

8.15.16  
**City Council Meeting**

8.15.16

## **Special Recognitions**

Susan Kluttz,

Secretary of N.C. Department  
of Natural & Cultural Resources



**Greenville City Council**  
*Secretary Susan Kluttz*

# Greenville Tax Credit Tour Stop January 29, 2015



















The News & Observer

“The decision not to renew the historic-preservation program aligns with the goals of the 2013 Republican overhaul of the state tax code...”

Nov. 28, 2014

# Historic Tax Credit Coalition



# NC State House Press Conference



Alert  51°  
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The News & Observer

 FULL MENU

LOCAL NEWS

SPORTS

LIVING

CLASSIFIEDS

ENTERTAINMENT



UNDER THE DOME

APRIL 2, 2015 4:35 PM

## NC senator: Historic tax credit plan sent to ‘graveyard’



BY PATRICK GANNON

[pgannon@ncinsider.com](mailto:pgannon@ncinsider.com)



Sen. Tom Apodaca, the Senate Rules chairman, said Wednesday that the historic preservation tax credit bill passed by the House last week is “not anything the Senate is interested in.”







Governor Pat McCrory  
and  
Secretary Susan Kluttz

Invite you to an

**HISTORIC TAX CREDIT  
LEGISLATIVE RALLY  
on the Lawn**

Wednesday, August 12, 2015

10am to 11am

Historic State Capitol  
1 East Edenton Street, Raleigh  
Rain location: Historic House Chamber

Followed by Legislative Visits

RSVP by clicking on this invitation  
[ncdcr.gov/htc-rally](http://ncdcr.gov/htc-rally)

*Please invite all supporters to join us!*



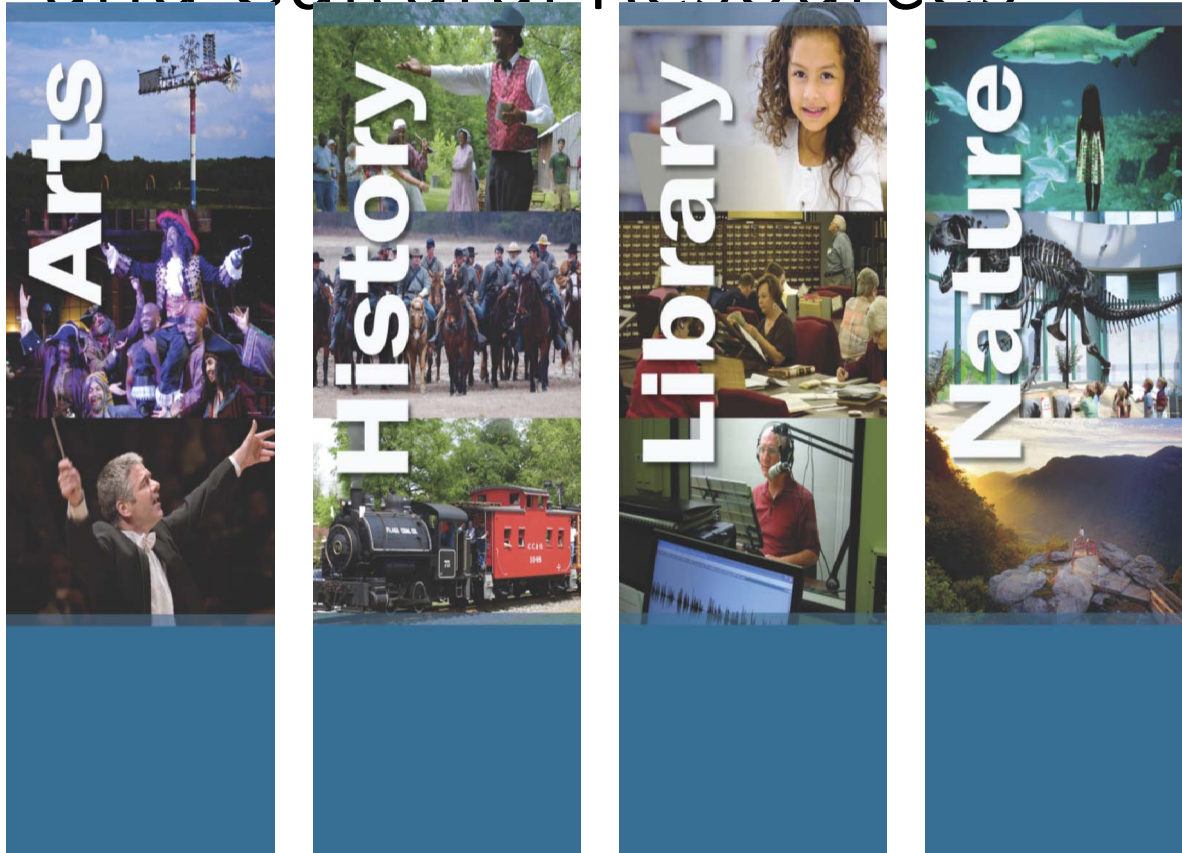
LOCAL OCTOBER 16, 2015 4:22 PM

# With tax credit back, historic renovations likely to ramp up

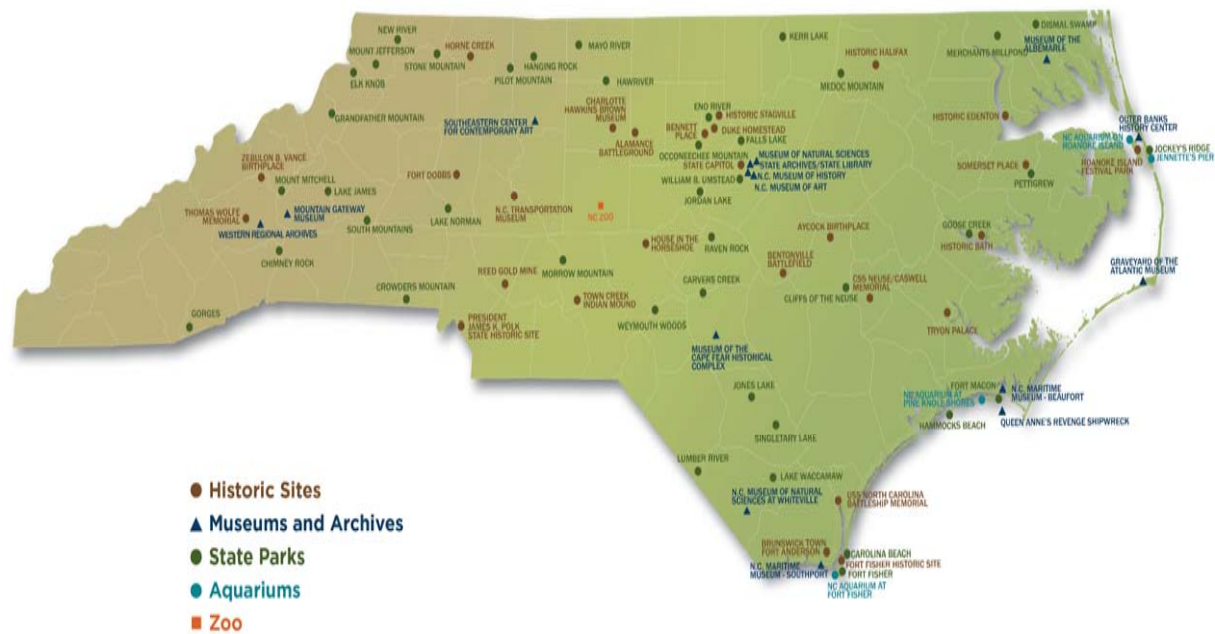
- HIGHLIGHTS** .....
- Legislators restored the historic preservation tax credit after letting it expire last year
  - Program was a big priority for Gov. Pat McCrory
  - 'This is going to help revive the Main Streets of North Carolina'



# N.C. Department of Natural and Cultural Resources



# DNCR Across North Carolina



**Item 17:**  
**Presentations by Boards and  
Commissions**

- a. Historic Preservation  
Commission**
- b. Recreation and Parks  
Commission**

