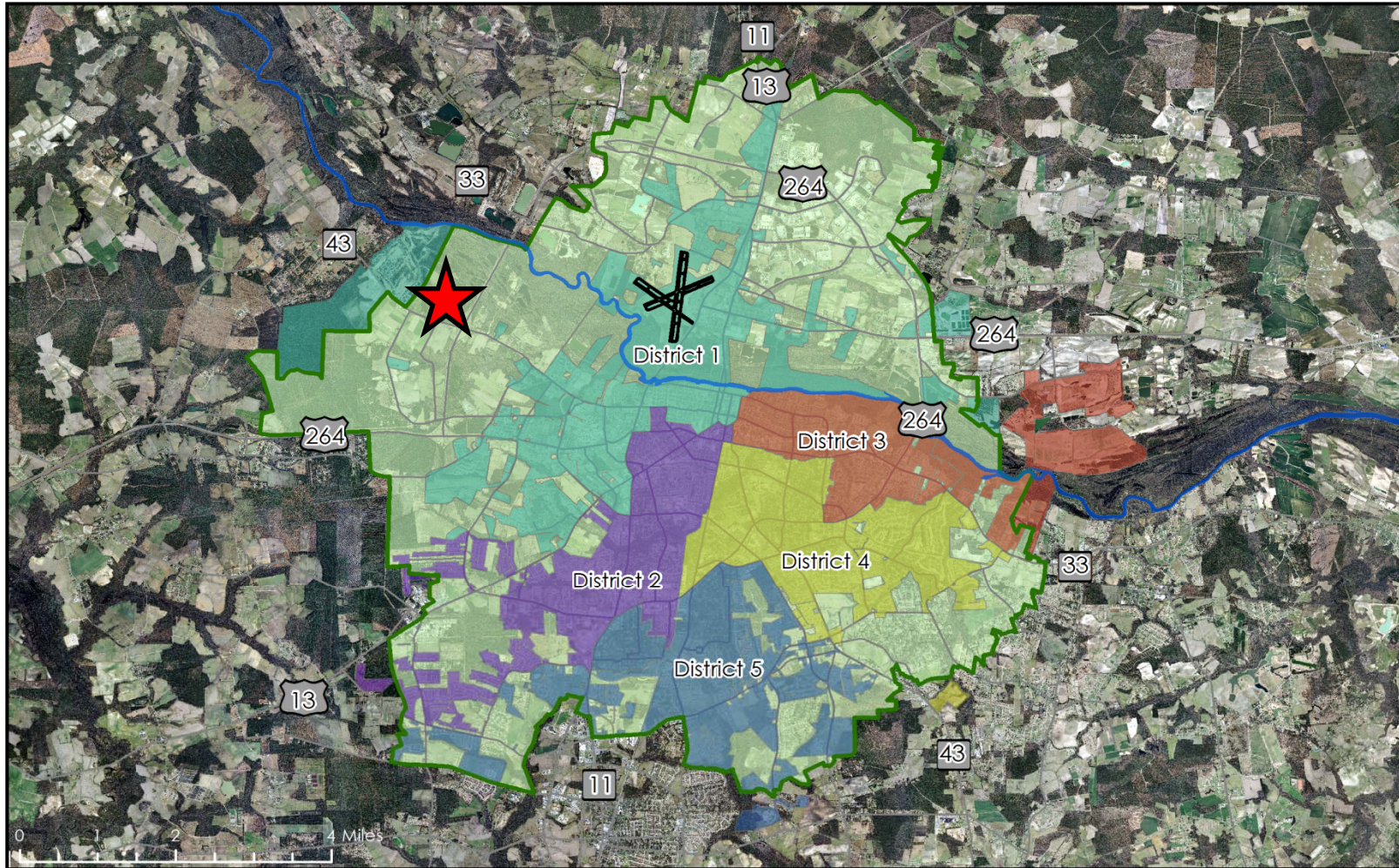


6.16.16

City Council Meeting

**Item 4:
Ordinance to annex
Springshire Retirement, LLC
involving 125.92 +/- acres
located on the northeastern
side of NC Highway 43 North
and 1,000 +/- feet west of
Martin Luther King, Jr.
Highway**

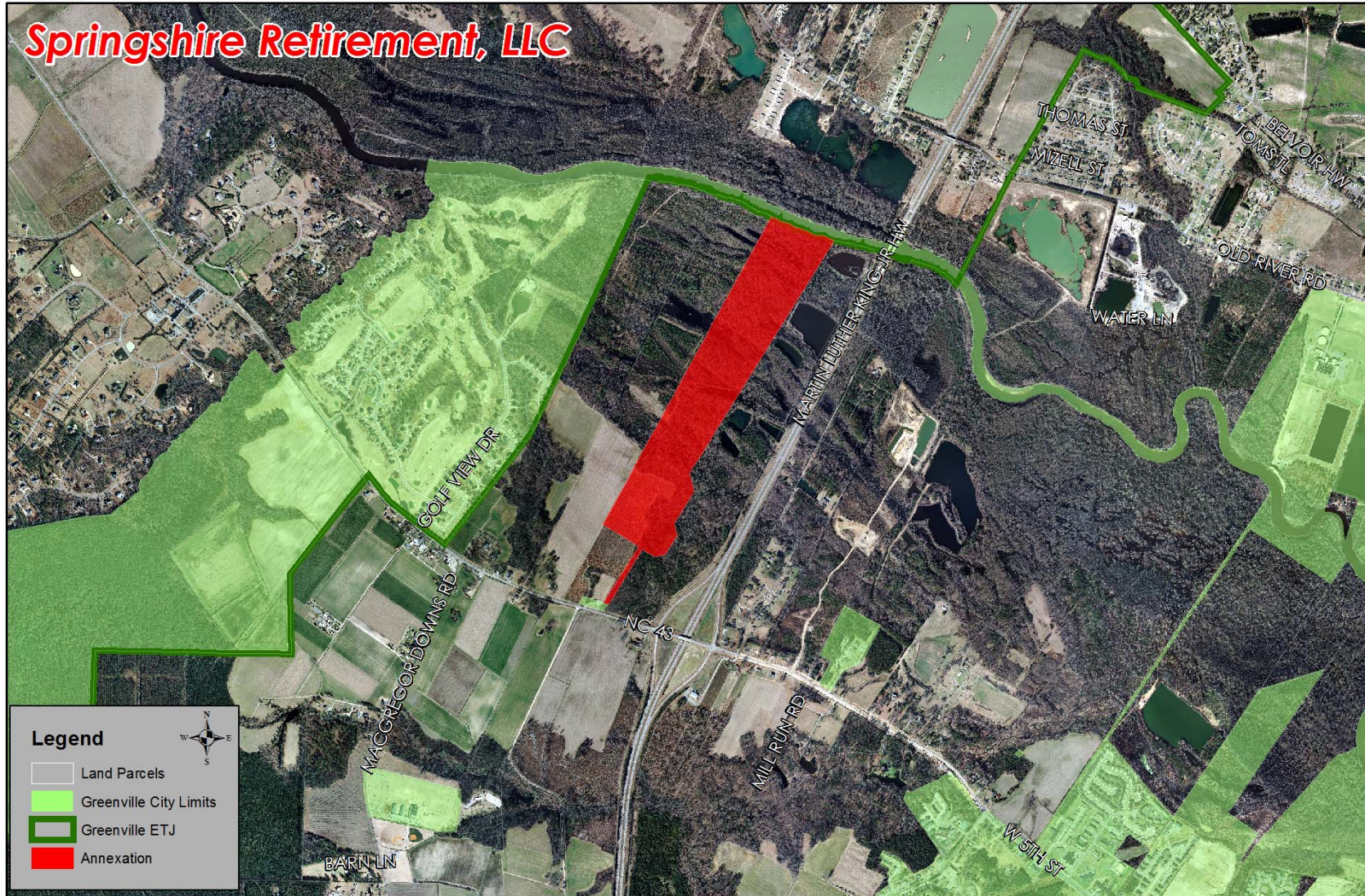


Map Legend

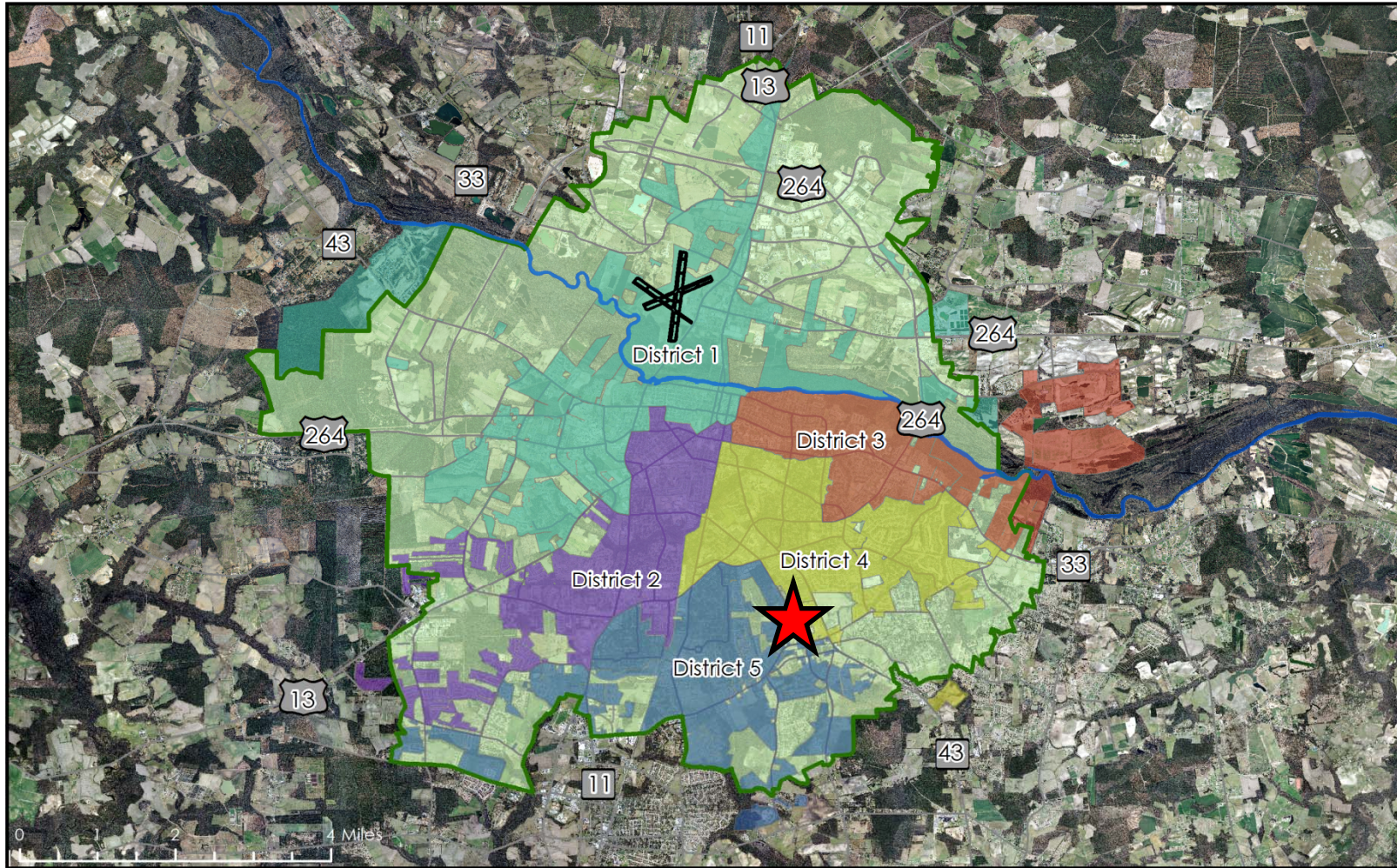
- | | | |
|---|--|--|
|  Greenville's ETJ |  District 1 |  District 4 |
|  Pitt-Greenville Airport (PGV) |  District 2 |  District 5 |
|  Tar River |  District 3 | |



