
REDEVELOPMENT



COMMISSION

MEMO

To: Redevelopment Commission Members

From: Tom Wisemiller, Economic Development Project Coordinator

Date: April 27th, 2017

SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled to meet for a regular business meeting on Tuesday, May 2nd, 2017 at the Greenville City Hall.

The City received a \$94,000 grant from the NC Rural Economic Development Division to be used on downtown revitalization projects – and some of those funds have not yet been assigned to specific projects or tasks. Staff is requesting RDC input concerning which downtown revitalization projects/tasks might also be completed utilizing these grant funds.

The other main business item on the Agenda is a request that RDC convey 907 W. Fifth Street to the City of Greenville to facilitate a redevelopment project. The Koinonia Christian Center Community Development Corporation (KCC CDC) has expressed an interest in acquiring the vacant block (which consists of four land parcels) at the southwest corner of W. 5th Street and Ward Street for the purpose of building a mixed-use project to include: a small full-service grocery (West Greenville was designated by the USDA as a “food desert”), laundromat, and office space. The CDC is committed to moving this project forward on an expedited basis and has indicated that it will not seek any cash incentives from the City. Community Development staff respectfully requests that the RDC transfer the parcel to the City of Greenville for the purpose of combining it with the other three parcels on the block. With the block all under City ownership, Community Development Department can negotiate with KCC CDC on a development agreement for the entire project. The block would then be transferred to KCC CDC on the condition that KCC CDC satisfy the conditions of the development agreement (i.e., complete the mixed-use project as promised).

We look forward to seeing you at the meeting. If you have any questions or need additional information, please call me at 329-4514.

Redevelopment Commission Meeting
Tuesday, May 2nd, 2017 ~ 5:30 PM

City Council Chambers ~ 200 West 5th Street

Agenda

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – April 4th, 2017
- IV. Discussion of Downtown Revitalization Grant Projects
- V. Approval of Conveyance of Property to the City of Greenville
- VI. Public Comment Period
- VII. Report from Secretary
- VIII. Comments from Commission Members
- IX. Adjournment

DRAFT OF MINUTES PROPOSED FOR ADOPTION
Redevelopment Commission
Meeting Minutes Worksheet
Tuesday, April 4, 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 checked="" 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 – March 7, 2017

Motion was made by Ms. Marshall and seconded by Ms. Wagner to approve the meeting minutes for March 7, 2017 as presented. Motion carried unanimously.

IV. Consideration of New Lease for 729 Dickinson Avenue

Mr. Wisemiller stated staff is requesting that the Redevelopment Commission approve a lease with Bray Hollow Foundation (A Time for Science) for 729 Dickinson Avenue. The RDC purchased 729 Dickinson Avenue to support the GO-Science project. In 2013, RDC and GO-Science entered into two-year lease. From October 2015 to present, RDC did not renew the lease, expressing concerns about:

- Operational management
- Lack of fundraising levels
- Attendance below expectation
- Challenger Series out-of-date attraction

The existing lease is month-to-month. In October 2016 RDC formed a lease committee. The lease committee was tasked with negotiating the terms of a new lease and addressing the boards concerns. GO-Science and A Time for Science began a reorganization shortly after the lease committee was formed. A new Executive Director, Emily Jarvis, is now in charge of the GO-Science building.

The lease committee met with GO-Science/A Time for Science in December 2016 and February 2017 to negotiate key items to be included in the new lease. In March 2017, the lease committee reported that it may take a little longer to come back with a new lease, however, the merger has taken place faster than expected. Additionally, during this time, the bay area has been cleared of all City vehicles and discussions have taken place with Emerge regarding resident artist use in that area.

A final issue that has accelerated the lease is the public parking demand in the neighborhood.

