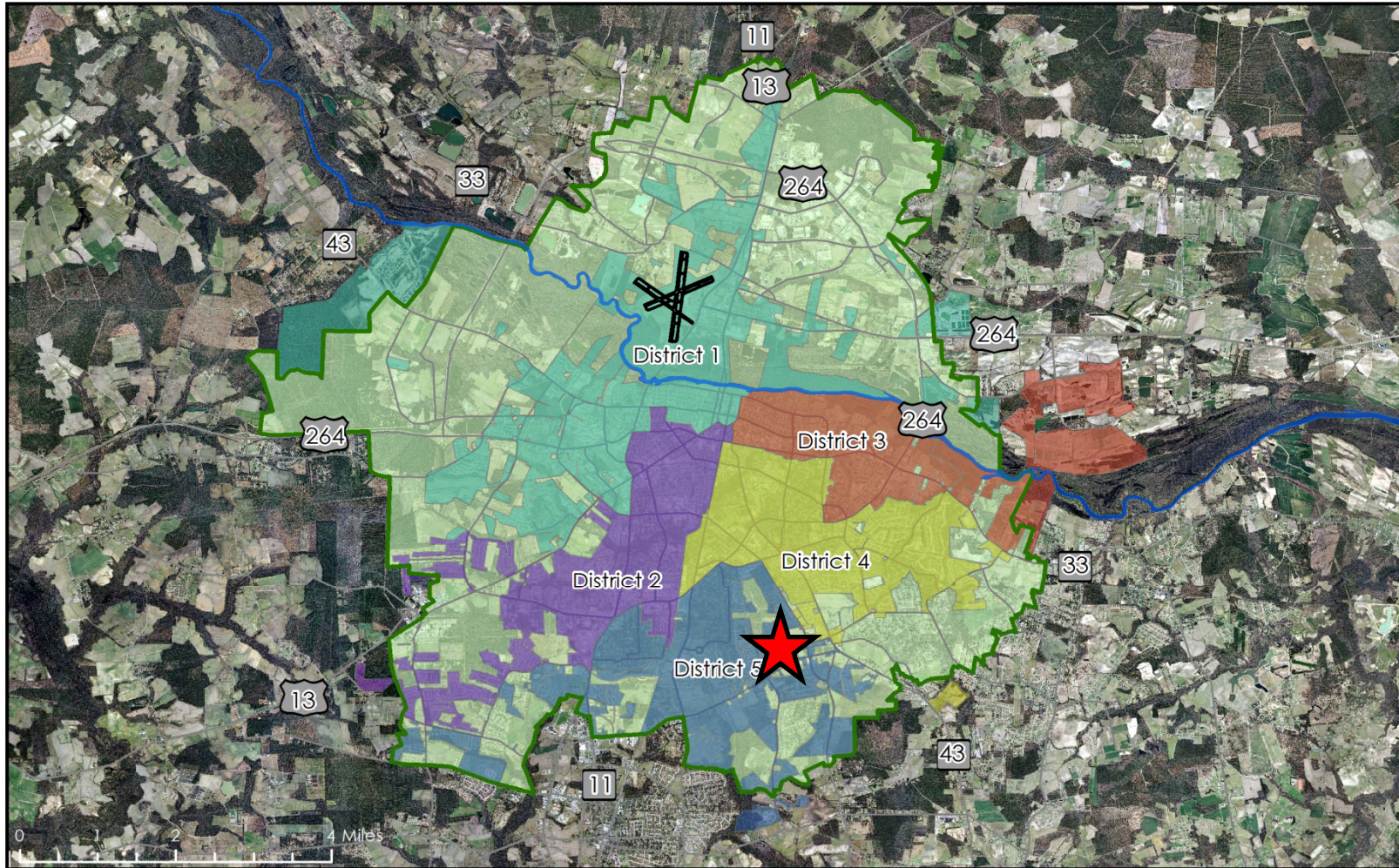


03.17.16


City Council Meeting

Item 2:

**Ordinance to annex Covengton Downe,
Block G, Lot 15 involving 2.00 acres located
600+/- feet west of East Arlington
Boulevard and 200+/- feet north of East
Fire Tower Road**