Springshire Retirement, LLC



**Item 5:
Ordinance to annex William E.
Dansey, Jr. Heirs, Lot 8
involving 3.673 acres located
at the northeastern corner of
the intersection of East
Arlington Boulevard and Hyde
Drive**

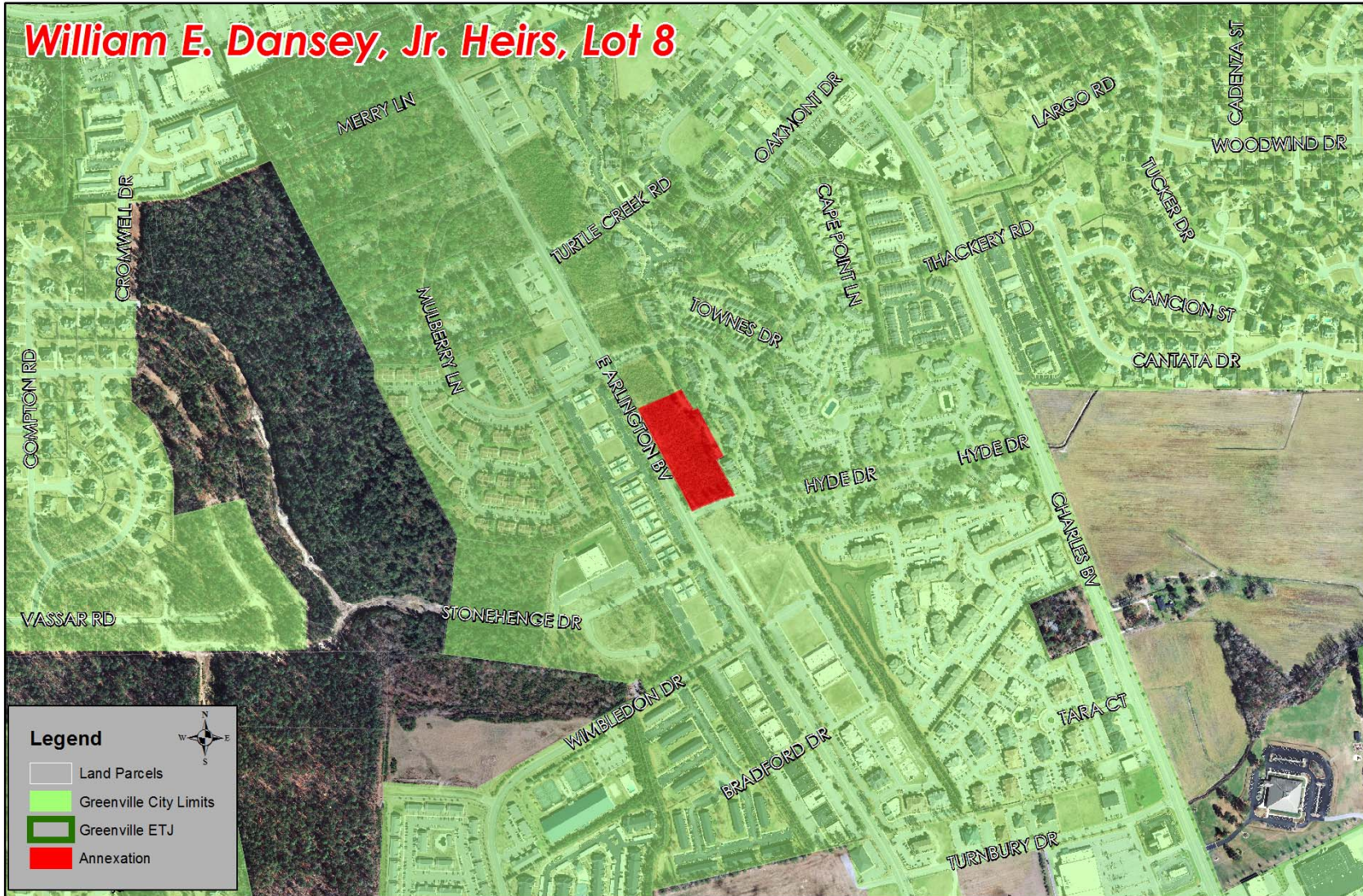


Map Legend

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

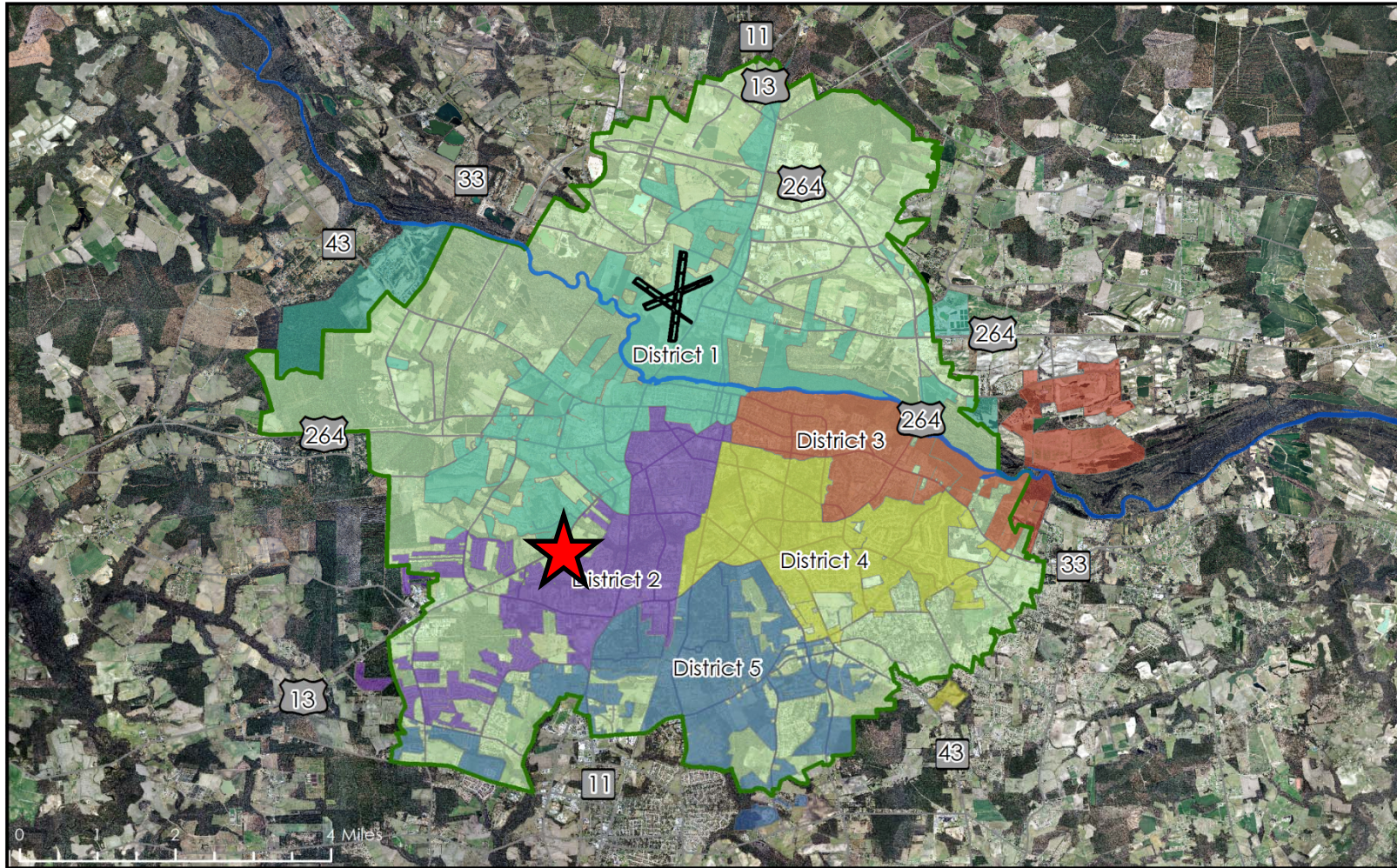


William E. Dansey, Jr. Heirs, Lot 8



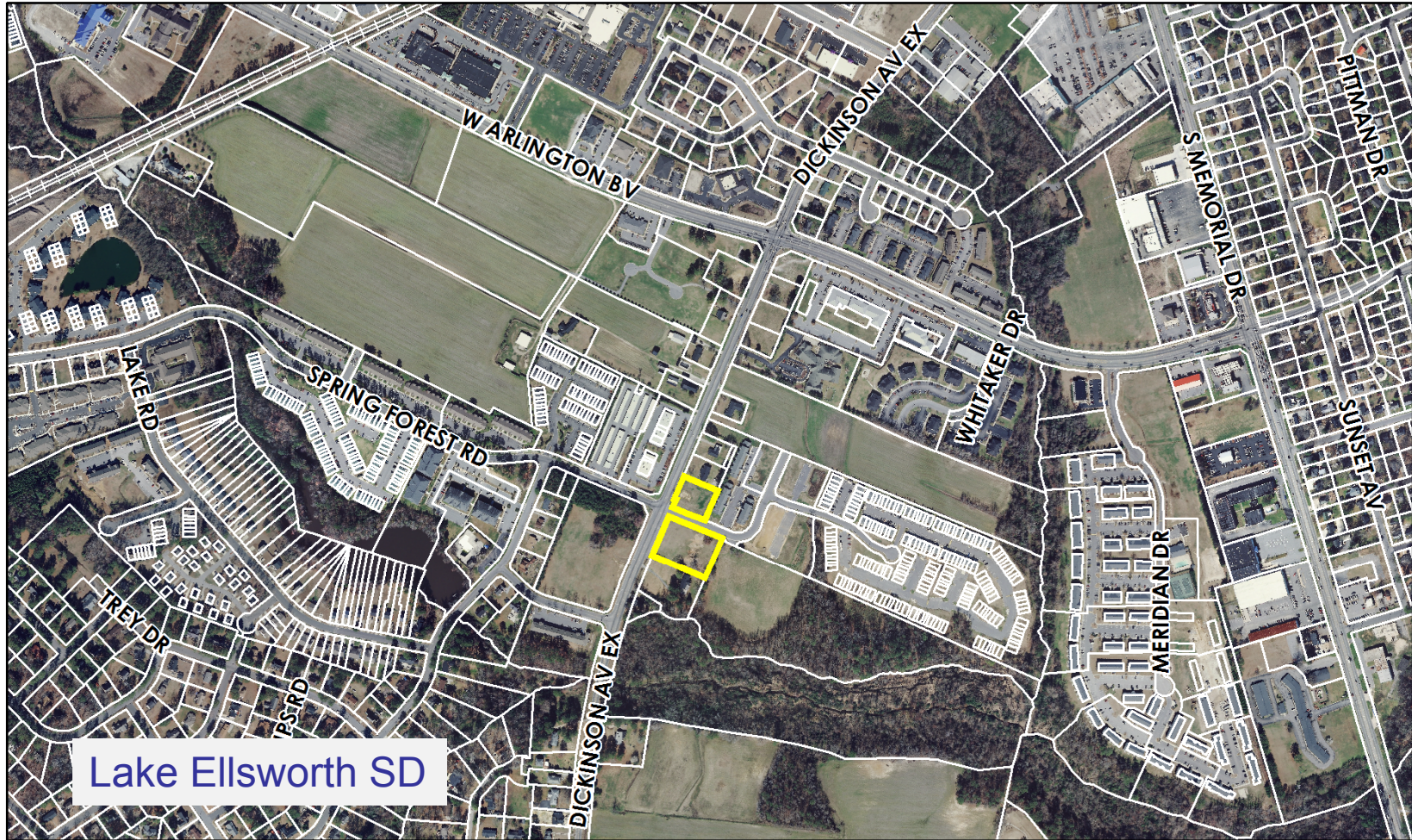
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**Item 6:
Ordinance requested by
Porters Crossing Residential,
LLC to rezone 2.155 acres
located at the intersection of
Dickinson Avenue and Spring
Creek Road from OR (Office-
Residential [High Density
Multi-family]) to CG (General
Commercial)**