# Historic Preservation Commission

## Annual Report to City Council

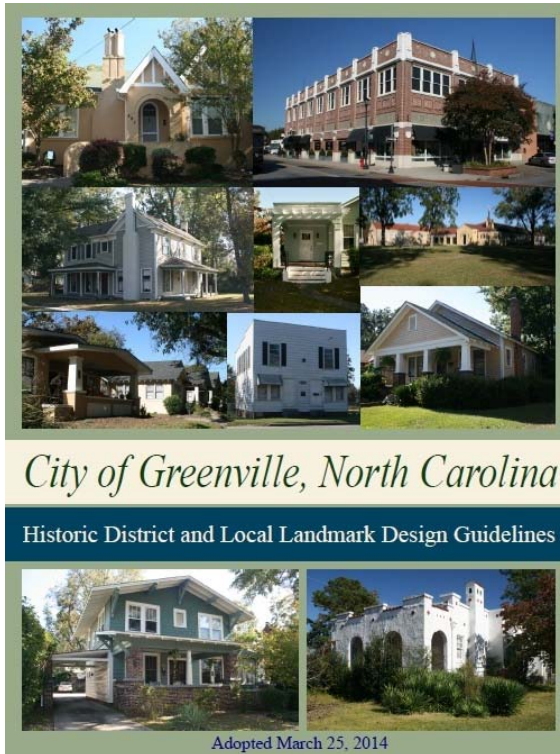
August 15, 2016



## Historic Preservation Commissioners

- Jeremy Jordan, Chair
- David Hursh, Vice Chair
- David Dennard
- Alice Arnold
- William Gee
- Tyrone Walston
- Kerry Carlin
- Jake Postma
- Myron Caspar
- Elizabeth Wooten

Council Liaison: Kandie Smith  
City Attorney: Donald Phillips  
Planning Staff: Collette Kinane  
Amy Nunez



## Certificates of Appropriateness

A COA is necessary when exterior alterations are being made to properties in College View Historic District or Local Landmarks.

Minor Works are repairs or improvements that can be reviewed by staff.

**Work Reviewed since August 2015:**

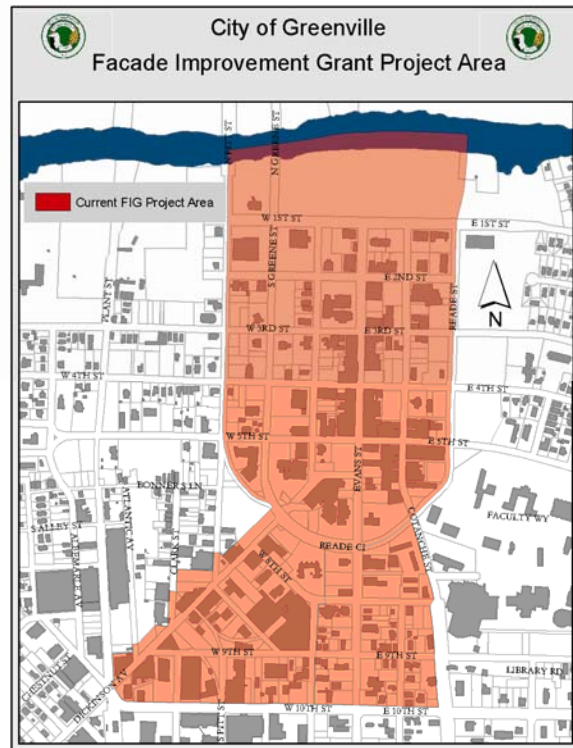
**13 Certificates of Appropriateness**

**21 Minor Works COAs**

**2 Façade Improvement Grants**

## Work Reviewed:





## Façade Improvement Grants

Help preserve and enhance the unique historic character and architectural quality of Greenville's central business district.

Encourage substantial, historically appropriate exterior building renovations.

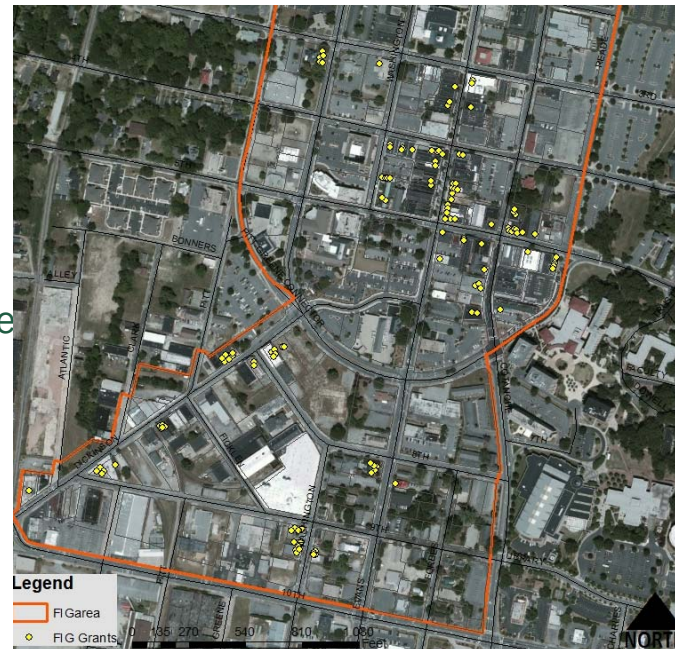
Matches 50% of eligible cost up to \$5,000 reimbursement per façade.

Since 1999, 132 funded grants (1 currently in progress).

Grants have ranged from \$325 to \$5000.

City has invested **\$276,993.20** while property owners have invested **\$1,398,892.83**

For every \$1 given by City, ~\$5.05 is spent by business owners.





