


NOTES

TO: Honorable Mayor and City Council Members

FROM: Merrill Flood, Assistant City Manager 

DATE: September 7, 2016

SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Dave Holec, City Attorney, regarding a bid withdrawal hearing and a request to add this to the September 8, 2016, City Council agenda
2. Notice of the September 13, 2016, Police Community Relations Committee meeting and summary minutes from the June 14, 2016, meeting
3. A memo from Les Everett, Chief Building Inspector, regarding permits issued in August for new residential and commercial construction. Information is also provided in the new chart format.
4. A report from the Inspections Division for August. Information is also provided in the new chart format.
5. Minutes from the August 2, 2016, Redevelopment Commission meeting

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Attachments

cc: Dave Holec, City Attorney
Carol Barwick, City Clerk

MEMORANDUM

TO: Barbara Lipscomb, City Manager

FROM: David A. Holec, City Attorney 

DATE: September 6, 2016

SUBJECT: Bid Withdrawal Hearing

It is requested that you request City Council to add an item to the September 9, 2016, agenda. The need for this item did not arise until September 2, 2016, after the agenda was already distributed.

North Carolina General Statute 143-129.1 requires that a hearing be held when a bidder requests to withdraw a bid for construction and repair work in excess of \$500,000. The withdrawal is only allowable if (1) the price bid was based upon a mistake, which constituted a substantial error; (2) the bid was submitted in good faith; and (3) the mistake was clerical in nature as opposed to a judgment error, and was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work, labor, apparatus, supplies, materials, equipment, or services made directly in the compilation of the bid, which unintentional arithmetic error or unintentional omission can be clearly shown by objective evidence drawn from inspection of the original work papers, documents or materials used in the preparation of the bid sought to be withdrawn.

The statute requires a hearing be held promptly by the agency which has requested the bids. The statute does not state who is to hold the hearing. The hearing could be conducted by City Council or a person delegated the authority to conduct the hearing by Council. Below is a copy of the statute.

On September 2, 2016, the low bidder requested that its bid be withdrawn for the GTAC project. Since this project is being conducted by Public Works, it is recommended that City Council delegate Public Works Director Kevin Mulligan the authority to conduct, on behalf of the City, the hearing required by N.C.G.S. 143-129.1

§ 143-129.1. Withdrawal of bid.

A public agency may allow a bidder submitting a bid pursuant to G.S. 143-129 for construction or repair work or for the purchase of apparatus, supplies, materials, or equipment to withdraw his bid from consideration after the bid opening without forfeiture of his bid security if the price bid was based upon a mistake, which constituted a substantial error, provided the bid was submitted in good faith, and the bidder submits credible evidence that the mistake was clerical in nature as opposed to a judgment error, and was actually due to an unintentional and substantial arithmetic error or an unintentional omission of a substantial quantity of work, labor,

apparatus, supplies, materials, equipment, or services made directly in the compilation of the bid, which unintentional arithmetic error or unintentional omission can be clearly shown by objective evidence drawn from inspection of the original work papers, documents or materials used in the preparation of the bid sought to be withdrawn. A request to withdraw a bid must be made in writing to the public agency which invited the proposals for the work prior to the award of the contract, but not later than 72 hours after the opening of bids, or for a longer period as may be specified in the instructions to bidders provided prior to the opening of bids.

If a request to withdraw a bid has been made in accordance with the provisions of this section, action on the remaining bids shall be considered, in accordance with North Carolina G.S. 143-129, as though said bid had not been received. Notwithstanding the foregoing, such bid shall be deemed to have been received for the purpose of complying with the requirements of G.S. 143-132. If the work or purchase is relet for bids, under no circumstances may the bidder who has filed a request to withdraw be permitted to rebid the work or purchase.

If a bidder files a request to withdraw his bid, the agency shall promptly hold a hearing thereon. The agency shall give to the withdrawing bidder reasonable notice of the time and place of any such hearing. The bidder, either in person or through counsel, may appear at the hearing and present any additional facts and arguments in support of his request to withdraw his bid. The agency shall issue a written ruling allowing or denying the request to withdraw within five days after the hearing. If the agency finds that the price bid was based upon a mistake of the type described in the first paragraph of this section, then the agency shall issue a ruling permitting the bidder to withdraw without forfeiture of the bidder's security. If the agency finds that the price bid was based upon a mistake not of the type described in the first paragraph of this section, then the agency shall issue a ruling denying the request to withdraw and requiring the forfeiture of the bidder's security. A denial by the agency of the request to withdraw a bid shall have the same effect as if an award had been made to the bidder and a refusal by the bidder to accept had been made, or as if there had been a refusal to enter into the contract, and the bidder's bid deposit or bid bond shall be forfeited.

In the event said ruling denies the request to withdraw the bid, the bidder shall have the right, within 20 days after receipt of said ruling, to contest the matter by the filing of a civil action in any court of competent jurisdiction of the State of North Carolina. The procedure shall be the same as in all civil actions except all issues of law and fact and every other issue shall be tried de novo by the judge without jury; provided that the matter may be referred in the instances and in the manner provided for by North Carolina G.S. 1A-1, Rule 53, as amended. Notwithstanding the foregoing, if the public agency involved is the Department of Administration, it may follow its normal rules and regulations with respect to contested matters, as opposed to following the administrative procedures set forth herein. If it is finally determined that the bidder did not have the right to withdraw his bid pursuant to the provisions of this section, the bidder's security shall be forfeited. Every bid bond or bid deposit given by a bidder to a public agency pursuant to G.S. 143-129 shall be conclusively presumed to have been given in accordance with this section, whether or not it be so drawn as to conform to this section. This section shall be conclusively presumed to have been written into every bid bond given pursuant to G.S. 143-129.

Neither the agency nor any elected or appointed official, employee, representative or agent of such agency shall incur any liability or surcharge, in the absence of fraud or collusion, by permitting the withdrawal of a bid pursuant to the provisions of this section.

No withdrawal of the bid which would result in the award of the contract on another bid of the same bidder, his partner, or to a corporation or business venture owned by or in which he has

an interest shall be permitted. No bidder who is permitted to withdraw a bid shall supply any material or labor to, or perform any subcontract or work agreement for, any person to whom a contract or subcontract is awarded in the performance of the contract for which the withdrawn bid was submitted, without the prior written approval of the agency. Whoever violates the provisions of the foregoing sentence shall be guilty of a Class 1 misdemeanor. (1977, c. 617, s. 1; 1993, c. 539, s. 1008; 1994, Ex. Sess., c. 24, s. 14(c); 2001-328, s. 2.)



**Greenville Police Department
Police Community Relations Committee**

**10th St. Pedestrian Safety Project
and New & Current Bicycle Laws**

Tuesday Sept 13, 2016 @ 6:30 pm

**Steve Hamilton, NC DOT Division
Traffic Engineer**

**Donald Phillips, City of Greenville
Police Department Attorney**

- **Update on 10th Street Corridor Safety Project & Pedestrian Improvements**
- **New and Current NC Bicycle Laws**
- **Update on the Evans Road Project**

**Brook Valley Country Club
311 Oxford Road, (Between York & 10th St.) Greenville, NC**

Question and Answer Period after Presentations

TO: Police Community Relations Committee Members
FROM: Greenville Police Department
SUBJECT: MEETING NOTICE
DATE: September 2, 2016

The Police Community Relations Committee will meet Tuesday, September 13, 2016 at 6:30 p.m. at the Brook Valley Country Club, 311 Oxford Road (Between York & 10th St.), Greenville, NC 27858.

The meeting begins at 6:30 p.m.

AGENDA

1. Meeting called to order
2. Approval of agenda – September 13, 2016
3. Approval of minutes – June 14, 2016
4. Introduction of committee members
5. State briefly the mission of committee and purpose of meeting

The purpose of the committee is to:

- Serve as a liaison between the community and the police
- To serve as an advocate for programs, ideas, and methods to improve relations between the community and the police
- To disseminate information to the community and the City with regard to the state of relations between the community and the Greenville Police Department
- To assist and promote the community education efforts concerning safety awareness and community and individual awareness.

