



Agenda

Greenville City Council

June 10, 2013
6:00 PM
City Council Chambers
200 West Fifth Street

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I. Call Meeting To Order

II. Invocation - Council Member Mitchell

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

- **Public Comment Period**

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VI. Consent Agenda

1. Minutes from the December 10, 2012, December 13, 2012, and February 11, 2013 City Council meetings and the April 11, 2013 Joint City Council/Greenville Utilities Commission meeting
2. Resolutions and deeds of release for abandonment of utility easements at Greenville Mall
3. Resolutions and deeds of release for abandonment of utility easements in the Georgetowne Apartments area
4. Ordinance amending Greenville Utilities Commission's FY 2012-2013 Budget for Operations and

Capital Projects

5. Contract award for the 2012-2013 Street Resurfacing Project
6. Contract award for new operating system for traffic signals
7. Renewal of the contract for police services for the Greenville Housing Authority
8. Renewal of the Uptown Greenville contract for services
9. Contract to purchase five refuse trucks
10. Report on contracts awarded

VII. New Business

Public Hearings

11. Public hearing on proposed fiscal year 2013-2014 budgets including public hearing to be held concurrently on proposed stormwater management utility rate increase
 - a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority
 - b. Greenville Utilities Commission
12. Second public hearing for the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan for CDBG and HOME Programs

Other Items of Business

13. Presentations by Boards and Commissions
 - a. Police Community Relations Committee
14. Fiscal Year 2013-2014 Redevelopment Commission Work Plan and Budget
15. Bradford Creek Public Golf Course Plan of Action
16. Contract for Uptown Parking Deck Pre-Construction Services
17. Report on hydraulic fracturing (fracking) and consideration of a resolution relating to fracturing waste disposal

18. Consideration of a resolution to keep the Walter B. Jones Alcohol and Drug Abuse Treatment Center open and resolution in support of funding for the Rural Center, Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center
19. Budget ordinance amendment #9 to the 2012-2013 City of Greenville budget (Ordinance #12-027), amendment to the Insurance Loss Reserve Fund (Ordinance #07-93), amendment to the Cemetery Development Project Fund (Ordinance #03-34), amendment to the Stormwater Drainage Capital Project Fund (Ordinance #06-66), amendment to the Stormwater Drainage Maintenance Improvement Capital Project Fund (Ordinance #09-67), and ordinance establishing the City of Greenville Downtown Parking Deck budget

VIII. Review of June 13, 2013 City Council Agenda

IX. Comments from Mayor and City Council

X. City Manager's Report

20. Update on Economic Development

XI. Closed Session

- To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes
- To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award
- To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body

XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

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- Title of Item:** Minutes from the December 10, 2012, December 13, 2012, and February 11, 2013 City Council meetings and the April 11, 2013 Joint City Council/Greenville Utilities Commission meeting
- Explanation:** Proposed minutes from the City Council meetings held on December 10 and December 13, 2012, February 11, 2013 and a Joint City Council/Greenville Utilities Commission meeting held on April 11, 2013 are presented for review and approval.
- Fiscal Note:** There is no direct cost to the City.
- Recommendation:** Review and approve minutes from the December 10, 2012, December 13, 2012, and February 11, 2013 City Council meetings and the April 11, 2013 Joint City Council/Greenville Utilities Commission meeting.
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Attachments / click to download

- [Minutes of December 10 2012 City Council Meeting_942801](#)
 - [Minutes of December 13 2012 City Council Meeting_950385](#)
 - [Minutes of February 11 2013 City Council Meeting_955659](#)
 - [Minutes of April 11 2013 Joint City GUD Meeting](#)
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PROPOSED MINUTES
MEETING OF THE CITY COUNCIL
CITY OF GREENVILLE, NORTH CAROLINA
MONDAY, DECEMBER 10, 2012

A regular meeting of the Greenville City Council was held on Monday, December 10, 2012 in the Council Chambers, located on the third floor at City Hall, with Mayor Allen M. Thomas presiding. Mayor Thomas called the meeting to order at 6:00 pm. Council Member Mercer asked those present to observe a moment of silence, followed by the Pledge of Allegiance.

Those Present:

Mayor Allen M. Thomas, Mayor Pro-Tem Rose H. Glover, Council Member Kandie Smith, Council Member Marion Blackburn, Council Member Calvin R. Mercer, Council Member Max R. Joyner, Jr. and Council Member Dennis J. Mitchell

Those Absent:

None

Also Present:

City Manager Barbara Lipscomb, City Attorney David A. Holec, City Clerk Carol L. Barwick and Administrative Assistant Valerie Paul

APPROVAL OF THE AGENDA

Council Member Mercer asked that Minutes for the Budget Committee be removed from the Consent agenda for separate vote because he was not comfortable voting on minutes for a committee of which he was not officially a member.

Upon motion by Council Member Joyner and second by Council Member Mercer, the City Council voted unanimously to approve the agenda with Minutes for the Budget Committee removed for separate discussion.

Council Member Joyner noted that he had questions about the County Solid Waste Plan. City Manager Lipscomb recommended continuing that item to the December 13th meeting so a presentation could be made.

Council Member Joyner stated he also wished to discuss the Emergency Operations Center and parking for the Bradford Creek Soccer Complex. He moved that those items be removed from the Consent Agenda for separate discussion and that the County Solid Waste Plan item be continued to December 13, 2012 so that a presentation could be made. Council Member Smith seconded the motion, which passed by unanimous vote.



Council Member Joyner then moved to remove the gas capital project budget ordinance and reimbursement resolution for the Greenville Utilities Commission-Piedmont Natural Gas Multiple Gas Facilities Upgrade Project from the Consent Agenda for separate discussion. Council Member Smith seconded the motion, which passed by unanimous vote.

PUBLIC COMMENT

Mayor Thomas opened the public comment period at 6:09 pm and explained procedures to be followed by anyone who wished to speak.

- James Benson – 114 E. 5th Street
Mr. Benson stated he is co-owner of The Peasant's Club and wished to express his support of a parking deck. He said he believes a parking deck will help alleviate current parking issues and help make Greenville a true destination location.
- Bianca Shoneman – 301 S. Evans Street
Ms. Shoneman, Director of Uptown Greenville, expressed support for construction of a parking deck on the Moseley Lot. She stated a majority of area business owners support the deck, but there are some concerns about ownership, management and safety. She said a petition was circulated by Uptown Greenville and 83 signatures have been collected in support of the project. She stated 2 individuals were opposed because they were concerned about lost visibility of their signage. She suggested forming a stakeholders committee, which could help to address the various concerns mentioned.
- Michael Glenn – 330 S. Evans Street
Mr. Glenn stated he was speaking on behalf of Jefferson's Florist, and they are very much in favor of a parking deck. They are excited about new development and new business neighbors in the area, but anything new brings additional parking needs, so he hopes the City Council will favorably consider the parking deck.
- Nelle Hayes – 403 S. Evans Street
Ms. Hayes stated she represents the opposition, not to the parking deck itself, but to the Moseley Lot as the probable location for the parking deck. She said her family has lived here for many years, and her father's estate owns two buildings that will be impacted by construction of a parking deck on the Moseley lot. She has operated a business in one of these buildings, which is on the very lot on which her father and his three brothers were born. Ms. Hayes said she is concerned about patrons having to navigate an alley and the parking deck to access her business.