Before



Currently

FIG in progress, 718 Dickinson Avenue







**10<sup>th</sup>**  
**BIENNIAL**  
**HISTORIC**  
PRESERVATION  
**AWARDS**





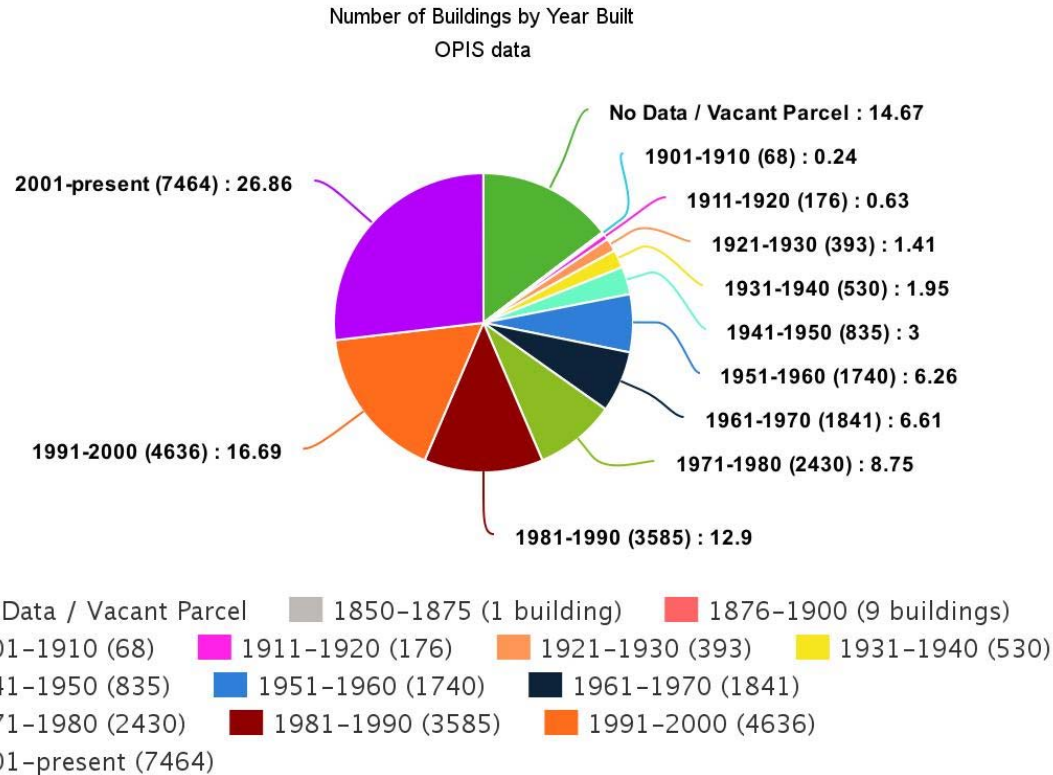
### Year Built Data

Properties Built Before 1911  
Within City Limits

#### Legend

##### Built Before 1911

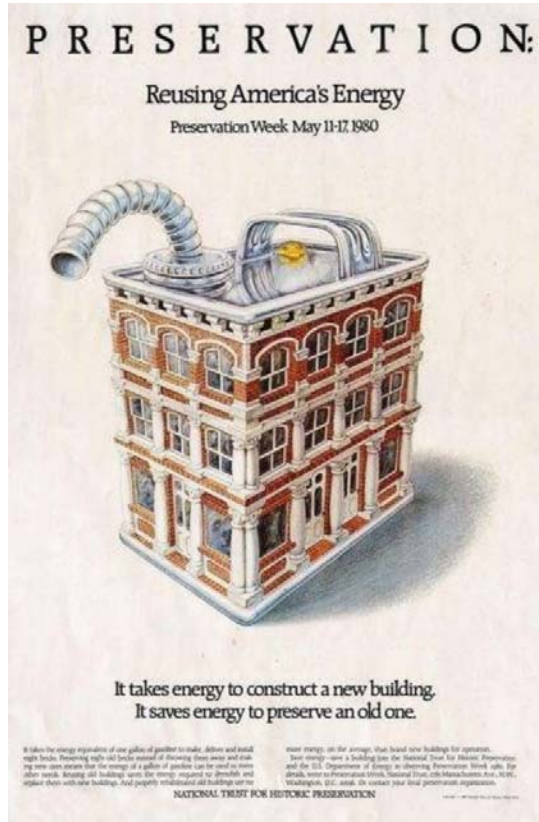
- 1850 - 1875 (1)
- 1876 - 1900 (9)
- 1901 - 1910 (65)
- Properties designated as historic  
- Local Landmark or Historic District (10)



meta-chart.com









**Built: 1901 .05 acres**  
**Tax Value: \$102,172**



**Built: 1982 .98 acres**  
**Tax Value: \$501,036**



Built: 1901 .05 acres  
Tax Value: \$102,172



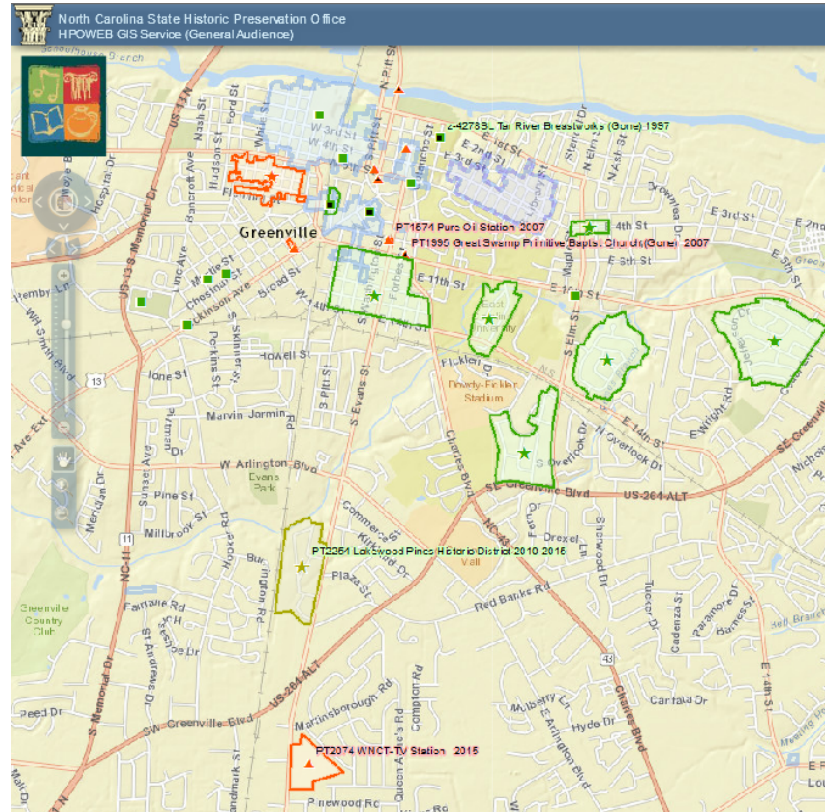
Built: 1982 .98 acres  
Tax Value: \$501,036



## Neighborhood Restoration



# Potential Nominations



# Expanding education



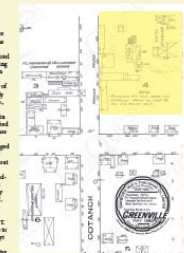
## 'Yours If You Come' 6

### The Macon House Hotel

Of the many businesses and buildings that have come and gone in Greenville's past, perhaps the one that survived the longest was the Macon Hotel. The Macon House was a popular gathering place and a landmark in Greenville for over 100 years, being the corner of the social and political life of the town.

It was first called John's Hotel, the Clark Hotel, the Eagle Hotel, Union Hotel, Macon House Hotel and finally the Macon Hotel. It stood on town lots 4125, 4126 and 4127 on Commerce Street, covering one side of the main block. It is believed that through the corner lots as well as some acquired in 1776, when President George Washington came through Greenville on his Southern Tour.

The story of the Macon House Hotel begins in 1817 when John Macon of the town of Macon, Georgia, came to Greenville. He was a wealthy man and had been in the business of building and repairing houses and barns for many years. He had a large family and had been in the business of building and repairing houses and barns for many years. He had a large family and had been in the business of building and repairing houses and barns for many years.



This plan is the same as the one shown in the book 'The Macon House Hotel'.

**GENERAL TOM THOMAS**  
Clark of the town of Macon, Georgia, came to Greenville in 1817. He was a wealthy man and had been in the business of building and repairing houses and barns for many years. He had a large family and had been in the business of building and repairing houses and barns for many years.

**Local Births**  
The first child was born to John Macon and his wife in the town of Macon, Georgia, on the 10th day of the month of May, 1818. The child was named John Macon and was the first child born in the town of Macon, Georgia.



This is the same building as the one shown in the book 'The Macon House Hotel'.



UPTOWN GREENVILLE HISTORY TRAIL



## 'Yours If You Come' 6

### John Flanagan Buggy Company

In the Flanagan Buggy Company, one of the leading automobile dealers in North Carolina, is a building that has been standing in Greenville since 1878. The building was built by John Flanagan, one of the outstanding business and civic leaders in the County during the latter part of the century. Today, the Flanagan Buggy Company, is a leading company in North Carolina as one of the leading automobile dealers in the State.

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This is the same building as the one shown in the book 'The Old Reliable Carriage Factory'.