6. New Business

Topic: 10th Street Pedestrian Safety Project and New & Current Bicycle Laws

Guest Speakers: Steve Hamilton, NC DOT. Division Traffic Engineer
Donald Phillips, City of Greenville Police Department Attorney

- Update on 10th Street Corridor Safety Project & Pedestrian Improvements
- New and Current NC. Bicycles Laws
- Update on the Evans road Project

7. Question and Answer Period After All Presentations

(#1035542)

**SUMMARY MINUTES FOR THE
POLICE COMMUNITY RELATIONS COMMITTEE**

June 14, 2016
Greenville, NC

Chairperson Diane Kulik called the Police Community Relations Committee meeting to order at 6:30 p.m., at The Unitarian Universalist Congregation, 131 Oakmont Drive, Greenville, NC 27834.

Chairperson Diane Kulik asked for a motion for approval of the June 14, 2016 agenda.

Motion: Mr. Tim Webster
Second: Mr. Jermaine McNair

The agenda was unanimously approved by the committee.

APPROVAL OF THE MINUTES:

Chairperson Diane Kulik asked for a motion for approval of the May 10, 2016 minutes.

Motion: Mr. Tim Webster
Second: Mr. Lennard Naipaul

The minutes were unanimously approved by the committee.

INTRODUCTION OF COMMITTEE MEMBERS / ROLL CALL:

Chairperson Diane Kulik asked each member and staff to introduce themselves and let everyone know which district they represented.

COMMITTEE MEMBERS PRESENT:

Diane Kulik; Chairperson, At-Large	Jermaine McNair; Mayoral
Tim Webster, Vice Chair; District 5	Lennard Naipaul; District 2
Gregory Barrett; District 1	Greg Rubel; District 3

COMMITTEE MEMBERS ABSENT:

CITY STAFF MEMBERS PRESENT:

Bill Little, Assistant Attorney; Sylvia Horne, Administrative Staff Support Specialist; Sgt. Bruce Groccia, Special Victim's Unit; Devinder Culver, Community Project Coordinator; Christine Clift, Victims Advocate; Detective Sonja Verdin, Special Victim's Unit.

COUNCIL MEMBERS PRESENT:

None

OTHERS:

Citizens

NEW BUSINESS:s

Chairperson Diane Kulik introduced herself and thanked everyone for coming out to the meeting. She then called a short business meeting to order following the June 14th agenda and asked each police officer, city staff, and committee members to introduce themselves. Vice Chair Timothy Webster passed out handouts before the speakers made their presentations.

Guest Speaker Detective Sonja Verdin, Special Victim's Unit, Investigations

Detective Verdin introduced herself to everyone. She stated that she worked in the Special Victims Unit with the Greenville Police Department. Detective Verdin stated that she has been in law enforcement for approximately 13 years. Detective Verdin stated that in 2015 the Greenville Police Department as a whole respond to approximately 1,394 domestic calls for service in the City of Greenville. Out of those calls, 845 became actual cases investigated by someone whether it was a patrol officer or it was passed up to the Special Victims Unit.

Detective Verdin gave an overview of what a detective does when called out to a domestic violence call and scene. The call can be received from the victim themselves, a third-party which can be a neighbor, or from received a text message.

Patrol Officer is called:

- They arrive at the scene
- Officer gathers information right from the beginning that is pertinent to the case to determine what an officer will do next
- The patrol officer takes the initial case investigation and passes it on unless there is an actual assault that they can document; if there is an assault the officer can document at the time of the call the officer can make an arrest
- The police officer will then put the subject in custody and take the subject to the magistrate's office then the court proceedings will start. If there are no signs of physical injury at all in the information passed on to a Detective so they can look at the case and further assist the police officer (with a protective order, warrant) with documentation because there could be a pattern or cycle
- Victim themselves could actually take out a warrant if there are no such as injuries from the magistrate's office
- Detective Verdin stated that when the case gets to a Detective, they will begin pulling history of the address, review the case narrative, and how many calls for service, etc. This helps to build a case file for the detectives
- Sometimes the detective discusses the case and asks for help with the police victims advocate. Victims advocate will then reach out to the victim to determine what services she can offer them
- Detective Verdin stated that the police department uses other services like the family violence center for counseling services and training classes. They also uses the community shelter to get the victim away from the offender

Guest Speaker Christine Clift, Victim's Advocate, Investigations Unit

Mrs. Christine Clift thanked everyone for coming to the meeting. She indicated to the citizen that she was not a sworn law enforcement officer. She stated that she was a civilian victim's advocate in law enforcement. She stated there are differences between

those of us who work in the law enforcement agencies and those who work in the nonprofits; one would be the confidentiality rule with the nonprofits versus law enforcement. Mrs. Clift stated her files are subject to being subpoenaed. Those files could be domestic violence protective orders, possibly victim's compensation to assist the victim, and referrals to the center for family violence prevention if the case is domestic. The services that are offered that a victim's advocate can do is also to be a good place for the victim to vent.

Mrs. Clift stated that she does not always know what her day will be like..... her day is based on who walks through the front door and says I want a restraining order, or my husband assaulted me. Sometimes there may be 3 to 5 cases submitted to the judge. When she takes a victim into her office, Mrs. Clift helps the victim to decide on what services they are eligible for; or to see if the victim(s) are eligible for anything she can assist them with or even if they need counseling. Whatever best fits their needs, Mrs. Clift offers the services to them.

Mrs. Clift stated that if a victim discusses with her that they had been sexually assaulted, they could go to the Real Crisis Center, but most of her victims usually go to the family violence prevention center since they encompass so many things with domestic violence. Mrs. Clift stated that there are different forms of domestic violence: financial, verbal, sexual, and physical. She said a lot of domestic violence forms she see is mostly verbal. This form is harder to take before a judge and say Judge..... We need a restraining/protective order because of the words. Mrs. Clift stated that the words could be the most hurtful sometimes. The victim's bruises will heal, but the marks and the scars the victims have in their mind detracts from their self-esteem and to their physical appearance. Mrs. Clift stated domestic violence can be and is a cycle.

Mrs. Clift stated there are some intricacies of what she does on her job that are really hard to go into details and list out everything she does. Mrs. Clift stated that all of her victims are different, so what she does for each person is different. What she does for one victim, she may not do for another victim. Everyone has special needs.

Another thing Mrs. Clift talked about was seeing victims repeatedly, because once a victim is victimized it is so easy for them to go back into another abusive relationship. Unfortunately it is called their comfort zone because the victim does not know anything else.

Guest Speaker Judge Gwyn Hilburn

Judge Gwyn Hilburn introduced herself and stated that she was one of the district court judges in Pitt County. She informed the citizens that there are 10 million children a year that are exposed to domestic violence. She stated that if one child is exposed to domestic violence in a year that is too many. She stated that the judges see the results of that exposure and it comes through the child's life when they become older. Judge Gwyn Hilburn stated that there are two cycles of domestic violence in her view. That is the cycle were a young boy see their father abusing the mother and girls seeing their mother not responding and taking the abuse. The boys grow up into men who are violent with their wives or girlfriends and the young girls grow up to become young women who accepts that violence is normal. Another type of domestic violence is a cycle where a woman has been abused and she is leaving the relationship. Then they go into another abusive relationship. Or the woman goes back to the same relationship. Most of the times the reason may be that the woman needs food on the table, lack of

education or the woman doesn't have a job that pays good and needs help paying the bills. Judge Gwyn Hilburn stated that some churches teach that divorces are such a bad thing. And whatever goes on in the marriage a couple should not get a divorce. Embarrassment is another reason for staying in the relationship.

Judge Gwyn Hilburn stated that early in the morning the judges have first appearances. All the judges go down to the detention center and every one who was arrested the night before comes to court. Their rights are read to them and they are asked if they need a lawyer. With domestic violence cases Judge Gwyn Hilburn has to set the offenders' bonds. The question is asked is this person a danger to persons and property, or is the person likely to show up in court and weighting those things judges select in the amount of money that will get the offender to court and make the offender not a danger to persons or property. So the judges will set a bond and in setting the bond, the judges find out a lot about the offenders history. Judge Gwyn Hilburn stated that if a person had never been in for domestic violence before and the offender has a good job and wants to get out and work and want to support his family, it will be lower bond than a person who has several domestic violence issues and cases. Judge Gwyn Hilburn stated that the judges set the bond, tell the offenders when their court date is, appoint an attorney if they need one, and then later in the day the judges have domestic violence court. After the court first appearances, then the judges have Ex parte hearings. Ex partes are received from the victims advocate (Christine Cliff). Ex parte means a person can go to a judge all by themselves never tell the other person that they are going and get an order against the person. When the judge gives an Ex parte order that means the judge tells the victim that she is worried about her and judge gives the victim an order that says the offender is not to contact the victim, he is not to come and see the victim, he is not to assault the victim, or threaten the victim, or interfere with the victim in any manner. Decisions are made such as: the victim can have the house back and the offender will have to move out until the hearing and the judge decides who will have the house for a year. The children will stay with the victim, but the victim will need to allow the offender to visit the children. Or the offender can take one of the dogs and the victim can take the other dog. The offender cannot go to the victim's job, nor can they go to the children's school, or yes the offender can go to the children's school he just can't take the children out of school. There are decisions that the judges have to put together to make it easier for the victim and offender to function while the Ex parte one-sided order is in effect.