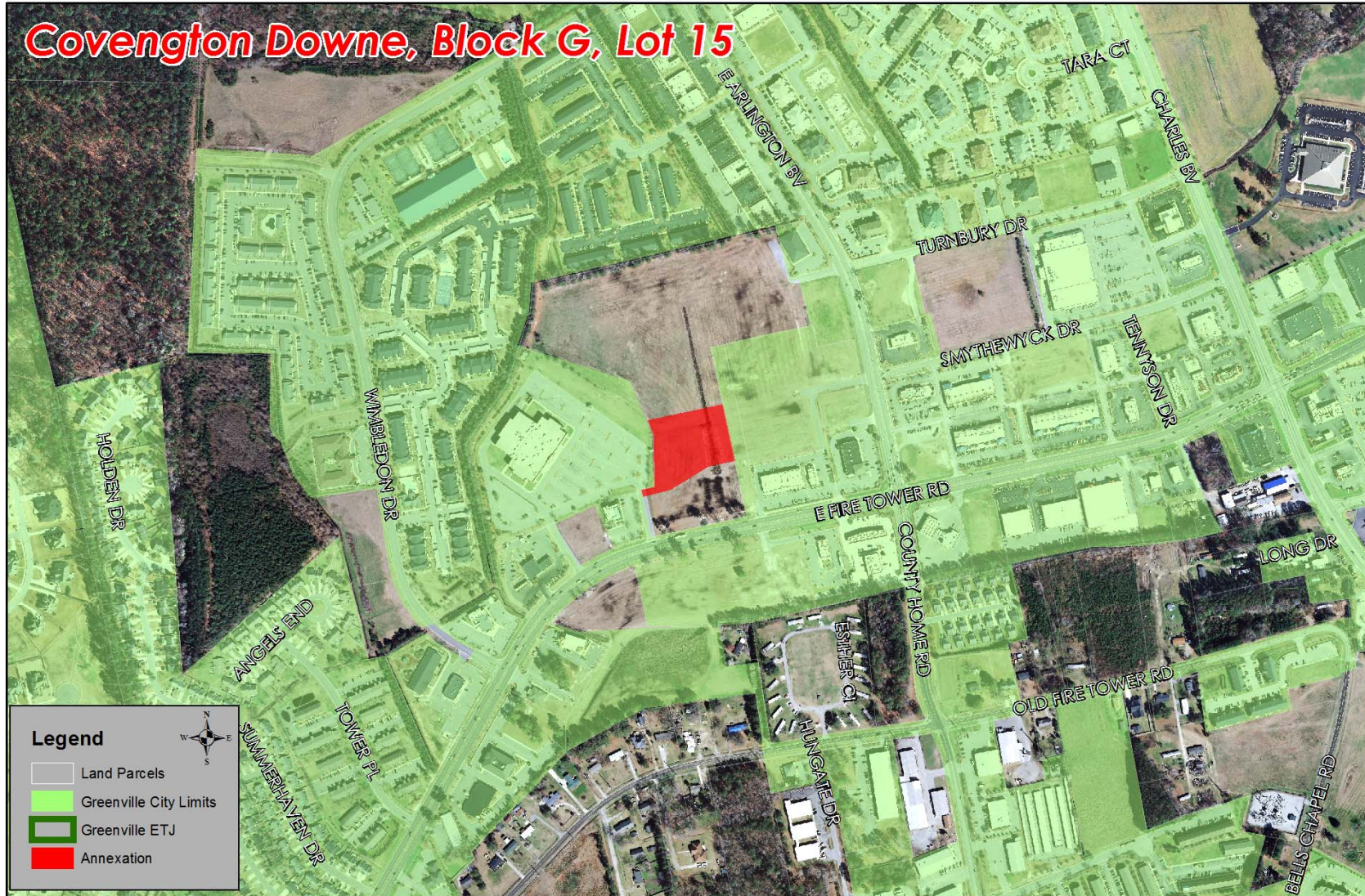


Map Legend

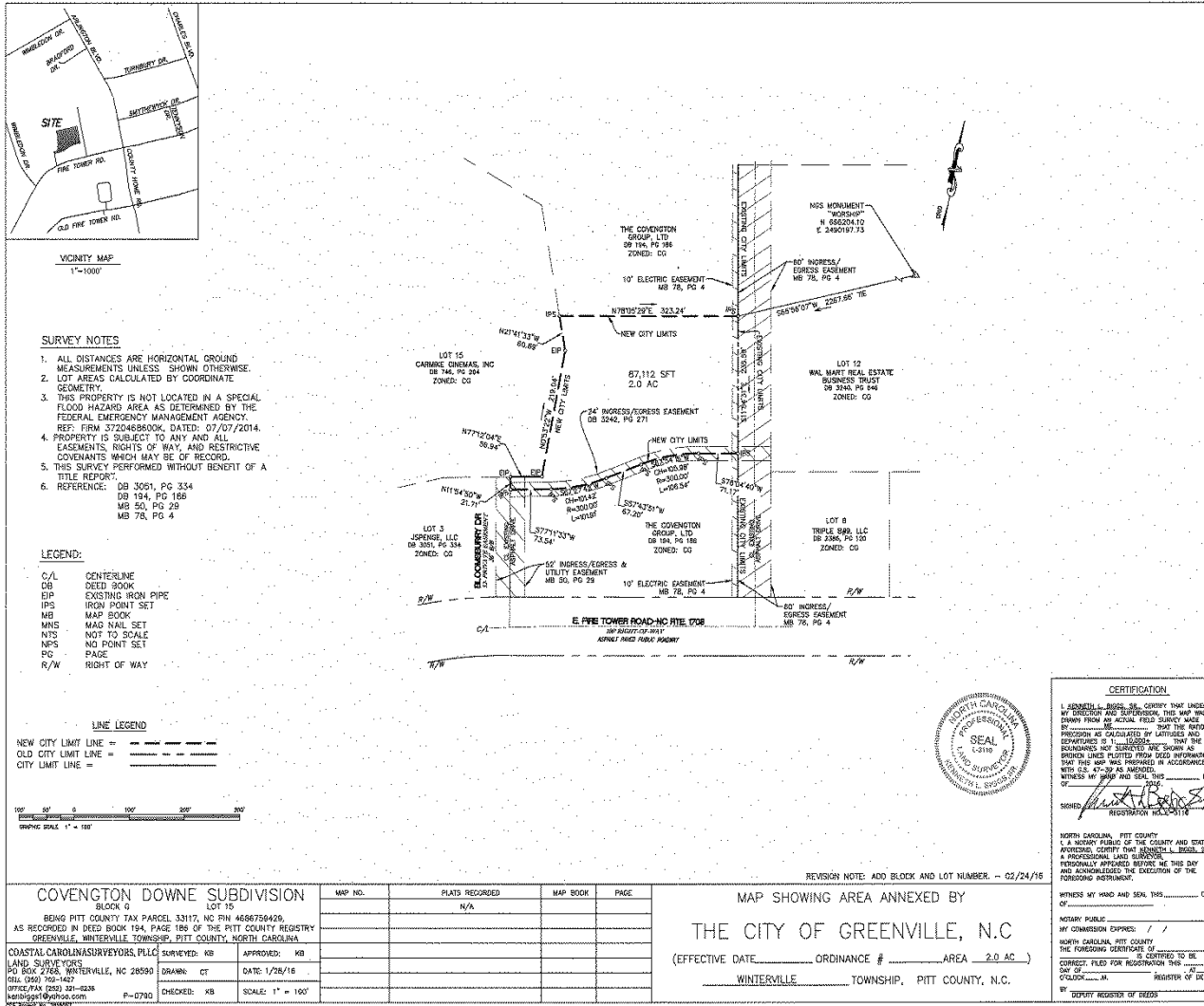
 Greenville's ETJ	 District 1	 District 4
 Pitt-Greenville Airport (PGV)	 District 2	 District 5
 Tar River	 District 3	



