
REDEVELOPMENT



COMMISSION

MEMO

To: Redevelopment Commission Members
From: Shyla Boskey, Economic Development Project Coordinator
Date: October 31, 2017
SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled to meet for regular business on Tuesday, November 7, 2017 Greenville City Hall.

The agenda is located in the packet, and includes an update on Hodges Alley, the Uptown Theatre, and an overview of the 2018 RDC meeting schedule.

We look forward to seeing you at the meeting. If you have any questions or need additional information, please call me at 329-4111.

Redevelopment Commission Meeting
Tuesday, November 7th, 2017 ~ 5:30 PM

City Council Chambers ~ 200 West 5th Street

Agenda

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – August 1, 2017
- IV. Update Hodges Alley Improvements
- V. 2018 Meeting Schedule
- VI. Uptown Theatre
- VII. Public Comment Period
- VIII. Report from Secretary
- IX. Comments from Commission Members
- X. Adjournment

DRAFT OF MINUTES PROPOSED FOR ADOPTION
Redevelopment Commission
Meeting Minutes
Tuesday, August 1, 2017
Greenville, North Carolina

Present:

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

Absent:

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

Staff:

- | | |
|--|---|
| <input type="checkbox"/> Michael Cowin | <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"/> Shyla Boskey | <input type="checkbox"/> |
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I. Welcome

II. Roll Call

III. Approval of Minutes – May 2, 2017

Motion was made by Ms. Marshall and seconded by Ms. Wagner to approve the meeting minutes for May 2, 2017 as presented. Motion carried unanimously.

Ms. Dunn asked if the property on West Fifth Street, that is slated to be conveyed to the City, will be conveyed to Koinonia Community Development to develop a grocery store.

Mr. Johnson replied that he would find the answer and report back to the commission.

Mr. King stated that the parcel in question was owned by the Redevelopment Commission and was conveyed to the City of Greenville for one dollar. The exact use of the parcel has not been determined yet.

IV. Consideration of Small Business Plan Competition Applications

Ms. Boskey gave a brief history of the Small Business Plan Competition. Since 2008, there have been 32 businesses awarded \$15-30,000 for a total of \$555,000. 78% of all recipients are still in business. As a result, a total of 102 new full-time jobs and 227 new part-time jobs have been created.

The Small Business Plan Competition this cycle received seven applications:

- Luna Pizza Café
- Red Shark Digital
- Whirligig Stage
- Riverside Recreation
- Ford + Shep
- Art & Sole
- East Carolina Massage

The SBP Committee is recommending three applicants for award. Two in West Greenville and one in Center City.

- Whirligig Stage
628 S. Pitt Street
Performing arts theater, a place for high quality entertainment at a low cost, a training ground for local artists, and a rental facility for local events.
Committee recommends award of \$20,000.

Ms. Dunn asked how many people would the facility seat.

Mr. Hatoum replied 50.

- Ford + Shep
718-720 Dickinson Avenue
A progressive American kitchen focused on locally sourced ingredients. Premium ingredients shine through classical preparation with modern touches, to be enjoyed in a modern environment.
Committee recommends award of \$10,000.
- Riverside Recreation
Town Common
A recreation rental business that is partnering with the City of Greenville to provide recreational rental equipment.
Committee recommends award of \$10,000.

Mr. King stated that one of the requirements for the SBP program is to be located in either West Greenville or Center City. As yet, they do not have the proper permit or zoning to locate on Town Commons. They are not eligible to receive the grant until they

have secured the location. He asked if the request for Riverside Recreation should be tabled at this time and consider another eligible applicant.

Ms. Marshall replied that the SBP committee had come to agree via email to forgo awarding this business at this time. We have agreed to award another applicant.

Mr. King asked if there was any information on the applicant.

Ms. Marshall replied that they had agreed on Art & Sole.

Ms. Boskey replied that they would be locating in Center City at 505 Evans Street.

Ms. Marshall stated that Art & Sole was selected because the applicants have shown great persistence. They have entered the competition at least three times. Each time, they make more progress and do the things suggested by the committee. Riverside Recreation would have been considered for this grant if they had the location and permits in place. The Committee suggests that Riverside apply during the next cycle.

Mr. King asked what Art & Sole planned to do with the grant funds.

Ms. Wagner replied that they were planning to use it for display cases and furniture.

Motion was made by the Small Business Plan Committee and seconded by Ms. Dunn to award \$20,000 to Whirligig Stage, LLC, \$10,000 to Art & Sole, and \$10,000 to Ford + Shep. Motion carried unanimously.

V. Update Hodges Alley Improvements

Ms. Boskey stated that on May 17th, the Redevelopment Commission recommended to complete the Hodges Alley project. Improvements will make the alley pedestrian only. Features will include permeable brick pavers to assist with the drainage, plants, and lawn furniture. The budget of \$60,000 is from the Revitalization Funds and other Capital Funds. The Revitalization Funds must be spent by March 2018.

VI. Public Comment Period

No comments received.

VII. Report from Secretary

Ms. Boskey gave the Secretary's Report.

Mr. King asked if there was any updates for the Merchant's Lot Study.

Ms. Boskey replied that she would get the information.

VIII. Comments from Commission Members

Ms. Dunn asked about the status of the White's Theatre reconstruction.

Mr. Johnson replied that the contractor is starting this month (August).

Mr. King welcomed Ms. Boskey. He gave regards to Mr. Richard Patterson, Mr. Thomas Wisemiller, Mr. Merrill Flood, and Ms. Judy Siguaw.

Mr. King invited everyone to National Night Out at the 5-Points Plaza. Also, GO Science had a successful grand opening.

IX. Adjournment

Motion was made by Ms. Gardner and seconded by Mr. Hatoum to adjourn the Redevelopment Commission at 5:59 PM. Motion carried unanimously.

Respectfully submitted,

Signature on file

Shyla Boskey,
Project Manager
City of Greenville, Office of Economic Development