Now within a week or 10 days offender gets to court. By that time the husband has usually been notified. The judges sit down and decide if domestic violence truly occurred in the home. This process is a hearing, most offenders do not want to say..... Yes I committed domestic violence, because there are two things going. The offender probably has an assault warrant so there is a criminal track then they will have domestic violence protective order which the judge will be hearing between 7 to 10 days. So the judges will have to have a hearing generally speaking in the civil context, because the offender is not going to admit to domestic violence in the civil context when it can be used against them in the criminal context. So a lot of times the offender will not say anything. They will take the Fifth Amendment or just not get up on the witness stand. At that point it is very likely that the victim gets a one year order that says: for a year no contact, no assault, threatening, no harassment, no going to the residence. It can be renewed for another year at the end of one year. Judge Gwyn Hilburn stated that this is the civil side. A lot of times is the civil case is continued to be heard with the criminal case. The same judges that do the civil cases do the criminal cases. At that point the

offender may be charged with the assault on a female. The female could be charged with an assault, communicating threats or any number of criminal actions that might be pending. The judges resolves the cases often in the criminal court. Judge Gwyn Hilburn stated because the court has such good DA's and good defense attorneys and the victim and the offender wants to sit down and really work out what is best for the family. Judge Gwyn Hilburn stated that in the criminal stage, the judge either finds the offender guilty or not guilty. She stated that the burden of proof is different; is beyond a reasonable doubt in criminal court and that is a high burden. She stated that the burden in civil court is less difficult. If the judge doesn't find the offender guilty of the criminal part, the judge can still find the offender responsible and place a one-year restraining order against the offender if it's warranted. Judge Gwyn Hilburn stated if the order doesn't fit the statue, the judges don't get to make up the statues as they go along. The statutes tells the judges what a victim is, tells what domestic violence is, and the judges are supposed to apply it. The questions are asked: does this plaintiff fit the victim definitions? Does this action fit the definition of domestic violence, does the defendant fit the personal relationship that is described in this statue? If these definitions don't fit in the statue, the judge cannot offer an order for protection. Judge Gwyn Hilburn stated it is really hard when you can't offer an order and you know you really, really want to give the victim protection. But the State has a legislature that is made up of human beings who cannot think of everything and every possible definition of a victim and defendant and every possible definition of domestic violence. Lastly Judge Gwyn Hilburn gave one last statistic of children suffering through domestic violence.

Nancy Ray, a magistrate of Pitt County spoke briefly on the process of an incident (domestic violence) and also a (48 hours holding time) and the time that it appears before the Judge.

Public Expression and Questions

The citizens asked several questions, and made comments and concerns regarding child abuse, child neglect, domestic violence verbal threats, witnessing domestic violence, removing the victim or the offender from the residence, finding a safe place (Angel Cops), and using judgment calls.

Chairperson Diane Kulik ask for a motion to adjourn the meeting.

Motion: Mr. Tim Webster

Second: Mr. Gregory Barrett

The next meeting is on September 13, 2016. Meeting place will be announced at a later date.

ADJOURN – 7:48 p.m.

Respectfully submitted,

Sylvia Horne
Administration Bureau Secretary
Greenville Police Department
Document (#1031356)

Memorandum

To: Barbara Lipscomb, City Manager

From: Les Everett, Chief Building Inspector *LE*

Date: September 1, 2016

Subject: New Building Permit Report

The following is a list of Building Permits issued for NEW Residential and Commercial construction during the month of August, 2016.

Builder	Address	Type	Cost
Wimco Corp.	1800 E Fire Tower Rd	Commercial/business (new)	1,980,000
Wimco Corp.	705 Se Greenville Bv	Commercial/business (new)	3,300,000
Wimco Corp.	709 Se Greenville Bv	Commercial/business (new)	1,012,000
Aldridge & Southerland Bldrs	3804 Nantucket Rd A	Duplex Townhome	249,000
Aldridge & Southerland Bldrs	3804 Nantucket Rd B	Duplex Townhome	0
Aldridge & Southerland Bldrs	3808 Nantucket Rd A	Duplex Townhome	249,000
Aldridge & Southerland Bldrs	3808 Nantucket Rd B	Duplex Townhome	0
Elks, A Construction	1628 Cambria Dr A	Duplex Townhome	270,000
Elks, A Construction	1628 Cambria Dr B	Duplex Townhome	0
Elks, A Construction	1633 Cambria Dr A	Duplex Townhome	270,000
Elks, A Construction	1633 Cambria Dr B	Duplex Townhome	0
Elks, A Construction	1635 Cambria Dr A	Duplex Townhome	255,000
Elks, A Construction	1635 Cambria Dr B	Duplex Townhome	0
Elks, A Construction	1629 Cambria Dr A	Duplex Townhome	136,800
Elks, A Construction	1629 Cambria Dr B	Duplex Townhome	0
Russell, Rocky Builders, Inc.	3440 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3444 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3448 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Russell, Rocky Builders, Inc.	3452 Briarcliff Dr	Multi-family - 5 Or More Units	2,173,920
Clark, Bill Homes Of	840 Emerald Park Dr	Single Family Residential (new)	185,400
Clark, Bill Homes Of	316 Becky Anne Dr	Single Family Residential (new)	220,500
Clark, Bill Homes Of	3428 Flora Dr	Single Family Residential (new)	304,800
Clark, Bill Homes Of	3604 Live Oak Ln	Single Family Residential (new)	153,600
Corey Construction, llc Ca	4113 Hillard Ln	Single Family Residential (new)	165,000
Elks, A Construction	600 Vassar Rd	Single Family Residential (new)	308,000
Hurdle Home Builders, Llc	722 Cromwell Dr	Single Family Residential (new)	288,750
Mq Construction, Inc	1205 Brighton Dr	Single Family Residential (new)	165,000
Russell, Rocky Builders, Inc.	3601 Barrington Dr	Single Family Residential (new)	263,400
	Total		18,471,930

(Previous year and month comparison of new construction)2016-2017July

Residence:	15 Permits	2,702,205
Multi-Family:	12 Permits	4,870,745
	(12 Bldgs/136 Units)	
Business:	1 Permit	400,000
Total:	28 Permits	7,972,950

August

Residence:	9 Permits	2,054,450
Duplex T:	12 Permits	1,429,800
	(6 Bldgs/12 Units)	
Multi-Family:	4 Permits	8,695,680
	(4 Bldgs/96 Units)	
Business:	3 Permits	6,292,000
Total:	28 Permits	18,471,930

F/Y Total: 56 Permits 26,444,880

2015-2016July

Residence:	17 Permits	3,505,850
Duplex T:	2 Permits	178,000
	(1 Bldgs/2 Units)	
Business:	2 Permits	2,388,361
Total:	21 Permits	6,072,211

August

Residence:	16 Permits	2,290,400
Duplex T:	4 Permits	345,000
	(1 Bldg/2 Units)	
Total:	20 Permits	2,635,400

F/Y Total: 41 Permits 8,707,611

Cc: Merrill Flood, Assistant City Manager

Doc: 1036195

Community Development Department / Inspections Division
City of Greenville
Aug-16

The following is a monthly breakdown of activities of this Division as related to construction within our jurisdiction

