4.5 percent.
17 Gave you some numbers on what the value of
18 developing a project that size would cost. The
19 question becomes, what's the tolerance -- well
20 first of all, I'm still on the scenario of you
21 individually. If you -- well, let me put it
22 this way -- is there some that the town should
23 -- forget what the number are, just a concept
24 -- interested on taking on debt taking on
25 whatever they decide. That's the question.



1 **MALE SPEAKER:** Repeat it, please.

2 **MR. QUATTLEBAUM:** Should the town take on debt, to
3 develop whatever the content. Everything y'all
4 talk about. Market conditions and all that.
5 Whatever it is. That's housing, that's
6 entertainment, whatever it is. Whatever the
7 project is. The question becomes, the risk
8 tolerance as you of residents, about the town
9 taking on debt to develop the concept or the
10 idea you have.

11 **MALE SPEAKER:** We are.

12 **MR. QUATTLEBAUM:** It's kinda -- it's hard to tell
13 until once we get into it. Council, it's kinda
14 like a seesaw. It's kinda like a seesaw motion
15 there. Some say that the town should not be
16 actively involved in developing because it puts
17 them with all the decisions being made.
18 Because they're gonna also receive gratuities
19 from that particular endeavor. Others say that
20 the town can get involved with the segmented
21 projects that will equal a plus revenue in the
22 trial (inaudible). I mean now case in point,
23 Surrey county Virginia. It's county government
24 is also black membered -- decided to invest
25 into a seafood resteraunt that was a failure.



1 And nobody would pick up on it. So the
2 government center decided to save the lease.
3 They took -- they saved the lease, but then
4 they leased it to a seafood distributor. And
5 gave them what it took -- the incentives or
6 whatever. To what it took to come in and he
7 turned it around. That didn't make them the
8 people hiring the hiring the employees and
9 things of that nature. So it can work in
10 various ways. Do you see what I'm saying?

11 **MR. QUATTLEBAUM:** And I don't want to get too
12 complicated in terms of the structure, but Mr.
13 Booker hit on it in terms of partnership,
14 developers and things of that nature. Harce is
15 correct. The town in my research, should not
16 take certain commercial development risks.
17 Okay? Given that we're a town. There are
18 public projects that some of you highlighted.
19 Parks. Community areas. We're going to get to
20 some other specific in terms of the town debt,
21 that the town can invest in and take a part in.
22 The key in terms of doing any major development
23 of some of the ideas and concepts we've heard
24 commercially, in all likelihood would inquire -
25 - require investors and developer partners.



1 The best town, city in South Carolina that have
2 perfected it, the public private partnership
3 between the town and private developers are
4 Greenville, South Carolina. Look it up.
5 Google it. Look it up. Basically, without
6 getting into a lot of details -- they developed
7 their own development corporation. To develop
8 projects in the town because the town -- they
9 created an entity. I'm not suggesting this --
10 that's just the format they used to develop.
11 Whatever we do on a scale, unless it's a public
12 project that we will do -- a community space.
13 We didn't mention it, but administrative
14 building. Police station. Things of that
15 nature, we can fund. But any other commercial
16 development -- market rate housing -- we are
17 going to need a development partner.
18 Amusement. Any other private venture. We're
19 going to do -- have to, or suggest it to
20 develop public/private partnership in order to
21 do it. All right. So back to my question on
22 finance -- risk tolerance. Let's go to some
23 specifics. Pass that one out to the Council.
24 All right. Some of y'all hit them here and I'm
25 going to run through. These are not in any



1 particular or priority or anything else. I
2 just want to hear, a show of hands what you
3 feel -- some of you probably want to talk.
4 Others of you will probably raise your hand and
5 say, yeah. I like that. If you had to
6 prioritize this, and let me run through the
7 list. Market rate rental, long term rentals.
8 You people stayin' long term. Year to year.
9 Low income, tax credit affordable. Single
10 family residential housing. The issue about
11 selling out, the ground lease like somebody
12 suggested. Mr. Booker, okay. Public housing.
13 Just putting it out there. Market rate
14 vacation rental housing. Commercial office
15 rental space. Town hall and police
16 administration building. Can I get an amen?