Map Legend

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

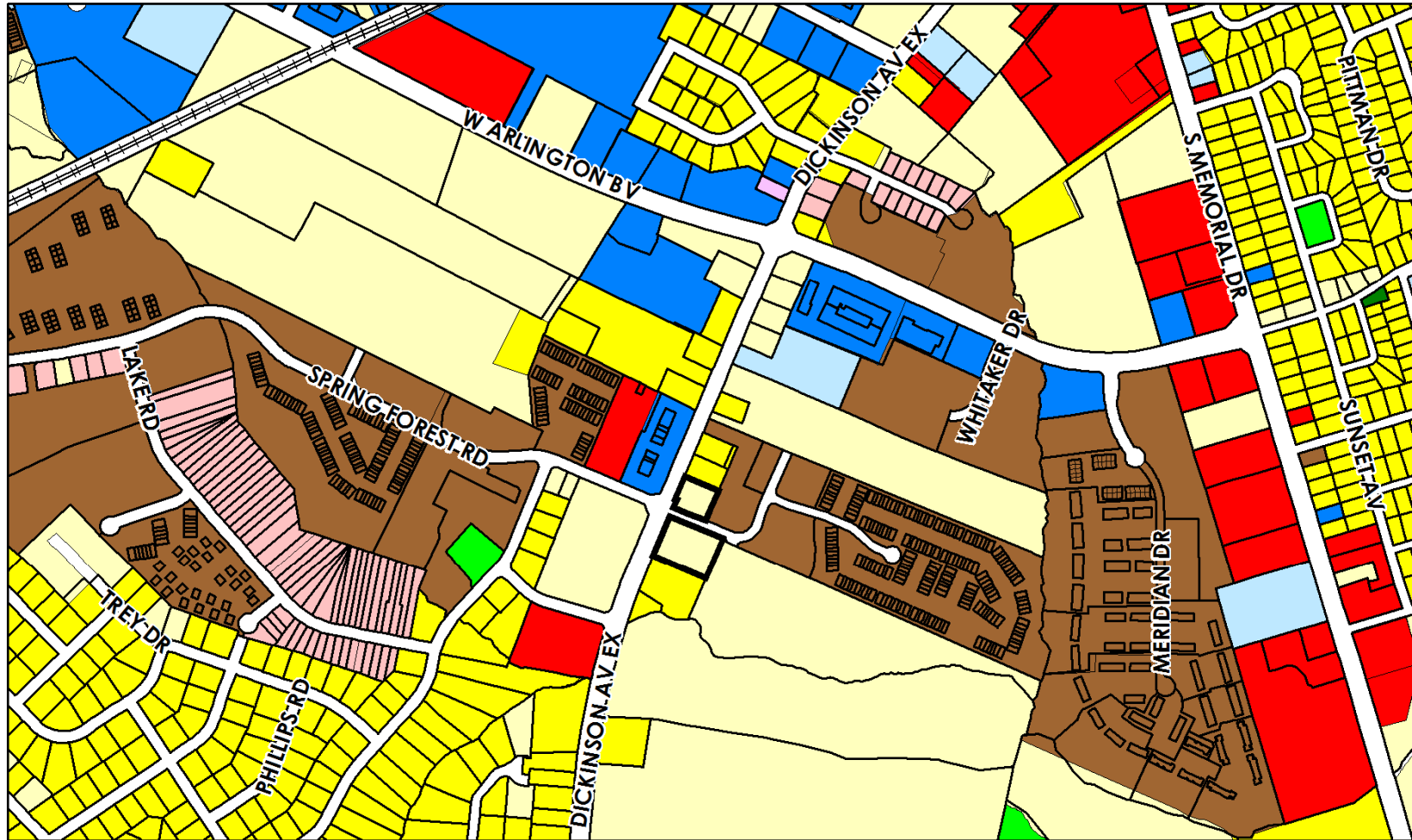


Lake Ellsworth SD

Map Legend

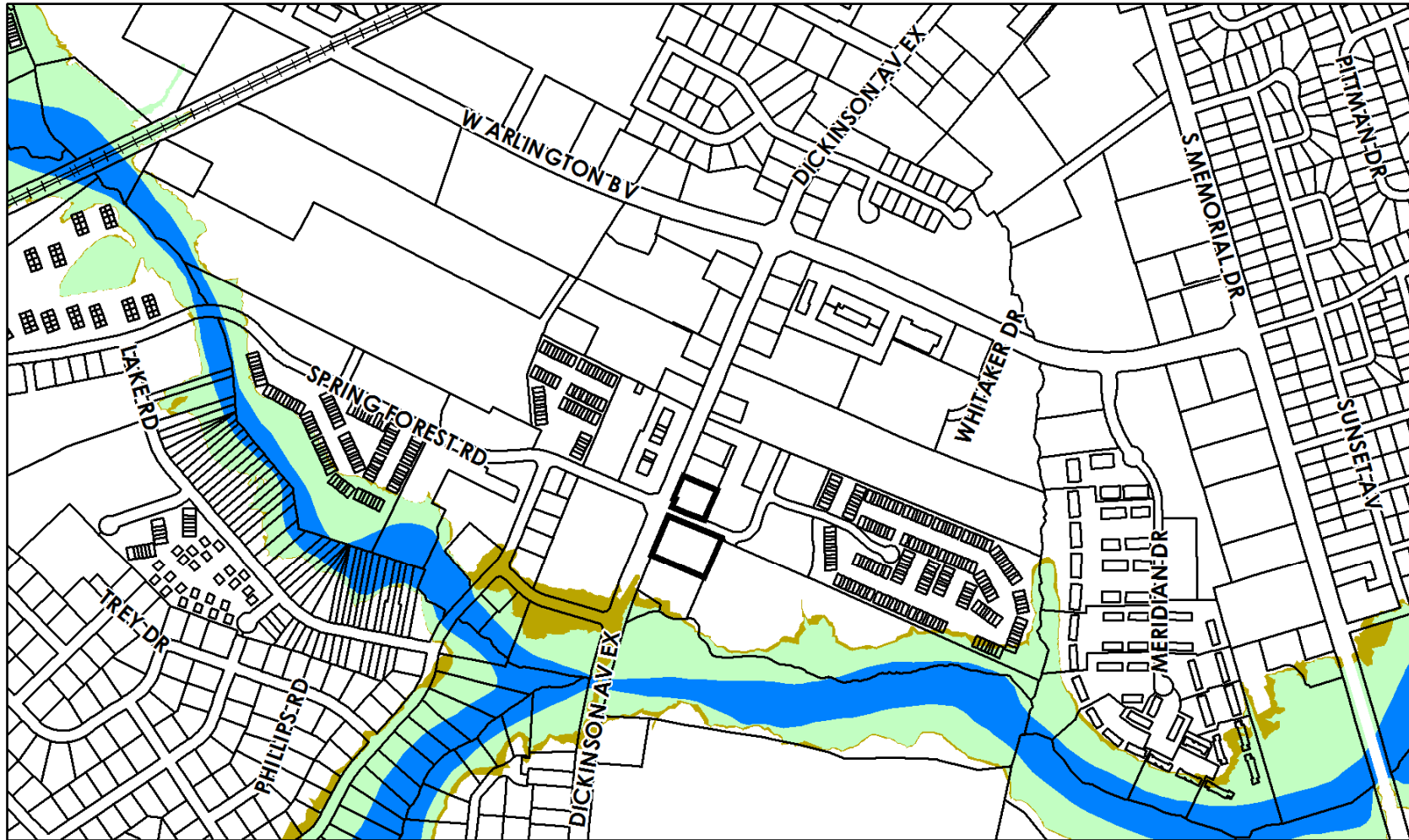
-  Land Parcels
-  Rezoning Site





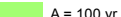





Map Legend

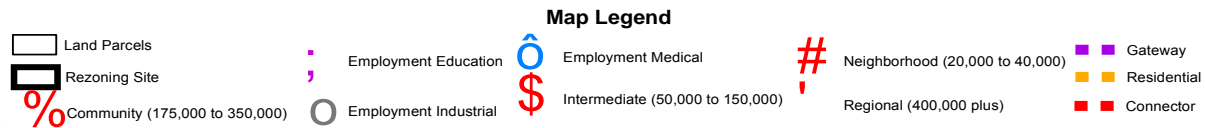
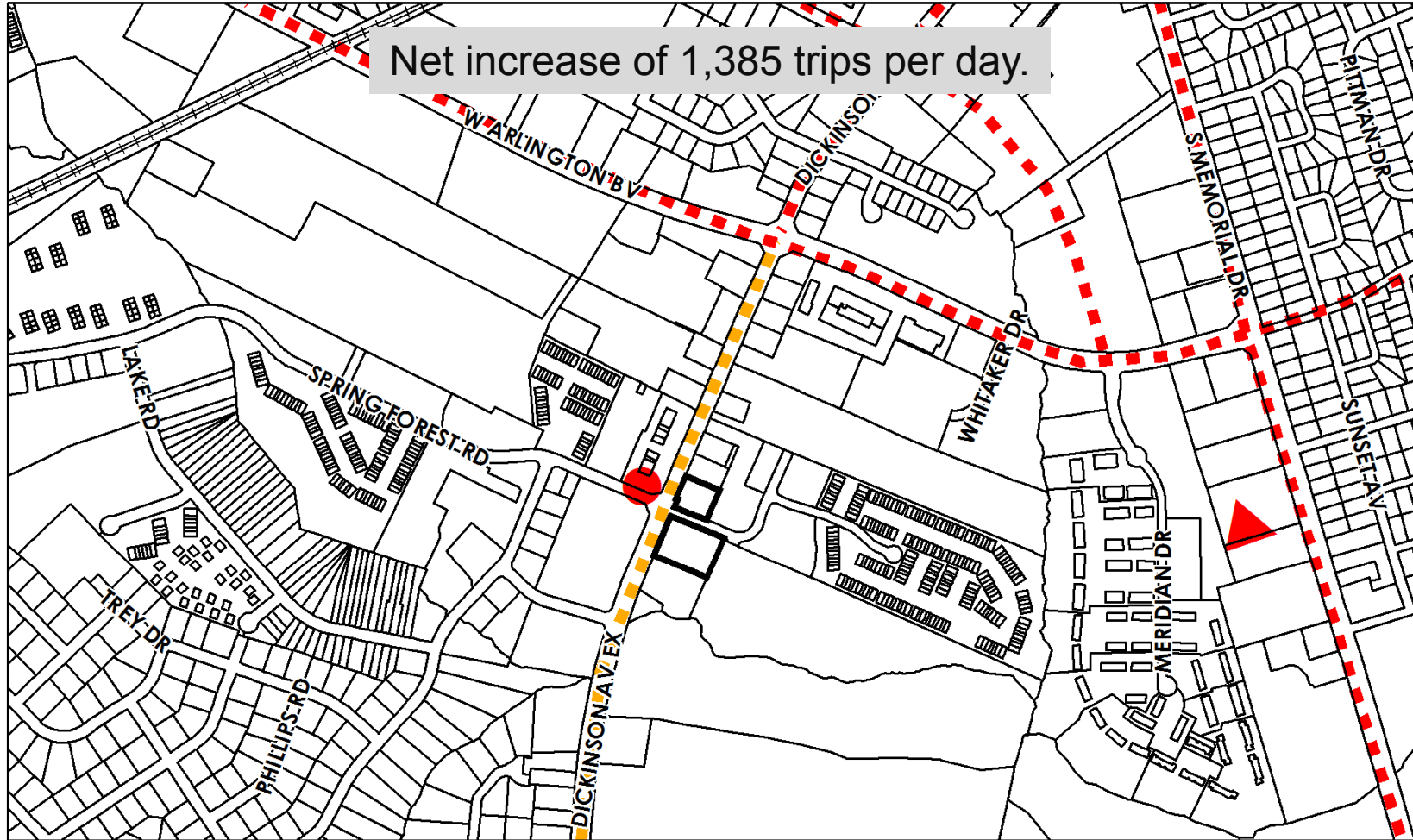