2015-2016	August	
	# of Permits	Value
Building Permits		
Residence	9	\$ 2,054,450.00
Residence Addition	1	\$ 1,000.00
Residence Alteration	14	\$ 190,025.00
Duplex Townhomes	12	\$ 1,429,800.00
Duplex Alteration	0	\$ -
Duplex Additions	0	\$ -
Multi-Family	4	\$ 8,695,680.00
Multi-Family Townhomes	0	\$ -
Multi-Family Additions	0	\$ -
Multi-Family Alterations	1	\$ 5,000.00
Business	3	\$ 6,292,000.00
Cell Tower & Foundation	0	\$ -
Shell	0	\$ -
Office	0	\$ -
Hotel/Motel	0	\$ -
Educational	0	\$ -
Business Additions	1	\$ 808,925.00
Business Alterations	12	\$ 5,065,948.00
Churches	0	\$ -
Church Addition	0	\$ -
Church Alterations	0	\$ -
Clubhouse	0	\$ -
Swimming Pool	2	\$ 66,000.00
Storage/Accessory	7	\$ 173,000.00
Garage/Carport	0	\$ -
Storage Additions	0	\$ -
Storage Alterations	0	\$ -
Garage Additions	0	\$ -
Garage Alterations	0	\$ -
Retaining Wall	0	\$ -
Foundation	0	\$ -
Signs	21	\$ 68,163.00
Roofing	0	\$ -
Group Home	1	n/a
Change of Occupancy	0	n/a
Day Care	0	n/a
Temp. Utilities	24	n/a
Mobile Homes	1	n/a
Safety Review	2	n/a
Driveway	15	n/a
Land Disturbance	27	n/a
Demolition	1	n/a
Tents	0	n/a
Total for Month	158	\$ 24,849,991.00
	<i>for month</i>	<i>to date</i>
Total Value New Construction	\$ 18,471,930.00	\$ 26,444,880.00
Total Alterations	\$ 6,378,061.00	\$ 51,803,912.00

	For Month	To Date
Building Permits	158	321
Mechanical Permits	187	356
Plumbing Permits	54	98
Electrical Permits	228	438
Total Permits	627	1213
Building Inspections	376	693
Plumbing Inspections	207	473
Mech. Inspections	286	549
Elect. Inspections	369	657
Fire Inspections	1	3
Stop Work Orders	0	2
Condemnations	0	1
ABC Lic. Insp	2	6
Non- Residential Min. Code Insp.	0	0
Total Inspections	1241	2382
Commercial Plan Reviews	24	40
Residential Plan Reviews	24	43
Sign Plan Reviews	18	31
Site Plan Reviews	20	22
BOA Reviews	3	3
Turnover	231183.1	\$ 291,015.80