17 **MULTIPLE VOICES:** Amen to that.

18 **MR. QUATTLEBAUM:** Commercial retail space. Housing
19 for Veterans. Exclusive. Highlight them in
20 the country. Housing for seniors, somebody
21 said this. 62 and above. a homeless shelter.
22 Pre-K daycare center facility. And others.
23 All right. Can y'all see 'em? Let's vote.
24 Market rate housing? Now let me say this is
25 not limited in saying you can't do other



1 things. What would you do first? Give me your
2 top three. On this list here, give me your top
3 three. What would you do first if you had to
4 choose from this list. Okay. Everybody
5 thinking? Market rate housing, how many
6 people? Market rate apartments, long term?
7 Nothing? Okay. We got one.

8 **MALE SPEAKER:** (inaudible).

9 **MR. QUATTLEBAUM:** Okay. Two. Anybody else? Think
10 about it. Three. Four. Five. Anybody else?
11 Market rate, long term.

12 **FEMALE SPEAKER:** There's something -- I mean, I came
13 in late. There's something I can't see that I
14 haven't ---

15 **MR. QUATTLEBAUM:** That's on other. You can bring it
16 up after I go through the list. Let's move
17 quickly. Low income affordable housing,
18 somebody suggested it. Tax credit affordable
19 housing. The housing authority tried to do.
20 I told the submissions, but we're not going to
21 be limited by that now. Because of the adult
22 entertainment, but affordable work force
23 housing they call it. This is getting
24 subsidies from the federal government to pay
25 down the rent for working families and people



1 who can afford it. Teachers, fireman, police
2 officers. Low affordable housing. How many?
3 One, two, three, four, five, six, seven, eight.
4 All right. Let's move. Single family
5 residential housing? One, two, three, four,
6 five, six.

7 **MALE SPEAKER:** I can't vote but for three.

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

16 **(Inaudible background noise.)**

17 **MR. QUATTLEBAUM:** Housing for Veterans. One, two,
18 three, four, five, six, seven, eight, nine,
19 ten, eleven, twelve, thirteen, fourteen,
20 fifteen. Housing for senior citizens, 62 and
21 above? One, two, three, four, five, six,
22 seven, eight, nine. Did I miss you? You were
23 making? Now (inaudible) -- he came up after,
24 eleven. Homeless shelter? Oh. Y'all don't
25 like that. Pre-K daycare center? One, two --



1 one, two, three, four, five, six, seven, eight,
2 nine, ten, eleven, twelve, thirteen, fourteen.
3 All right. Others.

4 **FEMALE SPEAKER:** (inaudible) ---

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

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

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

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

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

19 **FEMALE SPEAKER:** (inaudible) -- the people to
20 (inaudible) ---

21 **MR. QUATTLEBAUM:** Activity center?

22 **FEMALE SPEAKER:** Yeah. We have a tennis court.

23 **MR. QUATTLEBAUM:** Okay.

24 **FEMALE SPEAKER:** They can play -- I mean, we leave
25 those things down there off of the street.



1 **MR. QUATTLEBAUM:** Okay. Let's stay with things we
2 can build.

3 **(Inaudible background noise.)**

4 **MALE SPEAKER:** You mentioned in your last thing
5 vacation ---

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

11 **MULTIPLE VOICES:** Uh-huh.

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

16 **FEMALE SPEAKER:** Disabled housing.

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

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

22 **MR. QUATTLEBAUM:** What's that?

23 **CLERK:** Market Rate apartment number one.

24 **MR. QUATTLEBAUM:** No. No. No.

25 **CLERK:** What are you talking about?



1 **MR. QUATTLEBAUM:** The others. The others.

2 **CLERK:** Okay.

3 **MR. QUATTLEBAUM:** We got three others.