Covington Downe, Block G, Lot 15

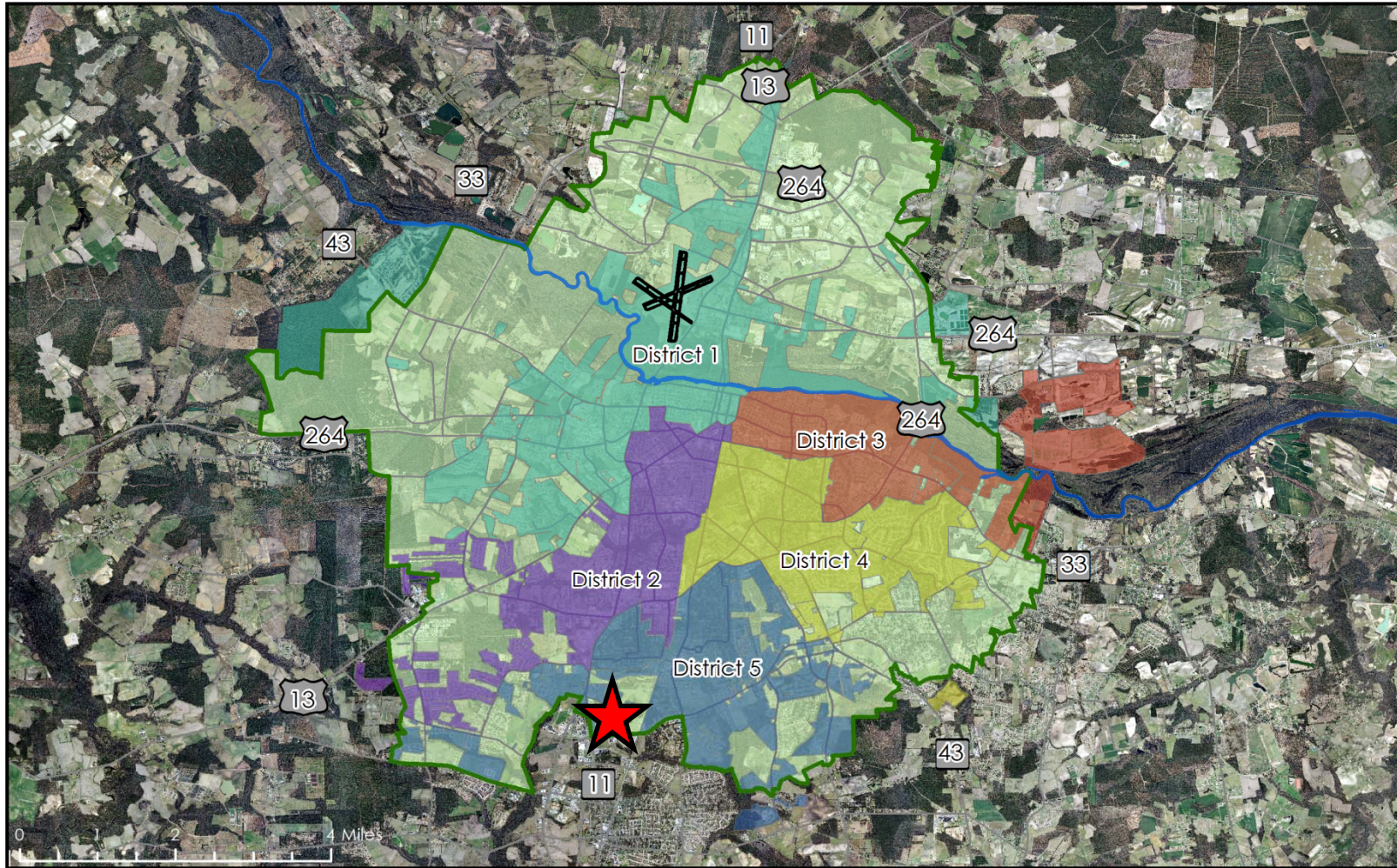


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Item 3:

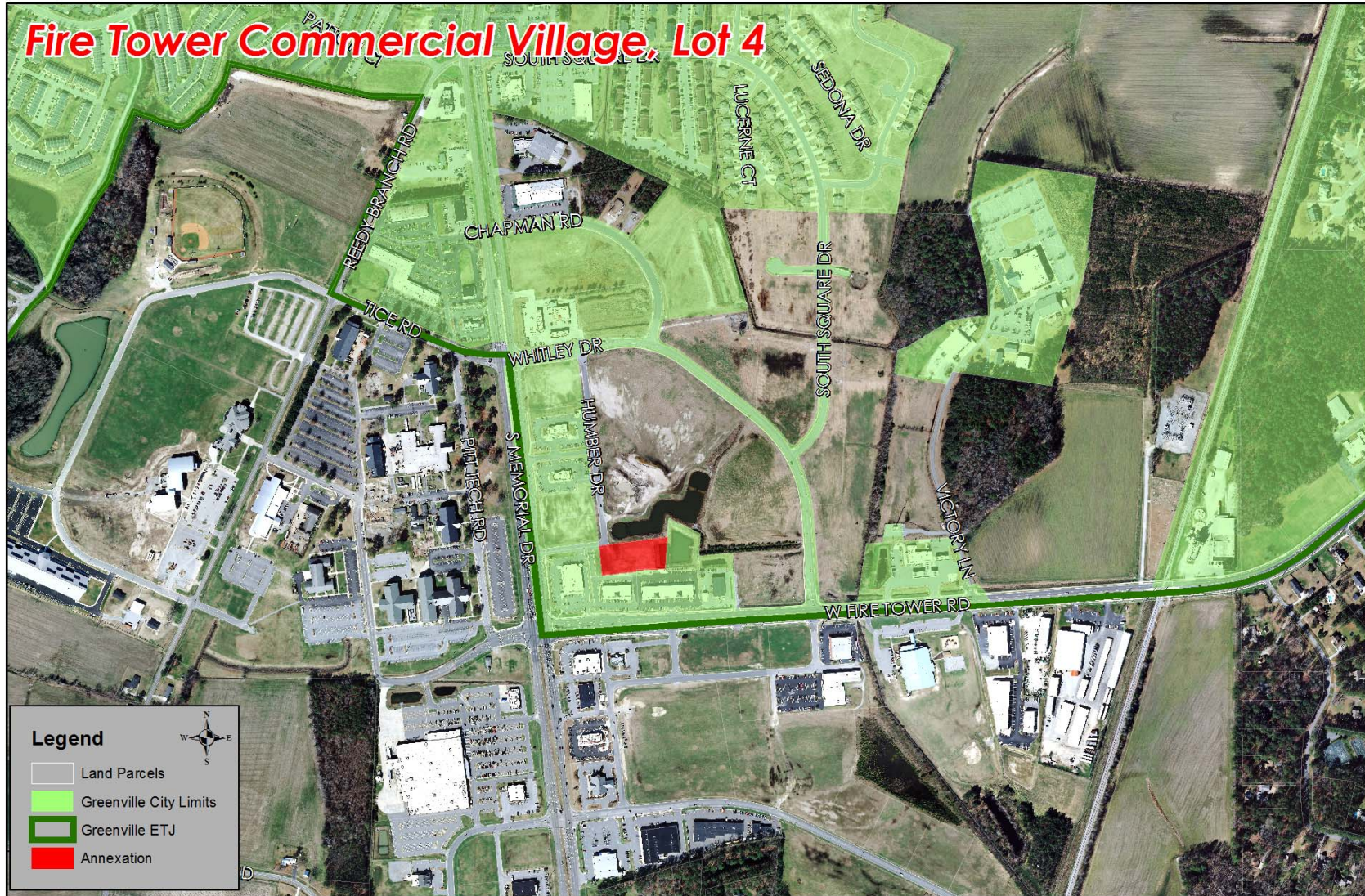
Ordinance to annex Fire Tower Commercial Village, Lot 4 involving 1.2112 acres located at the terminus of Humber Drive