 Land Parcels	 Cemetery	 Industrial	 Mobile Home	 Office	 Single Family
 Rezoning Site	 Commercial	 Institutional	 Mobile Home Park	 Public Parking	 Utility
	 Duplex	 Landfill	 Multi-Family	 Recreation	 Vacant



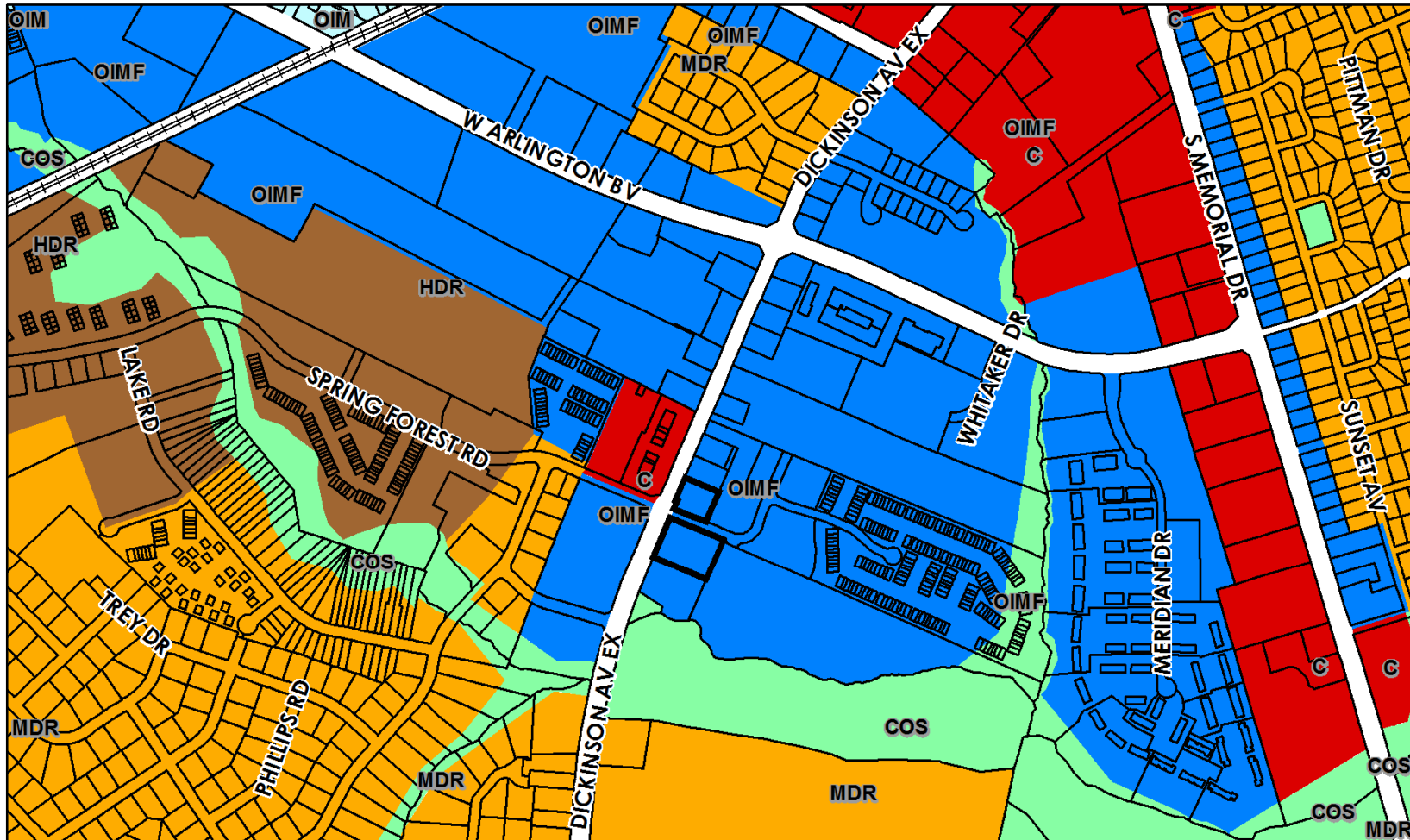
Legend

-  Preliminary Plat Boundary
-  Land Parcels
-  A = 100 yr
-  AE = 100 yr
-  AEFW = Floodway
-  SHADED X = 500 yr