4 **CLERK:** Amusement.

5 **MR. QUATTLEBAUM:** Okay. Amusement.

6 **CLERK:** A museum.

7 **MR. QUATTLEBAUM:** Wait. Let's take a vote. One at
8 a time. Amusement? Museum, amusement,
9 musical? One, two, three, four, five, six,
10 seven, eight, nine, ten, eleven, twelve,
11 thirteen, fourteen, fifteen, sixteen,
12 seventeen, eighteen, nineteen, twenty, twenty
13 one. Twenty one. Whoa.

14 **CLERK:** Okay.

15 **MR. QUATTLEBAUM:** What's the second one?

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

18 **MR. QUATTLEBAUM:** Amusement first. Recreation.

19 **MALE SPEAKER:** Recreation.

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

25 **CLERK:** Disabled housing.



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

5 **CLERK:** You're doing good.

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

8 **CLERK:** Two minutes.

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

16 **MULTIPLE VOICES:** Now.

17 **MR. QUATTLEBAUM:** Okay. So what's a good timeline?
18 Depending on the project, that's what you're
19 thinking? That you want to get started. So
20 what I hear, and the consensus is -- based on
21 what your input is, what's feasible? I heard
22 everybody say we need to come back and see
23 what's financially feasible on a rate of
24 return. Now rate of return is not only
25 measured in economic. Community benefit. Like



1 a public facility. Administrative office and
2 police. Those are not dollar returns, those
3 are investments in the community and will
4 enhance the community. So when I say return
5 feasibility, what is the best thing to come
6 back with with those; okay? So when should we
7 start the process.

8 **VOICE:** Let's start now; right?

9 **MR. QUATTLEBAUM:** Tell Council. Y'all want to get
10 started.

11 **MALE SPEAKER:** We just started today, didn't we?
12 Right here, right now.

13 **(Inaudible background noise.)**

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

17 **(Inaudible background noise.)**

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

21 **MALE SPEAKER:** (inaudible) -- I was thinking about
22 going back to what you said about trying to
23 raise some money. How can you say deep pockets
24 and not (inaudible)? Most people don't have
25 deep pockets. So I'm going to give you a



1 scenario, if you needed to raise \$10,000 but
2 you needed each person to come up with \$5,000,
3 you might not get but two people. But if each
4 person could come up with \$1,000, more people
5 would come up with \$1,000. So I think if we
6 make the investment a smaller amount that's
7 good. More people can come on and give help
8 and they can't afford the \$10,000. And I'll
9 give you an example. In Atlanta, they wanted
10 to build a park. So what they did is they
11 offered bricks with your name on it. And the
12 closer the bricks got to the middle, the more
13 they cost. They had \$50 brick, then you have
14 \$20,000 bricks. But if you want a \$50 brick --
15 its evolved into \$20,000 bricks. And now we
16 run the task of if they want to dish out more
17 money for statues, fountains, they took that.

18 **MR. QUATTLEBAUM:** Very good. Anybody else?
19 Questions? Questions?

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

22 **CLERK:** State his name. Please state your name.

23 **MALE SPEAKER:** (inaudible) -- I gave my name, Wally.
24 Excuse me, I wanted to know if you guys are
25 actually interested in doing crowd funding.



1 Because most of the town projects like this --
2 crowd funding community is the most feasible
3 way to just start groundbreaking any kind of
4 projects like that. Basically what this is
5 here. Basically Trish said it. All the ones
6 in this room (inaudible) a plot to go towards
7 something. Maybe a down payment, or whatever
8 it is to start a project. That is a good way
9 fro everybody to kind of get in and get
10 involved. And you get all hands on board.
11 Everybody is somewhat on the same level playing
12 field. I feel like as a community especially
13 where we are right now, crowd funding is the
14 best (inaudible) understanding everybody's roll
15 and where everybody fits in at. It's -- it
16 opens up a lot more opportunities to where
17 individually, everybody get the picture and
18 things get fulfilled too. So, I feel like what
19 Trish said about crowd funding should actually
20 be talked about and should be brought up on a
21 wider scale to kinda ---

22 **MR. QUATTLEBAUM:** Any other questions? Questions?

