

**Redevelopment Commission  
Meeting Minutes  
Tuesday, May 2, 2017  
Greenville, North Carolina**

**Present:**

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

**Absent:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" type="checkbox"/> Tracie Gardner | <input type="checkbox"/> Sharif Hatoum |
| <input checked="" 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 checked="" type="checkbox"/> David Holec   |
| <input checked="" type="checkbox"/> Tom Wisemiller             | <input checked="" type="checkbox"/> Ben Griffith  |
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**I. Welcome**

Motion was made by Mr. Hatoum and seconded by Ms. Wagner to elect Ms. Dunn as temporary chair. Motion carried unanimously.

**II. Roll Call**

**III. Approval of Minutes – April 4, 2017**

Motion was made by Mr. Patterson and seconded by Ms. Wagner to approve the meeting minutes from April 4, 2017 as presented. Motion carried unanimously.

**IV. Discussion of Downtown Revitalization Grant Projects**

Mr. Wisemiller gave a brief overview of the downtown revitalization grant projects. The City received a \$94,340 grant from the NC Rural Economic Development Division. This was a one-time grant offered to municipalities. Eligible projects include:

- Planning costs that will produce a final plan for physical improvements, including architectural and engineering design;
- Streetscape design and implementation;

- Public infrastructure including water, sewer, electric, lighting, sidewalk, traffic, road and/or digital infrastructure improvements;
- Façade or building improvements;
- Wayfinding signage; or
- Art or cultural installations.

The City initially proposed to use most of the \$94,340 to help pay the UNC/DFI team for Imperial site redevelopment program and related expenses.

Imperial site tasks, which are supported by these grant funds that are already completed or are currently in progress total \$32,500:

- Site design (J. Davis) = \$24,000
- Fencing = \$3,500
- Environmental planning (Duncklee & Dunham) = \$5,000

The remaining balance is \$61,840.

When the Imperial cleanup came in under budget, additional brownfields funds were made available for site planning. As a result, the remaining \$61,840 in Downtown Revitalization Grant funds are available for other projects. To meet the grant deadline, staff and stakeholders identified eligible downtown revitalization projects. As a result NC Rural ED extended the deadline.

Proposed eligible projects identified:

- Signage Poles
- Uptown/Dickinson Banners
- Dickinson Ave Public Art
- Information Kiosk
- Pedestrian crossings/improvements

Proposed RDC Projects:

- Hodges Alley
- Merchants Lot

Mr. Wisemiller requested ideas and suggestions for prioritizing the projects.

Mr. Hatoum stated that the Hodges Alleyway is the last alley that hasn't been improved. Banners are good for relaying messages of upcoming events and other interest during the year. Also, he is an advocate for information kiosks.

Ms. Wagner asked if there were any cost estimates for any of the projects.

Mr. Wisemiller replied that the cost has flexibility, depending on the types and quality. Banners could be about \$10,000, and Public art around \$10-15,000. Based on the priority, more could be given to a project.

Mr. Hatoum stated that he would base the priority on functionality. The information kiosk, banners and signage poles would all help the businesses in the area. Public Art is alright, but the other items take priority.

Mr. Patterson asked if this would help complete Hodges Alley and Merchants Lot.

Mr. Wisemiller replied that there will be other projects along with the alley improvements, so ultimately it will be City Council's decision. We will probably only be able to complete a part of the project, or a phase II.

Mr. Patterson stated that the current projects should be completed before starting additional or new projects.

Ms. Dunn stated that safety should be considered also. First priority should be finish what we've started. Second priority should be safety. After those two, then the other projects could be considered.

Mr. Hatoum asked what was needed for the Merchants Lot.

Mr. Wisemiller replied that the phase I improvements were to rework the driveway and the lot needs to be resurfaced and designed so buses and delivery trucks could turn around more easily. This will cost about \$60,000, which has been budgeted. Phase II has not been designed yet.

Ms. Dunn asked if the signage poles were the kind that could be dropped over the existing poles.

Mr. Wisemiller replied yes.

Mr. Hatoum asked what the cost would be for the new signage.

Mr. Wisemiller replied that it would cost about \$37,000 for 422 poles.

Mr. Hatoum asked what the lifespan was for these sleeves.

Mr. Wisemiller replied that he would get the answer.

Ms. Dunn asked if the funds available could complete either the Hodges Alleyway project or Merchant's Lot.

Mr. Wisemiller replied that Hodges Alley could cost about \$80,000. About \$34,000 has been budgeted for Hodges Alley. Estimates were received for the kiosks, signage and art projects.

Mr. Hatoum stated that he would like the priority of the projects to be the Hodges Alley, signage, and banners.

Ms. Wagner stated that she was in agreement with making Hodges Alley a priority and then the signage poles and banners.

Mr. Patterson stated that he would rather see the funds go towards the Hodges Alley and Merchants Lot first.

Ms. Dunn stated that she would like to see Hodges Alley completed first, then maybe Merchants lot and the other consensus items.

## **V. Approval of Conveyance of Property to the City Of Greenville**

Mr. Wisemiller stated that a Community Development Corporation (CDC) is interested in acquiring West Fifth Street property to develop a grocery store, laundry, and office space. The property consist of three parcels owned by City and one parcel owned by RDC. Community Development initially thought all four parcels were owned by City and had proceeded accordingly. Community Development requests that RDC transfer the property to the City to facilitate the development agreement. Community Development and the CDC are prepared to expedite the project if RDC approves.

The property is a vacant lot located at the southwest corner of West Fifth Street and Vance Street. The developer is Koinonia Christian Center Community Development Corporation (KCC CDC), a 501c3 non-profit organization with separate Board of Directors and Officers than the church. They will not seek any cash incentives for construction. They propose to build a mixed use project with space for a small full-service grocery store, laundromat, and office space for either professional services or counseling and community outreach.

The proposal helps to develop the Community Development Goal of creating access to healthy foods in a USDA designated food desert. This would bring healthy food within walking distance of many low-access residents in West Greenville.

Additionally, this proposal would help meet several goals of the West Greenville Revitalization Plan.

- Increase economic competitiveness of WG (2-39)
- Improve the physical and social environment to make area more attractive to outside investment (2-40)
- Employment-based development (2-40)
- Improve quality of convenience goods, shopper's goods, and services (2-40)
- Encourage activity linkages (2-41)
- Remove blighting influences (2-41)
- Enhance office employment (2-42)

- Create business linkages between public & private sectors, institutions, to train and place unemployed and underemployed (2-42)

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

Motion was made by Mr. Hatoum and seconded by Ms. Wagner to approve the conveyance of a vacant lot at the southwest corner of West Fifth Street and Vance Street to the City of Greenville for \$1. Motion carried unanimously.

**VI. Public Comment Period**

No comments were received.

**VII. Report from Secretary**

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

**VIII. Comments from Commission Members**

No comments were received.

**IX. Adjournment**

Motion was made by Mr. Patterson and seconded by Mr. Hatoum to adjourn the Redevelopment Commission meeting at 6:03 PM. Motion carried unanimously.

Respectfully submitted,

Signature on file

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