

**Redevelopment Commission  
Meeting Minutes  
Tuesday, February 7, 2017  
Greenville, North Carolina**

**Present:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" 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 Wagner     | <input checked="" type="checkbox"/> Richard Patterson |   |

**Absent:**

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

**Staff:**

- |  |   |
|--|---|
| <input 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 type="checkbox"/>                          |
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**I. Welcome**

**II. Roll Call**

**III. Approval of Minutes – November 1, 2016**

Motion was made by Ms. Dunn and seconded by Ms. Marshall to approve the meeting minutes from November 1, 2016 as presented. Motion carried unanimously.

**IV. Introduction of new RDC member**

Mr. King introduced the new commission member, Dr. Judy Wagner. She is replacing Ms. Judy Siguaw, whose term on the commission had expired.

Mr. Wisemiller stated that each member is required to complete a disclosure form declaring whether they had purchased property in the West Greenville. He noted that most RDC members had previously filled out these forms but if anyone had purchased properties in these areas since then, they would need to update the forms to reflect that.

Mr. King explained that all board members must disclose if they own any real estate in the West Greenville or Center City areas or have a business interest in either of those areas. Also, if a member has a change, such as, new purchases or business interest, they

are required to disclose the change and sign a new disclosure form. Members are not barred from owning property in those areas but are required to recuse themselves should an item of business impact their property.

**V. Approval of conveyance of property to the City of Greenville**

Mr. Wisemiller delineated the location of 604 Clark Street. The City needs to acquire an RDC parcel that is part of the property being assembled for a 200-space parking lot for the Sidewalk Development project. This is located next to the GTAC. 604 Clark Street (PIN 13546) was purchased by the RDC in January 2015.

Staff recommends that the Redevelopment Commission approve the conveyance of the property to the City of Greenville for \$1.

Mr. King asked if the other parcels (in green on the map) were owned by the City or by RDC.

Mr. Wisemiller stated that they were owned by the City.

Mr. Holec stated that this is an arrangement for sidewalk development. 200 parking spaces will be provided by the City Of Greenville and leased by residents of new student/mixed use development. The lot is not paved yet. This parcel is the final piece needed for the lot. The agreement allows for suspension of the lease should the demand for a parking deck comes up. It was originally purchase by the RDC with this potential purchase in mind. The area has been razed already. There are no barriers to starting this project.

Ms. Dunn asked if there was a house on the property when it was purchased.

Mr. Holec replied yes, in 2015.

Ms. Dunn asked where the parcel was located in relation to the Imperial Site.

Mr. Holec replied it was in the western portion to the back of the railroad tracks. Closer to GTAC.

Motion was made by Ms. Dunn and seconded by Mr. Hatoum to approve the conveyance of 604 Clark Street to the City of Greenville for \$1. Motion carried unanimously.

Ms. Dunn asked how long the City had owned the other properties.

Mr. Flood replied over eight years.

## **VI. Update on GO Science Lease**

Mr. Wisemiller gave the update on the GO Science lease. GO Science requested new lease from RDC for 729 Dickinson Avenue RDC expressed concerns about GO Science and voted to form a subcommittee to discuss the conditions of a new lease agreement with GO Science. The subcommittee is comprised of two RDC board members and two GO Science board members. Due to holidays and scheduling conflicts, there were delays in scheduling a meeting. During that period, GO Science began a reorganization. Now, A Time for Science is managing GO Science.

Staff met with Emily Jarvis, Executive Director of A Time for Science at the GO Science facility last week and conducted due diligence. Staff supports Jarvis' new direction with the organization.

Uptown Greenville and Dickinson Avenue-area businesses have expressed concerns about increased demands for, and decreased supply of, parking spaces. They are requesting that RDC make the parking spaces on the GO Science lot available to the public after 5:30 p.m., provided that the spaces are not needed for a GO Science evening event.

Staff recommends that the Redevelopment Commission allow GO Science to continue with a month-to-month lease for the next six months while GO Science and A Time for Science create a formal relationship.

Ms. Marshall asked what the hours were for GO Science.

Mr. Wisemiller replied possibly 9 – 5; maybe some evenings two to three times per month.

Ms. Dunn asked how many parking spaces they had.

Mr. Wisemiller replied that the lot was large however it was not marked. Staff would need to get a count and make lot improvements.

Ms. Marshall asked if the subcommittee was null and void.

Mr. Wisemiller replied that the subcommittee will still be needful. Staff can't finalize lease until the new reorganization is final.

Mr. King stated that only the board could null a subcommittee.