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UPTOWN GREENVILLE HISTORY TRAIL

# **Greenville Recreation & Parks Commission**

***Annual Report to City Council***

**August 15, 2016**



## **Recreation & Parks Commission**



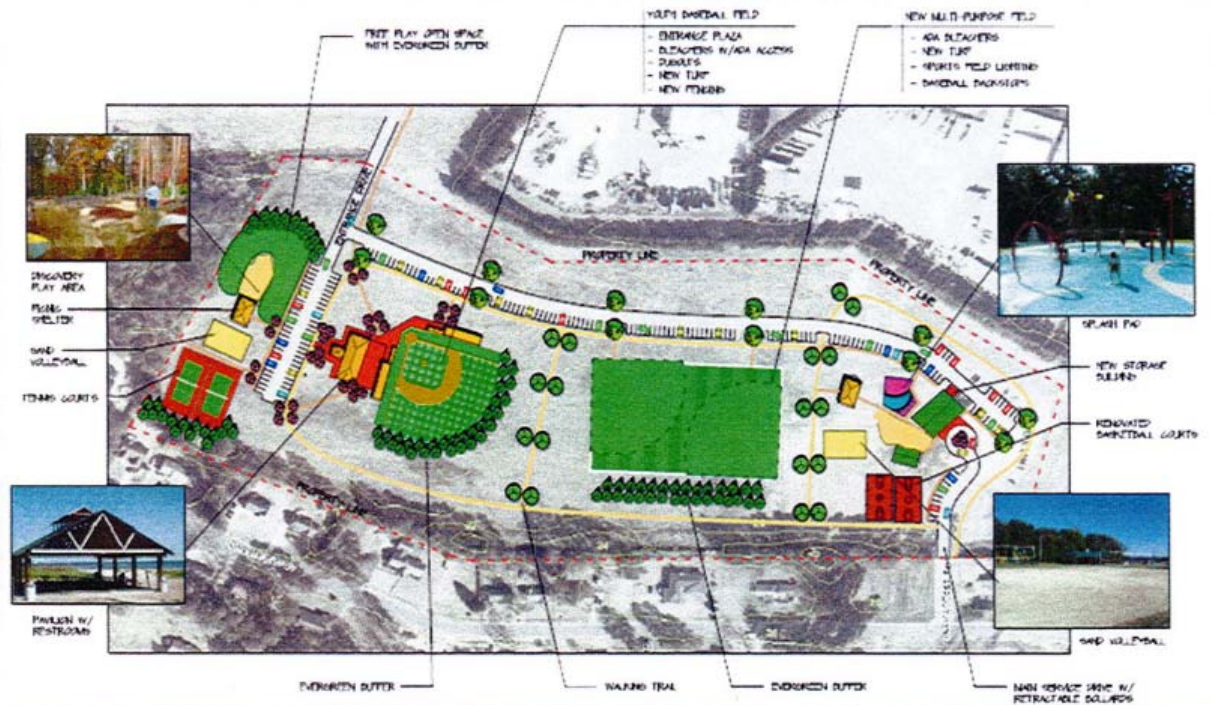
## **Recreation & Parks Staff**





***KaBoom Grant***





Greenfield Terrace Park Final Master Plan



## Paramobiles



## Beatrice Maye Garden Park



## **Sunday in the Park**

# **Sunday in the Park 2016 Sponsors**

**News Channel 12  
Barbour Hendrick Honda  
Fox East Carolina News  
Pitt County Arts Council  
The Greenville Times  
East Carolina Veterinary Service  
Physicians East  
WNCT 107.9 & 1070 WNCT.**

# BILLY JOEL TRIBUTE

THE STRANGER featuring Mike Santoro



***The Final 2016 Sunday in the Park concert***

# Special Events







## **Pirate Fest Concert – Smashmouth**



## **Little League Tournament of State Champions**

**Magnolia**  
ARTS CENTER  
*Celebrating 10 Years!*





## *Eppes Ensemble*



## **Born Learning Trail at River Park North**



## **Kid's River Fest**

## Love a Sea Turtle Camps





## **Dirt Day at River Park North**



# *CAMPS*



## **Jaycee Jamboree ECU Tour**



## **Camp Escape Visits Cherry Point**



## **Baseball Camp**



## Teen Fitness Camp

# The Arts





## The Arts



## Athletics





## Athletics



## Couch to 5K Participants



## Greenville Community Pool



## The Yellowfins – Then & Now



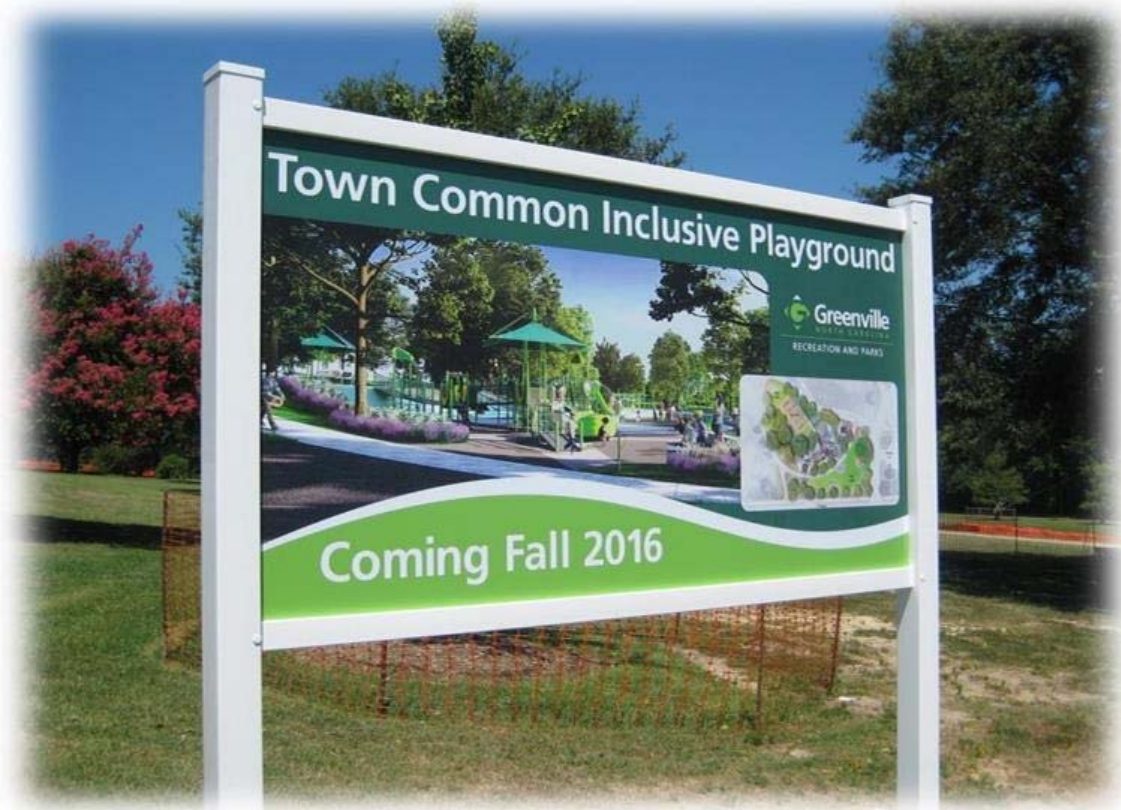
## End-of-Season Meet



## **Splashpoint at Dream Park**




## **Town Common Inclusive Playground**










South Greenville Recreation Center  
**CORNERSTONE CELEBRATION**

Thursday, February 25, 2016  
3:30 PM  
851 Howell Street

Come join us as we lay the first stones for the new South Greenville Recreation Center foundation. A formal address will be given and light refreshments will be served.



For more information, contact Lamarco Morrison at 252.329.4242 or [lmorrison@greenvillenc.gov](mailto:lmorrison@greenvillenc.gov).

**A**



## South Greenville







CAP 30

## **Tar River Overlook**



Find yourself in good company  
at  
*Your hometown course*




- Bent grass greens
- No membership required; Daily rates
- Student and Senior plans available
- 10-round passes
- Annual passes
- VIP Rewards program
- The area's ONLY FootGolf course
- The area's ONLY lighted driving range and putting green
- Beginner and junior programs and lessons

For information on booking tee times, lessons, or hosting your next event with us, call 252.329.4653 or visit [greenvillenc.gov](http://greenvillenc.gov)



## **Bradford Creek**






# YOUTH BASKETBALL

AT EPPES RECREATION CENTER

**Ages 5–8**  
Mondays & Wednesdays  
November 9–February 22 • 4:30 PM–6:00 PM


**Ages 9–12**  
Tuesdays & Thursdays  
November 10–February 23 • 4:30 PM–6:00 PM



For more information, contact 252.329.4548 or [dsawyer@greenvillenc.gov](mailto:dsawyer@greenvillenc.gov).