doc #1034109

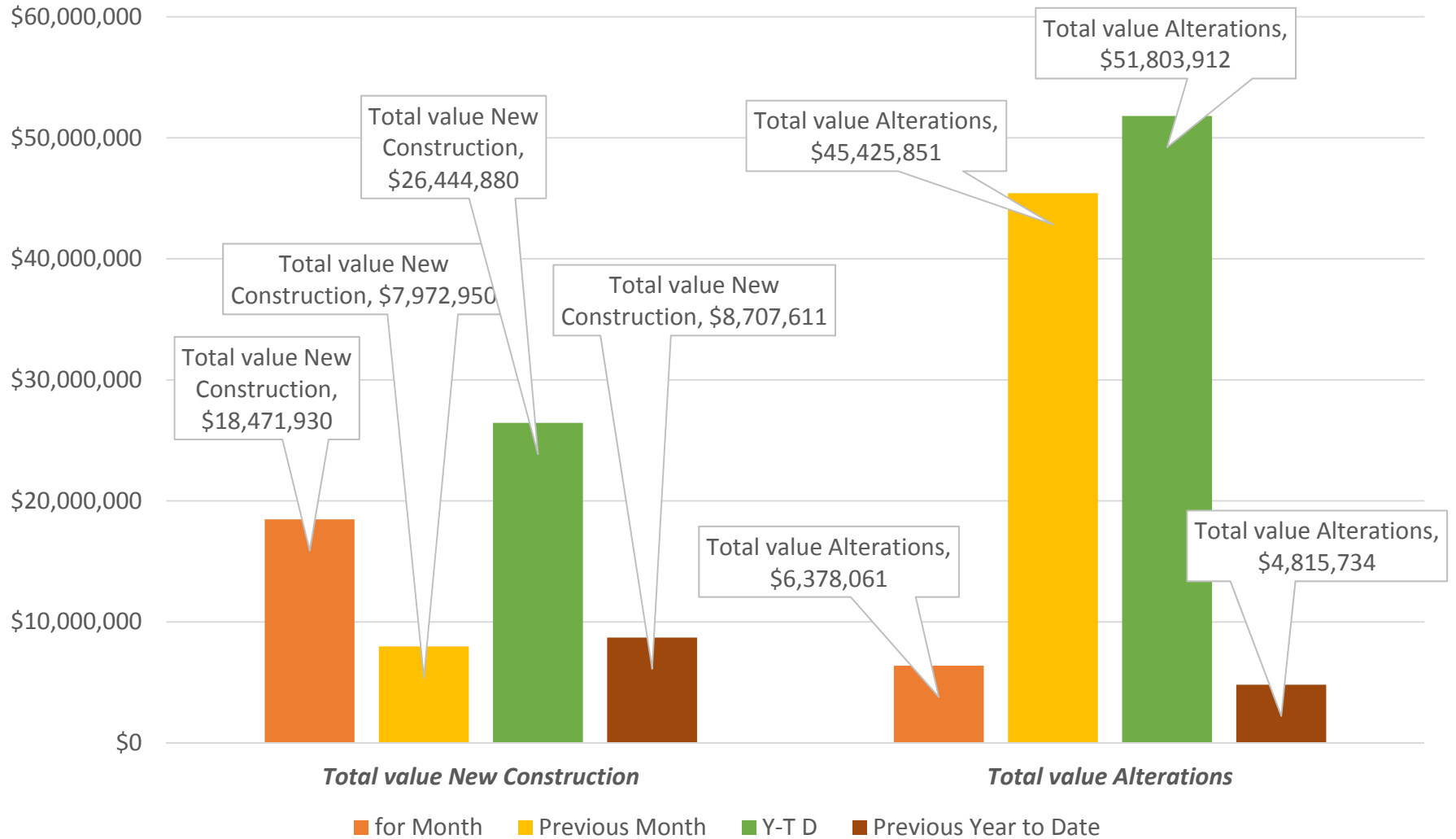
Respectfully Submitted,



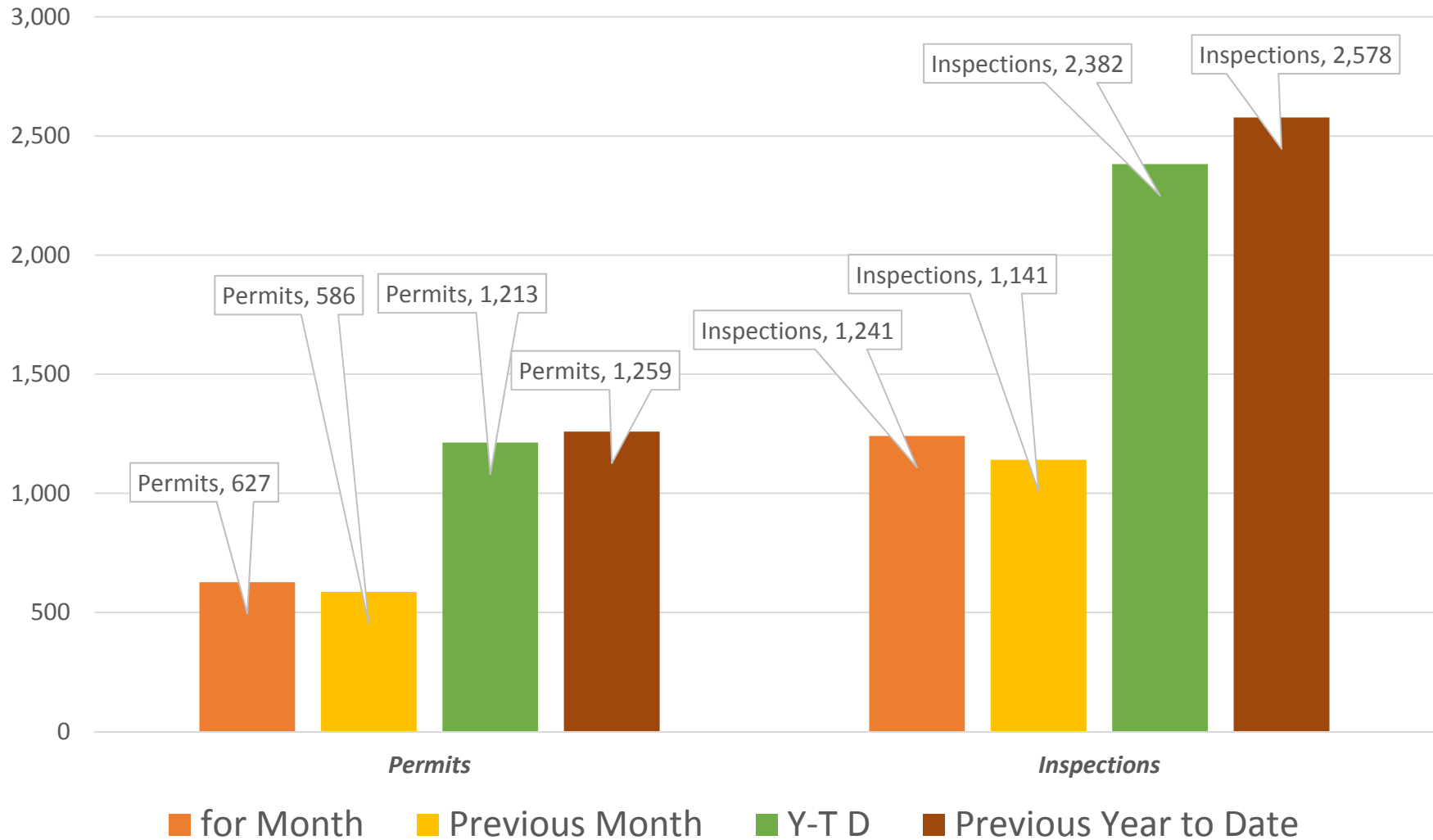
Les Everett
Chief Building Inspector

cc: Merrill Flood, Assistant City Manager

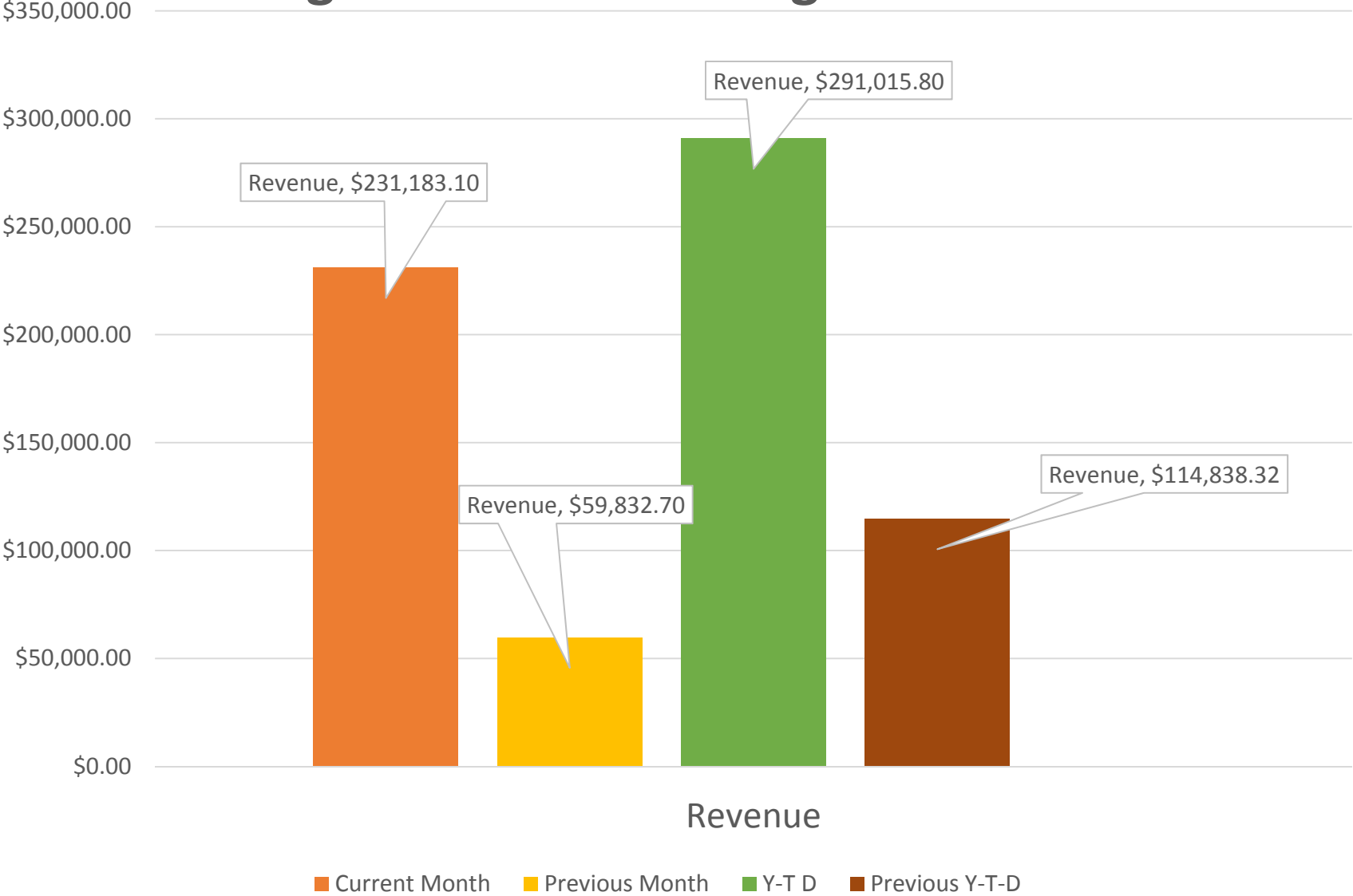
August 2016 Value of ALL Construction Permits



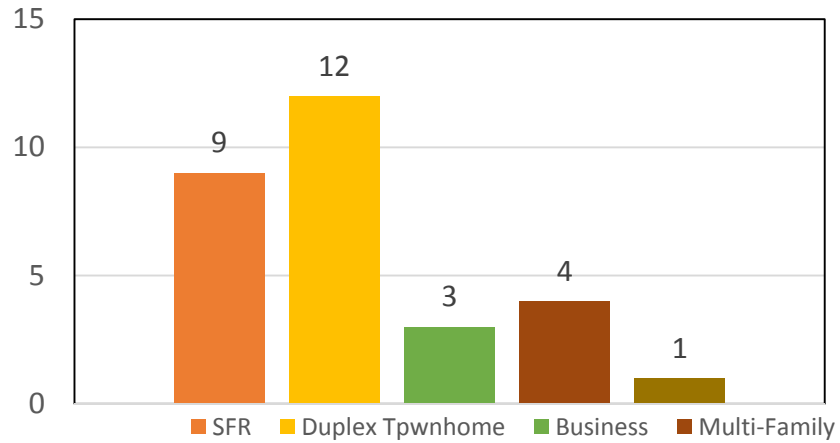
August 2016 Permits Issued & Inspections Performed