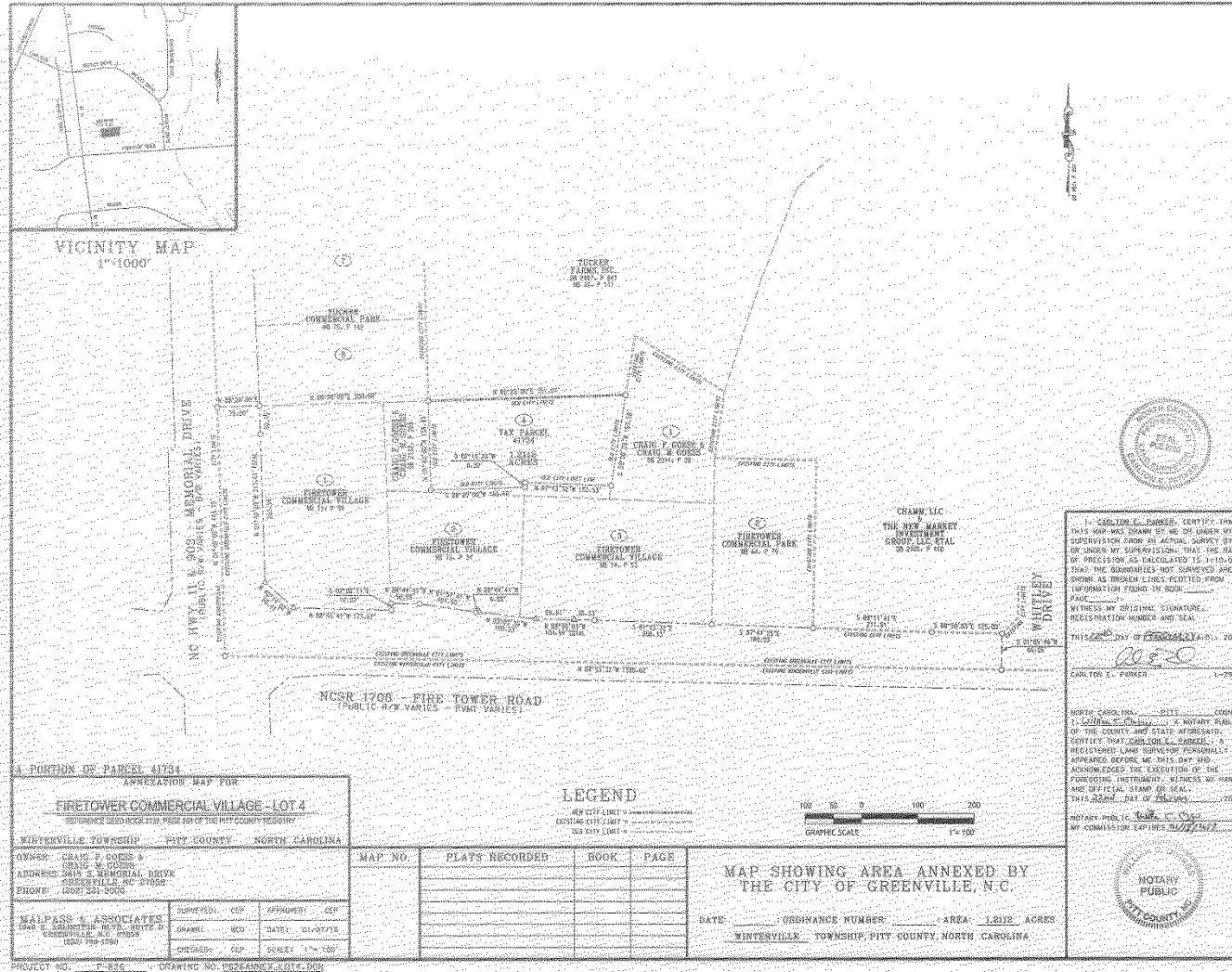


Map Legend

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|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