Corridor and Focus Area



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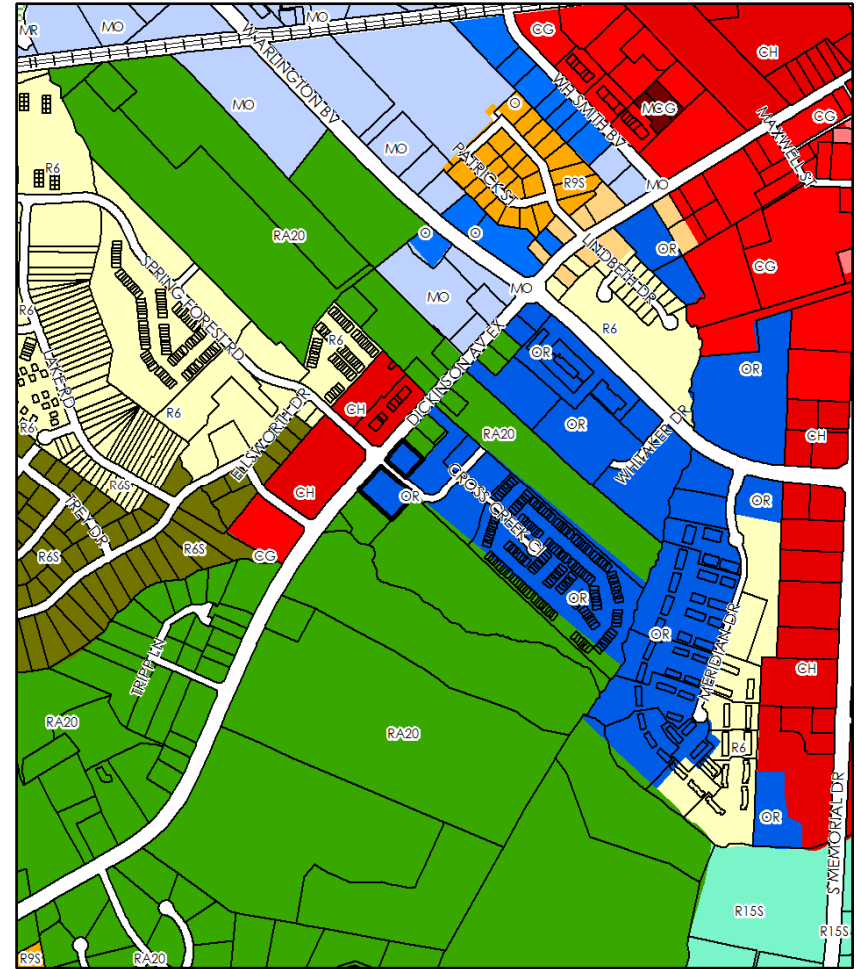
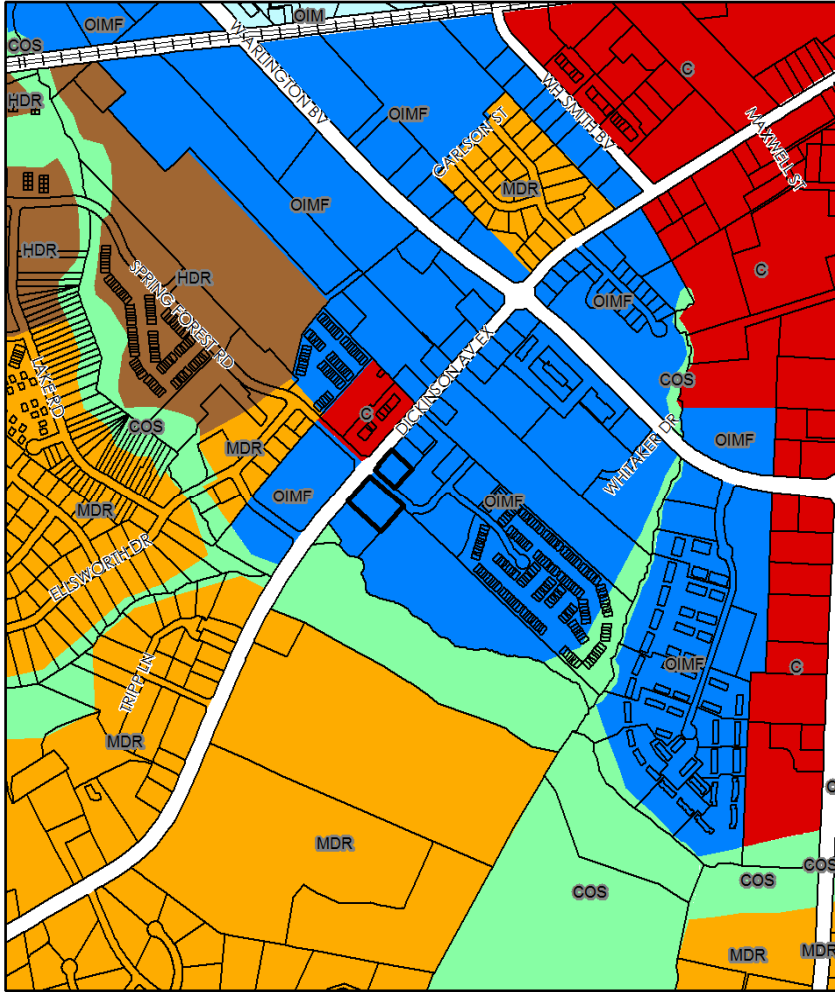


Map Legend

 Land Parcels	 Commercial	 Medical Transition	 High Density Residential	 Very Low Density Residential
 Rezoning Site	 Mixed Use / Office / Institutional	 Office / Institutional / Medical	 Medium Density Residential	 Conservation / Open Space
 Industrial	 Medical Core	 Office / Institutional / Multi-Family	 Low Density Residential	

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Future Land Use Plan/Zoning Maps



Map Legend

Land Parcels	Commercial	Medical Transition	High Density Residential	Very Low Density Residential
Rezoning Site	Mixed Use / Office / Institutional	Office / Institutional / Medical	Medium Density Residential	Conservation / Open Space
Industrial	Medical Core	Office / Institutional / Multi-Family	Low Density Residential	

Legend

Land Parcels	CDF	CN	I	MI	O	R6	R6A-RU	R6S	R9S-CA	MR
Rezoning Site	CG	MCH	IU	MO	OR	R6A	R6MH	R9	R15S	MRS
Industrial	CD	CH	MCG	PIU	MS	OR-UC	R6A-CA	R6N	R9S	PUD
										RA20

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Item 7:

Amendment to Economic Development Agreement for the Boundary

- In 2013 the City and the County entered into Economic Development Agreements with Taft-Ward Campus Edge Apts., LLC.
- The Economic Development project consisted of a commercial mixed use development on Evans Street and Reade Circle (The Boundary).
- Payment of an economic development incentive for 7 years based upon taxes paid for the increased tax valuation of the property.

- Incentives paid are to be paid back if a default of the agreement occurs.
- Deed of Trust for the benefit of the City and County is provided as security for this payment but it is subordinated to the main Deed of Trust for construction financing.
- When the permanent financing which replaces the construction financing occurs, the Deed of Trust for the benefit is also to be subordinated to the main Deed of Trust for the permanent financing.

- Taft-Ward is converting the construction financing to permanent financing.
- Lender needs to ensure that, if a foreclosure occurs as a result of a default or there is a deed in lieu of foreclosure as a result of a default, that the purchaser would have the benefit of the economic development agreement incentive payments.
- This change would not adversely impact the City and the County since all incentives are only paid after the taxes have been paid by the owner.

1st

- Allows a transfer of title by a Deed of Trust as a result of a refinancing to occur provided that the balance of any outstanding debt does not exceed 90% of the fair market value of the property.

- The current owner would continue to have the benefit of any future incentive payments and be subject to the obligations to receive these payments (such as payment of the property taxes).

2nd

- Allows a transfer of title as a result of a foreclosure or deed in lieu of foreclosure to the lender, a transfer to a third party after a foreclosure sale, or a transfer by a lender to a third party.

- The new owner would have the benefit of any future incentive payments and be subject to the obligations to receive these payments (such as payment of the property taxes).

3rd

- Provides for indemnification to the City and County in the event of litigation relating to payment of the incentives.

- Indemnification by Taft-Ward and individually by Thomas Taft and James Ward

- Indemnification continues by these, if sale, but not by new owner

4th

- Provides for a guaranty to the City and County of required clawback payments individually by Thomas Taft and James Ward

- Guaranty continues by these, if sale, but not by new owner

Recommendation:

- Conduct Public Hearing
- Approve the Deed of Subordination and Agreement

**Item 9:
Ordinances adopting the Fiscal
Year 2016-17 Budget and
approving the Fiscal Year
2017-18 Financial Plan for:**

- a. City of Greenville including
Sheppard Memorial Library and
Pitt-Greenville Convention and
Visitors Authority**

- b. Greenville Utilities
Commission**



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**2016-17 ADJUSTED BUDGET
BASED ON RECOMMENDATIONS APPROVED
AT JUNE 6TH COUNCIL MEETING**

2016-17 Proposed Budget

City Managed Funds	\$ 131,346,644	33.5%
Sheppard Memorial Library	2,528,942	0.6%
Convention & Visitors Authority	1,215,824	0.3%
Greenville Utilities Commission	257,499,629	65.6%
Total	<u>\$ 392,591,039</u>	<u>100.0%</u>

BUDGET OVERVIEW OF CITY MANAGED FUNDS

Fund	2016 Original Budget	2017 Proposed Budget	% Chg	2018 Financial Plan	% Chg
General Fund	\$ 78,105,680	\$ 82,702,885	5.9%	\$ 82,013,134	-0.8%
Debt Service	4,882,683	5,433,438	11.3%	5,448,934	0.3%
Pubic Transportation	3,499,635	2,530,012	-27.7%	2,773,992	9.6%
Fleet Maintenance	4,457,387	4,240,378	-4.9%	4,337,071	2.3%
Sanitation	7,801,578	7,647,951	-2.0%	7,619,286	-0.4%
Stormwater	4,905,758	5,850,219	19.3%	5,928,998	1.3%
Housing	1,443,370	1,416,027	-1.9%	1,431,149	1.1%
Health Insurance	14,037,440	12,785,572	-8.9%	13,135,690	2.7%
Vehicle Replacement	3,839,362	5,066,743	32.0%	4,934,770	-2.6%
Facilities Improvement	2,317,630	1,590,000	-31.4%	1,642,000	3.3%
Capital Reserve	50,000	2,083,419	>100%	-	<100%
Total	\$ 125,340,523	\$ 131,346,644	4.8%	\$ 129,265,024	-1.6%

Note: 5.9% General Fund Increase is Reflective of 52.1 Cent Property Tax Rate, \$10 Increase in Motor Vehicle Fee, and \$1.04 Million Appropriated for Purchase of Imperial

1. Property Taxes:

- Property Tax Rate: Increased to 52.1¢ From 51.3¢
- Increase in Property Tax Revenue:

FY 2016-17 Proposed Budget: \$498,692

FY 2017-18 Financial Plan: \$498,692

Property Tax Revenue at Various Tax Rates

Property Tax Rate	Property Tax
53.00	\$ 33,368,299
52.90	33,305,962
52.80	33,243,625
52.70	33,181,288
52.60	33,118,951
52.50	33,056,616
52.40	32,994,280
52.30	32,931,944
52.20	32,869,608
52.10	32,807,270
52.00	32,744,935
51.90	32,682,598
51.80	32,620,261
51.70	32,557,924
51.60	32,495,587
51.50	32,433,250
51.40	32,370,913
51.30	32,308,578

2. Motor Vehicle Fee:

- Increased to \$30 per Vehicle From \$20
- Increase in Fee of \$10 Appropriated to Street Maintenance / Improvements

- Increase in Motor Vehicle Revenue:

FY 2016-17 Proposed Budget: \$494,500

FY 2017-18 Financial Plan: \$494,500

3. Vacancy Rate:

- Increased to 4.0% From 3.0%
 - Personnel Expense Budget Reduced by 1.0% to Reflect 4.0% Vacancy Allowance
 - Reduction in Personnel Expense Budget / Plan:
 - FY 2016-17 Proposed Budget: \$(388,000)
 - FY 2017-18 Financial Plan: \$(400,000)
 - Reduction Slightly Less Than That Presented at June 6th Meeting
-

4. Police Grant Match Pool:

- Increase in Funding for Additional 2.0 – 4.0 Positions
 - This is IN ADDITION TO Increase in Funding for 2.0 – 4.0 Positions Already Proposed in Budget
 - Police Grant Pool Will Serve as Match for Additional Police Positions Through Grants
 - Increase in Personnel Expense Budget / Plan:
 - FY 2016-17 Proposed Budget: \$120,000
 - FY 2017-18 Financial Plan: \$240,000
-