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

25 **MR. QUATTLEBAUM:** We're being creative now. Okay.



1 All right. What about grants? Let me just
2 say, without getting into the details --
3 grants, zoning. There's a funding timeline.
4 For example, Low income from the housing
5 authority -- people know this. Low income
6 housing tax credit for affordable work force
7 housing --there's a cycle that when they
8 publish the revision on when you can apply --
9 it's almost an 18 month process just to get
10 selected. That's before you put a shovel in
11 the ground. Just to get the funding and
12 compete in the state of South Carolina, to get
13 funding. It's 18 months. Feasibility studies.
14 Market studies. All kinds of commitments and
15 everything else. Do we want to go after a time
16 frame like that? Or do we want -- let's stay
17 with our first project, do we want something
18 that will give us a return soon? And I'm not
19 defining what soon is. I'm not talking about
20 waiting two years. And that's what I gave you
21 the numbers. What's your risk tolerance?

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



1 right?

2 **MR. QUATTLEBAUM:** No tax.

3 **MALE SPEAKER:** Okay.

4 **MR. QUATTLEBAUM:** No tax.

5 **MALE SPEAKER:** The expense right now is just
6 maintaining?

7 **MR. QUATTLEBAUM:** Yes, sir.

8 **MALE SPEAKER:** Okay.

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

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

18 **MR. QUATTLEBAUM:** Excellent point. Excellent point.
19 Do you think -- he's talking about
20 comprehensive plans. Which hasn't been updated
21 since it was initially done. And it has a blue
22 print. I suggest all of you go read it. It
23 has some recommendations on the type of
24 development that needs to come to the town of
25 Atlantic Beach. So that's an excellent point.



1 An excellent start. We want to -- we don't
2 want to start from ground zero, okay? And the
3 waste a lot of time doing nothing. It's coming
4 upon us as staff, once council has made the
5 decision about what direction we're going in --
6 that we start in that process of starting to
7 bring back recommendations to the council and
8 to the community. All right. And that's where
9 we're at. We've gotten a lot of good input
10 from all of you in terms of that. The only
11 thing I'm hesitant about and we are kind of
12 leery. And I guess y'all don't -- can't tell
13 where we are, I guess for concern from
14 financial. What's your risk tolerance? Okay.
15 The scenario I gave you. If I gave it to you
16 personally, would you ---

17 **MALE SPEAKER:** (inaudible)

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

21 **MULTIPLE VOICES:** Yes.

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

24 **MALE SPEAKER:** Absolutely.

25 **MR. QUATTLEBAUM:** Okay. And the risk is the risk of



1 losing the land. Are you with me?

2 **(Inaudible background noise.)**

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

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

14 **(Inaudible background noise.)**

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

17 **MR. QUATTLEBAUM:** Okay.

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

20 **MR. QUATTLEBAUM:** Oh. I'm not talking about the
21 particulars of it. I know what you're saying.

22 **MALE SPEAKER:** Yeah. Yeah. Right.

23 **MR. QUATTLEBAUM:** I know it's all conditional on
24 what the deal is. Okay. I gotcha.

25 **(Inaudible background noise.)**



1 **MALE SPEAKER:** Start small. Minimize your risk.

2 **MR. QUATTLEBAUM:** Okay.

3 **MALE SPEAKER:** Until you see success.

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

8 **MALE SPEAKER:** Small. Not too big.

9 **MR. QUATTLEBAUM:** Okay. What's your definition of
10 small? You got a dollar amount cap on it? How
11 ---

12 **MALE SPEAKER:** Council (inaudible) ---

13 **(Inaudible background noise.)**

14 **MR. QUATTLEBAUM:** You started kicking it back to
15 Council, huh? I didn't ask them to do this, I
16 promise.