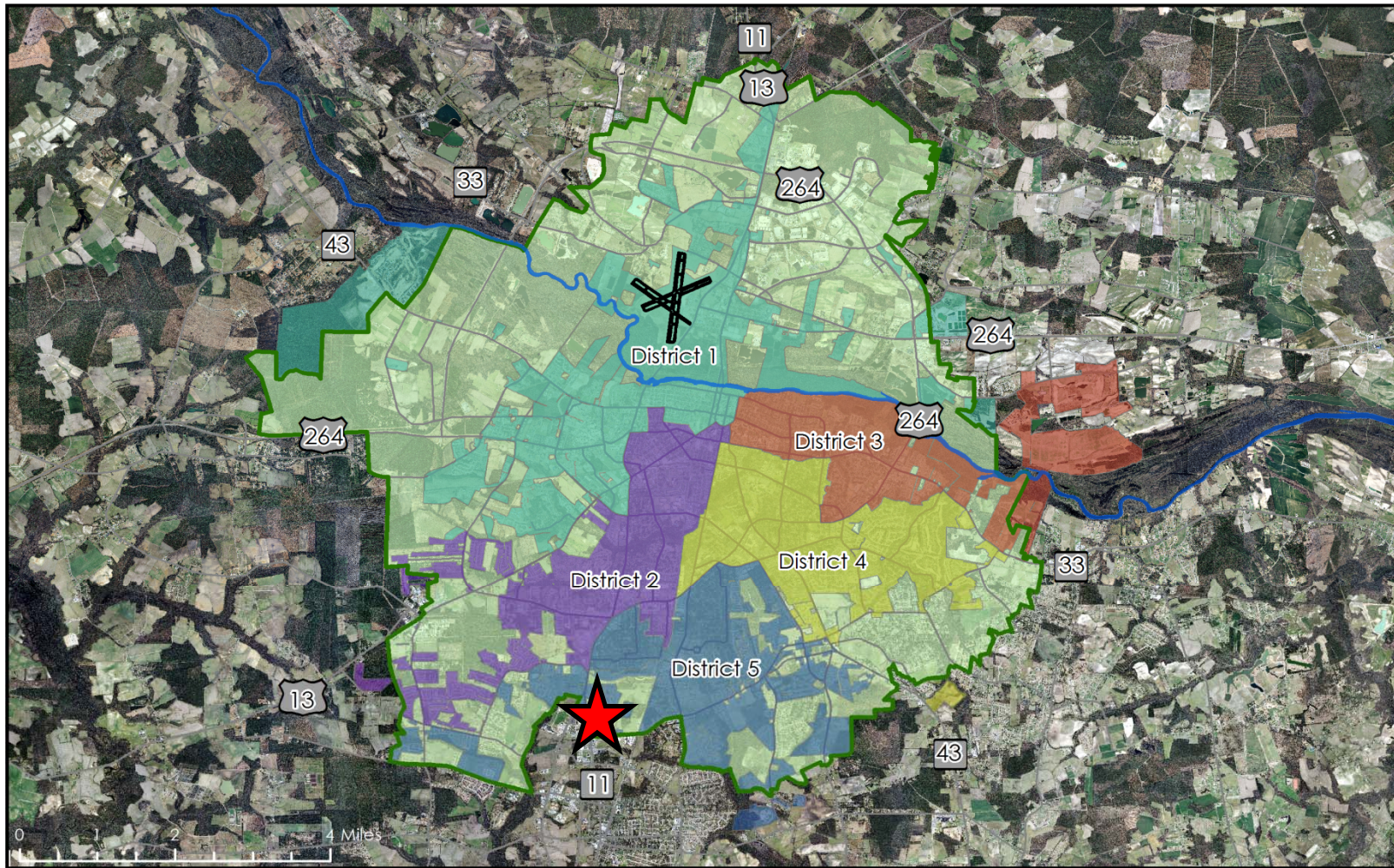




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Item 4:

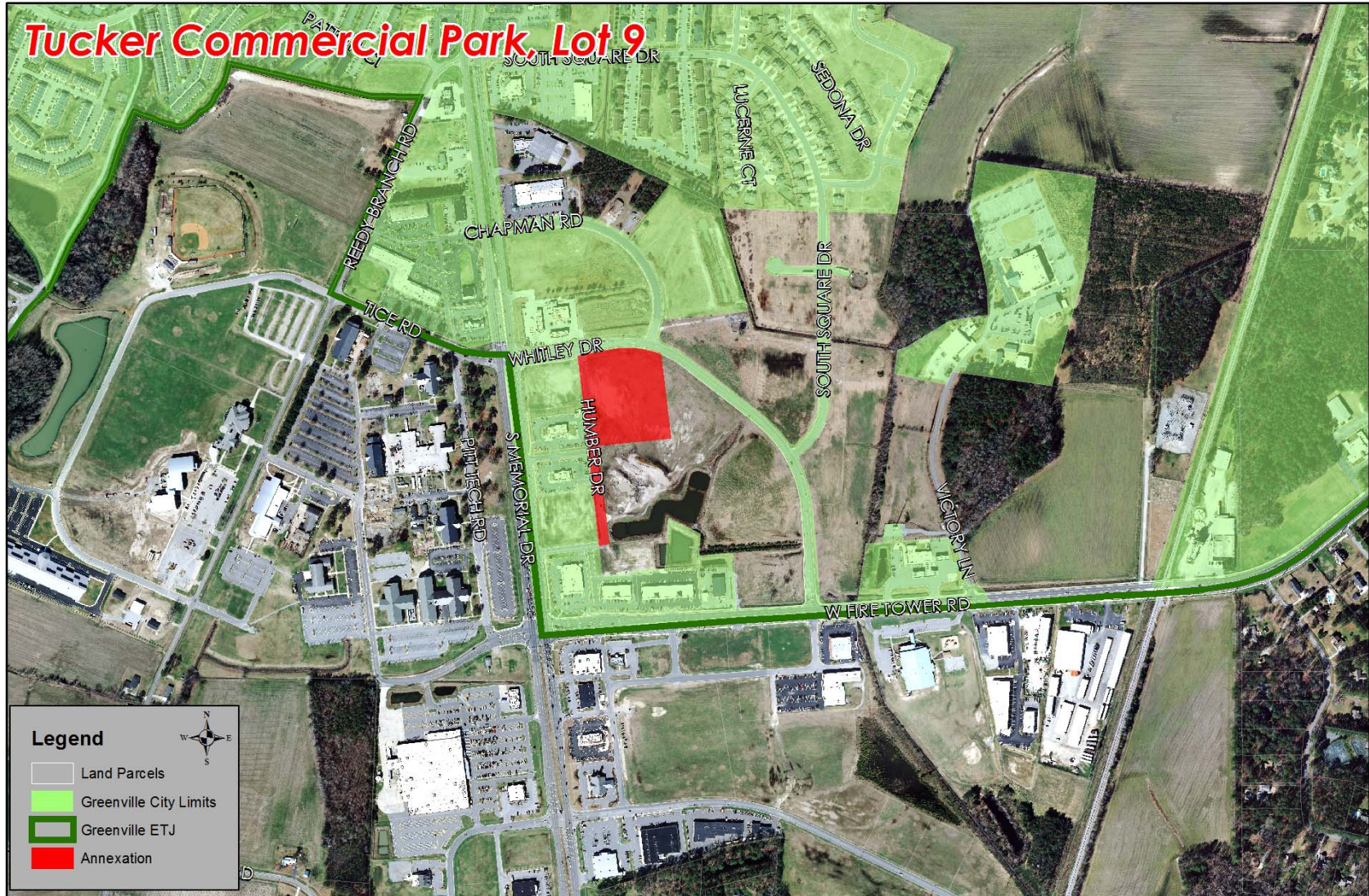
Ordinance to annex Tucker Commercial Park, Lot 9 involving 5.468 acres located along a portion of the southern right-of-way of Whitley Drive and 300+/- feet east of South Memorial Drive