- David Carpenter – 127 King George Road
Mr. Carpenter stated he is speaking both as a member of the Uptown Greenville board and as a center city property owner. He expressed strong support for the parking deck project, stating he had gone door to door circulating the petition referenced by Ms. Shoneman and encountered two predominant responses: moderately ecstatic and ecstatic.
- Marsha Wyly – 111 Martinsborough Road
Ms. Wyly stated she chairs the Public Transportation and Parking Commission and they fully support the Greenville Transportation and Activity Center (GTAC). She stated Greenville is fortunate to have 4 great transportation services operating within its boundaries, and she urged the City Council to support moving forward on the GTAC project.
- Harry Stubbs – 1725 Forest Hills Drive
Mr. Stubbs stated he is Chairman-Elect for the Greenville Bicycle and Pedestrian Commission and he served as part of the group presenting the locally preferred site tonight for the GTAC project. He stated he has never been part of such a complete and comprehensive process as this, or one which enjoyed such widespread community involvement. There were 10 sites available, and he stated the best 2 will be presented for the City Council's consideration during this meeting. He urged them to move forward with a selection before the Federal government loses interest in offering their support.
- Nathan Morgan – Jarvis Memorial Church
Mr. Morgan stated he represents the Board of Trustees for Jarvis Memorial Church, which has been a landmark in the community for many years. He stated they are committed to remaining in the downtown area. Children at their pre-school spend many hours daily on the playground there and parents are concerned about increased traffic, noise and air pollution if the GTAC project is built in the downtown area. Mr. Morgan stated their Board of Trustees feels this project will have a negative impact on their programs and approximately 90% of their church congregation is opposed to a GTAC location anywhere in the downtown area. The church was not invited to be part of the stakeholder group nor have they been involved in any part of the process.
- Mike Leach – 103 Briarwood Drive
Mr. Leach stated he is President of the Old Westhaven Neighborhood Association and is speaking on their behalf, as well as the Carolina East Neighborhood Association. He expressed accolades to the Greenville Police Department for apprehending suspects in both their neighborhood home invasions and noted the tragedy of the murder of Pastor Jim Carr, suggesting perhaps poor home illumination was a factor in these crimes.



- Brian Glover – 1407 N. Overlook Drive
Mr. Glover indicated he was not speaking in his capacity as Chair of the Greenville Bicycle and Pedestrian Commission. He stated he is in favor of both the parking deck and the GTAC project. He said he does not like cars and does not use one, but if a parking deck would encourage more dense development, he hopes the project moves forward. He stated he feels the site immediately west of City Hall is preferable to the Dickinson Avenue site because it is nearest to the center of the city.
- Greg Needham – 709 Chesapeake
Speaking on behalf of Sheppard Memorial Library, Mr. Needham stated they have concerns about GTAC because every new project that adds cost to the City's budget can negatively impact funding that is available to support the library. Additionally, libraries across the state have reported concerns about safety/security when a transit center has located near them, noting increases in loitering and panhandling.
- Patricia Rawls – 3105 Star Hill Farm Road
Ms. Rawls stated she personally feels a transfer station is a worthwhile endeavor, but as Vice-Chair of the Sheppard Memorial Library Board, she wished to express their official stance as having concerns about GTAC, particularly with regard to security and convenient access for patrons. She stated the Board is also concerned about the impact on taxpayers since there will be ongoing costs associated with GTAC. She urged the City Council not to cheat programs that are already in place.
- Dr. Bill Taft – Jarvis Memorial Church
Speaking as a Trustee for Jarvis, a former Board Member of the Boys and Girls Club and as a member of a family that has had a business in downtown Greenville for 100 years, Dr. Taft stated they feel locating GTAC on either of the proposed sites would be detrimental to their ability to do what they do in the future. Much of the recent growth in the downtown area has been as a result of improved safety in the area, and they cannot support this project in the downtown area. He stated they did not get involved in the process sooner because they were not aware of it, although he did acknowledge there had likely been public postings which they did not come across.
- Bob Thompson – 702A Johns Hoppins Drive
Council Member Mitchell read a letter submitted by Mr. Thompson, who was unable to attend the meeting.



COPY

MAYOR THOMAS, MEMBERS OF GREENVILLE CITY COUNCIL, CITY STAFF, AND CITIZENS OF GREENVILLE. MY NAME IS BOB THOMPSON AND I AM THE ADVOCACY COORDINATOR FOR THE DISABILITY ADVOCATES AND RESOURCE CENTER A CENTER FOR INDEPENDENT LIVING LOCATED ON JOHNS HOPKINS DRIVE IN GREENVILLE THAT ALSO REPRESENTS PITT, WILSON AND BEAUFORT COUNTIES.

I AM SORRY THAT THAT I AM UNABLE TO ATTEND TONITES MEETING AND SPEAK WITH ALL OF YOU IN PERSON AND DELIVER MY THOUGHTS AND CONCERNS FOR THE GREENVILLE TRANSPORTATION AND ACTIVITY CENTER, SO I HAVE WRITTEN THIS LETTER AND HAVE ASK COUNCILMEN MERCER TO READ IT FOR ME.

I HAVE BEEN INVOLVED WITH THIS PROJECT FROM THE VERY BEGINNING REPPRESENTING THE PUBLIC TRANSPORTATION AND PARKING COMMISSION FOR THE CITY OF GREENVILLE AND THE PITT AREA TRANSIT SYSTEM OF PITT COUNTY. I REALIZE THE NEED FOR THIS CENTER FROM A DIFFERENT PRESPECTIVE THAN MOST AS I AM A USER OF BOTH TRANSPORTATION SYSTEMS THAT WE HAVE IN PITT COUNTY. THE NEED FOR THIS CENTER HAS BEEN ESTABLISHED BY STUDIES ON SEVERAL OCCASSIONS. US REPRESENTIVES HAVE WORKED ALONG WITH CITY STAFF AND CITIZENS TO SECURE 90 % FUNDING FRON FEDERAL AND STATE. OVER THE LAST SEVERAL YEARS REP. G.K. BUTTERFIELD HAS REALLY PUT HIS NECK ON THE LINE TO HAVE THIS FUNDING CONTINUE AND WE NEED TO RESPECT THIS EFFORT BY SUPPORTING THE BUILDING OF THIS CENTER.