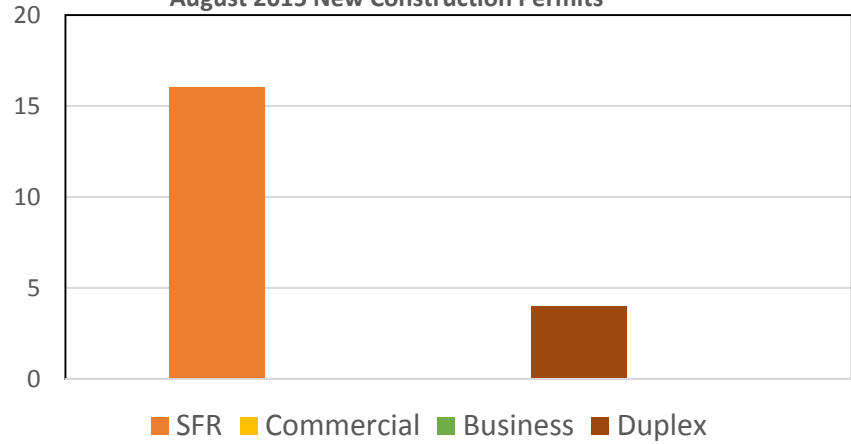
August 2016 Permitting Revenue



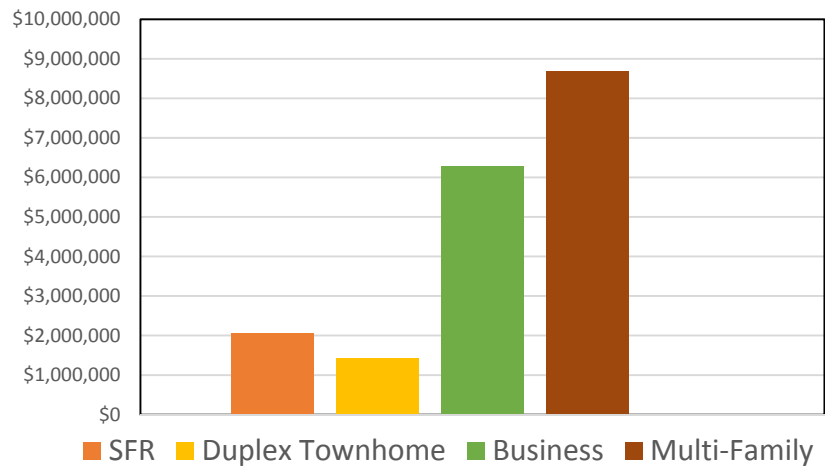
August 2016 New Construction Permits



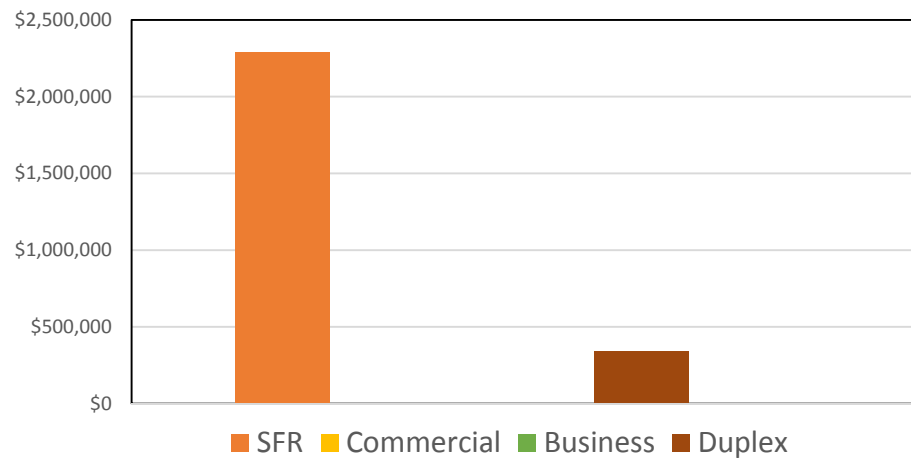
August 2015 New Construction Permits

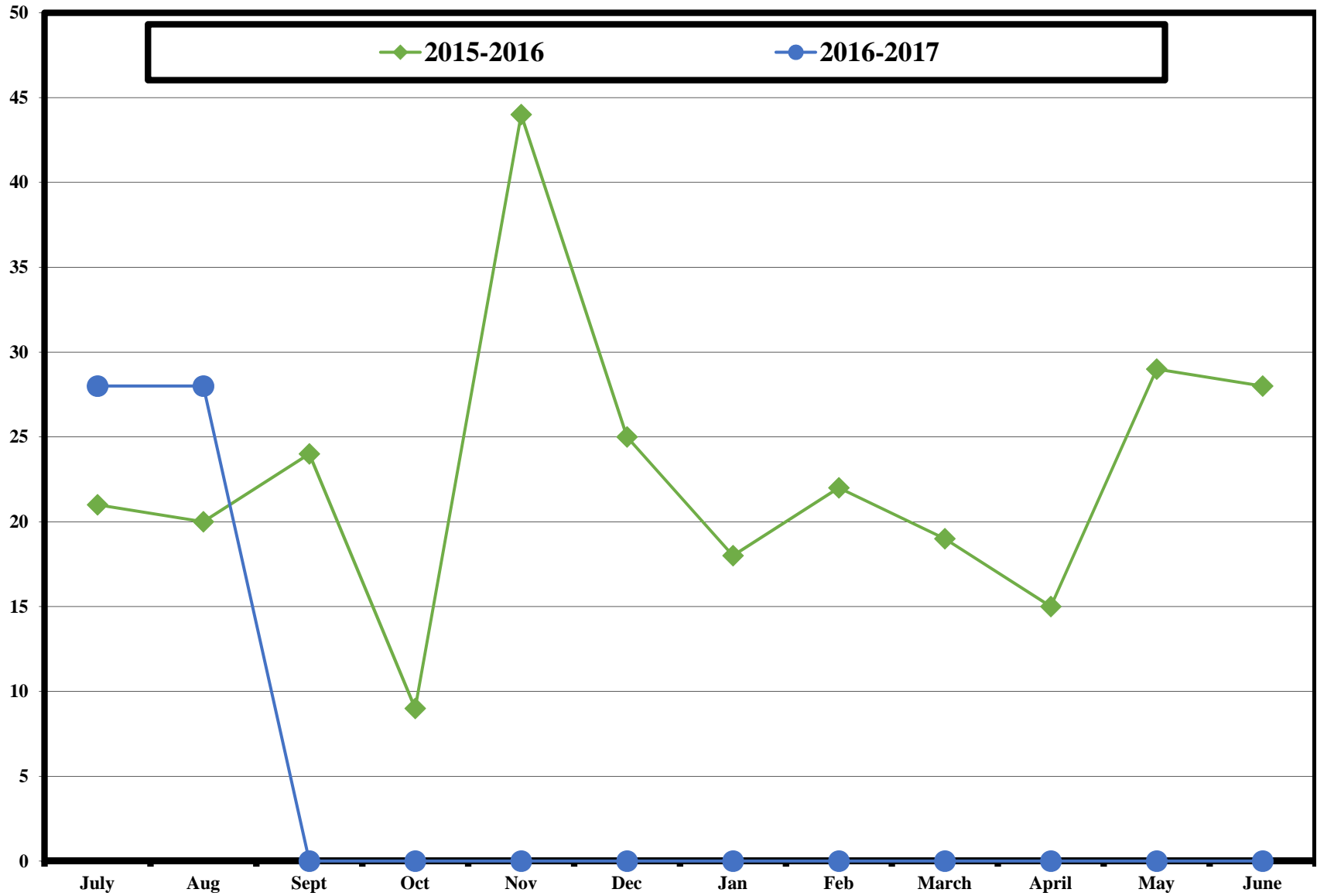


August 2016 New Permit Valuation



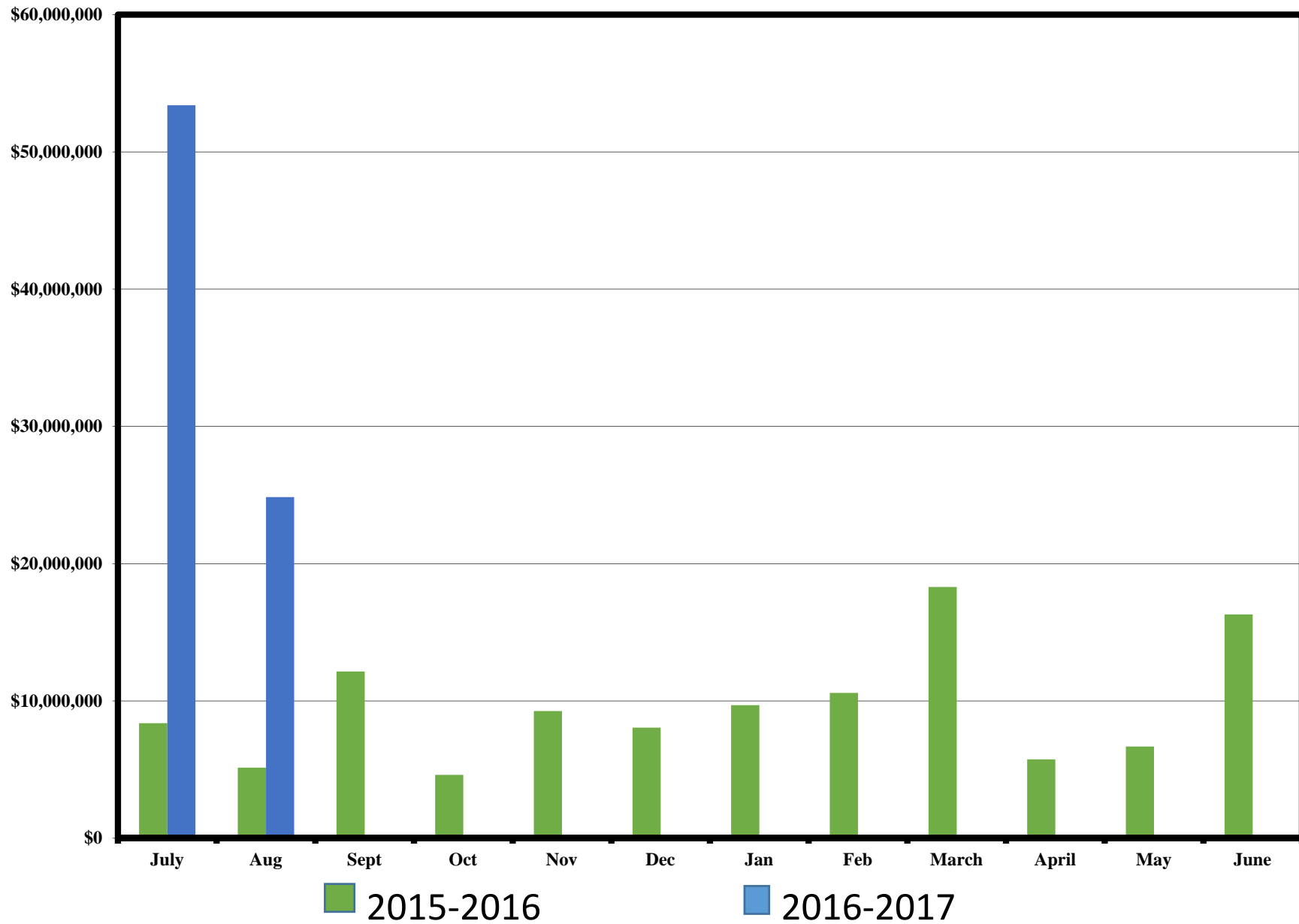
August 2015 New Permit Valuation



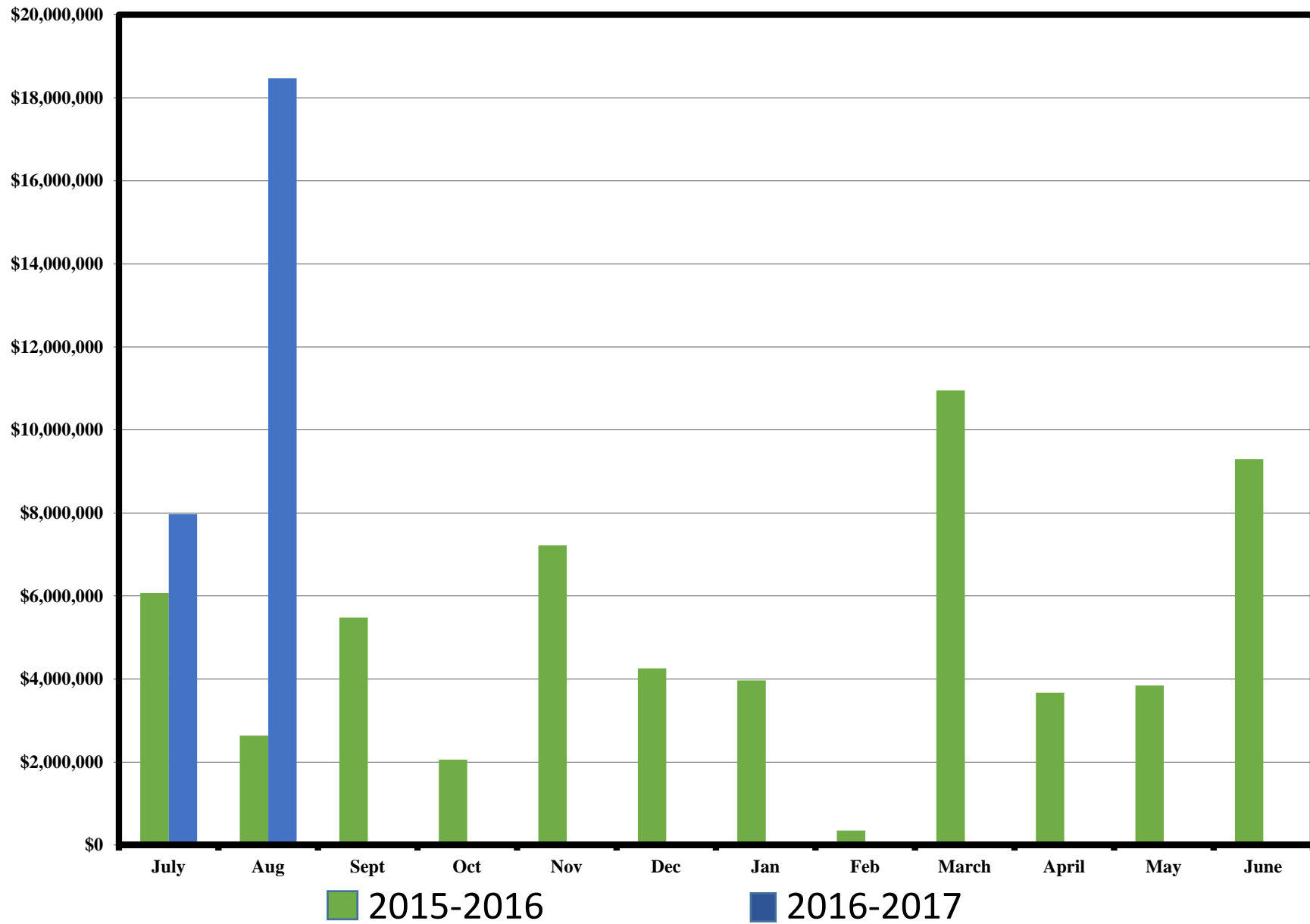


Total New Construction Permits

Total Value of All Construction



Total Value of NEW Construction



**Redevelopment Commission
Meeting Minutes
Tuesday, August 2, 2016
Greenville, North Carolina
Conference Room 337 – Meeting not televised**

Present:

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

Absent:

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

Staff:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Merrill Flood | <input type="checkbox"/> Christian Lockamy |
| <input type="checkbox"/> McClean Godley (City Council Liaison) | <input checked="" type="checkbox"/> Betty Moseley |
| <input type="checkbox"/> Roger Johnson | <input checked="" type="checkbox"/> David Holec |
| <input checked="" type="checkbox"/> Tom Wisemiller | <input checked="" type="checkbox"/> Ben Griffith |
-

I. Welcome

II. Roll Call

III. Approval of Minutes – June 7, 2016

Ms. Dunn stated that on page 5, the reference to parking spaces states 1.7, should that be 0.7.

Mr. Flood replied that it should read 0.7.

Motion was made by Ms. Siguaw and seconded by Mr. Hatoum to approve the amended June 7, 2016 meeting minutes. Motion carried unanimously.

IV. Consideration of Small Business Plan Competition Grant Applications

Ms. Siguaw stated that the Small Business Plan Competition received 10 Qualifying applications. Several had issues with the financial data. Seven were in the Center City designation and three were in West Greenville.

The SBP committee recommends Melt, Inc. for West Greenville and Blackbeard Coffee for Center City. They recommended \$15,000 each.

Mr. Wisemiller stated that usually two businesses are recommended for each designation. This fiscal year, only \$40,000 was approved for funding.

Staff recommends that the Redevelopment Commission make awards in conformance with the program guidelines.

Motion by the Small Business Plan Committee and seconded by Mr. King to approve \$15,000 for Melt, Inc. for West Greenville and \$15,000 for Blackbeard Coffee for Center City. Motion carried unanimously.