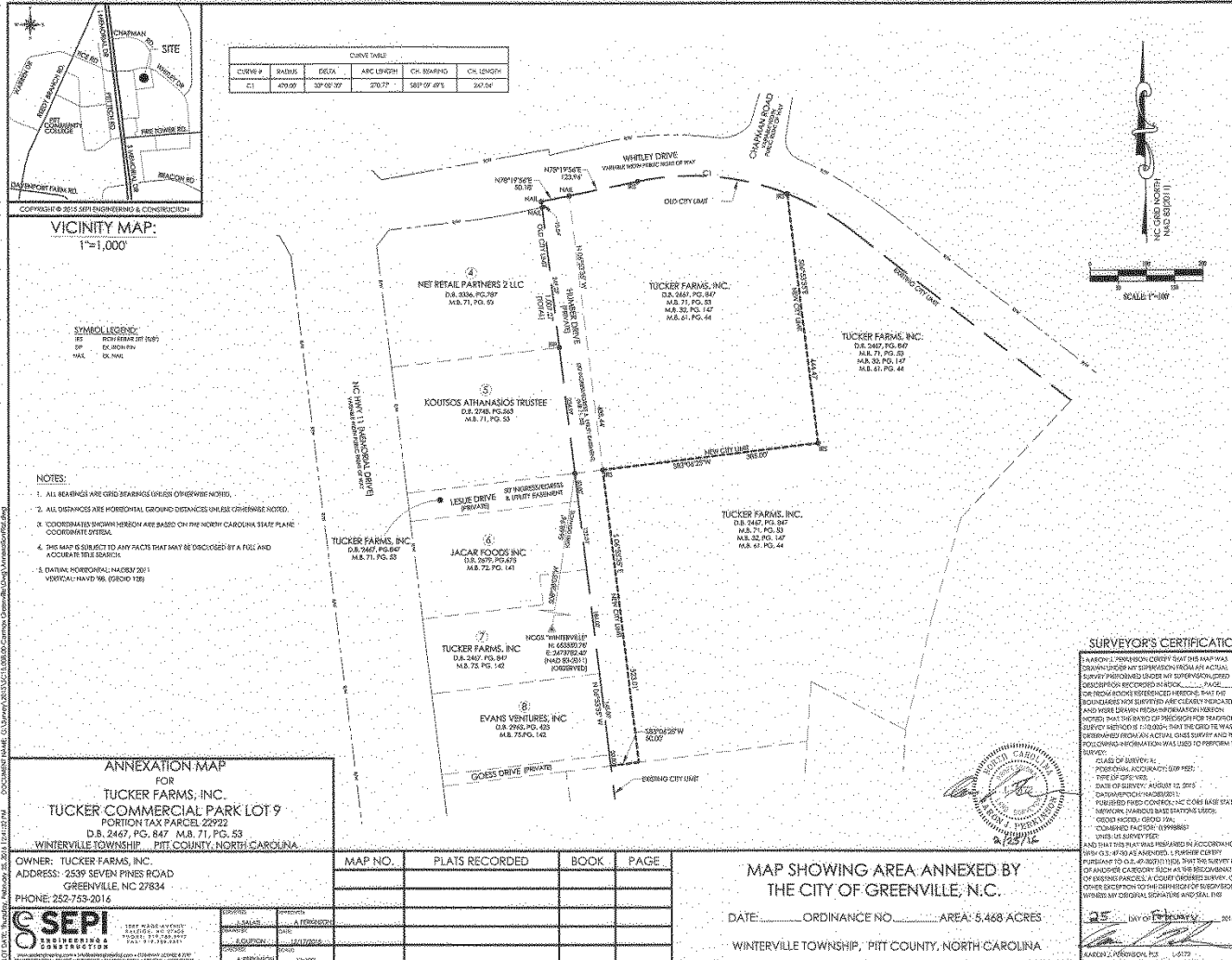


Map Legend

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|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



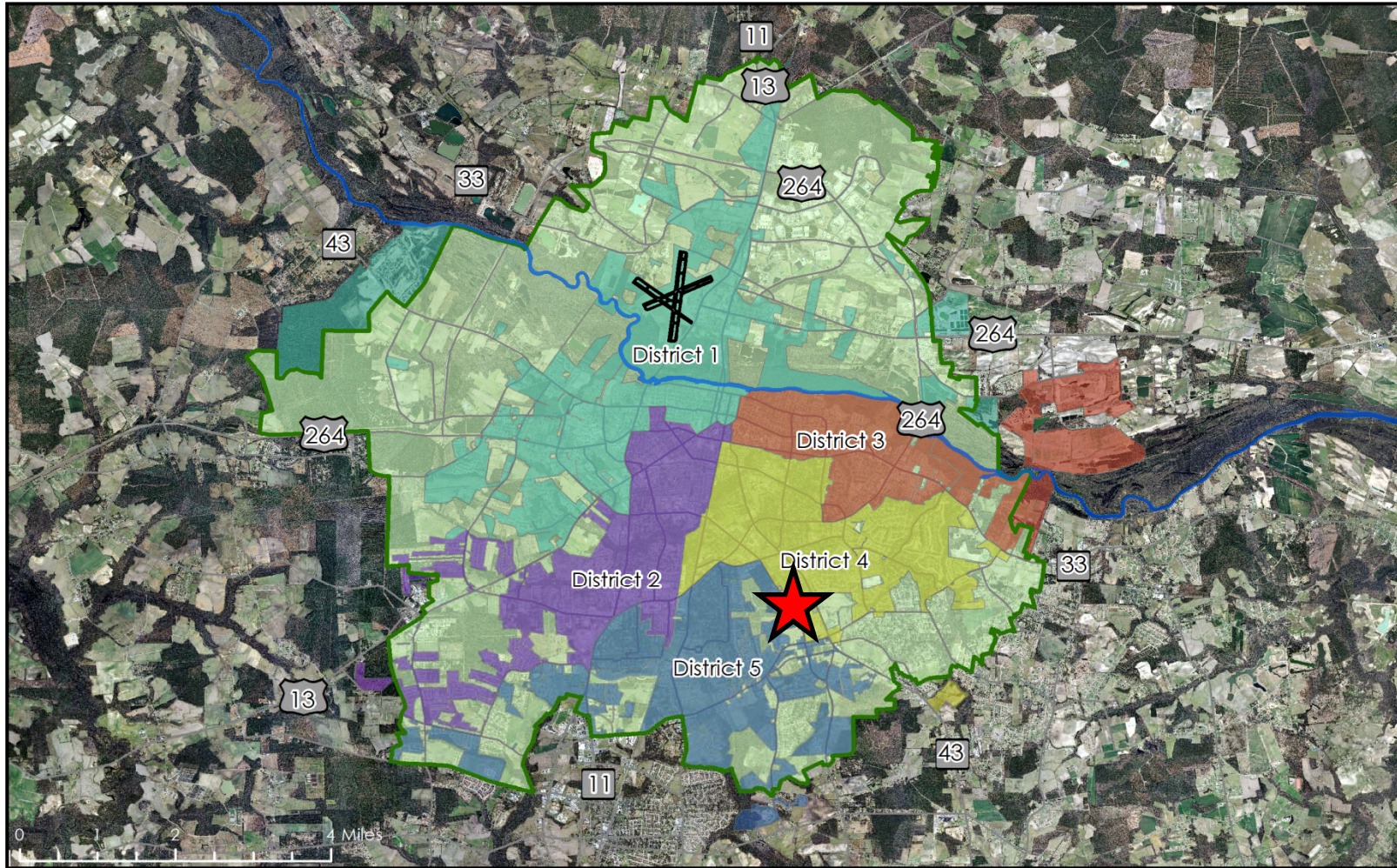




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Item 5:

Ordinance to annex William E. Dansey, Jr. Heirs, Lot 5 involving 1.503 acres located at the southeastern corner of the intersection of East Arlington Boulevard and Mulberry Lane

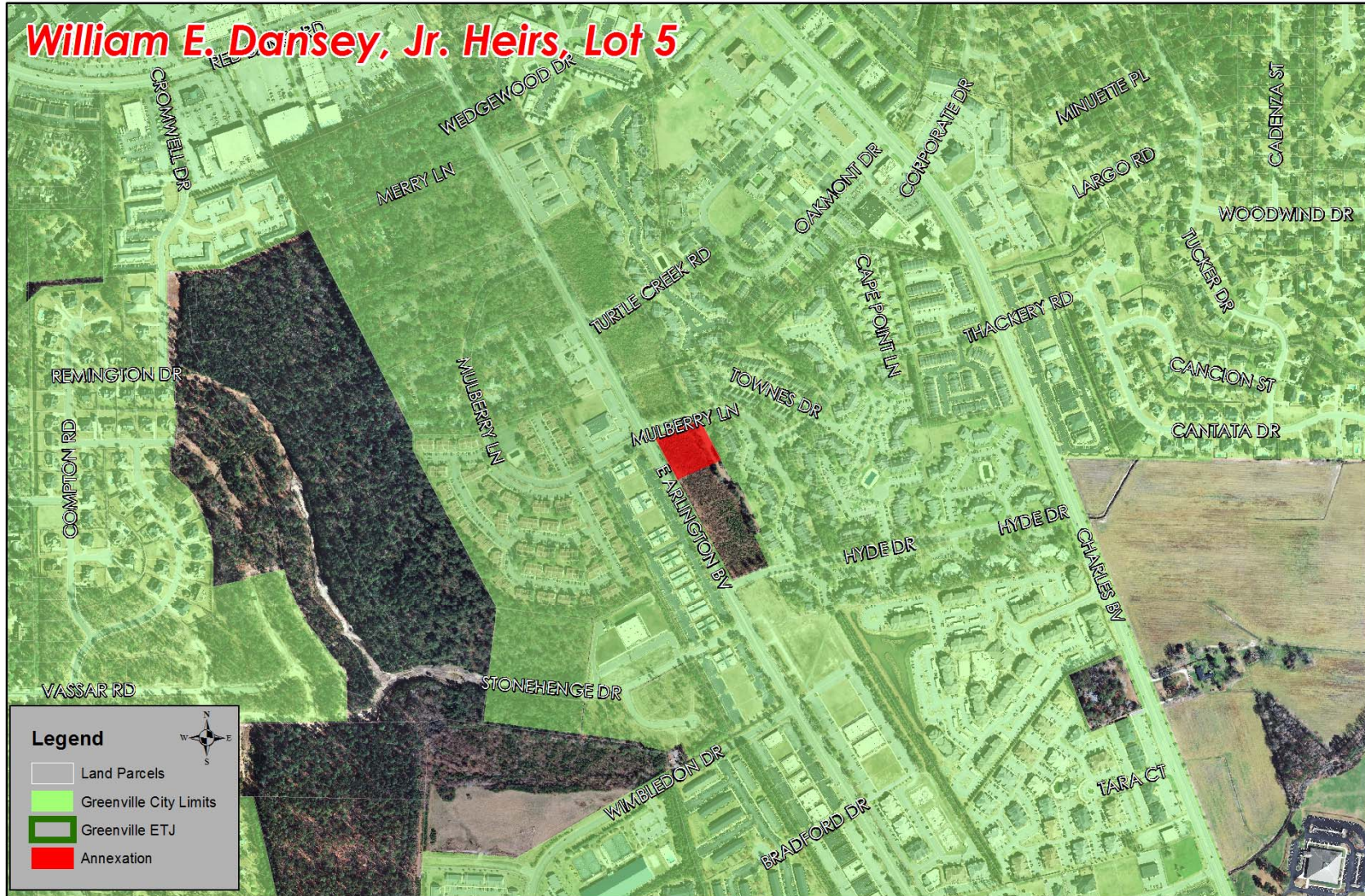


Map Legend

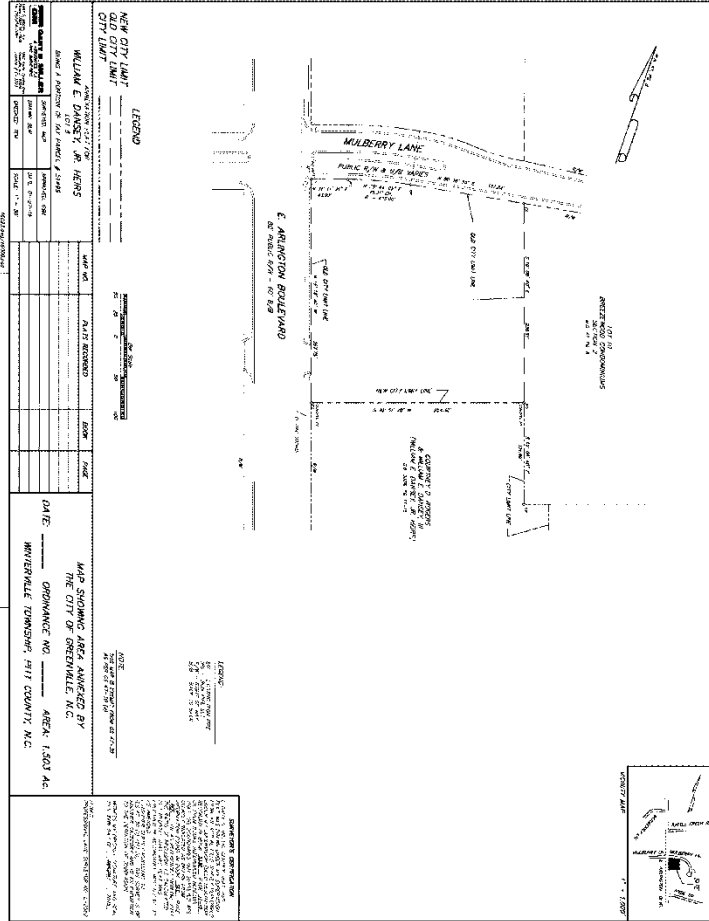
 Greenville's ETJ	 District 1	 District 4
 Pitt-Greenville Airport (PGV)	 District 2	 District 5
 Tar River	 District 3	



William E. Dansey, Jr. Heirs, Lot 5



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Item 6:

