

**Greenville Redevelopment Commission
Meeting Minutes
Tuesday, August 5, 2014
Greenville, North Carolina**

Present:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" type="checkbox"/> Mark Woodson | <input type="checkbox"/> Sharif Hatoum |
| <input checked="" type="checkbox"/> Jeremy King | <input checked="" type="checkbox"/> Patricia Dunn | |
| <input checked="" type="checkbox"/> Judy Siguaw | <input checked="" type="checkbox"/> Richard Patterson | |

Absent:

- | | | |
|--|--|---|
| <input type="checkbox"/> Angela Marshall | <input type="checkbox"/> Mark Woodson | <input checked="" type="checkbox"/> Sharif Hatoum |
| <input type="checkbox"/> Jeremy King | <input type="checkbox"/> Patricia Dunn | |
| <input type="checkbox"/> Judy Siguaw | <input type="checkbox"/> Richard Patterson | |

Staff:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Merrill Flood | <input checked="" type="checkbox"/> Betty Moseley |
| <input checked="" type="checkbox"/> Carl Rees | <input checked="" type="checkbox"/> Jonathan Edwards |
| <input type="checkbox"/> Kandie Smith (City Council Liaison) | <input checked="" type="checkbox"/> Casey Verburg |
| <input checked="" type="checkbox"/> Niki Jones | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Tom Wisemiller | |
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I. Welcome

II. Roll Call

III. Approval of Minutes – June 3, 2014

Ms. Dunn requested clarification on a comment by Mr. Rees on page 3, "...if we choose to go with one of these options we could be putting money into something that makes no sense."

Mr. Rees responded that the comment is in reference to repairs to the fly loft in the theater.

Motion was made by Mr. King and seconded by Ms. Marshall to approve the meeting minutes from June 3, 2014 as amended. Motion carried unanimously.

IV. Update on Live United Courtyard

Mr. Wisemiller introduced Ms. Bianca Shoneman, Executive Director of Uptown Greenville, to provide an update on Live United Courtyard.

Ms. Shoneman presented an overview of the Live United Courtyard process. In 2013, United Way asked to support the Live United Courtyard project "Born Learning Trail." The BLT will offer: youth development, age appropriate activities, and outdoor, safe, and secure activities.

An overview of the budget for the Born Learning Trail:

Entity	Cash	In-Kind	Use
United Way	\$30,000		Construction, Courtyard
Redevelopment Commission	\$15,000		Construction, Courtyard
Uptown Greenville	\$2,000	\$8,000	Phase I site development, project management
Rivers and Associates		\$7,000	Design Services
Total project	\$47,000	\$15,000	\$62,000

Ms. Shoneman stated that Uptown Greenville is requesting \$15,000 from the RDC to close the funding gap.

Mr. Jim Cieslar, Executive Director of United Way, stated the mission of United Way and reiterated their support for the Born Learning Trail. He stated that the UW will be promoting the BLT to other businesses.

Mr. Woodson asked for a balance on the budget available.

Mr. Wisemiller replied that there was a general budget for alleyway improvements in the amount of \$49,000.

Ms. Marshall asked, since it was gated, how many people could be in there at one time.

Ms. Shoneman responded that currently there is not a capacity limit. As the project progresses, a capacity limit will be determined.

Mr. King asked if we could expect to get something like the preliminary picture for \$15,000 from the RDC.

Ms. Shoneman replied yes.

Ms. Marshall stated that the area does not look big enough for people to run around and play. It looks like it will only hold a small number of people.

Ms. Dunn asked what the size of the lot was.

Ms. Shoneman replied that she did not have the dimensions.

Mr. Rees stated that the Arts Council has been looking at this lot for some time. He introduced Ms. Holly Garriott to address the board concerning the space.

Ms. Garriott stated that their weekend programs have up to 30 children and the camps have up to 50 children. The park is ample space for them to play. This is not a typical

park; it is a smaller, safer space. This will be much more family friendly, colorful, and fun.

Ms. Siguaw asked if there was a chance of using metal for the fence that makes music.

Ms. Garriott replied that she could make a request to Jim. He has already agreed to slice his fee in half.

Mr. Cieslar stated that the park was not the whole trail; it is the kick-off of the trail.

Ms. Marshall asked if the public can still come in when it is being used for programs.

Ms. Shoneman replied yes.

Mr. Woodson stated that he had a concern regarding the additional cost of allocating funds for the trails.

Ms. Siguaw asked why the shrubbery needed to come out. The committee had just paid for it and it seems that you would be able to reduce expenses by \$9,000 by leaving it where it is.

Ms. Shoneman replied that the shrubbery would not be removed. Uptown Greenville was already looking at ways to make reductions in the costs. They are committed to public art.

Mr. King stated that if we could get the paving, seating and everything presented for \$15,000 then he was supportive of it. However, he did not want anyone coming back to request more money.

Mr. Cieslar responded that the United Way was a fund raiser and that the project would get done. They would not be back to request more money.

Ms. Marshall stated that she would be in favor of the project after final cost was presented.

Ms. Dunn asked if the request was for a total of \$15,000 and that no one would come back to request more.