THE HISTORY OF THE UNITED STATES HAS SHOWN THAT OUR COUNTRY DEVELOPED AROUND THE TRANSPORTATION LINES THAT WERE BUILT. TRANSPORTATION IS THE KEY FOR THE FUTURE DEVELOPMENT OF THE CITY OF GREENVILLE AND PITT COUNTY. THE NCDOT IS PUSHING FOR THE REGIONALIZATION OF TRANSIT SYSTEMS, SO NOW IS THE TIME TO SHOW NCDOT THAT GREENVILLE IS READY FOR THAT THIS TO HAPPEN. WITH ALL THE TALK OF THE NEED TO IMPROVE THE AREA WITH ECONOMIC DEVELOPMENT THE NEED FOR A STRONG TRANSIT SYSTEM WILL BE ONE OF THE MOST IMPORTANT REASONS FOR COMPANIES TO CONSIDER THE GREENVILLE AREA.

THERE HAS BEEN SOOM CONCERN THAT THE GTAC WOULD INCOURAGE THE HOMELESS TO HANGOUT AROUND THE CENTER, HOWEVER WITH THE CITY'S THOUGHTS OF PLACING OFFICES FOR PLANNING AND DEVELOPMENT AND A SUBSTATION FOR THE GPD BIKE PATROL IN THE BUILDING THIS WOULD BE A DETURANT.

EITHER SITE THAT IS UNDER CONSIDERATION WOULD BE FINE WITH ME. THE PRESENATION THAT YOU HAVE HEARD HAS its POSITIVES AND NEGATIVES, HOWEVER I HOPE THAT YOU WILL CONSIDER ALL THE TIME BY STAFF AND CONCERNED CITIZENS AND MONEY THAT HAS ALREADY BEEN INVESTED IN THIS MUCH NEEDED PROJECT THAT YOU WILL VOTE TO PROCEED.

THANK YOU,

BOB THOMPSON

END COPY



There being no one else present who wished to address the City Council, Mayor Thomas closed the public comment period at 6:37 pm.

SPECIAL RECOGNITION

- Recognition of the C. Peter Magrath Community Engagement Award

Debra Moody, Program Director at the Lucille W. Gorham Intergenerational Center, stated their center was conceived in 2005 to meet the needs of West Greenville to insure services surrounding their area actually came into their area. A partnership was formed, with East Carolina University as the Site Manager and the City of Greenville as the landlord, and the Center opened its doors in 2007 with 1 employee and 5 users. By 2011, the Center had 16 employees and served 16,000 users. The Center now serves as a model to other communities and has recently been awarded the C. Peter Magrath Community Engagement Award, which recognizes the outreach and engagement partnership efforts of four-year public universities. Ms. Moody stated the Center wanted to share the award with the City.

CONSENT AGENDA

City Manager Lipscomb introduced items on the Consent Agenda, reading out the title of each as follows:

- **Minutes from the April 9, 2012 City Council meeting and the April 23, 2012 City Council budget work session**
- **(Removed for Separate Discussion) Minutes from Budget Committee meetings held on May 1, May 15, and May 30, 2012**
- **Withdrawal request for the Greenville Community Life Center, Inc. rezoning**
- **Resolution accepting dedication of rights-of-way and easements for Langston West, Section 3** – (Resolution No. 055-12)
- **(Continued to December 13, 2012) Resolution adopting and endorsing Pitt County's 2012 Ten-Year Comprehensive Solid Waste Management Plan**



- **(Removed for Separate Discussion) Contract award for the construction of the Emergency Operations Center (EOC)**
- **(Removed for Separate Discussion) Purchase of property located on Old Pactolus Road for parking purposes for the Bradford Creek Soccer Complex**
- **(Removed for Separate Discussion) Gas capital project budget ordinance and reimbursement resolution for the Greenville Utilities Commission-Piedmont Natural Gas Multiple Gas Facilities Upgrade Project**
- **Report on contracts awarded**

Upon motion by Council Member Mercer and second by Council Member Joyner, the City Council voted unanimously to approve the consent agenda.

The City Council then addressed those items removed from the Consent Agenda for separate discussion:

- **Minutes from Budget Committee meetings held on May 1, May 15, and May 30, 2012**

Upon motion by Council Member Mitchell and second by Council Member Joyner, the City Council voted unanimously to approve minutes from budget committee meetings held on May 1, May 15 and May 30, 2012; however, Council Member Mercer stated he was abstaining from voting because he did not believe it was proper for him to vote as he was not a member of the Budget Committee.

- **Contract award for the construction of the Emergency Operations Center (EOC)**

Interim Public Works Director Scott Godefroy explained that construction of an Emergency Operations Center (EOC) at Fire Station No. 6, will insure that the personnel operating the EOC will be protected from severe weather conditions and potential malevolent incidents that may occur during periods of civil unrest or acts of violence. When not used as an EOC, the facility will be used as a classroom to support the Fire/Rescue Department's training center, which is also on the property. The approved project budget is \$1,000,000 for both design and construction, funded partially by a Federal grant. Design costs are approximately \$123,500, leaving \$876,500 for construction of the EOC. Mr. Godefroy recommended approving the proposed budget and awarding a construction



contract to A. R. Chesson Construction Company, Inc. of Williamston, NC in the amount of \$830,117.

Council Member Joyner stated he did not have a problem with this item, but he feels when the City is spending \$1,000,000 on a project, it warrants more attention than Consent Agenda consideration.

Mayor Thomas asked what the City currently does for its EOC needs. Fire and Rescue Chief Bill Ale stated the three adjoining training rooms for Fire and Police are routinely converted to serve as an EOC. For an event like Hurricane Irene last year, or a similar weather event when there is adequate lead time to prepare, these rooms can be adapted to meet the need. Using these rooms would be more difficult in a sudden onset event.

Upon motion by Council Member Mercer and second by Council Member Joyner, the City Council voted unanimously to approve the proposed budget and award a construction contract to A. R. Chesson Construction Company, Inc. of Williamston, NC in the amount of \$830,117.

- **Purchase of property located on Old Pactolus Road for parking purposes for the Bradford Creek Soccer Complex**

Recreation and Parks Director Gary Fenton stated the Bradford Creek Soccer Complex is extremely popular and attracts large numbers of visitors. The existing parking lot is insufficient to accommodate all facility users and often resulted in the very dangerous practice of patrons parking along both sides of Old Pactolus Road, with families – including children – crossing this road that has a 55 MPH speed limit. In an effort to improve safety, the City has been leasing additional space from the adjacent property owner; however, the owner has now put the land on the market for sale. An agreement to purchase the property, which consists of 10.58 acres adjacent to the facility, has been negotiated at a purchase price of \$95,220 for the property, which has an appraised value of \$127,000. Mr. Fenton recommended proceeding with the purchase from the Vandemere Partnership.