Ms. Marshall asked how soon the reorganization would be ready to negotiate the lease.

Mr. Wisemiller replied maybe six months.

Ms. Marshall stated that the board would be back where it started for making a decision on the lease.

Mr. King relied that they shouldn't need six months. They are already operating on a month-to-month lease. The subcommittee does not have to wait until six months to schedule meetings; they can start that now.

Ms. Dunn suggested that the subcommittee meet with them and figure out what is going on.

Mr. Hatoum stated that it is already February and everyone had just got through the holidays. There should not be anything wrong with giving them a couple of months to sort everything out.

Mr. Wisemiller stated that the subcommittee could work out the parameters of the lease and come back to the board with the results.

Mr. Patterson asked if there was an actual deadline for GO Science to secure the building.

Mr. Wisemiller replied that it was not an actual deadline but more like a goal.

## **VII. Update on Uptown Theatre Project**

Mr. Wisemiller stated that CommunitySmith, LLC closed on the purchase of the Uptown Theatre property on December 21, 2016. The purchase price was \$20,000. The deal included a commitment that CommunitySmith, LLC will spend a minimum of \$1 million of private funds to renovate the theater as a Live Performance venue. The City will pursue a landmark designation on behalf of the property owner.

Mr. King stated that the deal closed a week before Christmas. The building will be on the tax role in January. And it does not have the historic designation yet for it will be fully taxed.

## **VIII. Public Comment Period**

No comments were received.

## **IX. Report on Redevelopment Commission-owned properties**

Mr. Wisemiller reported on the properties owned by the Redevelopment Commission.

### **RDC-owned Properties**

<b>PIN</b>	<b>Project/Types</b>	<b>Physical Address</b>	<b>Sales Year</b>	<b>Acres</b>
14718	Residential lot	805 WARD ST	2007	0.10
19978	Imperial site: additional parcel	0 BONNERS LN	2007	0.29
19523	Residential lot at corner of 5th St. & Vance	814 W 5th ST	2007	0.21

17028, 17032	Commercial: 5th St./Hudson corner lots	1401 W 5th St./1400 W. 6th St.	2007	0.20
26074	Commercial? 5th St./Hudson corner lot	1407 W 5th ST	2008	0.11
78525	Nathaniel Village	424 W 5th ST	2008	3.06
20038	Go Science	729 DICKINSON AV	2010	0.65
06420	Commercial: site assembly at W 5th. St./Vance	907 W 5th ST	2012	0.15
14486, 51695	Uptown lot (Uptown Parking Deck)	421 & 423 EVANS ST	2012	0.19
11901	Imperial site: additional parcel	0 ATLANTIC AV	2015	0.10
13314	Imperial site: additional parcel	431 BONNERS LN	2015	0.05
22418	Imperial site: additional parcel	650 ATLANTIC AV	2015	0.47

**TOTALS 5.58**

**Recently sold by RDC (or sale is pending)**

<b>PIN</b>	<b>Project/Types</b>	<b>Physical Address</b>	<b>Sales Date</b>	<b>Acres</b>
07085	Uptown Theatre	110 W 5th ST	2016	0.15
13546	Future parking (Sidewalk Dev./Imperial site)	604 CLARK ST	2015	0.13

Ms. Dunn asked if the property on Evans Street is the walkway to the parking deck.

Mr. Wisemiller replied yes. Originally, RDC looked at building a mixed use project that would maintain the access way. Since it is a narrow site, the opportunities are rather restrictive.

Mr. King gave a brief overview of the property. There was a burned building in that area prior to RDC purchasing the property. The goal was to rid the property of problems and rebuild a structure to lease. Construction cost made the project prohibitive and rent too high. We still need to do a study to see what can be done on that lot, however, it must maintain access way to the parking deck.

RDC commissioned a study which resulted in the area being cleaned, and lights installed. It is not a park but a very clean, well-lit walkway. It still needs to be developed. The board needs to remember that West Greenville is important too. It is a commercial hub. These properties are redevelopment properties and we are always looking for ideas.

Mr. Wisemiller stated that one development in West Greenville was the Nathaniel Village project. It has been very successful, and has become an anchor in the community.

Ms. Dunn stated that Nathaniel Village had won an award from the NC Housing Finance Agency.

**X. Discussion on Redevelopment Commission Goals**

Mr. King stated that RDC was established in 2004 to oversee the bond referendums. West Greenville was awarded \$5 million and Center City was awarded \$5 million. We have pretty much spent all the money. Board members need to revisit goals for the commission.