5. Street Maintenance / Improvements:

- Increase in Budget / Plan:

FY 2016-17 Proposed Budget: \$700,000

FY 2017-18 Financial Plan: \$960,000

- Increase Slightly Less Than That Presented at June 6th Meeting
- \$494,500 of Increase Funded by \$10 Increase in Motor Vehicle Fee
- Summary of Streets Appropriation:

	FY2016-17	FY2017-18
Original Appropriation	\$ 1,000,000	\$ 1,000,000
Budget / Plan Adjustment	700,000	960,000
Adjusted Appropriation	\$ 1,700,000	\$ 1,960,000

6. Other Capital Outlay Projects:

- Increase in Funding for the Following Projects:

Street Lights / Cameras	\$150,000 (FY2017 Only)
Eastside Park	\$150,000
Tar River Legacy Plan	\$150,000

- Increase in Capital Outlay Budget:

FY 2016-17 Proposed Budget:	\$450,000
FY 2017-18 Financial Plan:	\$300,000

7. Purchase of Imperial Site:

- Funded Through Appropriated Fund Balance:
\$1,040,000
-

Summary of Budgeted Capital Outlay Projects

	FY2016-17	FY2017-18	Total
Town Creek Culvert (Stormwater Fund)	\$ 7,332,995	\$ 7,332,995	\$ 14,665,990
* Street Resurfacing (Incl Bond Money)	4,200,000	4,460,000	8,660,000
Dickinson Parking Project	1,961,266	-	1,961,266
West Fifth Streetscape (Bond Project)	1,950,000	-	1,950,000
Town Common Renovation	851,663	461,033	1,312,696
* Purchase of Imperial Site	1,040,000	-	1,040,000
Sidewalk Construction (Bond Project)	503,000	500,000	1,003,000
South Greenville Athletic Fields	365,000	-	365,000
* Tar River Legacy Plan	250,000	369,000	619,000
* Street Light Improvements	250,000	100,000	350,000
Westside Park	300,000	200,000	500,000
* Eastside Park	150,000	150,000	300,000
ECU Neighborhood Area Cameras	21,970	21,967	43,937
Total	\$ 19,175,894	\$ 13,594,995	\$ 32,770,889

* The Above Project Budgets Include Recommended Adjustments Approved on June 6th

Adjusted Budget as Recommended on June 6, 2016

GENERAL FUND REVENUE	FY2016-17 Adjusted Budget	FY2017-18 Financial Plan
Proposed Budget / Plan (May 23, 2016)	\$ 80,780,885	\$ 80,913,134
Revenue Adjustments:		
Tax Revenue:		
Property Tax Revenue	498,692	498,692
Motor Vehicle Fee	494,500	494,500
	993,192	993,192
Fund Balance Appropriated:		
Operations	(111,192)	106,808
Purchase of Imperial	1,040,000	-
	928,808	106,808
Total Revenue Adjustments	1,922,000	1,100,000
Adjusted Budget / Plan (June 6, 2016)	\$ 82,702,885	\$ 82,013,134



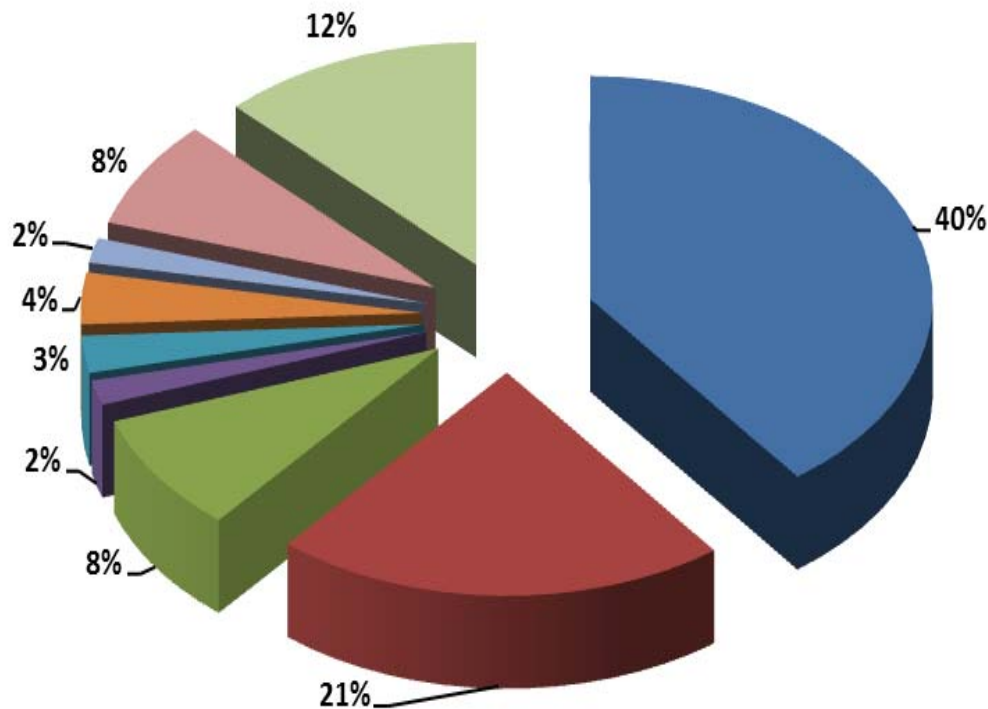
Adjusted Budget as Recommended on June 6, 2016

GENERAL FUND EXPENSE	FY2016-17 Adjusted Budget	FY2017-18 Financial Plan
Proposed Budget / Plan (May 23, 2016)	\$ 80,780,885	\$ 80,913,134
Expense Adjustments:		
Personnel:		
Increase Vacancy to 4.0%	(388,000)	(400,000)
Police Grant Pool	120,000	240,000
	(268,000)	(160,000)
Capital Outlay / Capital Improvement:		
Street Lights / Cameras	150,000	-
Eastside Park Development	150,000	150,000
Tar River Legacy Plan	150,000	150,000
	450,000	300,000
Transfers:		
Transfer to Streets Improvement Fund	700,000	960,000
Transfer to Capital Project Fund: Imperial	1,040,000	
	1,740,000	960,000
Total Expense Adjustments	\$ 1,922,000	\$ 1,100,000
Adjusted Budget / Plan (June 6, 2016)	\$ 82,702,885	\$ 82,013,134

Adjusted Budget as Recommended on June 6, 2016

	FY2016-17	FY2017-18
	Adjusted	Financial
REVENUE LESS EXPENSE	Budget	Plan
Adjusted Revenue	\$ 82,702,885	\$ 82,013,134
Adjusted Expense	82,702,885	82,013,134
Revenue Less Expense	-	-

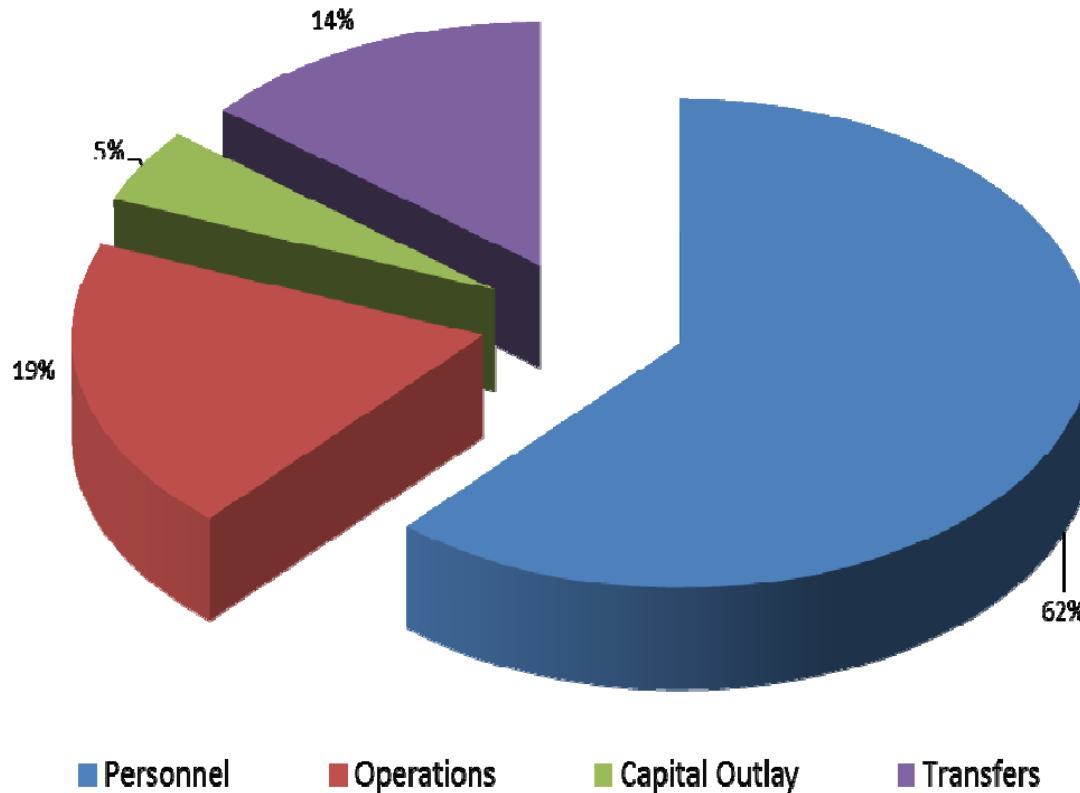
2016-17 General Fund Revenue Budget



Adjusted FY2016-17 Revenue	
Ad Valorem Taxes	\$ 32,807,270
Sales Tax	17,681,023
Utilities Franchise Tax	7,158,899
Motor Vehicle Taxes	1,483,674
Powell Bill	2,220,065
Rescue Service Transports	3,096,519
Sale of Police/Fire Parking Lot	1,500,000
GUC Transfers In	6,498,420
Other Revenues	10,257,015
Total	\$ 82,702,885

- Ad Valorem Taxes
- Sales Tax
- Utilities Franchise Tax
- Motor Vehicle Taxes
- Powell Bill
- Rescue Service Transports
- Sale of Police/Fire Parking Lot
- GUC Transfers In
- Other Revenues

2016-17 General Fund Expense Budget



Expense by Type	
Personnel	\$ 50,908,916
Operations	16,138,345
Capital Outlay	4,073,611
Transfers	11,582,013
Total	\$ 82,702,885