## GREENVILLE RECREATION & PARKS FALL TENNIS PROGRAMS



### YOUTH TENNIS

<b>Fall Preschool Tennis</b> 221005.01 Ages 3-4 Fee: \$40; Discounted Greenville Res. dem: \$30	Thursday Class 5:30 PM-6:15 PM	September 15-October 20
	Tuesday Class 5:30 PM-6:15 PM	September 13-October 18
<b>Fall QuickStart Tennis</b> 221006.01 Ages 5-8 221007.01 Ages 7-8 221008.01 Ages 9-10 Fee: \$40; Discounted Greenville Res. dem: \$40	Tuesday & Thursday 5:30 PM-6:15 PM	September 13-October 20
	Monday & Wednesday 5:30 PM-6:30 PM	September 12-October 19
	Monday & Wednesday 5:30 PM-6:30 PM	September 12-October 19
<b>Fall Learn To Compete</b> 221009.01 Ages 11-15 Fee: \$40; Discounted Greenville Res. dem: \$40	Monday & Wednesday 4:30 PM-5:30 PM	September 12-October 19
<b>Fall After School Beginner Tennis</b> 221010.01 Ages 11-15 Fee: \$40; Discounted Greenville Res. dem: \$40	Tuesday & Thursday 4:30 PM-5:30 PM	September 13-October 20

### ADULT TENNIS

<b>Morning Intermediate Cardio Tennis</b> 222001.01 Ages 16+ Fee: \$40; Discounted Greenville Res. dem: \$40	Monday & Wednesday 10:00 AM-11:00 AM	September 12-October 19
<b>Morning Beginner Cardio Tennis</b> 222002.01 Ages 16+ Fee: \$40; Discounted Greenville Res. dem: \$40	Tuesday & Thursday 10:00 AM-11:00 AM	September 13-October 20
<b>Evening Adult Beginner Plus Tennis</b> 222003.01 Ages 16+ Fee: \$40; Discounted Greenville Res. dem: \$40	Monday & Wednesday 7:00 PM-8:00 PM	September 12-October 19
	Tuesday & Thursday 7:00 PM-8:00 PM	September 13-October 20



Register at River Rich Tennis Center or online at [greenvillenc.gov](http://greenvillenc.gov).  
For full tennis program descriptions, go to: [webtrac.greenvillenc.gov](http://webtrac.greenvillenc.gov) > Athletics > Tennis Programs  
For more info, contact Chris Hinson at 252.329.4559 or [chinson@greenvillenc.gov](mailto:chinson@greenvillenc.gov)



## Exceptional Community Football League

A coed flag football program sponsored by the Carolina Panthers for individuals with disabilities.

**September 10-November 5**  
10:00 AM-12:00 PM


Registration and participation is **FREE!**



For more information, contact Chasity McCurdy at 329.4270 or [cmccurdy@greenvillenc.gov](mailto:cmccurdy@greenvillenc.gov).




[greenvillenc.gov](http://greenvillenc.gov)



## Intro to Reading Music

Learn how to read and play music on the piano! This program caters to individuals interested in reading, developing, and improving their levels of learning. This 8-week program will be open to males and females of all ages and skill levels.

### Eppes Rec Center


**August 10-October 1**

**Wednesdays & Saturdays**  
**Fee: \$10; \$15 non-residents**

**Six (6) participants will be accepted.**

Register today at Eppes Recreation Center.

To register, visit [greenvillenc.gov](http://greenvillenc.gov) or call 252.329.4548





WELCOME BACK  
**COOKOUT**  
INDIVIDUALS WITH DISABILITIES

This is a free event that gives participants a chance to learn about Specialized Recreation programs while enjoying food and games.  
Please RSVP by August 24, 2015.

**SATURDAY, AUGUST 29**  
10:00 AM-2:00 PM  
DREW STEELE CENTER

 For more information, call 252.329.4541 or visit [greenvillenc.gov](http://greenvillenc.gov).



**REAL-WORLD COMPUTER TECHNOLOGY**

**Eppes Recreation Center**  
Ages 15 and up

Program will introduce, teach, and advance "real-world" endeavors such as writing a resume, completing job applications, applying to colleges, and much more!

**Tuesdays and Thursdays**  
6:00 PM-8:00 PM  
September 1-November 17

**Fee: \$15; Discounted Greenville Resident: \$10.**  
Register July 6-August 24 (Limited to 6 participants)

 For more information, call 252.329.4195 or email Darris Sawyer at [dsawyer@greenvillenc.gov](mailto:dsawyer@greenvillenc.gov)

K-8 Intro to  
**COMPUTER  
SCIENCE**

Eppes Recreation Center • 400 Nash Street

**What Is It?**

K-8 Intro to Computer Science is fun, collaborative, and creative! It's designed to inspire students to continue learning how technology improves real world relationships, connections, and life.

**Students learn:**


- How the internet works
- Basic computer programming
- Logic, problem solving, and creativity

**Mondays, Wednesdays, and Fridays**  
**August 31-November 18**  
**5:00 PM-8:00 PM**

Fee: \$15; Discounted Greenville Resident \$10  
Registration will be taken July 6-August 24. Class limited to 6 participants.

 **Greenville**  
RECREATION AND PARKS


For more information, call 252.329.4548  
or email [dsawyer@greenvillenc.gov](mailto:dsawyer@greenvillenc.gov).



**Days of J.O.Y.**  
*(Just for Our Youth)*

at Eppes Recreation Center  
**Wednesdays, starting August 24, 2016**  
**3:00 PM-8:00 PM**

Free program for ages 5-13 offering designated evenings filled with free-play, activities, and fun for our youth!  
All participants must be supervised by an adult.

 **Greenville**  
RECREATION AND PARKS

For more information, call 252.329.4548  
or email [dsawyer@greenvillenc.gov](mailto:dsawyer@greenvillenc.gov)

# DOGGIE *Pool* PARTY

**Saturday, September 17, 2016**  
**10:00 AM-2:00 PM**  
**at the Community Pool**  
2113 Myrtle Avenue

\$5 per dog; Only one dog per adult. Doggie Beachwear Contest at noon.




 For more information, call 252.329.4567 or visit [greenvillenc.gov](http://greenvillenc.gov).
 



## REAL-WORLD COMPUTER TECHNOLOGY

**Eppes Recreation Center**  
**Ages 15 and up**

Program will introduce, teach, and advance "real-world" endeavors such as writing a resume, completing job applications, applying to college, and much more!

**Tuesdays and Thursdays**

**6:00 PM-8:00 PM**

**September 1-November 17**

**Fee: \$15; Discounted Greenville Resident: \$10.**

**Register July 6-August 24 (Limited to 6 participants)**



For more information, call 252.329.4195 or email Darris Sawyer at [dsawyer@greenvillenc.gov](mailto:dsawyer@greenvillenc.gov)