Mayor Thomas asked if he was correct in understanding that the property owner was engaged in bankruptcy proceedings. He asked if the City's negotiation with the owner be viable if he were engaged in bankruptcy proceedings.

City Attorney Dave Holec stated the owner has filed Chapter 11 and that the bankruptcy court's involvement came to the City's attention toward the end of negotiation with the property owner. The bankruptcy trustee has received conditional approval of the sale, and if the City Council approves the purchase, it is



anticipated the bankruptcy court would give final approval to the sale. If they did not do so, then the sale could not proceed.

Council Member Smith asked if the City is purchasing the property for parking purposes, what additional costs should be anticipated.

Director Fenton stated the property has been used for parking in its current condition for three years. He said he does not foresee making any improvements in the near future.

Council Member Joyner asked if that would create a situation in which the City was violating its own rules. He asked shouldn't the City make the same parking improvements it imposes on other property owners.

Interim City Manager Chris Padgett stated the Zoning Ordinance requires that parking surfaces be improved. The location in question had some improvements years ago, but the condition is pretty suspect at the present time; however, he compared it to other areas of overflow parking throughout town. He stated the City does not typically tell owners of overflow lots that they have to continue to put more rock down.

Council Member Mercer asked about anticipated improvement costs should they be needed. City Manager Lipscomb stated staff was not prepared to answer that question.

Mayor Thomas asked how long the purchase agreement is in effect. City Attorney Holec stated a decision is required by December 14, 2012.

Council Member Mercer moved to table the matter until Thursday, December 13, 2012 so that additional information could be provided. Council Member Blackburn seconded the motion, which passed by unanimous vote.

- **Gas capital project budget ordinance and reimbursement resolution for the Greenville Utilities Commission-Piedmont Natural Gas Multiple Gas Facilities Upgrade Project** – (Ordinance No. 12-060, Resolution No. 055-12)

Jeff McCauley, Chief Financial Officer for the Greenville Utilities Commission (GUC), stated the proposed GUC-Piedmont Natural Gas (PNG) Multiple Gas Facilities Upgrade Project is for the purposes of replacing and relocating aging infrastructure, incorporating an additional gas feed into the GUC gas distribution system, and enhancing overall gas system capacity. Two gate stations will be relocated, one additional gate station will be constructed and additional capacity will be added to a



PNG transmission main. The reimbursement resolution will allow GUC to use cash on hand to proceed, then reimburse themselves from revenue bonds. Approval of this project will not impact the City's borrowing ability. Mr. McCauley stated the GUC Board of Commissioners approved this ordinance and resolution at their November 15, 2012 meeting.

Upon motion by Council Member Blackburn and second by Council Member Mercer, the City Council voted unanimously to adopt the gas capital project budget ordinance and reimbursement resolution for the GUC-PNG Multiple Gas Facilities Upgrade Project.

NEW BUSINESS

- **PRESENTATIONS BY BOARDS AND COMMISSIONS**

- Greenville Bicycle and Pedestrian Commission

Chairperson Brian Glover stated the Greenville Bicycle and Pedestrian Commission (BPAC) has been charged by the City Council with promoting transportation by means other than automobiles. He stated the Commission has been quite busy in the past year, citing the following accomplishments:

- * Recommended revisions to existing ordinance defining several key terms for bicycle and pedestrian planning, such as Bicycle, Crosswalk, Greenway, Pedestrian Easement or Multi-Use Easement and Street and Highway
- * Considered a proposal from City staff to change Greenville's current ordinance prohibiting the operation of bicycles on sidewalks, and, after extensive debate, the BAPC advised that the ordinance be retained in its current form
- * Passed a resolution commending the City Council on recent efforts to link Greenville to Amtrak rail service

Additionally, BPAC members have served the City by serving on the following steering committees:

- * Greenville Transportation and Activity Center
- * West 5th St. Gateway
- * Greenville Lighting Standards Stakeholders' Group

Mr. Glover reported that, in 2011, BAPC obtained a \$35,000 federal grant through the Pitt County Health Department to produce a new map for bicycle transportation in both Pitt County and the City of Greenville. That map will be available for distribution in a variety of formats early in the current year. In September of 2012,



BAPC organized Greenville's first-ever Manual Bicycle and Pedestrian Count to provide base-line on current bicycle and pedestrian activities. Mr. Glover also stated that BAPC has advised City staff on many smaller projects, including:

- * Locations for two new bike racks in the Evans St. / Uptown area
- * New Greenway Etiquette Signs
- * Greenway Intersection Improvements
- * Ongoing street, sidewalk, and greenway maintenance needs

○ Investment Advisory Committee

Chairperson David Damm stated former Chairperson Rick Niswander ended his term in August and the Committee was sad to see him go. He stated the Investment Advisory Committee (IAC) was established in August 2006 to provide additional advice from citizens with expertise in financial investments, review investment results, advise the staff Investment Committee and report directly to the City Council any occurrences that conflict with the City of Greenville Investment Policy. He stated that, with regard to investment considerations, a local government is constrained by state statute in what it can consider. It must pursue safety, liquidity and yield, in that order. He then reviewed a five-year cash balance history, stating that yield is going down due to the declining economy and its impact on interest rates. He commended the current IAC, who he said was a good group with strong and diverse qualifications, and City staff for continued diversification, updated investment policy and receiving awards for financial reporting.

● **SELECTION OF A "LOCALLY PREFERRED SITE" FOR THE GREENVILLE TRANSPORTATION AND ACTIVITY CENTER**

Interim Assistant City Manager Chris Padgett stated that planning for an intermodal transportation center began 12 years ago, and has evolved over that time into the Greenville Transportation and Activity Center (GTAC), which is a planned transportation transfer facility where all local and regional transportation services will connect. The Greenville Area Transit (GREAT) System, Pitt Area Transit System (PATS), East Carolina University transit and Greyhound will all utilize the facility for connections along with taxi service, the new Amtrak Connector, bicyclists and pedestrians. The facility may also accommodate airport, medical district and hotel shuttles, and future passenger rail service is also a possibility. It is expected to be a hub of activity, not just for transportation, but also for revitalization and economic development.

Mr. Padgett reviewed progress history for the project, including the selection in May 2008 of a preferred site located on the two blocks bounded by Evans, Cotanche, 8th and 9th Streets. Following selection, an environmental assessment was conducted and the



Federal Transit Administration gave final environmental clearance to the site in June 2011. During the next three months, multiple stakeholders questioned whether the selected site was the appropriate location for the facility and in October 2011, the City Council adopted a resolution to consider alternative Intermodal Transportation Center Sites. Acquisition activities for the originally selected site were suspended, and staff began to plan for a second site selection process.