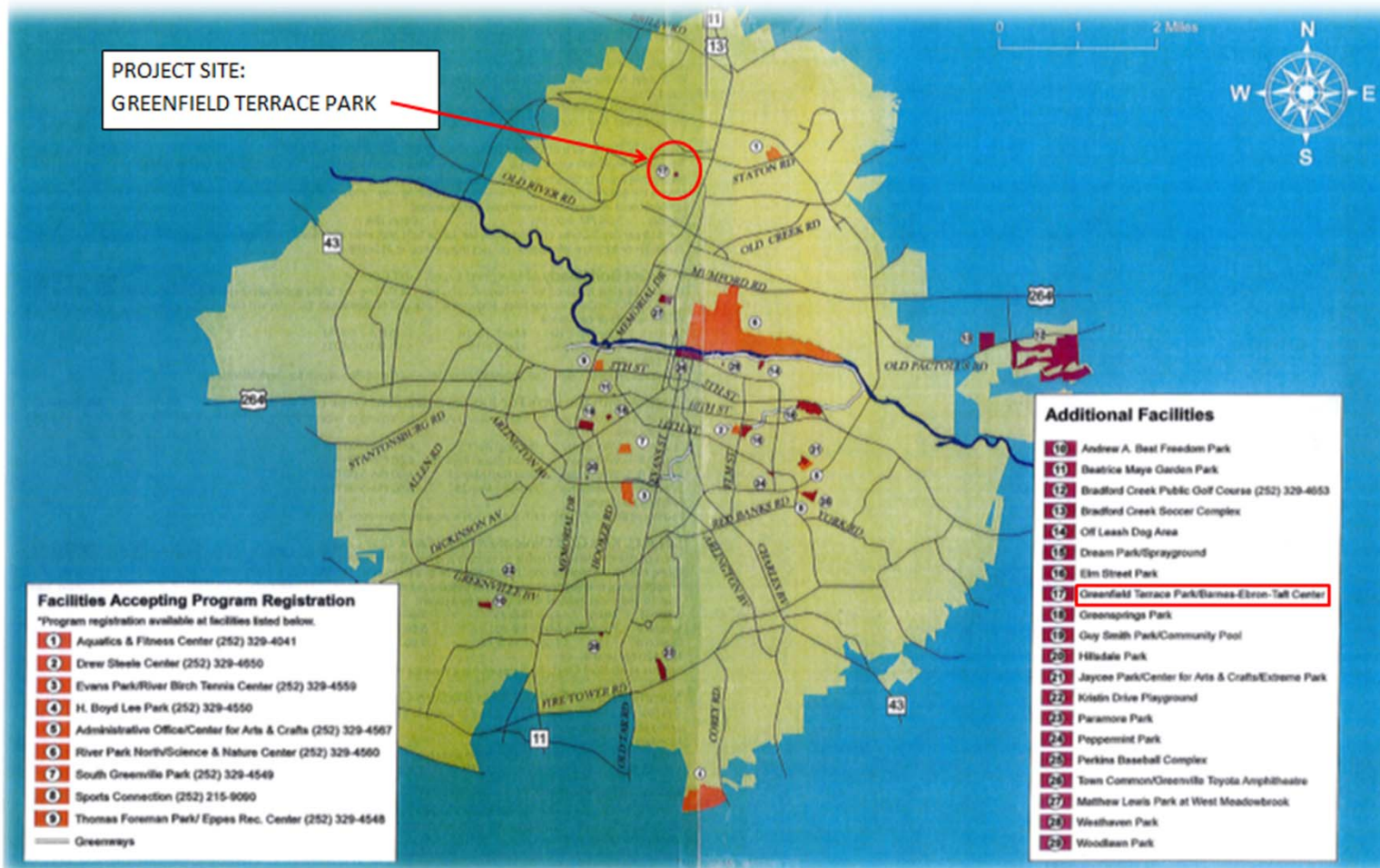
The FY2016-17 Budget Includes:

- 2.0% Salary Increase
 - Reinstatement of a Merit Program that will Allow the City to:
 - a) Minimize Salary Compression
 - b) Stay Competitive with External Market Place
 - c) Provide Employees More Motivation and Job Satisfaction
 - Recommendation is to Implement GUC Model:
 - 0.5% Market Increase
 - 1.5% Merit Increase
-

**Item 10:
Outdoor Recreation Legacy
Partnership Grant Application
for Greenfield Terrace Park
Expansion**

ORLP Focus:

- ~ **Connecting people to outdoor places**
- ~ **Underserved in terms of parks**
- ~ **Significant Numbers of**
 - * **Economically Disadvantaged,**
 - * **Minority, and/or**
 - * **Youth**





Greenfield Terrace Park Master Plan



ORLP Funds provided through



**18 NC Communities eligible to
apply for OLRP funding.**

**Community Engagement in
planning a grant priority.**



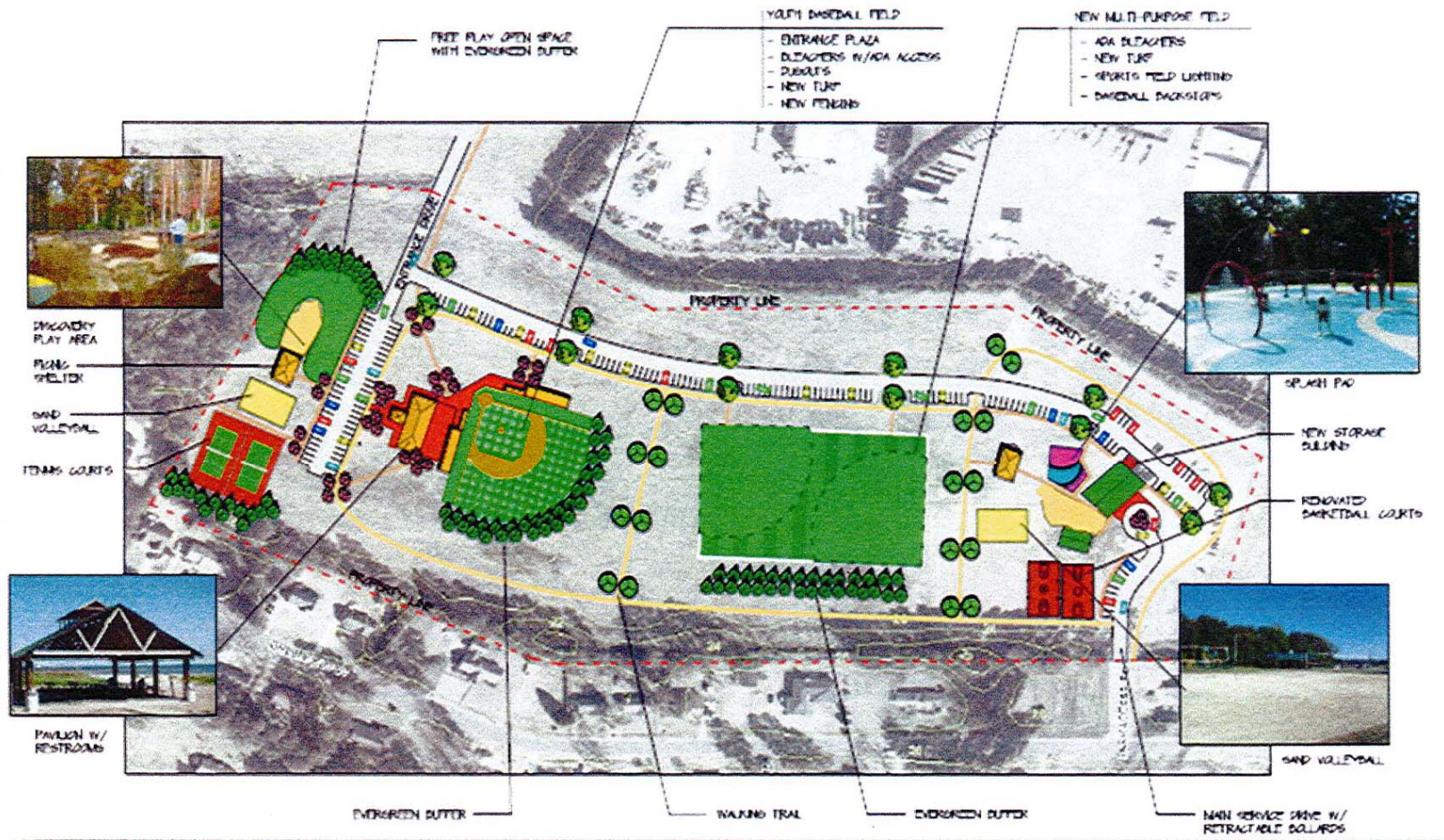
The DREW STEELE CENTER
specifically discussed in
Sections EX -5 & 4-15.

Comprehensive Recreation and Parks Master Plan



City of Greenville
Recreation and Parks Department
Adopted: November 6, 2008





Greenfield Terrace Park Final Master Plan

New Park Elements

- A 2nd Vehicular Access Point on the NW side of the park
- A “Discovery Playground,” for unstructured and imaginative play
- A 2nd Picnic Shelter at the W. end of the park
- A Sand Volleyball Court
- Phase I of an ADA Accessible Trail
- A Multi-Purpose Athletic Field

- **A Covered Pavilion with Restroom**
- **Site amenities:** Bollards, picnic tables, benches, water fountains, grills, signage, lighting and security cameras
- **Landscaping:** Trees, shrubbery, gardens
- Total Construction Cost Estimate \$833,700.
- Engineering @ 7% + Contingency @ 10%

TOTAL PROJECT COST OF \$975,610.



PURSUIT OF HIGHWAY 264 INTERSTATE DESIGNATION

Overview of the designation process

It is likely that a successful US264 interstate designation project will be transformative to the Greenville MSA's future. As such, it is important to mention this project was initiated through the leadership of Barbara Lipscomb, Merrill Flood, Kevin Mulligan and the Office of Economic Development. It receives on-going support by staff in Public Works, Office of Economic Development, the Ferguson Group, Metropolitan Planning Organization and the NCDOT.

It is expected this project will include collaborative efforts from Pitt County Development Commission (PCDC) staff, PCDC Board, Pitt County staff, Pitt County Commissioners, Congressman Jones, and Congressman Butterfield. Tonight we are requesting support from the Greenville City Council and asking to be part of this partnership along the way.

US264 Designation as an Interstate

Why pursue interstate designation?

National and Global Connectivity

A well-connected location is essential for accessing suppliers and customers and connecting to intermodal hubs leading to the global marketplace.

Minutes Matter

Highway transportation by truck is often the first domestic stage of shipping for products — the closer a company's facility is to interstates and state highways, the faster products are delivered.

Site Selectors and Senior Executives Opinion

Area Development Magazine has completed an annual survey for 29 years. Highway and interstate accessibility has consistently ranked in the top 10 most important site selection factors. Ranked 2nd in 2016.

US264 Designation as an Interstate

Find yourself in good company

Why pursue interstate designation?