Ms. Shoneman replied that they were hoping to have all numbers after putting the item out for bid. They are hoping to have all of the finances lined up before going into contract for the project.

Ms. Siguaw asked how much the RDC had paid on the pocket park.

Mr. Wisemiller replied \$7,000.

Ms. Dunn asked who would be responsible for the park maintenance.

Ms. Shoneman replied that the park will be turned over to the Public Works Department.

Mr. Wisemiller stated that if the board would give some indication that they plan to support the idea, then they can come back with the request after they have precise numbers.

Motion was made by Mr. King and seconded by Ms. Marshall to commit appropriating \$5,000 with a contingent \$10,000 for the courtyard with receipt of final design. Motion carried unanimously.

V. Consideration of Agreement with Pitt County Arts Council

Mr. Rees stated that the request for a \$50,000 grant to support the arts gateway was not approved. However, staff will resubmit a request next year. The Arts Council is still planning to move forward with artist residence. If a grant comes through in the future it will be an expansion of that program.

There is an artwork component for the Evans Street Gateway that needs to be completed. The rest of the Gateway project is near completion. The Department of Transportation will be written a check. A RFP will be issued and a public meeting held to gauge what kind of local interest and artist interest there is. Proposals will be narrowed down to three artists. RDC and the Arts Council will review the proposals and select a finalist. There is a \$50,000 cap for this project. Staff recommends approval for this project.

Mr. King asked if the \$50,000 match for the Gateway project was coming back to the budget.

Mr. Rees replied yes.

Motion was made by Mr. Patterson and seconded by Mr. King to approve the agreement with the Pitt County Arts Council. Motion carried unanimously.

VI. Presentation on HUD Evaluation Report (CAPER)

Mr. Jones gave the presentation on the HUD Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is a requirement of HUD and it details the Housing Division accounts.

The allocation of funds:

Proposed Activity	HOME	CDBG
Administration/Planning	\$35,797.60	\$170,289.60
Rehabilitation	\$200,815	\$370,158.40
Downpayment Assistance	\$17,687	

Public Service		\$75,000
Acquisition/Clearance		\$84,000
Relocation		\$15,000
Economic Development		\$137,000
CHDO/New Construction	\$53,898.40	
New Construction	\$50,000	
Total	\$357,976	\$851,448

Summary of Accomplishments:

Activity	HOME
Rehabilitation	17 homes rehabbed 5 lead paint hazard removed
Downpayment Assistance	3 DPA deferred loans
Public Service	5 non-profits
Acquisition/Clearance	6 demotions 9 acquisitions
Public Facility	1 facility improvement
Relocation	1 displaced tenant
Economic Development	3 small business loans
New Construction	1 sold

Ms. Dunn asked if all Housing Division homes were sold now.

Mr. Jones replied yes.

Mr. King asked if the City plans to build more homes and if so, where.

Mr. Jones replied yes, in Lincoln Park.

Mr. King asked if there was a higher demand for rehabs this year.

Mr. Jones replied that there was an increased demand. Additionally, the City was beginning to rehab older, larger homes which were more expensive.

Mr. Jones commented that the Housing Division does offer Financial Literacy Classes, Homeownership Workshops, and credit counseling; things that are hard to put a cost to for the CAPER, but do benefit the community.

VII. Public Comment Period

There were no public comments.

VIII. Update on the Small Business Plan Competition

Ms. Verburg gave the update on the Small Business Plan competition. Staff received eleven applications; normally there are five or six.

The Redevelopment Commission discussed the review of the applications and the overall competition.

Ms. Verburg informed the board that the eleven applications will be discussed and voted on during the board meeting in September.

Mr. King asked how many are already located in West Greenville and the Center City and how many are currently in business.

Ms. Verburg replied approximately nine applicants are currently in business and six or seven of those are in Uptown, and the remainder in West Greenville.

Ms. Dunn asked how much money had been allocated in the budget for the competition.

Mr. Woodson replied \$15,000 per applicant.

Ms. Verburg stated that there would be four awards.

Mr. King asked if the applicants can reapply if not selected.

Ms. Verburg replied that unless they withdraw their application before the voting period, they will have to wait a full year to reapply.

IX. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the monthly financial report. A hand out was distributed to the commission for review.

Mr. Woodson stated that on 423 Evans Street there was dirt piled up. He asked if there was a time frame for removing it.

Mr. Flood replied that it was from digging out for park garage. It is a spoil site right now, but will be cleared at the finishing of the project.

X. Comments from Commission Members

Ms. Siguaw stated that she had fun at the small business competition.

XI. Closed Session

Mr. Rees read the purpose for closed session in to the record as follows: To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law.

To establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisitions of real property by purchase, option, exchange, or lease.

Motion was made by Mr. Patterson and seconded by Mr. King to go into closed session. Motion carried unanimously.

XII. Adjournment

Motion was made by Mr. Patterson and seconded by Ms. Dunn to adjourn the RDC meeting. Motion carried unanimously.

Respectfully submitted,

Signature on File

Carl J. Rees, Economic Development Manager
The City of Greenville Community Development Department