An overview of the proposed new 2-year lease includes:

- 2 additional 1-year terms
- \$1 per year
- Lessee = Bray Hollow Foundation, d/b/a A Time for Science
- Incorporates all priorities identified by the Lease Committee:
 - Benchmarks
 - Annual reporting
 - Shared parking arrangement
 - Plumbing allowance
 - STEAM use which incorporated art
 - Conveyance “trigger”

The benchmarks and annual reports will include:

- Fundraising:
 - \$60,000 by May 1, 2018;
 - \$150,000 by May 1, 2019
- On site attendance:
 - >300 per month by May 1, 2018;
 - >500 per month by May 1, 2019
- Program participation:
 - >300 participants per month by May 1, 2018;
 - >500 by May 1, 2019
- C.P.A. Compilation Statements

Shared Parking is addressed in Section 4, Attachment C. General public parking will be permitted from 5:15 p.m. to 2:15 a.m. GO-Science/A Time for Science evening events will still have priority during this timeframe. They will either put up signs or rope off the area when needed.

Mr. Kings asked if the signage would be similar to the ones used at Five Points Plaza.

Mr. Wisemiller replied yes.

Ms. Dunn asked how many spaces were available and if they would be striped.

Mr. Wisemiller replied that he was not sure of the number of spaces but would find out. The parking area will be striped. Mr. Wisemiller continued his report on the lease. The new lease will have a plumbing allowance not-to-exceed \$5,000. The RDC/City will still be responsible for the roof and exterior walls. No other repair or remodeling allowances were included in lease.

Use of the property is covered in Section 12. Prior discussions included allowing an artist-in-residence in the garage/studio. If this lease is approved tonight, the artist-in-residence question will be answered, however, if not approved, then this question will need to be answered right away. The change in the lease goes from “Science Museum and education facility” to “STEAM (Science, Technology, Engineering, Art, Math) museum and education facility.” Under STEM, it is not clear if an art studio and education fits under the “Use of the Property” language in the existing month-to-month lease. Under the new language, arts use would clearly be allowed. A sublease for the artist would need RDC approval, however, lessee is not planning to do a sublease with an artist.

Subject to approval of City Council, if \$1 million in private donations and/or grant funds are raised, the property conveyance process “triggered” upon terms & conditions agreed to by Lessor and Lessee (good faith negotiation). NC GS 16A-279: authorizes a private sale to a non-profit entity carrying out a public purpose; must include covenant to assure property will be put to public use. *“A. Lessee raises and/or receives over \$1,000,000 in private donations or grant funds that are dedicated to making capital improvements in the Property and its facilities for the purpose of operating the uses described in Section 12 – Use of the Property. Lessee commits to making a minimum of \$1,000,000 in capital improvements to the Property within three-years from the date of property conveyance and to maintaining the Use of the Property described in Section 12 for a minimum of five-years from the date of property conveyance unless both parties agree otherwise by written consent.”*

Mr. King asked if the 5-year requirement met with stipulation set forth in the covenant.

Mr. Holec replied that the statute did not state how long that covenant should stay in the lease. The concept is having it for public use, so when the time comes, you will need to discuss how long that requirement stays in place.

Ms. Dunn asked if the number of people counted included people who were in the building but not attending a program.

Mr. Wisemiller replied that the number of people would not include employees or those affiliated with the organization.

Ms. Marshall asked if the official name was A Time for Science or GO-Science.

Ms. Jarvis replied that the official name had not been determined yet.

Mr. King stated that in the original lease, there was a triggering mechanism for conveyance. Why is the triggering mechanism less this time? We are not creating something new.

Mr. Wisemiller replied that part of the reasoning is the types of funding raising available. The intention is that if funding is available, then the commission would support them.

Ms. Marshall asked if the property would be conveyed to them on the promise of a grant or donation.

Mr. King replied that in the language of the lease, the funds would have to be committed before the property would be released.

Ms. Dunn asked who was responsible for the taxes and property insurance.

Mr. King replied that the City/RDC was responsible for the taxes; however, the City/RDC is tax exempt. The City is responsible for insurance on the building, but A Time for Science is responsible for liability.

Ms. Emily Jarvis, Executive Director of A Time for Science and GO-Science, spoke on behalf of renewing the lease. Ms. Jarvis gave a brief overview of the current programs and attendance.

