



Town of Hilton Head Island

Gullah Geechee Historic Neighborhoods Community Development Corporation Meeting

Wednesday, July 16, 2025, 6:00 PM

**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 May 21, 2025
- 4. Unfinished Business**
 - a. 2024-19 Wayfinding Solution Development Update - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
- 5. New Business**
 - a. Recognition of Outgoing Board Member Terry Brubaker - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
 - b. Recognition of Newly Appointed Board Members David Ames and Sarah Eisner - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
 - c. Review & Discussion of the Gullah Geechee Historic Neighborhoods Community Development Corporation Staffing - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
 - d. Review & Discussion of 2025 Community Financial Educational Meetings - Thomas Boxley, Executive Director for the Gullah Geechee Historic Neighborhoods Community Development Corporation
- 6. Public Comment - Non Agenda items**

7. Executive Session

- a.** 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
- b.** Discussion of Matters Related to Proposed Contractual Arrangements Related to Services at Hilton Head Island Airport [Pursuant to South Carolina Freedom of Information Act Section 30-4-70 (a)(2)]

8. Action from Executive Session

9. 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, May 21, 2025, 10:00 AM Minutes

Call to Order

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

Committee Members Present: Shirley "Peaches" Peterson, Chair; Louis Johnson, Vice-Chair; Andre' White; Alex Brown; and Alan Perry

Committee Members Absent: Terry Brubaker

Adoption of the Agenda

Mr. Perry made a motion to adopt. Mr. Brown seconded. Motion carried 5-0.

Approval of the Minutes

Regular Meeting Minutes of March 19, 2025

Mr. Perry made a motion to approve. Mr. Johnson seconded. Motion carried 5-0.

Unfinished Business

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

Thomas Boxley addressed the Committee with the following information.

The Gullah Geechee Historic Neighborhoods Community Development Corporation (GGHNCD) approved the proposed fiscal year 2026 budget during the March 19, 2025, meeting. At that time, two additional positions were proposed, Sr. Project Manager and Program Coordinator and approved by the Board of Directors. Mr. Boxley informed the Board that the proposed position salaries will be fully funded through the Town of Hilton Head Island fiscal year 2026 Staffing budget. This will reduce the proposed fiscal year 2026 GGHNCD's budget leaving the new proposed budget as \$3,286,603. No other changes were proposed.

Committee Members had questions, comments and discussion regarding: the collaborative nature of the Town's budget process between Town Council and Town Staff is positive;

support for the current direction and efforts of the Gullah Geechee Historic Neighborhoods Community Development Corporation; clarification on whether the budget approval process is conducted annually or granted in perpetuity; and appreciation for the Town's commitment to covering the expenses associated with the proposed salaries.

Chair Peterson asked for public comment.
There was no public comment at this time.

Public Comment - Non Agenda Items

There was no public comment at this time.

Executive Session

At 10:07 a.m., Mr. Perry moved to enter into executive session for the reason stated by Mr. Boxley. Mr. Brown seconded. Motion carried 5-0.

At 10:53 a.m., Mr. Johnson moved to end executive session and return to the regular meeting. Mr. Perry seconded. Motion carried 5-0.

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

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

Action from Executive Session

There was no action as a result of executive session.

Adjournment

Chair Peterson adjourned the meeting at 10:54 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: July 16, 2025
SUBJECT: 2024-19 Wayfinding Solution Development Update

RECOMMENDATION:

There is no action needed by the Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors.

BACKGROUND:

In October 2024, the Gullah Geechee Historic Neighborhoods Community Development Corporation began work on the first phase of the Wayfinding Application, a technology-driven initiative designed to honor and highlight Gullah Geechee history through immersive, digital experiences.

SUMMARY:

The first phase of the Wayfinding Application is nearing completion, with an anticipated launch date of August 22, 2025. Both the mobile application and the companion website are in their final stages of development.