In April 2012, the City Council approved a contract with Moser, Mayer and Phoenix Associates (MMP), who led the original site selection process, to lead the second process along with preliminary design and environmental review. Mr. Padgett introduced Ken Mayer, indicating he would address the current selection process.

Mr. Mayer stated two committees were formed in May 2012 to assist in the process, a Stakeholders Steering Committee and a Technical Steering Committee. After careful evaluation and considerable public input, their firm, City staff and the steering committees have narrowed a field of eight potential sites to two that they believe will best serve the interests of Greenville. Mr. Mayer briefly discussed architectural ideas for the facility and stated some of the sites considered simply were not large enough to accommodate the facility. He identified the two sites for City Council consideration as Sites 5 and 7, with #5 being bounded by Clark Street, Bonners Lane and S. Pitt Street and #7 being bounded by S. Pitt Street, W. 4th Street, S. Greene Street and W. 5th Street. He discussed pros and cons of each site and reviewed "next steps" in making the project a reality, the next of which will be to ask the City Council to select a locally preferred site, preferably based on these recommendations.

He then showed illustrations of similar North Carolina facilities in Asheville, Burlington and Concord, Virginia facilities in Petersburg and Lynchburg and facilities in Spartanburg, South Carolina and Savannah, Georgia. Afterward, he presented possible design ideas for Greenville based on recommended sites and stated MMP proposes a two-story facility with transportation services on the ground floor and additional office space upstairs, possibly to include economic development offices.

Mayor Thomas asked about rail service to either of the two recommended sites. Mr. Mayer stated the North Carolina Department of Transportation has said that rail service for Greenville is at least twenty years away and, as such, the Committees felt rail service should not be a critical consideration in determining the best site.

Mayor Thomas asked if any of the property owners had been contacted to see if their property was available for purchase should it be the selected site. Mr. Padgett stated no one had been contacted and that this was done purposely to avoid any perception of bias in the process.



Council Member Blackburn observed from details of the presentation that this will be a transformational project with potential to revitalize the area. She asked about funding. Mr. Padgett stated the City has an initial grant of \$2.86 million from the Federal Transit Administration (FTA) and, as the project progresses, there will be supplemental applications to the FTA for additional funding. The detailed cost estimates needed to move the second phase of the project forward cannot be completed until the first phase is farther along, but once the first phase is complete, the rest of the monies should fall into place. A detailed cost analysis by MMP for the original site estimated total project cost at just over \$11 million, which would put the City's required 10% match a little above \$1.1 million. The City currently has \$652,000 in reserve for the project which was set aside by former City Councils.

Council Member Joyner stated the original site was abandoned due to public sentiment – essentially neighbors of the site who did not want the project near them. He said he would hate to see similar effort invested in either of these sites, only to have the neighbors kill it down the road. He asked if anyone had solicited input from Jarvis Church or Nathaniel Village. Mr. Mayer stated his group had not made contact, but reminded the City Council about the number of public involvement meetings at which they could have shared any concerns.

Council Member Smith stated she has heard comments this evening from people opposed to having the center near them. She said that surprises her because there is a transfer station there now that is essentially a mid-street location with no shelter. She stated she has spoken to people in Spartanburg, SC where there is a similar facility and they perceive no increase in crime as a result of the facility. She moved to select Site #5 as the locally preferred site for the Greenville Transportation and Activity Center.

Council Member Blackburn seconded the motion, stating that she had actually come to the meeting preferring the other site, but the presentation has been compelling. Dickinson Avenue is growing, there is city land there that can count toward the required local match, it is near the GoScience Center and allows for room to grow. She stated she has lived near a facility similar to what is proposed for GTAC, and she would love to have this in her backyard, particularly if there is a move toward a more hybrid fleet.

Mayor Pro-Tem Glover added her support, stating that Site #7 is landlocked and it is important to think about needs twenty years in the future. Site #5 offers room to expand, and its proximity to the Police Department will be an asset.

The City Council then voted 5 to 1 to select Site #5 as the locally preferred site for the Greenville Transportation and Activity Center. Council Member Joyner cast the



dissenting vote, stating that he personally feels the Imperial Warehouse site with one owner and nine acres of available land would be the ideal site.

City Manager Lipscomb stated there is also a need for City Council guidance on the type of facility desired. It can be anything from a shelter with restrooms to something fairly grandiose.

Council Member Joyner stated he likes the Asheville model.

Council Member Mercer stated it is important to take full advantage of Federal dollars currently available for the project. He is not advocating for the Cadillac of facilities, but certainly would not go with bare bones. If it were later determined that a more elaborate facility was necessary, improvement costs would then be the full burden of the City.

Mayor Thomas suggested, since that a site has been selected, that the City Council ask staff to develop some design options for them to consider at a future meeting.

Council Member Joyner suggested that staff seek input from Jarvis Church, Nathaniel Village and GoScience, in addition to working with the two steering committees.

Council Member Mercer moved to direct staff to develop design options for the City Council to consider at a future meeting. Council Member Blackburn seconded the motion, which passed by unanimous vote.

- **REPORT ON UPTOWN PARKING DECK FEASIBILITY**

Economic Development Officer Carl Rees stated that a review of opportunities for construction of a parking deck in the Uptown Commercial District was identified as a goal by the City Council for the current year. A feasibility study conducted by the Economic Development Division suggests a four-story, 256-space parking deck, constructed on a City owned lot located would cost approximately \$3,810,400. Utilizing a pre-cast construction method would allow for built-out in approximately six months and would assist in minimizing cost. The City currently has reserves earmarked for construction of a parking deck in the amount of \$1,779,565, thus creating the need to borrow an additional amount of \$2,364,191 in order to construct the parking deck. This figure includes interest and other fees associated with the debt issuance. Based on revenue projections for the parking deck, staff is of the opinion that the parking deck could be financed, constructed and maintained with an annual additional budget impact of \$29,232.



Mr. Rees reviewed six potential sites for consideration, and stated that his division and the Redevelopment Commission recommend construction of a parking deck on the Moseley lot at the corner of Fourth and Cotanche Streets.

Mayor Thomas questioned limiting construction to four floors. Mr. Rees stated that adding a fifth floor would add about \$750,000 to the cost and foreseeable demand suggests that the 256 spaces in a four-level deck will meet that demand.

Council Member Mercer said he was pleased the Redevelopment Commission was involved in the recommendation, and asked why the Parking and Transportation Commission was not consulted. Mr. Rees stating they will be receiving an update at their next meeting. Council Member Mercer suggested it would be good to get their input before a vote by the City Council.

Council Member Mercer stated he has had questions from citizens about the wisdom of building a parking deck on an underutilized lot. Mr. Rees stated current usage of the lot is about 65% on a typical day; however, upcoming development will create parking needs that will overwhelm current capacity by about 68 spaces. As development occurs, this and other existing lots will fill up, making the dynamics worse for existing businesses who already say parking is tight.