Item 18:  
**Update on Imperial Tobacco  
Site Clean-up**

# Imperial Site Update



## Executive Summary

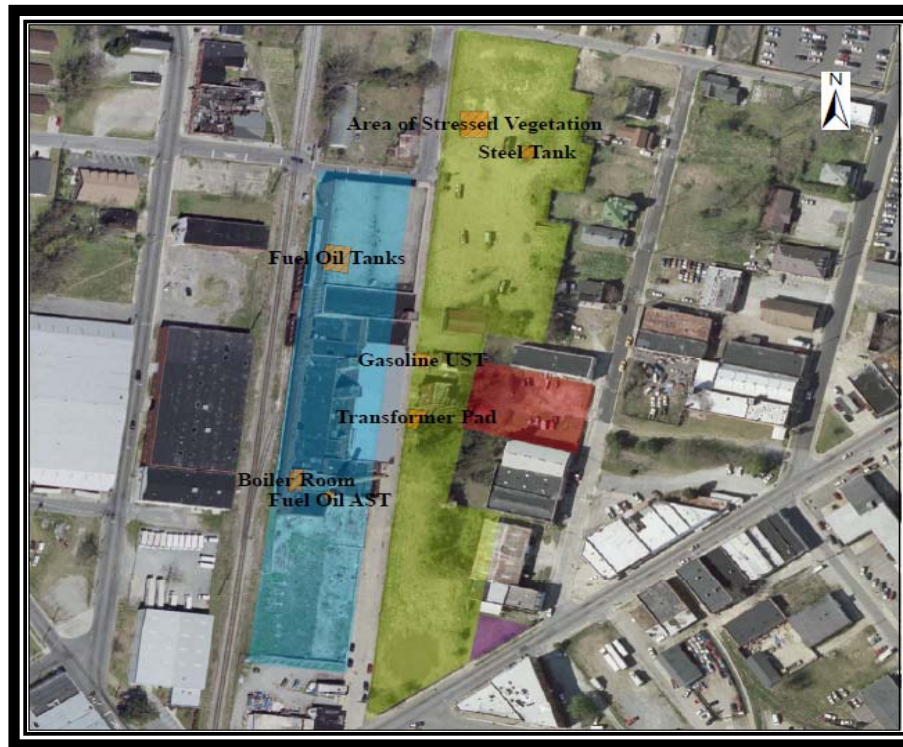
1. Imperial Site clean-up almost finished
2. Project still under budget
3. Discovered an additional underground storage vault resulted in an unexpected expense
4. Remaining brownfields funding no longer contains sufficient funding for extra planning (DFI)
5. Cost overrun highly unlikely



# Financial Summary

Imperial Cleanup Budget Summary as of 8/11/2016				
Budget Category	Current Approved Budget	Costs Incurred July 2016	Costs Incurred to Date	Total Funds Remaining
Personnel	\$ 15,000.00	\$ -	\$ 4,149.50	\$ 10,850.50
Travel				
Equipment				
Supplies				
Contractual	\$ 465,000.00	\$ 16,781.47	\$ 158,652.20	\$ 306,347.80
Other				
Sub-Total	\$ 480,000.00	\$ 16,781.47	\$ 162,801.70	\$ 317,198.30
EPA Share	\$ 400,000.00	\$ 16,781.47	\$ 162,801.70	\$ 237,198.30
Match (20%)	\$ 80,000.00	\$ 1,050.00	\$ 1,050.00	\$ 78,950.00
<b>Total</b>	<b>\$ 480,000.00</b>	<b>\$ 17,831.47</b>	<b>\$ 163,851.70</b>	<b>\$ 316,148.30</b>
Remaining Budget	\$ 316,148.30			
HEPACO Contract	\$ 98,520.00	Initial contract amount		
HEPACO CO-1	\$ 6,710.00	Additional UST discovery		
HEPACO CO-2	\$ 13,200.00	Removal of UST and excavating soil		
HEPACO CO-3	\$ 80,412.50	Transportation & disposal of extra contaminated soil		
HEPACO Cont. (15%)	\$ 29,826.38	Contingency		
Cardno	\$ 16,500.00	Expected cost to closeout project		
D&D	\$ 46,800.00	Incurred and expected costs		
<b>Total Remaining:</b>	<b>\$ 24,179.43</b>			

# Imperial Site Update



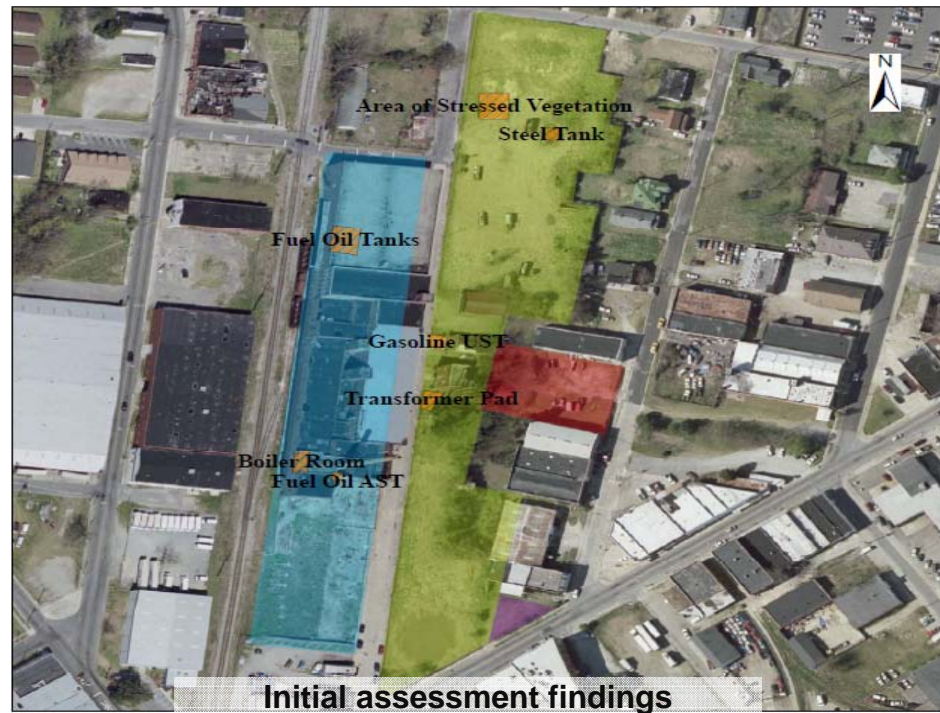


## Imperial Vault Expense

- Additional underground storage vault:
  - Had to clean-up the contamination to EPA standards
  - Could not dispose of vault soil in a NC landfill
  - Dumping of these soils require additional treatment before disposal

## Nearing the finish line...

- Digging complete
- Confirmation sample results pending
- Oversight (EPA, DENR) did not recommend changes
- Probability of additional clean-up cost is minimal



## Next Steps

9/30/2016: deadline for reimbursement by EPA  
brownfield grant

12/2016: Estimated grant closeout

03/2017: \$1,033,000 payment due

**Item 19:  
Presentation by the  
Development Finance  
Institute (DFI) from the UNC  
School of Government for the  
Imperial Tobacco project area**

# DEVELOPMENT FINANCE INITIATIVE: PRE-DEVELOPMENT SERVICES



Michael Lemanski, DFI Director

*Development Finance Initiative (DFI), August 2016*



# UNC SCHOOL OF GOVERNMENT



## **The Development Finance Initiative (DFI)**

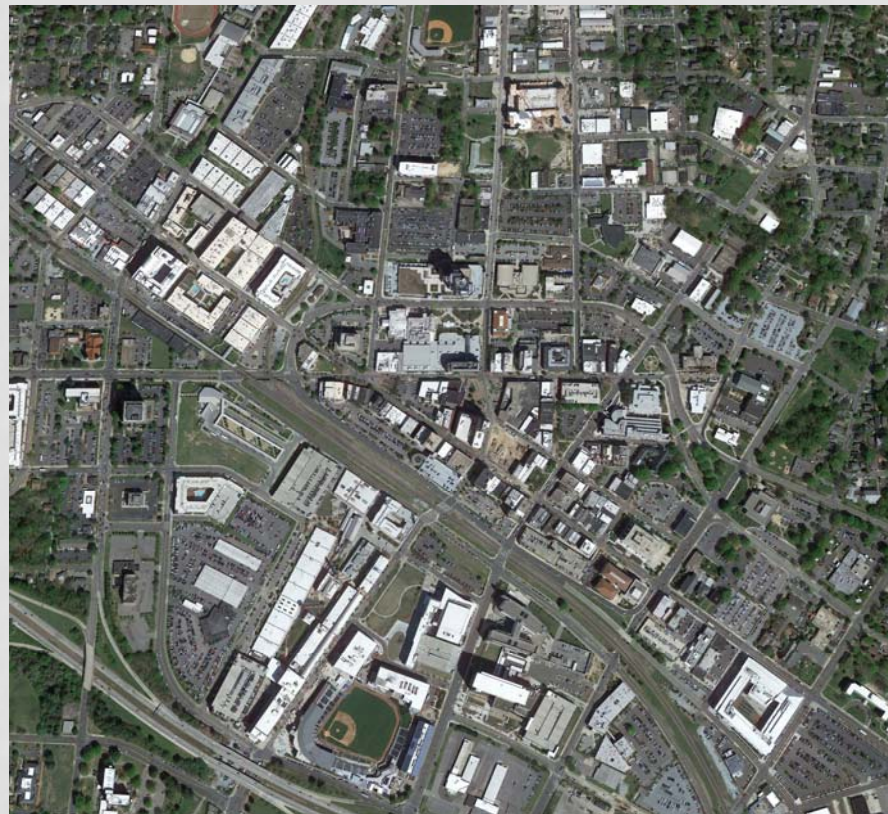
at the UNC School of Government partners with local governments to attract private investment for transformative projects by providing specialized finance and development expertise.