**MISSION STATEMENT:**

*To assure that Greenville, North Carolina is a better place to live, raise a family, and do business, while improving the safety, security, image, and economic vitality of the urban core and the neighborhoods of West Greenville.*

Mr. Wisemiller delineated that redevelopment and revitalization areas on a map. The RDC was originally appointed, and given resources, to direct implementation of the Center City – West Greenville Revitalization Plan.

2004 G.O. Bonds:

- Approximately \$5 million for West Greenville
  - Expended from 2005 – 2016
  - Land acquisition = \$2.1 million
  - New home construction = \$863,000
  - Intergenerational Center = \$740,000
  - Demolition & maintenance = \$264,000
  - West 5th gateway project = \$1.1 million
  - Small business programs = \$183,000
  - West 5th Streetscape Phase II Design = \$150,000
- Approximately \$5 million for Center City
  - Expended from 2005 – 2014
  - Land acquisition = \$868,000
  - Streetscape Master Plan = \$135,000
  - Reade and Cotanche project = \$775,000
  - Five Points Plaza project = \$738,000
  - Wayfinding project = \$522,000
  - Town Common Master Plan = \$50,000
  - Small business programs = \$329,000
  - Parking Pay Station project = \$90,000
  - Merchant's Alley Project = \$158,000
  - Theatre Uptown Design = \$85,000
  - Evans Street Gateway project = \$224,000
  - Uptown Theatre repairs = \$178,000
  - 1st Street parking project = \$49,000

- Cotanche to Reade Alley = \$275,000
- Evans Access & Deck Plazas = \$246,000
- Repairs to 719 Dickinson Avenue = \$200,000
- Dickinson Avenue Design = \$90,000
- Alley work in FY 14-15 = \$50,000

During the 2014 RDC Planning Retreat, the boards discussed winding down or continue urban development work and find funding. The board decided not to go entirely in one direction or the other. Most of the funds have been exhausted. The bonds are past the expiration date. At this point we need to revisit the future of RDC: do we wind down or continue with projects.

Mr. King stated that during the retreat, there were some general goals set. The board supports mixed use, affordable housing, and arts. We don't need another planning retreat. We could be an advisory board.

**XI. Election of Officers**

Mr. King stated that his term ends in November. He does not actively seek chair, but will fulfill that role if elected.

Mr. Holec stated that the by-laws have term limits. Each officer is allowed to serve two consecutive one-year terms in the same office.

Mr. Patterson declined the vice chair nomination.

Ms. Marshall stated that she would serve as vice chair.

Motion was made by Mr. King and seconded by Mr. Hatoum to elect Mr. Jeremy King as chair and Ms. Angela Marshall as vice-chair. Motion carried unanimously.

**XII. Report from Secretary**

Mr. Wisemiller gave the financial report.

**Redevelopment Commission Budget FY 2016-2017  
Center City Bond Funds**

<b>Uptown Theatre Repairs</b>		
<b>Date</b>		<b>Beginning balance: \$138,822.00</b>
7/1/2016	IMEC remediation & stabilization of theatre (encumbered)	\$135,892.52
8/16/2016	IMEC - Change Order # 1 - \$20,846.90	
8/23/2016	IMEC - Change order # 2 - \$14,845.62	
9/28/2016	IMEC - payment from encumbered \$35,745.50	
10/7/2016	IMEC - payment from encumbered \$108,115.50	
12/12/2016	IMEC - payment from encumbered \$1,157.02	
	<b>Total Spent in Account:</b>	<b>\$135,892.52</b>
	<b>Total Remaining in Account:</b>	<b>\$2,929.48</b>
<b>Uptown Alley Improvements</b>		
<b>Date</b>		<b>Beginning balance: \$20,000.00</b>

08/03/2016	THE EAST GROUP - Merchant's Lot study	\$1,483.50
10/05/2016	THE EAST GROUP	\$1,978.00
10/03/2016	THE EAST GROUP	\$1,978.00
10/19/2016	The East Group	\$3,450.00
10/19/2016	The East Group	\$1,283.50
<b>Total Spent in Account:</b>		<b>\$10,173.00</b>
<b>Total Remaining in Account:</b>		<b>\$9,827.00</b>

**XIII. Comments from Commission Members**

Ms. Wagner stated that she was pleased to serve on the board.

Ms. Marshall asked if the list of accomplishments was made public.

Mr. Wisemiller replied that it could be added as a link on the new webpage.

**XIV. Adjournment**

Motion was made by Ms. Dunn and seconded by Ms. Marshall to adjourn the meeting at 6:35 PM. Motion carried unanimously.

Respectfully submitted,

*Signature on file*

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