



Town of Hilton Head Island

Gullah Geechee Historic Neighborhoods Community Development Corporation Meeting

**Wednesday, May 21, 2025, 10:00 AM
1 Town Center Court, Hilton Head Island, SC
Benjamin M. Racusin Council Chambers**

- 1. Call to Order**
- 2. Adoption of the Agenda**
- 3. Approval of the Minutes**
 - a. Regular Meeting Minutes of March 19, 2025
- 4. Unfinished Business**
 - a. Discussion and Review of the Fiscal Year 2026 Gullah Geechee Historic Neighborhoods Community Development Corporation Proposed Budget (Update) - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
- 5. Public Comment - Non Agenda Items**
- 6. Executive Session**
 - a. Discussion of Appointment to Boards, Commissions, and Committees [Pursuant to the South Carolina Freedom of Information Act Section 30-4-70 (a)(1)] related to:
 1. Gullah Geechee Historic Neighborhood Community Development Corporation
 - b. Discussion of Negotiations Incident to Proposed Contractual Arrangements and Discussion for the Proposed Sale or Purchase of Property [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)] related to:
 1. Stoney Area
- 7. Action from Executive Session**

8. Adjournment

FOIA Compliance: Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act and the requirements of the Town of Hilton Head Island.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Hilton Head Island will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Hilton Head Island ADA Coordinator as soon as possible but no later than 48 hours before the scheduled event.

Municipal Association of South Carolina (MASC) Civility Pledge:

"I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city or town."



Town of Hilton Head Island
GULLAH GEECHEE HISTORIC
NEIGHBORHOODS COMMUNITY
DEVELOPMENT CORPORATION MEETING
Wednesday, March 19, 2025, 10:00 AM
Minutes

Call to Order

Vice Chair Johnson called the meeting to order at 10:00 a.m.

Committee Members Present: Louis Johnson; Andre' White; Alex Brown; and Alan Perry

Board Members Absent: Terry Brubaker and Shirley "Peaches" Peterson

Adoption of the Agenda

Mr. Brown moved to adopt. Mr. Perry seconded. Motion carried 4-0.

Approval of the Minutes

Regular Meeting Minutes of February 19, 2025

Mr. Brown moved to adopt. Mr. White seconded. Motion carried 4-0.

Unfinished Business

2024-19 Wayfinding Solution Development Update - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation

Thomas Boxley addressed the Board regarding the item with the following information.

Mr. Boxley provided an overview of the work done to date on the wayfinding project. The project is at ninety (90) percent completion at this point. This includes site specific infrastructure development for the sites that include Fish Camp, Robinson Junior High School, Old School House Park, Fisherman's Co-op and pending further research the Barnwell Tabby Ruins. This also includes a landing page/website that will serve as the location that will house the digital artifacts and allow for us to expand in the future.

Kujanga Jackson, Solaos, provided the Board of Directors with an update of where the wayfinding project is currently. They are at the stage of development where they will be building narration, pictures, insights and historical context for the application. The project includes the development of an interactive mobile application designed to guide users through significant Gullah sites on Hilton Head Island. The app, compatible with both iOS and Android platforms, is built with extensibility in mind, allowing for future additions without the need for redevelopment. It features augmented reality experiences at key sites, such as the Fisherman's Co-Op, where murals and artifacts come to life through users' devices. The app also includes a travel guide, business directory, and geospatial audio narratives to

enrich user experience. A significant aspect of the project is the involvement of Gullah youth, providing them with opportunities to contribute to cultural preservation efforts. The app will also feature businesses all over the country that link back to the Gullah Culture that will also be featured on the website. Featured sites include: Old School House Park, Robinson Junior High School, Fisherman's Co-Op, Driessen Beach Park; the Barnwell Tabby Ruins, Fish Camp, and Historic Mitchelville Freedom Park.

Members of the Board had questions, comments, and discussion regarding: the process of testing the app; clarification of the sites that will be featured; this is a great start; will there be a place to introduce Gullah families; potential launch date; how information can be tied back the Gullah Culture of Hilton Head; upkeep of the app; favorable thoughts of the app the work done this far on it; and when the app is launched how will the information get out so it can be downloaded.