# PREDEVELOPMENT

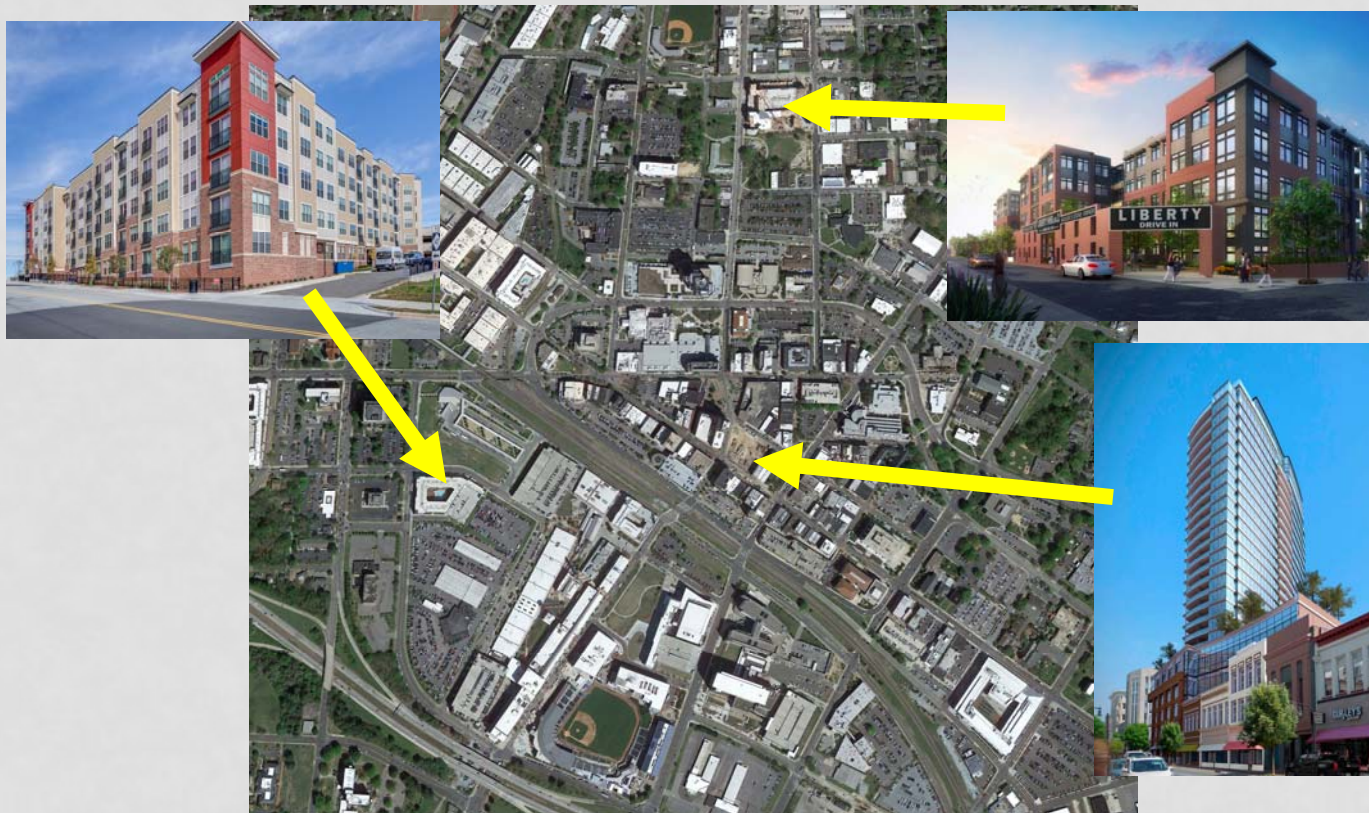
*High potential, but not yet high value*

- *Private development challenges:*
  - Long pre-development timeframe
  - Political uncertainty
  - Complicated public-private use
  - Community interests unclear
  - Fish bowl effect
  - Difficult to finance at this stage
  - Lack of site control

# DOWNTOWN DURHAM

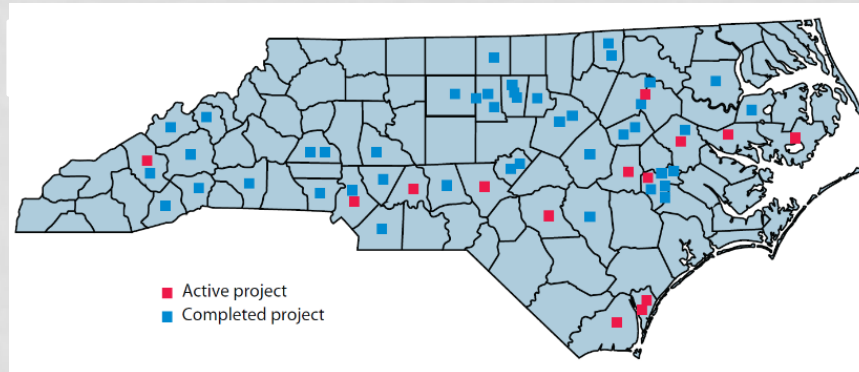


# DOWNTOWN DURHAM



## DFI'S SIMILAR PROJECTS

- Albemarle
- Concord
- Fuquay-Varina
- Hendersonville
- **Kannapolis**
- New Bern
- Shallotte
- **Wilmington**
- Wilson