Motion was made by Council Member Joyner, and seconded by Mayor Pro-Tem Glover, to approve commencement of the process to select a construction manager at risk for the construction of an uptown parking deck at the corner of Fourth and Cotanche Streets concurrent with the process to select a developer for the 423 Evans Street office project. Following general statements of support for the project, the City Council approved the motion by unanimous vote.

- **2012-2013 CAPITAL RESERVE FUND CALCULATION AND DESIGNATIONS** –
(Ordinance No. 12-061)

Financial Services Director Bernita Demery updated the City Council on calculations for potential transfer to the Capital Reserve from the General Fund based on audited year-end results for the fiscal year ended June 30, 2012. Using that data, unassigned General Fund balance of \$4,227,766 could be used for operating expenses and/or capital improvement needs. Historically, following completion of the annual audit, the City Council considers a staff recommendation to make an appropriate transfer. Because of fund balance already appropriated and the impact the 2012 real estate property revaluation may have on the City's budget, Ms. Demery stated staff recommends the City Council delay consideration of making additional capital reserve designations at this time.



Council Member Mitchell moved to adopt the ordinance amending Capital Reserve Fund designations for 2012-2013 that include no new designations. Council Member Joyner seconded the motion, which passed by unanimous vote.

- **BUDGET ORDINANCE AMENDMENT #4 TO THE 2012-2013 CITY OF GREENVILLE BUDGET (ORDINANCE #12-027) AND REQUEST TO REDIRECT FUNDING FOR COUNTRYSIDE LAND ACQUISITION** – (Ordinance No. 12-062)

Financial Services Director Bernita Demery stated the \$98,000 included in this amendment would need to be removed due to the City Council's earlier decision to delay the vote on purchase of property on Old Pactolus Road for additional parking for the Bradford Creek Soccer Complex.

Recreation and Parks Director Gary Fenton stated the redirection of funding for Countryside land acquisition is necessary due to deterioration of the roof at the Greenville Aquatics and Fitness Center and damages that have resulted from leaks.

Following discussion about the need to develop an index of infrastructure needs for maintaining city facilities, Council Member Blackburn moved to adopt budget ordinance amendment #4 to the 2012-2013 budget ordinance, minus the \$98,000 for purchase of property on Old Pactolus Road and inclusive of the redirection of funding for Countryside land acquisition to roofing repairs at the Greenville Aquatics and Fitness Center. Council Member Mitchell seconded the motion, which passed by unanimous vote.

REVIEW OF DECEMBER 13, 2012 CITY COUNCIL AGENDA

The City Council did a cursory review of the December 13, 2012 City Council agenda and reviewed nominations for appointments to Boards and Commissions.

COMMENTS FROM MAYOR AND CITY COUNCIL

The Mayor and City Council made general comments about past and future events. They welcomed incoming Police Chief Hassan Aden to Greenville and congratulated Captain Ted Sauls on his promotion to Assistant Chief.



CITY MANAGER'S REPORT

City Manager Lipscomb stated she was invited to attend the Senior Holiday Luncheon and it was very heartwarming.

ADJOURNMENT

Council Member Joyner then moved to adjourn the meeting, seconded by Council Member Blackburn. There being no discussion, the motion to adjourn passed by unanimous vote and Mayor Thomas adjourned the meeting at 11:30 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol L. Barwick".

Carol L. Barwick, CMC
City Clerk

PROPOSED MINUTES
MEETING OF THE CITY COUNCIL
CITY OF GREENVILLE, NORTH CAROLINA
THURSDAY, DECEMBER 13, 2012



The Greenville City Council met in a regular meeting on the above date at 7:00 PM in the City Council Chambers, third floor of City Hall, with Mayor Allen M. Thomas presiding. The meeting was called to order, followed by the invocation by Council Member Max R. Joyner, Jr. and the Pledge of Allegiance to the flag.

Those Present:

Mayor Allen M. Thomas; Mayor Pro-Tem Rose H. Glover; Council Member Kandie D. Smith; Council Member Marion Blackburn; Council Member Calvin R. Mercer; Council Member Max R. Joyner, Jr.; and Council Member Dennis J. Mitchell

Those Absent:

None

Also Present:

Barbara Lipscomb, City Manager; David A. Holec, City Attorney; Carol L. Barwick, City Clerk and Polly Jones, Deputy City Clerk

APPROVAL OF THE AGENDA

Motion was made by Council Member Joyner and seconded by Council Member Mitchell to approve the agenda as presented. Motion carried unanimously.

SPECIAL RECOGNITIONS

- Don Octigan, NCRPA Young Professional of the Year – 2012
Mr. Octigan was recognized for being chosen as Young Professional of the Year by the North Carolina Recreation and Parks Association (NCRPA) for his accomplishments during 2012 as a recreation supervisor and a certified professional in recreation and parks.
- Alton Little, Public Works Department Retiree
Mr. Little was presented a retirement plaque, having 41 years and 7 months of service in the Transit Division of the Public Works Department.



APPOINTMENTS TO BOARDS AND COMMISSIONS

Affordable Housing Loan Committee

Motion was made by Council Member Smith and seconded by Council Member Blackburn to appoint Kevin Fuell as the Alternate Member for an unexpired term expiring February 2015. Motion carried unanimously.

Community Appearance Commission

Motion was made by Council Member Mercer and seconded by Council Member Joyner to appoint Cora Ellen Tyson for an unexpired term expiring July 2014 replacing Jeffrey O'Neil, who resigned. Motion carried unanimously.

Human Relations Council

Motion was made by Mayor Pro-Tem Glover and seconded by Council Member Joyner to appoint Shaterica Lee as the student representative of Shaw University for an unexpired term expiring October 2013 replacing Issac Blount, who graduated from Shaw University in 2012. Motion carried unanimously.

Mayor Pro-Tem Glover continued the replacement of Abdel Abdel-Rahman who is ineligible for reappointment. Mayor Pro-Tem Glover also continued the appointments for the two available student representative slots.

Pitt-Greenville Convention & Visitors Authority

Mayor Pro-Tem Glover continued the replacement of Joseph Fridgen who is ineligible for reappointment.

Police Community Relations Committee

Council Member Mitchell announced the appointment of Marcus Jones for a first two-year term expiring October 2014 replacing Richard Crisp, who is ineligible for reappointment.

Public Transportation and Parking Commission

Council Member Mercer continued the replacement of Eric Foushee, who resigned.

Redevelopment Commission



Motion was made by Mayor Pro-Tem Glover and seconded by Council Member Joyner to appoint Richard S. Patterson, Sr. for a five-year term expiring October 2017, replacing Evan Lewis who is ineligible for reappointment. Motion carried unanimously.

Motion was made by Council Member Joyner and seconded by Council Member Blackburn to appoint Jeremy King for a five-year term expiring October 2017 replacing Terri Williams, who is ineligible for reappointment. Motion carried unanimously.

