

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

**Present:**

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

**Absent:**

- |  |  |  |
|--|--|--|
| <input 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 Wagner     | <input 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 type="checkbox"/> David Holec              |
| <input checked="" type="checkbox"/> Tom Wisemiller             | <input checked="" type="checkbox"/> Ben Griffith  |
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**I. Welcome**

**II. Roll Call**

**III. Approval of Minutes – February 7, 2017**

Motion was made by Mr. Patterson and seconded by Ms. Dunn to approve the meeting minutes for February 7, 2017 as presented. Motion carried unanimously.

**IV. NCDOT Request for Temporary Construction Easement**

Mr. Wisemiller stated that NCDOT is requesting a temporary construction easement for 0.017-acre frontage of 729 Dickinson Avenue. The easement is needed to complete TIP U-5606 roadway improvements. NCDOT is offering \$3,950 for the easement. Staff will coordinate with Go Science/A Time for Science concerning project impacts. Construction is expected to begin in 2018, right after the Tenth Street Connector project is finished. Road improvements to Dickinson Avenue from Reade Circle to Memorial Drive (approximately 2-miles) will include repair to the existing drainage, replacement of materials under pavement, repave the roadway, and realign the intersections. This project will also include some enhanced streetscape improvements from Reade Circle to Fourteenth Street. The City is planning to allot \$1-\$1.5 million. They are currently in the design phase, which will include sidewalks, brick crosswalks, decorative streetscapes,

landscape, and possibly a pocket park. City Council approved several right-of-way and temporary construction easement requests in February.

Staff recommends that the Redevelopment Commission grant a temporary construction easement to the North Carolina Department of Transportation upon property located at the southeast intersection of Dickinson Avenue and Ficklen Street, described in deeds recorded in Book 2818, Page 757 in the office of the Register of Deeds of Pitt County, a 0.017 acre easement, subject to approval of City Council.

GO Science/A Time for Science can still access their building from the Pitt Street side. Dickinson Avenue will be closed during this project.

Mr. King asked if \$3,950 was adequate compensation for the duration of the project.

Mr. Wisemiller replied yes.

Mr. King stated that Dickinson Avenue was not a City road, but a State road. This use to be a plank road in the 1800's that people used to travel to Raleigh.

Motion was made by Ms. Dunn and seconded by Ms. Marshall to grant a temporary construction easement to the North Carolina Department of Transportation upon property located at the southeast intersection of Dickinson Avenue and Ficklen Street, described in deeds recorded in Book 2818, Page 757 in the office of the Register of Deeds of Pitt County, a 0.017 acre easement, subject to approval of City Council. Motion carried unanimously.

Mr. King stated that he will sign the easement today.

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

Mr. Wisemiller reported that the subcommittee met with Go Science/A Time for Science on February 20 regarding the lease. There should be one to two more meetings to follow. Lease conditions discussed so far include:

- Benchmarks
- Fundraising
- Daily attendance
- Program participation (including West Greenville)
- Annual report including audited financial statements
- Shared parking agreement
- Grant contingency

Staff will present the final lease to RDC for approval.

Mr. Hatoum stated that there is a plumbing issue in that building. It needs to be addressed in the lease. A Time for Science will come back with benchmarks that they feel are achievable.

Mr. Wisemiller stated that the benchmarks are in place to gauge if they are ready for ownership or self-sufficiency. They are still working out what the name of the organization will be and the structure of the organization.

Mr. King asked if they discussed the use of the bay area; are they ready to expand into it.

Mr. Wisemiller replied that the bay area had been cleared out. The new lease will address the whole building and not have provisions for the City to store vehicles in the bay area. Discussions regarding the use included an artisan's resident. That can be handled through a sublease; which will be approved by RDC.

Mr. Wisemiller stated that there will be an open house this weekend at the GO Science building.

Mr. King stated that he was receiving positive reports from neighboring businesses.

Mr. Hatoum replied that he felt very optimistic with the improvements.

Mr. King asked if the compensation from the easement was going into the RDC budget.

Mr. Wisemiller replied that he was not sure; he thinks it will go into General Fund.

## **VI. Public Comment Period**

No comments were received.

## **VII. Report from Secretary**

Mr. Wisemiller reported that there were no transactions this period.

## **VIII. Comments from Commission Members**

Mr. Hatoum asked when the plumbing issues could be addressed.

Mr. Wisemiller replied that there were internal discussions regarding responsibility and past investments.

Ms. Dunn asked about the status of the theatre and when it would open.

Mr. King replied that they have to be open by March 2018.

Mr. King stated that he will leave the negotiation for the plumbing to the subcommittee.

**IX. Adjournment**

Motion was made by Mr. Patterson and seconded by Ms. Marshal to adjourn the Redevelopment Commission meeting at 5:56 PM. Motion carried unanimously.

Respectfully submitted,

*Signature on file*

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