Approval of Uptown Theatre Project Letter of Intent between the Greenville Redevelopment Commission and Community Smith, LLC



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Uptown Theatre Development Project Timeline

- Original Construction: 1914
- Purchased by the City: December 9, 2008 \$282,000
- Request for Information from interested developers April 23, 2014
- Community Smith proposal “Greenlighted” October 7, 2014
- RDC sponsored a text amendment for a live entertainment facility November 4, 2014



Uptown Theatre Development Project Timeline

- CommunitySmith Letter of Intent (proposal) received: June 25, 2015
- Submission of the Brownfield RFI Grant Application November 2015
- Evaluation of the Grant Application by EPA November 2015- January 2016
- Approval of the LOI and acceptance of the Brownfield Grant by RDC February 3, 2016



Uptown Theatre Development Project: Development Team

- Developers: CommunitySmith, LLC
- Theatre operator: Lincoln Theater
- Architects: Dunn and Dalton
- Contractors: Rehab Builders



Rehab Builders



Uptown Theatre Development Plan: LOI

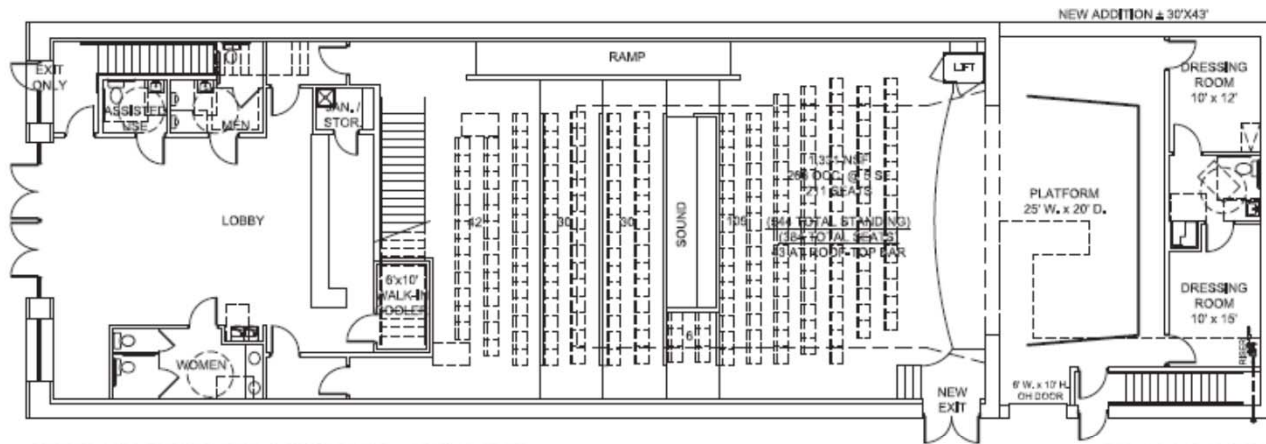
- Developer proposes to purchase property from RDC, renovate it to create a performance venue that will add to Uptown Greenville's cultural amenities
- Developer will spend a minimum of \$1,000,000 in private funds on the renovation within 365 days of permits or by March 31, 2018
- The City/RDC will make contributions estimated to be \$300,00 from Center City Bond Funds and Brownfields Program:
 - Building stabilization
 - Parking lot improvements
 - RDC recommend and sponsor Landmark designation

Uptown Theatre Development Plan: LOI

- Purchase price = \$20,000
- Use restrictions:
 - Live Performance Theatre for at least 10 years
 - No sexually-oriented businesses
 - Consistent with applicable laws and regulations
 - Restrictive covenant
- Letter of Intent would be effective for 12 months following effective date

Uptown Theatre Development Plan: Property Transaction Timeline

- Task 1: Approval of LOI
- Task 2: Developer and City/RDC jointly work on permit applications and City reviews capacity and financials for the project.
- Task 3: Public Upset bid sales process
- Task 4: If developer's bid is successful, City completes agreed upon parking improvements.
- Task 5: Closing

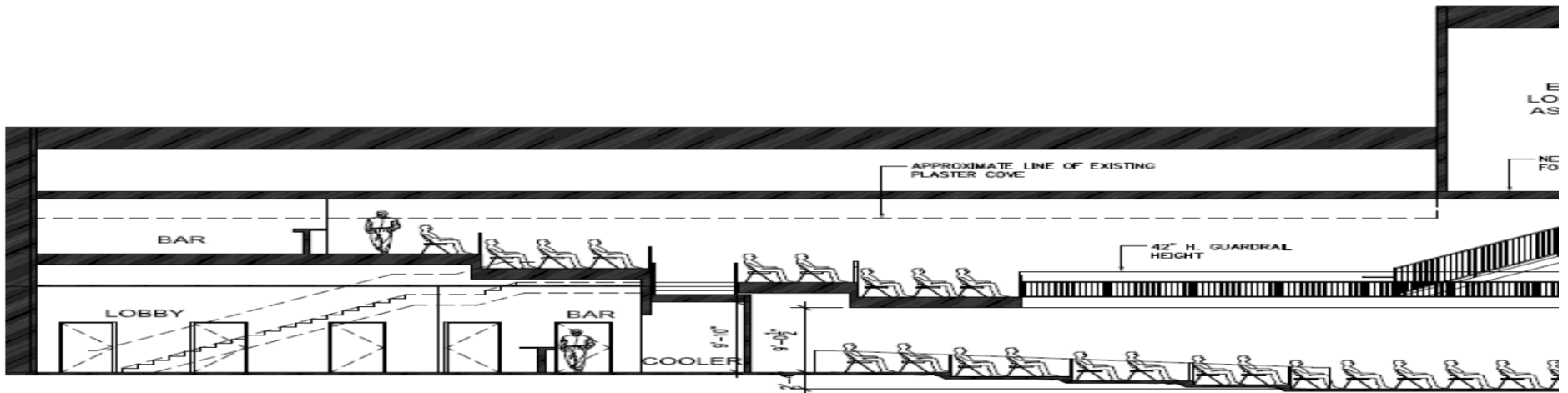


GREENVILLE THEATER SCHEMATIC - MAIN LEVEL

3/32" = 1'-0"

10-17-14

**DUNN & DALTON
ARCHITECTS**



GREENVILLE THEATER SCHEMATIC - BUILDING SECTION

1/32" = 1'-0"

10-20-14



 **DUNN &
DALTON**
ARCHITECTS

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Staff Recommendation

RDC recommended Approval of the LOI subject to approval of City Council at the March 2016 meeting. Staff recommends approval the draft Letter of Intent between the RDC and CommunitySmith, LLC.