Youth Council

Motion was made by Council Member Blackburn and seconded by Council Member Joyner to appoint Michael Montalvo, a student representative of Farmville Central High School, for a first one-year term expiring September 2013. Motion carried unanimously.

Council Member Blackburn continued the appointments for the remaining available slots on the Youth Council.

OLD BUSINESS

ORDINANCE REQUIRING THE REPAIR OR THE DEMOLITION AND REMOVAL OF THE DWELLING LOCATED AT 800 VANDERBILT LANE (Ordinance No. 12-063)

Police Lieutenant Richard Allsbrook informed the City Council that the initial notice of violation was sent by certified mail on October 22, 2008 to the property owner informing the owner of the condition of abandoned structure and minimum housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the structure into compliance. Staff has attempted to work with the owner, but no repairs have been made. The most recent notice to the owner was sent on October 9, 2012, and it provided notice to the owner that the dwelling was considered as an abandoned structure. The dwelling has been vacated and closed for a period of at least six months. The utilities to the dwelling have been disconnected since February 12, 2006. The current tax value on the property as of October 18, 2012, is \$36,411 (the building value is \$33,057 and the land value is \$3,054). The estimated cost to repair the property is \$33,497.20. There have been 10 Code Enforcement cases initiated on this property since 1998 including public nuisance, minimum housing, and abandoned structure. To date, there have been no active permits for 800 Vanderbilt Lane since 2005 until recently on December 7, 2012. The Greenville Police Department has responded to 10 calls for service at this property since July 1996. The calls for service include breaking and entering, damage to property, assault, shots fired, and violations of the North Carolina Controlled Substance Act.

Staff was directed to provide an update of this item 30 days after the November 8, 2012 City Council meeting. On November 28, 2012, Code Enforcement staff, accompanied by the Chief Building Inspector, conducted a walk-through inspection of the property with



Jonathan Sutton, the property owner, and staff noted and photographed the areas of concern. Following the visual inspection with Mr. Sutton, it was determined that the estimated cost for the owner to bring the structure into minimum housing compliance is \$14,938.10. During staff's meeting with Mr. Sutton, he indicated his intent to repair the property. On December 7, 2012, Mr. Sutton did receive an alteration building permit from the City of Greenville Inspections Division. Code Enforcement staff, with assistance from the City Attorney's Office, prepared a memorandum of agreement with Mr. Sutton requiring him to bring the property into compliance with Minimum Housing requirements, and Section 9-1-111A will be used to determine compliance. Mr. Sutton signed the memorandum of agreement today.

Lieutenant Allsbrook displayed updated photographs of the boarded and secured property and described the necessary repairs identified by staff. Lieutenant Allsbrook stated staff recommends that the City Council adopt the ordinance requiring the repair or the demolition and removal of the dwelling to make sure bringing the structure into minimum housing requirements is addressed by Mr. Sutton.

Mayor Pro-Tem Glover asked if the agreement between the City and Mr. Sutton includes the 90-day period to make the repairs.

Lieutenant Allsbrook responded the 90-day period begins today and is concurrent with the proposed ordinance. This property has been sitting idle for several years.

Council Member Blackburn asked when would the boards be removed from the structure.

Lieutenant Allsbrook responded the property owner is starting the repairs and the removal of the boards on the structure will be consistent with the repairs when staff believes it is secured. At the conclusion of the 90-day period, the repairs should be completed so that will warrant a different appearance.

Council Member Joyner asked what happens if the repairs are not completed within the 90-day period.

Lieutenant Allsbrook responded that if Mr. Sutton does not complete the repairs, the property would be subject to the action outlined in the ordinance which would be the demolition of the property.

Council Member Joyner asked will the demolition of the property come before the City Council for action.

City Attorney David A. Holec responded that the demolition of the property will not come before the City Council for any action. The order for the demolition is carried out by the Code Enforcement Officer.



Motion was made by Council Member Mitchell and seconded by Council Member Joyner to adopt the ordinance requiring the repair or the demolition and removal of the dwelling located at 800 Vanderbilt Lane. Motion carried unanimously. (Ordinance No. 12-063)

RESOLUTION ADOPTING AND ENDORSING PITT COUNTY'S 2012 TEN-YEAR COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN - ADOPTED

Interim Public Works Director Scott Godefroy stated that the 2012 Ten-Year Comprehensive Solid Waste Management Plan describes to the State of North Carolina how the County proposes to manage solid waste generated in the County. In lieu of developing a plan of their own, nine municipalities in Pitt County, including the City of Greenville, have historically participated in the County's Plan. There is no direct fiscal impact associated with adopting and endorsing this resolution.

Mr. John Demary, Director of the Pitt County Solid Waste Management Department, stated that each municipality and county is required by North Carolina General Statutes to develop a ten-year solid waste plan, which is required to be updated every three years. The plan includes solid waste as well as recycling and other related solid waste. The City of Greenville may adopt and endorse the County's Plan with a resolution or the City can prepare its own individual plan for submission to the State. The other eight municipalities are in the process of adopting or have adopted a resolution.

Mayor Thomas asked for an update about the solid waste disposal process used in Pitt County.

Mr. Demary responded that Pitt County operates one solid waste transfer station located off of Allen Road (SR 1203) and materials are brought there. The Municipal Solid Waste (MSW) is transferred to the Bertie County landfill. The County has a contract with Republic Industries that handles garbage waste at the transfer station and the construction and demolition waste is collected there as well and is sent to a private facility. Recyclables are taken to and processed by the Eastern Carolina Vocational Center. Items collected by the Pitt County Transfer Station are white goods which are sold; the nine municipalities' yard waste; leaves which are recycled to mulch by the E. R. Lewis facility; and electronics which are recycled. Pitt County ensures that each municipality has a backyard composting program and that is included in the Plan.

Mayor Thomas asked if Pitt County is doing anything new in terms of recycling.

Mr. Demary responded that in 2008, the transfer station started to recycle shingles. They recycled 16,000 tons of shingles during the storm. Pitt County received a grant this year to start construction and demolition recycling.

Council Member Blackburn asked if the yard waste and organic waste is reused.

Mr. Demary stated that the yard and organic waste is not landfilled.



Motion was made by Council Member Joyner and seconded by Council Member Blackburn to adopt the resolution adopting and endorsing the Pitt County's 2012 Ten-Year Comprehensive Solid Waste Management Plan. Motion carried unanimously. (Resolution No. 057-12)

NEW BUSINESS

PUBLIC HEARINGS

ORDINANCE TO ANNEX MANNING SQUARE, LOT 1, INVOLVING 2.182 ACRES LOCATED BETWEEN GREENVILLE BOULEVARD AND DICKINSON AVENUE EXTENSION AND BEING ABOUT 1,700 FEET WEST OF WILLIAMS ROAD - ADOPTED

Director of Community Development Merrill Flood stated this is a contiguous annexation involving 2.182 acres located in Voting District #2. The property is currently vacant, and the proposed use is a commercial facility consisting of 11,255 square feet. Because it is commercial property, the current population is 0 and the estimated population at full development is 0. The property is near Station #5, which is 1 mile from the site.