V. Update on Uptown Theatre Remediation and Building Stabilization Project

Mr. Wisemiller stated that in February the PWD selected IMEC Group, LLC as the low bidder after completing all necessary reviews. Remediation work began in April. The demolition and roof repair has been completed. Environmental remediation is mostly completed. There have been two change orders for ceiling removal. Once work on the roof began, IMEC found additional deterioration of structural elements.

The project budget was initially \$290,000. \$125,000 of the budget is a sub-grant from the Revolving Loan Fund. \$165,000 is from Center City bond funds.

Based strictly on the bid for the known work items (\$168,200), we originally anticipated that approximately \$80,000 in Center City Bond funds would still be available after remediation and stabilization. RDC approved the staff request to apply \$12,500 in Center City bond funds toward the Merchant's Parking Lot Study. Any additional Center City bond funds could go for lot final design and construction improvements.

Change order #1 was \$34,994.50 and was all Brownfields eligible to remove interior ceiling. Change order #2 was \$24,920.50 for additional abatement required as a result of the ceiling removal. The Brownfields eligible expenses exceeded \$125,000, therefore we are looking to amend (increase) RLF sub-grant award.

Mr. King asked how much was the Brownfields work to date.

Mr. Wisemiller replied that the total was around \$160,000. The Contractor identified additional deterioration of structural elements. This work is not brownfields eligible. Scope and magnitude of work has not yet been determined. Change orders 1 and 2 are Brownfields eligible. Change order 3 will not be Brownfields eligible. There is a possibility that there will be no remainder funds. RDC can ask for more brownfields funding. Overall, the project is still under budget, just not as much under budget as originally planned.

Original Project Budget = 290,000	
Sources	
RLF sub-grant	\$125,000
RLF sub-grant (amendment)	\$25,000
CC Bond	\$165,000
	<hr/>
	\$315,000
Expenses	
Project bid items	\$168,200
Change order #1	\$24,921
Change order #2	\$34,995
Merchant's Lot Parking Study	\$12,500
	<hr/>
	\$240,615
Total	<hr/>
	\$74,385

VI. Update of Merchants Parking Lot

Mr. Wisemiller stated that part of the letter of intent included doing a parking lot study. Staff has contracted with the East Group for \$13,000, with \$12,500 coming from RDC. The Merchants Parking Lot will accommodate the Uptown Theatre's operational functions (tour buses, trucks).

Ms. Dunn asked how many cars the lot would accommodate.

Mr. Flood replied about 20 spaces. 12 of these are available for lease.

Mr. King asked if the leased spaces were for the merchants and what are the lease terms.

Mr. Flood replied yes, they are for the merchants and the terms are \$48 annually.

Mr. Wisemiller continued the update. Goals of the study are to upgrade the sanitation/utility infrastructure and evaluate parking options as part of Uptown-wide parking plans. We also plan to make the lot more attractive, while supporting and complementing the adjacent business uses. This will build on existing improvements to the Merchant's Alleyway.

East Group facilitated four stakeholder meetings in June. These meetings were very well attended. The Merchant's Lot should be service-oriented first and foremost; however, make it attractive and possibly accommodate "flex" public space. The East Group presented two preliminary concepts last week to the project management team. They are currently refining those concepts based on input from the public meetings.

Concurrently, the City must move forward on plans to accommodate trailer/bus access for the Uptown Theatre. Staff would like to proceed immediately with "basic package" improvements. The RDC/City can consider implementing "premium package"

improvements as recommended by East Group in the future. Staff might request that RDC contribute funds left over from the theatre remediation toward some of these improvements “premium package” improvements.

Mr. Flood stated that first thing will be solving the immediate need of parking for the merchants. The Merchants Lot will be for buses only. We will start with small upgrades, and continue to seek money for modifications. A future study may provide public spaces.

Mr. Hatoum asked if the public parking spaces would be eliminated.

Mr. Flood replied yes, there would have to be towing of vehicles for buses. That would not send a good message. There also could be an area to accommodate the delivery services.

Mr. King asked what was taking place with the refuse collections.

Mr. Flood replied that some of the merchants were getting together to consolidate providers. Each merchant had a different provider, which caused a lot of the problem. We are still studying that situation to find a cost effective method of handling it.

Mr. King stated that Merchants ally was the first beatification project and was well received by the community.

VII. Consideration of Resolution Authorizing the Sale of Uptown Theatre Property

Mr. Holec gave a brief background of the Uptown Theatre project.

2008: RDC purchased the theatre property for \$281,000

2010: RDC authorized architectural study, reuse theatre as a multi-use performing arts venue

2013 RDC work plan explored a public/private partnership approach. A survey showed a strong market for Uptown performance venue

2013 Request for Interest (RFI)

2014: CommunitySmith/Lincoln Theater proposal

2/2/2016: RDC approved the Letter of Intent (LOI) between RDC and Community Smith, LLC. LOI states the following items will take place:

- CommunitySmith will renovate the theater to create a live performance venue
- CommunitySmith will spend a minimum of \$1,000,000 in private funds on renovation
- City/RDC will contribute about \$300,000 toward building stabilization and parking lot improvements
- RDC will recommend and sponsor Landmark designation
- CommunitySmith will purchase for \$20,000, but with restrictions

4/2016–now: building remediation & stabilization project

The next steps are to authorize sale of the property using negotiated offer, advertisement, upset bid method, in furtherance of a community redevelopment goal:

- RDC Secretary publishes a notice of offer in the amount of \$20,000.00 and request for upset bids
- Within ten (10) days of notice, any person may raise bid by not less than 10 percent of the first \$1,000 and five percent of the remainder
- Bidder deposits five percent of the increased bid (cash, cashier's check, or certified check)
- Once a qualifying higher bid has been received, it becomes the new offer
- Procedure repeated until no further qualifying upset bids are received, at which time RDC may accept the offer and sell the property to the highest bidder or decline to sell it altogether

Conveyance of the property is subject to covenants, conditions, and restrictions. The existing theatre structure must be preserved while construction improvements and renovations are made to the building. Upon completion of renovations, primary use of the property will be as a Live Performance Theater, as defined by 9-4-86(RR) of Greenville City Code. The Purchaser must spend a minimum of \$1,000,000.00 in private funds to renovate the State Theater so that it will be able to receive a certificate of occupancy for its use as a Live Performance Theatre.

For upset bids to be considered qualifying bids by the RDC, bidder must provide information sufficient to demonstrate, to the satisfaction of the RDC that the bidder will comply with the covenants, conditions, and restrictions as outlined above.

Mr. King stated that another provision was that all the work would be completed by 2018. RDC has requested and the City added new city code for this project. This has been a capital investment with over \$600,000 in project.

Mr. King asked if they were still interested in Landmark designation.

Mr. Flood replied that they were still interested in landmark designation.

Mr. King asked how soon after we convey the property will they try to get landmark designation.

Mr. Flood replied that it will be reviewed probably in the next couple months.

Motion was made by Ms. Sigauw and seconded by Mr. Hatoum to adopt the Resolution Authorizing the Sale of the Property by the negotiated offer, advertisement, and upset bid method. Motion carried unanimously.

VIII. Update on the Imperial Site Brownfields Cleanup Project

Mr. Wisemiller stated that a lot is going on with the Imperial Site. We have been using a \$400,000 Brownfields clean-up grant to remove contaminants and get the site ready.

Cardno/Dunklee & Dunham has been the managing consultant for this grant. They hired HEPACO to facilitate the onsite clean-up work using heavy equipment. The clean-up has included removal of several large fuel tanks, contaminated soil, and pipes. They found another underground storage tank which has added an extra cost. They also removed some residual fuel. The finishing touches are being finalized now. All funds need to be spent by September. The project is still under budget.

Mr. King asked when the no further action letter is expected.

Mr. Wisemiller replied at end of the year. The state will come out to do inspection.

IX. Public Comment Period

No comments were received.

X. Report from Secretary

a. Monthly Financial Report

Mr. Flood stated that there were no new expenses to report. He introduced the new Community Development Director Ben Griffith.

XI. Comments from Commission Members

No comments were received.

XII. Adjournment

Motion was made by Ms. Dunn and seconded by Mr. Hatoum to adjourn the RDC meeting at 6:30 pm. Motion carried unanimously.

Respectfully submitted,

Signature on file

Thomas G. Wisemiller,
The Economic Development Project Coordinator
City of Greenville Community Development Department