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

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

21 **MALE SPEAKER:** No I -- my name is (inaudible) --
22 going back to what he said about starting small
23 and working our way up. Well, I'm going -- I
24 was (inaudible). I'm going to start the
25 biggest thing first. Because it will pay for



1 everything small. So, I don't want to start
2 small. I want to start the big things. Does
3 that make sense to you?

4 **MR. QUATTLEBAUM:** Ain't no wrong answer.

5 **MALE SPEAKER:** Okay.

6 **MR. QUATTLEBAUM:** Ain't no wrong answers. Ain't no
7 wrong answers.

8 **MALE SPEAKER:** I'll take the biggest risk investment
9 there is.

10 **MR. QUATTLEBAUM:** Okay. At this time, I want to
11 thank all of you. First of all let me do this
12 -- and I meant to acknowledge them earlier.
13 And I think I did. But if not, I don't want to
14 be remised in acknowledging our planning
15 commission. Let me just tell you a little bit
16 about -- they've been working for over a year,
17 diligently. Revising out land management
18 ordinance. We have been working with the
19 municipal association for over a year. They've
20 sacrificed and volunteered their time. And we
21 are at a point of completion and it's under
22 review by an attorney for legality. Make sure
23 all our I's are dotted and T's are crossed.
24 And I'd like them all to stand, the planning
25 commission and thank them for their work and



1 continued work. And our time frame -- the
2 planning commission time frame to present the
3 land management ordinance is May or June.
4 Okay. Now -- just I want to elaborate. But
5 the land management ordinance deals with a lot
6 of issues in terms of zoning. Ordinances in
7 terms of signage and all kinds of things. Land
8 use and things of that nature. And the attempt
9 is to try to get a more consistent and cohesive
10 land use plan from a zoning stand point
11 primarily. But among other things in terms of
12 ordinances that they are correct, proper and in
13 order. So I want to thank the commission. Can
14 you please stand, commission? Let's have a
15 hand for them. Council, I had great foresight
16 in appointing. I wish Mr. Bellamy, Mr. ---

17 **COUNCILWOMAN ISOM:** Timothy.

18 **MR. QUATTLEBAUM:** And ---

19 **COUNCILWOMAN ISOM:** Timothy. Timothy.

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

23 **CLERK:** Listen, you ---

24 **MR. QUATTLEBAUM:** Yes.

25 **CLERK:** You don't want the housing to stand? The



1 housing members?

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

4 **CLERK:** Yes.

5 **MR. QUATTLEBAUM:** I thought I stood them up?

6 **COUNCILWOMAN ISOM:** They did already.

7 **CLERK:** No. (inaudible) ---

8 **MAYOR EVANS:** Anderson wasn't here.

9 **CLERK:** Mr. Anderson was not here.

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

12 **CLERK:** Hosing.

13 **MR. QUATTLEBAUM:** We thank you for your service.

14 **(Applause)**

15 **MR. QUATTLEBAUM:** At this time, I'd like to turn it
16 over to the Council for their comments, input,
17 insight.

18 **CLERK:** Perfect timing.

19 **MR. QUATTLEBAUM:** Cheryl said I'm right on time.

20 **MAYOR EVANS:** Yeah. I just want to thank everybody
21 for their participation. Thank everybody for
22 coming out. This is some tough decisions to
23 make when dealing with this. And I'm sure
24 y'all realize that. I've heard a lot of good
25 ideas. I'm sure Council members have ideas as



1 well. I'm glad we did take the time out and do
2 this for the community. We don't want to just
3 jump out and start doing things without getting
4 input from those who are responsible for us
5 being up here.

6 **(Cell phone rings.)**

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

18 **COUNCILMAN EVANS:** So moved.

19 **COUNCILWOMAN ISOM:** Second.

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

23 **COUNCILMAN EVANS:** Roll call?

24 **COUNCILWOMAN ISOM:** Roll call.

25 **MR. QUATTLEBAUM:** Help yourself to some baked goods



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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.)