Greenville is the largest city in North Carolina not connected to an interstate.

US264 is near interstate quality in current form, resulting in a lower cost of construction.

A future interstate US264 would connect to I95 and I40 providing an interstate connection for the Greenville MSA that runs in all directions.

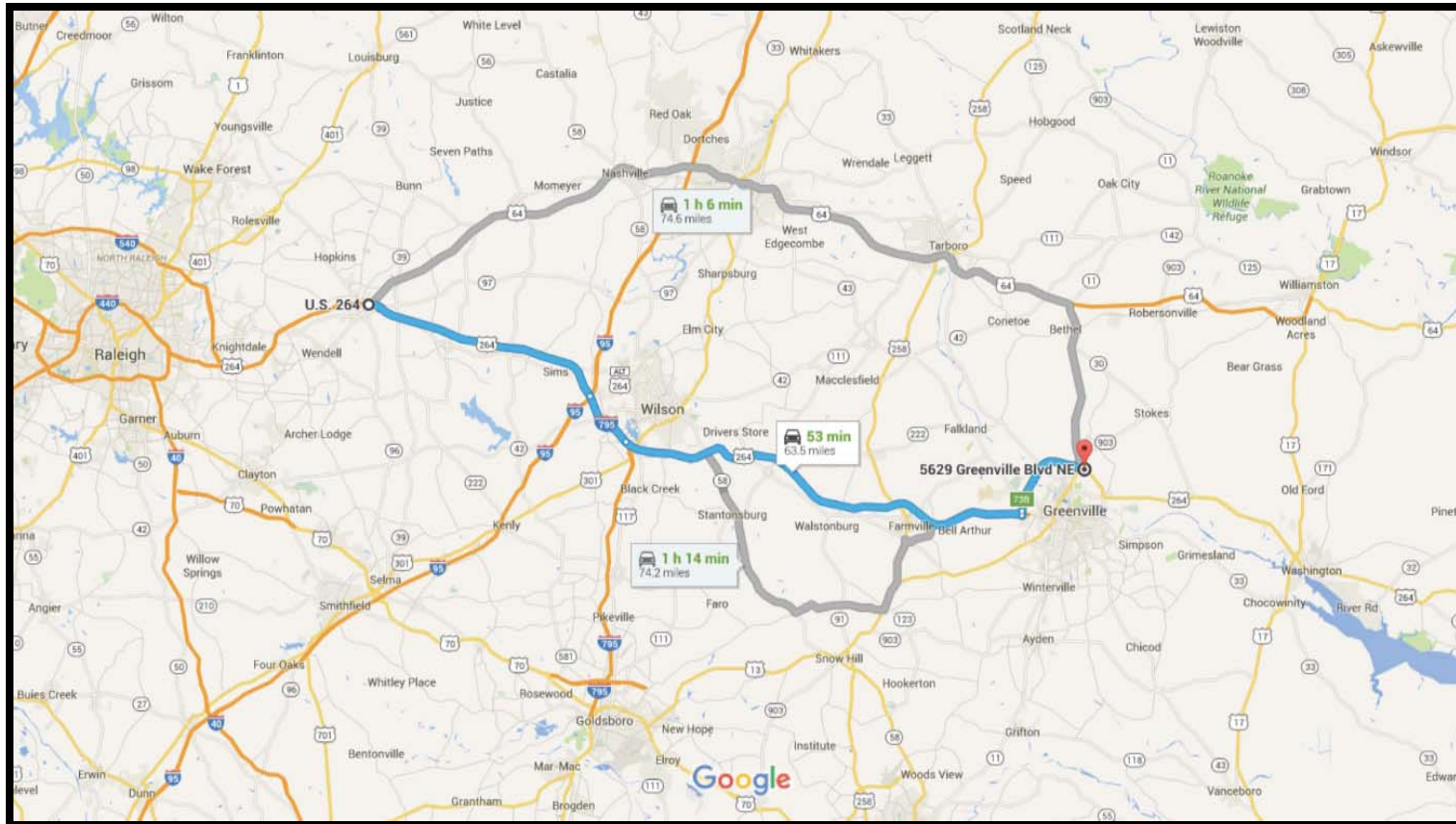
Proximity with *US64 and *US70 could be leveraged as a competitive advantage as an alternative route and through redundancy.

** Denotes future interstate designation.*

US264 Designation as an Interstate

Find yourself in good company

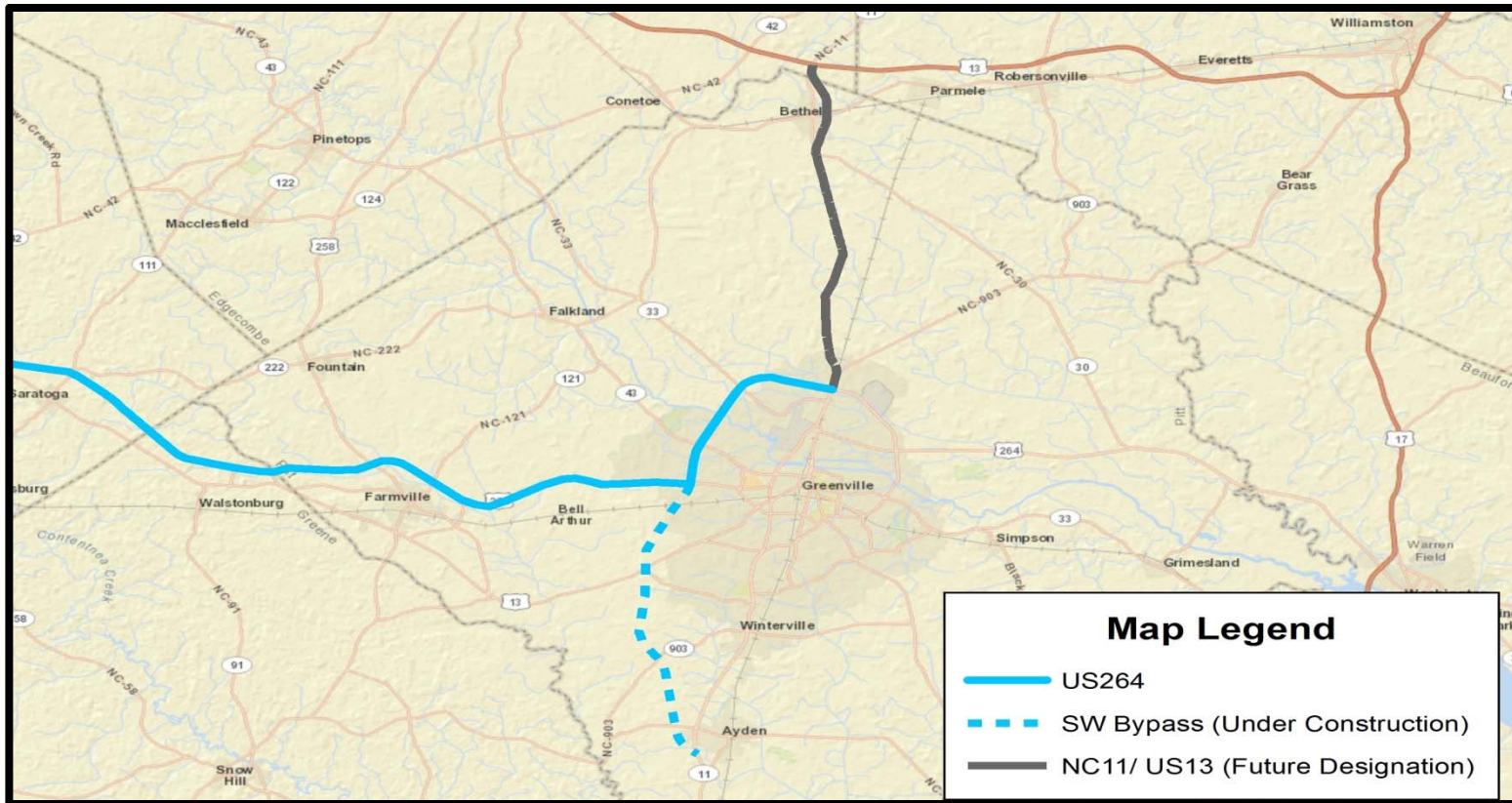
From US64 intersection in Zebulon to US264 and North Memorial intersection in Greenville; Length = 63.5 miles



US264 Designation as an Interstate

Find yourself in good company

Project may include SW Bypass and is in close proximity to US64 and US70



US264 Designation as an Interstate

Find yourself in good company

Project supporters

Since January of 2016, there have been a series of meetings, conference calls, work sessions, email communications and discussions related to this project. All parties involved in this process verbally agreed to support this project.

Project Supporters include

City Staff
Congressman Butterfield
Congressman Jones
Greenville MPO
NCDOT Staff
NCDOT Officials
Pitt County Development Com. Staff
Pitt County Staff

US264 Designation as an Interstate

Find yourself in good company

Two Tiered Process

Federal Bill Proposal Process is being led by Congressmen Butterfield and Jones.

To proceed, they requested:

- Letters of Support
- Economic Impact Analysis
- Preconstruction Estimate

North Carolina Process is being led by City Staff, NCDOT and Metropolitan Planning Organization.

This process includes:

- Letters of Support
- RPO, MPO scoring
 - (highest local score)
- NC scoring and ranking.
Score must be high enough to receive funding

US264 Designation as an Interstate

Current Request

- Staff is requesting passage of a resolution of support to proceed with project.
- The initial estimate for an economic impact analysis is in the \$100k range. If approved, it is proposed that the City and Pitt County will split the costs.
 - ❑ Estimated City cost is \$50k
 - ❑ Estimated Pitt County Development Commission cost is \$50k

A General Statute requires a 10-day posted notice and a public hearing for economic development expenditures. If approved, staff will request funding in August.

A separate estimate for the cost of construction may be required and could result in an additional expenditure. It is anticipated these costs will be equally shared with Pitt County Development Commission.

US264 Designation as an Interstate

Find yourself in good company

Next Steps for Partners

- **6/23** Pitt County Development Commission seeking approval from their board. Staff plans to recommend funding 50% of cost.
- **7/18** Pitt County Manager to discuss and seek concurrence to proceed with this project with Pitt County Commissioners.

US264 Designation as an Interstate

Next Sequential Steps (if approved)

- Complete Funding Agreement between City and Pitt County
 - City and Pitt County staff
- Develop RFP, post bid and select vendor to complete analysis
 - City and County staff
- Define routes and cost estimates
 - City and County staff, NCDOT
- Discuss linkage to US64 via NC11/US13 North; which would likely require a commitment and contribution from other stakeholders.
 - Current partners and a wider range of stakeholders TBD

US264 Designation as an Interstate