The signage component to the project is also close to completion. This includes finalized sign designs (previously shared with the Board for review in June), QR code generation, and strategic placement of the signage. The final stage will involve submitting materials to the contractor for final design approval, fabrication, and installation.

We have encountered some delays in the development timeline due to updates in Apple's iOS operating system, as well as the ongoing process of establishing the application in both the Apple and Android app stores.

A formal announcement regarding the official launch date of the application and website will be made in the coming weeks.



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: July 16, 2025
SUBJECT: Review & Discussion of the Gullah Geechee Historic Neighborhoods Community Development Corporation Staffing

RECOMMENDATION:

There is no action needed by the Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors.

BACKGROUND:

As part of the Fiscal Year 2026 budget discussions in March and a follow-up update in May, a staffing model was presented to the Board recommending the transition of the Principal Planner, Historic Neighborhoods position to a Project Manager role within the Gullah Geechee Historic Neighborhoods Community Development Corporation (GGHNCD).

SUMMARY:

During the budgeting process, it was communicated to the Board that transitioning this role to the GGHNCD aligns with the Corporation's mission to support the Gullah Geechee community. The role encompasses responsibilities that reflect the services the Corporation was established to provide. In addition, certain functions previously associated with the Gullah Geechee Cultural Preservation Task Force—as well as initiatives identified in the Task Force's final report—will now fall under the purview of the GGHNCD. This transition also strengthens collaboration between the GGHNCD and the Town's Planning Department, particularly through continued work with the Design Studio.

As of July 1, 2025, the transition of this role to the Gullah Geechee Historic Neighborhoods Community Development Corporation has been completed.

Stephen G. Riley Municipal Complex

One Town Center Court ♦ Hilton Head Island ♦ South Carolina ♦ 29928

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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: July 16, 2025
SUBJECT: Review & Discussion of 2025 Community Financial Educational Meetings

RECOMMENDATION:

There is no action needed by the Gullah Geechee Historic Neighborhoods Community Development Corporation Board of Directors.

BACKGROUND:

During the Gullah Geechee Historic Neighborhoods Community Development Corporation Strategic planning process in Fall 2023, one of the identified strategic goals was to increase access to capital and enhance financial education within the community. In alignment with this goal, we successfully developed and launched a four-part financial education series in Fall 2024.

SUMMARY:

In Fiscal Year 2025, in response to Strategic Goal #4, we launched our inaugural financial education series titled "*Money Talks*." This series was developed to support aspiring entrepreneurs and small business owners by providing actionable strategies for business start-up, growth, and sustainability.

We partnered with the Island Recreation Center to serve as our host location and collaborated with TD Bank, whose representatives co-facilitated the sessions and supported content delivery.

Due to the positive reception and alignment with our mission, we will continue the *Money Talks* series into Fiscal Year 2026, maintaining our partnership with the Island Recreation Center and TD Bank.

ATTACHMENT:

1. Financial Education Flyer

MONEY TALKS:

DEVELOPING YOUR SMALL BUSINESS

Presented by the Gullah Geechee
Historic Neighborhoods CDC
and TD Bank

JULY **Fraud**
22 **Awareness**




For More Information Contact:


Thomas Boxley

Executive Director

Gullah Geechee Historic Neighborhoods
Community Development Corporation (CDC)

 (843) 341 - 3097

 ThomasB@hiltonheadislandsc.gov

 hiltonheadislandsc.gov/calendar/

2025 Upcoming Schedule

We invite you to join us monthly for engaging sessions designed to help you grow your business.

Each Session

Time: 5:30 - 7:00 P.M.

Location: Hilton Head Island
Recreation Center, 20 Wilborn Road

AUG. **Lending: Navigating**
19 **Access to Capital in a**
 Changing Climate

SEPT. **The Legal and Tax**
16 **Aspects of Business**
 Ownership

OCT. **Non Traditional**
21 **Lending**

NOV. **Doing Business With**
18 **The Town of Hilton**
 Head Island -
 Procurement Strategies

Presented by



Gullah Geechee
Historic Neighborhoods
CDC