Ms. Marshall asked for an explanation of STEAM.

Ms. Jarvis replied that STEAM incorporated the arts in science education. While art has always been there, STEAM acknowledges it.

Ms. Dunn asked what they were doing to involve children from the West Greenville area.

Ms. Jarvis replied that they were already building relationships with children from West Greenville. Several groups, such as the Boys & Girls Club can attend for free. Most attendees pay \$5 per person. Drop-ins from off the street, which includes the West Greenville area, come in every day.

Ms. Maria McDaniel, the Program Director, addressed the board in support of the new lease. She explained how art is incorporated in the sciences.

Ms. Marshall asked if they will be able to meet their financial obligations with the current fee schedule.

Mr. Steve Stevenson, Attorney and Chairman for A Time for Science, stated that he is assisting with the fundraising. Some fees will be charged, however, he is trying to alleviate any concerns the board may have about access for less fortunate people. He does not want fees to be a problem. His job is to develop additional sources of funds.

Mr. King asked Mr. Stevenson if he was happy about the way A Time for Science has involved the Boys & Girls Club.

Mr. Stevenson replied that he was excited about it. It will be an outstanding educational opportunity for the Boys & Girls Club.

Mr. King asked if they were eligible for Grass Roots grants.

Ms. Jarvis replied that they do qualify. NC Museums is aware that the two organizations have come together. They have indicated that ATS could apply for two grants next year (which they will try to do.)

Ms. Dunn asked Mr. Flood if these programs were eligible for Community Block Grant funds.

Mr. Flood replied that some elements for services geared toward the less fortunate could be eligible. It would need to be evaluated.

Mr. King asked about the diversity of the board.

Mr. Stevenson replied that most of the board members were white males about his age (60-ish). Diversity was a concern at the first meeting and will be worked on very diligently.

Ms. Holly Garriott, Executive Director of Pitt County Arts Council at Emerge, was present in support of the new lease agreement. Ms. Garriott stated that there has been amazing changes in the programming in the three months A Time for Science has managed GO-Science. As a neighbor, A Time for Science has been a great asset. Immediately, they began discussing and brainstorming for combined programs.

Ms. Marshall asked how they planned to track attendance.

Ms. Jarvis replied that they have a sign-in sheet. When there is a group they ask for the number of students in attendance.

Mr. Patterson requested a copy of the video presentation be emailed to the board.

GO-Science and A Time for Science board member(s) and staff were present in support of the new lease agreement.

Ms. Wagner asked if people were willing to give their email addresses when attending the programs and if someone was keeping track of them.

Ms. Jarvis replied that some people opt not to, however they have used incentives to encourage attendees to give their email addresses. Excel is used to log the emails.

No one spoke in opposition of the new lease.

Staff recommends that the Redevelopment Commission approve the lease agreement with Bray Hollow Foundation, Inc. in accordance with the lease agreement.

Motion was made by Mr. Patterson and seconded by Ms. Dunn to approve the lease agreement with Bray Hollow Foundation, Inc. in accordance with the lease agreement. Motion carried unanimously.

Ms. Dunn and Mr. King expressed appreciation for the GO-Science and A Time for Science board members support.

Mr. King expressed appreciation and respect for Mr. Austin Bunch and his efforts.

Ms. Marshall stated that she was pleased to see advertising for the science center.

V. Small Business Plan Competition Committee

Mr. Wisemiller stated that the Small Business Plan Competition Committee needs to setup a kickoff meeting before the July 1st deadline. Usually the first meeting is in Mid-May, however there have been some scheduling conflicts. Since the formation of the current SBP committee, Dr. Wagner has joined RDC. Based on her expertise, she would be a valuable addition to the SBP Committee.

Recently, a couple of companies awarded grants have gone out-of-business. We need to revisit the SBP policies and determine how we can recoup some of the funds. Mr. Hatoum is still on the committee, and if Dr. Wagner is interested, then we need a third person to volunteer.