Vice Chair Johnson asked for Public Comment.

Thomas Barnwell made comments regarding his thoughts of an app of this kind being late but it is better that it is being done. He also expressed the importance of the industries the Island has to offer.

David White addressed the Board that it was great to listen to the work that is being done and this app will allow younger people in the community to learn & stay engaged to our community. He also suggested that those that went to Robinson Highschool be interviewed and added to the app.

New Business

Discussion and Review of the Fiscal Year 2026 Gullah Geechee Historic Neighborhoods Community Development Corporation Proposed Budget

Thomas Boxley addressed the Board regarding the item with the following information.

The proposed fiscal year 2026 budget highlights include funding in support of small business development, real estate/neighborhood stabilization and development, and Phase II of the Cultural Heritage Site Wayfinding. The total proposed budget is \$3,479,922 which is 2% higher than last year.

Mr. Brown made a motion to forward to Town Council for consideration the Fiscal Year 2026 Gullah Geechee Historic Neighborhoods Community Development Corporation Proposed Budget. Mr. Perry seconded.

Vice Chair Johnson asked for public comment.

There was no public comment at this time.

Members of the Board had questions, comments, and discussion regarding: the need to have a plan that focuses on the revenues; utilizing the Town's Grant Administrator to find other potential financial opportunities; the value of having the Town contributions such as office space, executive support, and marketing experience; and clarifications of the two new proposed positions.

Motion carried 4-0.

Public Comment - Non Agenda Items

There was no public comment at this time.

Adjournment

Vice Chair Johnson adjourned the meeting at 11:24 a.m.

The recording of this Meeting can be found on the Town's website at www.hiltonheadislandsc.gov



TOWN OF HILTON HEAD ISLAND

Gullah Geechee Historic Neighborhoods Community Development Corporation

TO: Gullah Geechee Historic Neighborhoods Community Development Corporation
FROM: Thomas Boxley, Executive Director
CC: Marc Orlando, Town Manager
DATE: May 21, 2025
SUBJECT: Discussion and Review of the Fiscal Year 2026 Gullah Geechee Historic Neighborhoods Community Development Corporation Proposed Budget (Update)

RECOMMENDATION:

No action required. This Item is a status update.

BACKGROUND:

This agenda item is a follow-up to our March 2025 meeting during which time the board discussed and recommended approval of the FY 26 Operating Budget.

SUMMARY:

The Board of Directors recommended approval of the proposed CDC budget that included budgetary allocations for the position of Senior Project Manager. Upon further discussion and consultation with the Town Manager, this position will be proposed to Town Council to be fully funded by the Town of Hilton Head Island's Staffing budget.

ATTACHMENT:

1. Updated Fiscal Year 2026 Budget

GULLAH GEECHEE HISTORIC NEIGHBORHOODS COMMUNITY DEVELOPMENT CORPORATION								
	FY23	FY24	FY25	FY25	FY26	FY26-FY25	FY26-FY25	
Description	Actual	Actual	Budget	YTD Actual	Budget Request	\$ Change	% Change	Itemizations
-> Gullah Geechee Historic Neighborhoods Community Development Corporation -> E -> Personnel								
SALARIES	-	94,983	150,800	77,574	154,826	4,026	3%	
Executive Director								154,826
FICA	-	7,733	11,536	6,262	13,663	2,127	18%	
RETIREMENT-ICMA	-	11,377	18,096	9,258	18,579	483	3%	
401K-RETIREMENT CONTRIBUTION	-	-	-	9	-	-	0%	
ADMINISTRATIVE FEE (STATE)	-	21	36	18	36	-	0%	
MEDFLEX	-	1,342	1,150	-	1,150	-	0%	
PREVENTIVE HEALTH CARE	-	180	-	48	-	-	0%	
PREVENTIVE DENTAL CARE	-	-	-	-	-	-	0%	
MEDICAL	-	4,009	7,211	3,448	12,706	5,495	76%	
DENTAL	-	94	162	81	162	-	0%	
BASIC LTD (STATE)	-	23	39	19	39	-	0%	
STD (TOWN)	-	111	197	113	203	6	3%	
SUPPLEMENTAL LTD(STATE)	-	157	559	134	544	(15)	-3%	
LIFE AD&D(STATE)	-	3	5	2	5	-	0%	
LIFE AD&D (TOWN)	-	184	329	188	365	36	11%	
WORKERS COMPENSATION	-	-	825	586	1,092	267	32%	
HOLIDAY	-	-	431	-	431	-	0%	
VEHICLE ALLOWANCE-EDC	-	5,250	9,000	4,500	9,000	-	0%	
PERSONNEL ADJUSTMENT	-	-	-	-	-	-	100%	
Sr. Project Manager Request \$132,210								-
Program Coordinator Request \$91,110								-
TOTAL PERSONNEL	-	125,464	200,376	102,241	212,801	12,425	6%	
-> Gullah Geechee Historic Neighborhoods Community Development Corporation -> E -> Operating								
OPERATING ADJUSTMENT	-	-	-	-	-	-		
CDC-TRAVEL	-	-	-	-	4,900	4,900	100%	
Conference Lodging								2,900
Conference Travel								2,000
CDC-MEETINGS & EVENTS	-	299	4,625	695	4,250	(375)	-8%	
Christmas Celebration								
Conference Registrations								4,250
CDC-TRAINING	-	178	-	-	-	-		

GULLAH GEECHEE HISTORIC NEIGHBORHOODS COMMUNITY DEVELOPMENT CORPORATION								
	FY23	FY24	FY25	FY25	FY26	FY26-FY25	FY26-FY25	
Description	Actual	Actual	Budget	YTD Actual	Budget Request	\$ Change	% Change	Itemizations
CDC-PROFESSIONAL DUES	156,815	-	-	-	-	-	-	
PROFESSIONAL SERVICES	-	-	310,000	32,565	204,210	(105,790)	-34%	
Additional Wayfinding - \$60,000								60,000
Legal Services + Appraisals - \$80,000								48,210
A/E + PreCon Services								66,000
Lowcountry Gullah								30,000
PROMOTION / HOSPITALITY	-	605	10,000	6,804	13,400	3,400	34%	
CDC-PRINTING & PUBLISHING	-	170	8,000	87	2,000	(6,000)	-75%	
MARKETING-CDC	-	1,859	30,000	-	2,417	(27,583)	-92%	
CDC-OFFICE EQUIPMENT/TECHNOLOG	-	-	-	-	-	-	-	
OFFICE RENTAL	-	-	-	-	-	-	-	
CDC-INSURANCE	-	-	10,000	-	10,000	-	0%	
EMPLOYEE RELATIONS	-	-	-	-	-	-	-	
BOOKS SUBSCRIPTIONS & DUES	-	22	1,000	-	1,125	125	13%	
CDC-BOOKS AND RESOURCE MAT.	-	-	-	62	-	-	-	
UTILITIES	-	-	-	-	-	-	-	
CDC-OFFICE SUPPLIES	-	546	1,500	44	1,500	-	0%	
GENERAL CONTINGENCY	-	-	80,000	-	80,000	-	0%	
TOTAL OPERATING	156,815	3,678	455,125	40,257	323,802	(131,323)	-29%	
-> Gullah Geechee Historic Neighborhoods Community Development Corporation -> E -> Capital								
INFRASTRUCTURE	-	-	-	-	-	-	-	
LAND	-	-	1,250,000	-	1,250,000	-	0%	
TOTAL CAPITAL	-	-	1,250,000	-	1,250,000	-	0%	
-> Gullah Geechee Historic Neighborhoods Community Development Corporation -> E -> Grants								
SMALL BUSINESS LOANS	-	-	500,000	-	500,000	-	0%	
NEIGHBORHOOD DEVELOPMENT LOANS	-	-	1,000,000	-	1,000,000	-	0%	
TOTAL GRANT EXPENSE	-	-	1,500,000	-	1,500,000	-	0%	
TOTAL GGHNCDC	156,815	129,142	3,405,501	142,498	3,286,603	(118,898)	-3%	