

***MINUTES OF THE SPECIAL MEETING  
OF OCTOBER 30, 2008 OF THE TOWN COUNCIL  
TOWN OF CAROLINA BEACH***

***October 30, 2008***

The Town Council of the Town of Carolina Beach met in a special session on October 30, 2008 at 6:30 p.m. in the Council Chambers at the Municipal Administration Building, 1121 N. Lake Park Blvd., Carolina Beach, North Carolina. The following were present: Mayor Joel Macon; Mayor Pro Tem (MPT) Dan Wilcox; Councilwoman Pat Efird; and Councilman Jerry Johnson. Also present were Town Manager Tim Owens and Town Clerk Lynn Prusa. Councilman Alan Gilbert was absent.

Mr. Owens said the purpose of this meeting is to consider a proposal from Peter J. Smith Company to provide services to initiate Master Development Plan implementation.

Mr. Smith asked if he could interrupt for a minute to present Council with an award from the Western NY Section of APA for your Master Plan and you will be receiving another award from the State Society of Architects.

The town manager resumed his presentation by stating that basically the purpose of the meeting tonight is to sit down and talk about the implementation of the proposal and whether or not to seek a master developer.

Mr. Smith said they are suggesting a 4 step approach to initiate the Master Development Plan implementation: (1) a meeting with property owners to explain the project, the process and potential commitment of property owners; (2) summarize the meeting and do a strategic report outlining a step by step approach; (3) prepare a development interest package suitable for marketing to targeted potential developers; and (4) take it back to the property owners again to update the owners and receive some type of commitment from them.

The products you would get would be the two meetings, the strategic report and the summary document that could be submitted to a developer list and they would provide that list as well.

The town manager said they would like to do this at the same time at the streetscape and Mr. Smith agreed, but said he didn't want there to be any confusion since they are separate things.

They will also try to find similar development projects such as waterfront, tourism and quality design projects.

The manager said this isn't something that needs to be decided tonight, but he wanted to give Council a chance to ask questions.

There was discussion about the best way to notify the boardwalk property owners and encourage them to come. Councilman Johnson said we need to make sure they understand that the November 6 meeting is about that area and we need input from them. The manager said that in addition to notification by mail they could make phone calls to the property owners in the core boardwalk area. Other suggestions were to advertise in the Island Gazette or to distribute flyers by hand.

Council decided to wait until the meeting on November 10<sup>th</sup> before taking any formal action.

**A motion was made by Councilwoman Efird to adjourn. MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted,

Lynn N. Prusa  
Town Clerk

Approved: \_\_\_\_\_