Mr. King stated that Ms. Gardner and Mr. Patterson could not volunteer due to prior commitments. Ms. Marshall just got off the committee. Due to conflicts of interest Mr. King did not want to volunteer.

Mr. King asked if there was still a budget for the Small Business Plan Competition.

Mr. Wisemiller replied that there was \$40,000 allotted for the Small Business Plan Competition.

Ms. Marshall volunteered to serve another round on the committee.

Motion was made by Ms. Dunn and seconded by Mr. King to appoint Dr. Judy Wagner, Mr. Sharif Hatoum, and Ms. Angela Marshall to serve on the Small Business Plan Competition Committee. Motion carried unanimously.

VI. Public Comment Period

No comments were received.

VII. Report from Secretary

Mr. Wisemiller stated that there were no expenses to report.

VIII. Comments from Commission Members

Mr. King stated that he knew the legal team had worked very hard on the lease agreement and he just wanted to give them credit for all they had accomplished.

Ms. Marshall stated that she feels better about the lease since A Time for Science started. They have addressed the concerns of the board.

IX. Adjournment

Motion was made by Ms. Dunn and seconded by Ms. Marshall to adjourn the Redevelopment Commission at 6:45pm. Motion carried unanimously.

Respectfully submitted,

Signature on file

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

Tom Wisemiller

From: Tom Wisemiller
Sent: Friday, April 28, 2017 2:46 PM
To: Ben Griffith
Cc: David Holec; Roger D. Johnson; Merrill Flood
Subject: RDC approval of conveyance of 907 W. Fifth Street to City for redevelopment project
Attachments: 907_W_Fifth_St._project_map.pdf

Ben,

By a Deed dated in April of 2012, the Redevelopment Commission acquired a tract of land on the south side of W. Fifth Street. The address of this property is currently listed as 907 W. Fifth Street (parcel #06420).

As you've explained, this RDC property is a part of the multi-parcel property that would be combined to facilitate a proposed mixed-use redevelopment project. The Koinonia Christian Center Community Development Corporation (KCC CDC) has expressed an interest in acquiring this multi-parcel property, which is currently a vacant lot. It consists of the above mentioned RDC-owned parcel and three other parcels owned by the City, at the southwest corner of W. 5th Street and Ward Street. KCC CDC proposes to acquire the property for the purpose of developing a small full-service grocery, laundromat, and office space at this location. Attached is a copy of a map from OPIS showing the Project Area with the RDC-owned tract outlined in blue.

North Carolina General Statute 160A-274 authorizes the Redevelopment Commission to convey to the City of Greenville, with or without consideration, any real property it owns.

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

Thomas G. Wisemiller
Economic Development Project Coordinator
P.O. Box 7207, Greenville, NC 27835
252-329-4514





OPIS Online Parcel Information System

Taxes Due Deeds



Map Views
Aerials - 2016



Parcel Search
Owner
Situs Address
Parcel Number

E-911 Address Search
Address

Table of Contents
Map Layers



Parcel Information Updated Nightly

Parcel:	06420
Physical Address:	907 W FIFTH ST
Owner Name:	REDEVELOPMENT COMMISSION OF GREENVILLE
OwnerAddress1:	PO BOX 7207
OwnerAddress2:	
OwnerAddress3:	
City / State / Zip:	GREENVILLE NC 27835
NC PIN:	4888013830
Subdivision / Section / Phase:	CHERRY VIEW
Prior Legal Description:	CHERRY VIEW
Block / Lot:	B 9,
Tract:	
Building Number / Unit:	
Acres:	0.15
Current Owner Deed/Document:	002958 00237
Map Book:	MB2-148
Deed / Document Date:	04/2012
Deed / Document Sales Price:	\$142,500
Building Type / Use:	
Number of Buildings:	0
Year Built:	
Total Living Area:	
Building Value:	
Extra Features Value:	\$0
Land Value:	\$7,050
Total Current Market Value:	\$7,050
Total 2015 Market Value:	\$7,050