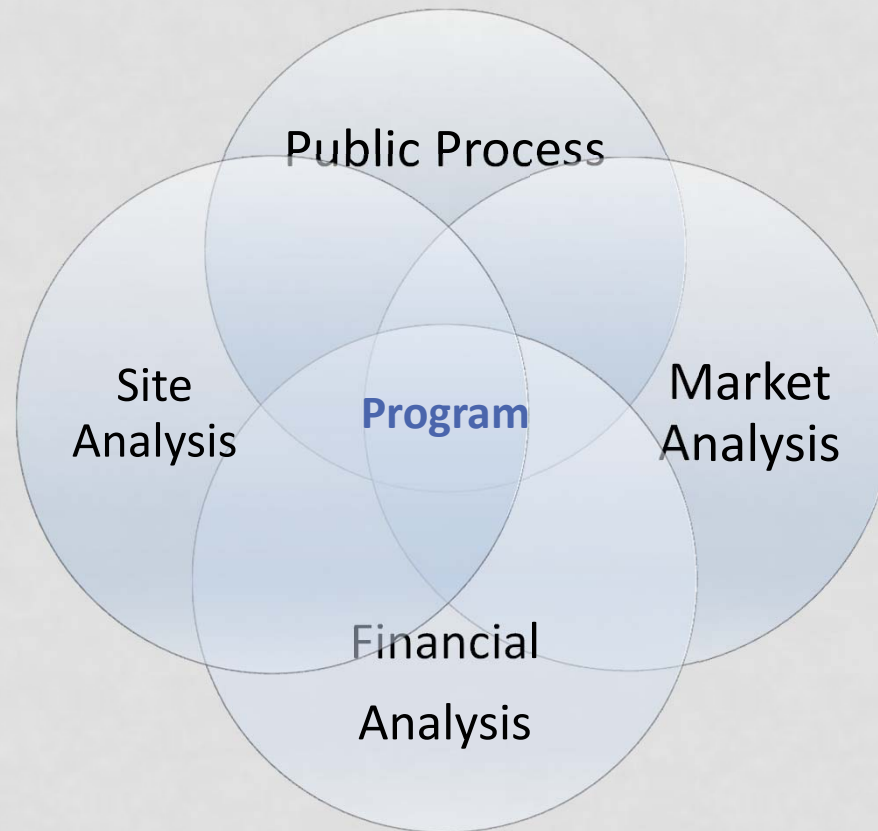


# CASE: WILMINGTON, NC

## *Water Street Parking Deck Redevelopment*



## PRE-DEVELOPMENT PILLARS



# PROGRAM RECOMMENDATION





# PROPOSALS



## CASE: KANNAPOLIS, NC

### *Master Plan*



# CASE: KANNAPOLIS, NC

*Demonstration Project: RFP*



# CASE: KANNAPOLIS, NC

## ***Demonstration Project: Development Agreement***



# DEVELOPMENT FINANCE INITIATIVE: PRE-DEVELOPMENT SERVICES



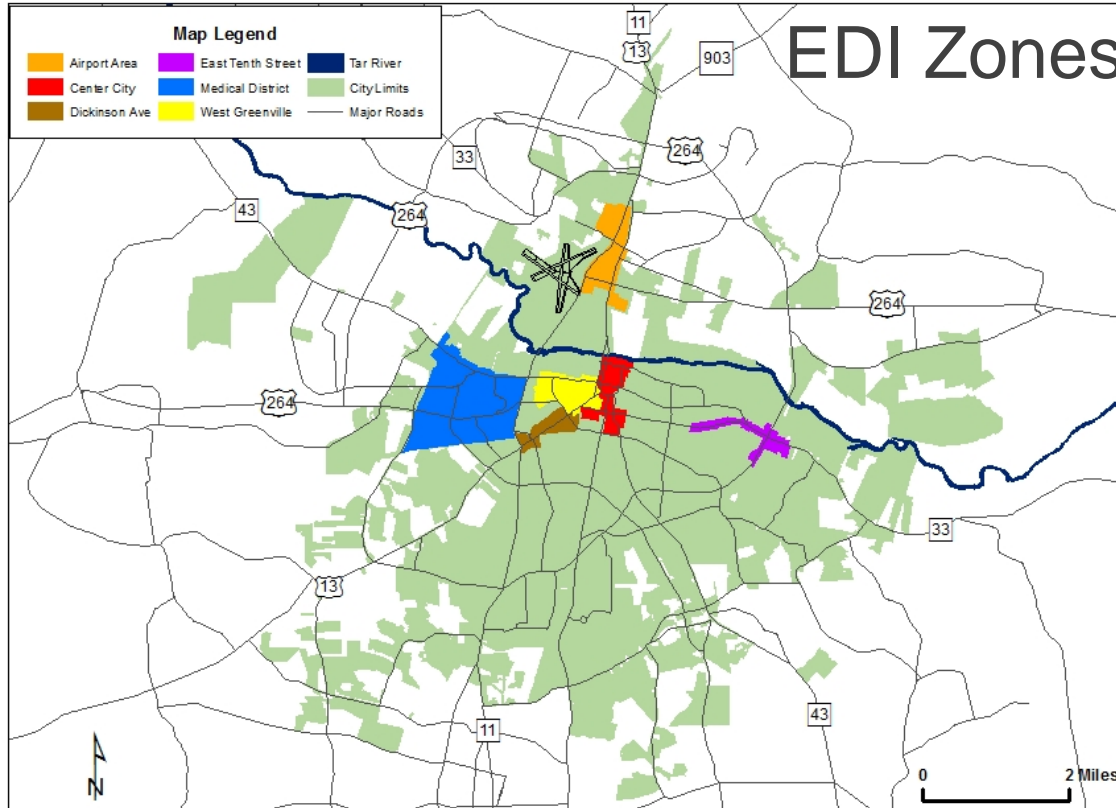
Michael Lemanski, DFI Director

*Development Finance Initiative (DFI), August 2016*

**Item 20:  
Revision to Capital  
Investment Grant Program**

## Capital Investment Grant: Background

- Supports attraction and retention of quality jobs and promotes tax base development through new investments in business
- Pays for itself and then some
- Flexible:
  - Major economic “driver” projects (jobs) eligible *anywhere in the City*
  - Special projects might be eligible in *Economic Development Investment (EDI) Zones*





## Considerations

- Under current *Guidelines*, student housing is eligible
- Several \$30+ million projects built or planned in the Uptown
  - Attract *market-rate* residential to the urban core
- Public concerns about student housing being overbuilt

## Proposed Revision to CIG Guidelines

- City Council Economic Development Committee asked staff to revise current CIG Guidelines
- Proposed revision -> add the following language:  
“Projects that include student housing as a primary or secondary (more than tertiary) component of the development program are not eligible for Capital Investment Grants.”

## Staff Recommendation:

Staff recommends approval of the revised  
Guidelines

Item 24:  
**Update on the City of Greenville's  
2016-2018 Strategic Plan**

## Top Priorities

1. Town Common –Do the Whole Thing
2. Farmer's/Organic Market
3. Long-term Debt Strategy
4. River Access/Tar River Vantage Points
5. Tar River Legacy Plan Additions



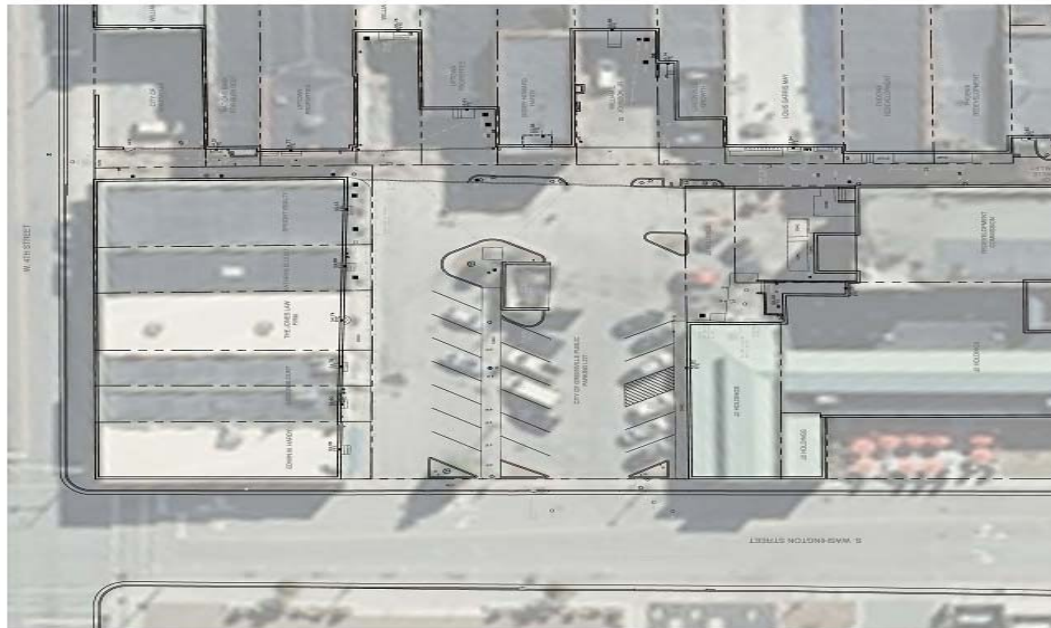
## Top Priorities

- 6. Virtual Buildings**
- 7. Red Light Cameras**
- 8. Lighting - LED**
- 9. Arts Coalition**
- 10. Southside Police Precinct**



**Item 25:  
Update on potential parking lot  
modifications for the Merchants  
Parking Lot to accommodate tour  
buses**

## Existing Conditions of Merchant's Parking Lot





## Existing Conditions of Merchant's Parking Lot



## Proposed Modifications to accommodate Loading/Unloading/Bus Parking



**Recommended Action:**

**Approve concept and allow staff to develop detailed plans and modify the parking lot to accommodate tour vehicles in accordance with the theater redevelopment plans**