Mayor Thomas declared the public hearing open and solicited comments from the audience. There being none, the public hearing was closed.

Motion was made by Mayor Pro-Tem Glover and seconded by Council Member Joyner to adopt the ordinance annexing Manning Square, Lot 1, involving 2.182 acres located between Greenville Boulevard and Dickinson Avenue Extension and about 1.700 feet west of Williams Road. Motion carried unanimously. (Ordinance No. 12-064)

ORDINANCE REQUESTED BY GREENVILLE AUTO AUCTION SITE, LLC TO EXTEND THE CITY OF GREENVILLE'S EXTRATERRITORIAL JURISDICTION (ETJ) - ADOPTED

Director of Community Development Merrill Flood stated that this item originally came before the City Council on June 14, 2012. Greenville Auto Auction Site, LLC is the owner of properties that are split between the City and County's jurisdictions. The request is to bring the properties entirely under the City's jurisdiction because the applicant would like to make improvements consistent under one jurisdiction's stormwater regulations. Director of Community Development Flood delineated the property on a map and stated the 17-acre property is located north of the right-of-way of Dickinson Avenue at Brompton Lane. On July 18, 2012, the Pitt County Planning Board heard the request and recommended approval of the extraterritorial jurisdiction extension. The Pitt County Commissioners approved the request on September 9, 2012. At its November 20, 2012 meeting, the City of Greenville Planning and Zoning Commission unanimously voted to recommend approval of the request.



Mayor Thomas declared the public hearing open and solicited comments from the audience.

Joe Janowski - J S Janowski Engineering

Mr. Janoski stated that he is a representative for Greenville Auto Action, LLC and is available to answer questions, if any.

There being no further comments, the public hearing was declared closed.

Motion was made Council Member Joyner and seconded by Council Member Blackburn to adopt the ordinance requested by Greenville Auto Auction Site, LLC Ordinance to extend the City of Greenville's Extraterritorial Jurisdiction (ETJ) Motion carried unanimously. (Ordinance No. 12-065)

ORDINANCE REQUESTED BY GREENVILLE AUTO AUCTION SITE, LLC TO REZONE 22.775 ACRES LOCATED NORTH OF BROMPTON LANE AND 1,520+ FEET WEST OF ALLEN ROAD FROM GC (GENERAL COMMERCIAL - COUNTY'S JURISDICTION) AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL) - ADOPTED

Planner Chantae Gooby stated this request is in conjunction with the previous item relating to the applicant's request for the extraterritorial jurisdiction extension, which was approved by the City Council. Planner Gooby delineated the property on the map and stated that the property is located in the southwest section of the City north of Dickinson Avenue and west of Allen Road. The section in the County currently has General Commercial zoning, and the section in the City has Office Multi-family zoning. The applicant's request is for Heavy Commercial for both sections. The majority of the property is commercial or it is vacant. There is a regional focus area along the Dickinson Avenue Extension, roughly between Greenville Boulevard/Allen Road and Frog Level Road where Commercial activity is encouraged. This rezoning could generate a decrease in trips, therefore, a traffic report was not prepared. Under the current zoning (OR), staff would anticipate the site to yield 97 multifamily units (1, 2 and 3 bedrooms). Under the proposed zoning (CH), staff would anticipate the site to yield 28,663+/-square footage of auto sales/rental/repair or mini-storage. To the north of the property is an undeveloped tract that is split between the County and zoning as well. The Future Land Use Plan Map recommends commercial north of Dickinson Avenue and transitioning to office/institutional/multi-family (OIMF). That recommended zoning pattern has already been established except for this intervening tract. That particular parcel could either be zoned Commercial or Multi-family. This rezoning is in general compliance with the Land Use Plan. The rezoning is not anticipated to have a negative or any kind of undesirable impact and it does preserve the desired urban form.

Mayor Thomas declared the public hearing open and solicited comments from the audience.

Joe Janowski - J S Janowski Engineering

Mr. Janoski stated that on behalf of Greenville Auto Auction he would answer any questions that the City Council might have regarding this rezoning request.

There being no further comments, the public hearing was declared closed.

Motion was made by Council Member Joyner and seconded by Council Member Blackburn to adopt the ordinance rezoning 22.775 acres located north of Brompton Lane and 1,520+/- feet west of Allen Road from GC (General Commercial - County's Jurisdiction) and OR (Office-Residential [High Density Multi-family]) to CH (Heavy Commercial). The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest. Motion carried unanimously. (Ordinance No. 12-066)

ORDINANCE REQUESTED BY THIRD STREET COMMUNITY CENTER TO REZONE 14.30 ACRES LOCATED NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF WEST THIRD STREET AND CONTENTNEA STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) AND I (INDUSTRY) TO CDF (DOWNTOWN COMMERCIAL FRINGE) – ADOPTED

Planner Chantae Gooby stated that this property is located in the downtown area. It is the former site of the Third Street School. This property was sold by the Pitt County School Board to a private individual. To the east side of the property there is a Greenville Utilities Commission electrical substation. In the general area, there is the Skinnerville Greenville Heights Historic District. This rezoning could generate an increase of 87 trips, however, there is a grid street pattern, multiple points of access and this increase in traffic would be negligible. This property containing about 11,000 square feet has been zoned residential and industrial since 1969 when the City first initiated zoning. The zoning for the school is residential and industrial, but that is not problematic because the City allows schools wherever there is zoning. The Land Use Plan recommends commercial zoning for the downtown area and conservation open space residential to the west. In the text of the plan, there are specific items that are related to this request. The school was built in 1929 and any exterior changes of the building or to the ground has to be reviewed by the Historic Preservation Commission. Preservation and adapted reuse of nonresidential buildings is specifically recommended in the Horizons: Greenville's Community Plan. Also, the Plan recommends revitalization of older neighborhoods and maintaining neighborhood character and identity specifically, preservation of architectural and historic characters of the Skinnerville neighborhood. The school is a landmark and under the purview of the Historic Preservation Commission. Last year, the Historic Preservation Commission passed a resolution to save and protect the Third Street School and find an appropriate use consistent with its historic significance. It is not aesthetically pleasing that the property is located next to a Greenville Utilities Commission electrical substation. Residential use of the property is most likely cost prohibitive due to age of the building and modernization cost. While this request is not specifically recommended on the Future Land Use Plan Map, it is complementary with the objectives previously stated. It is not anticipated to have a



negative or unacceptable impact on the neighborhood. In staff's opinion, the request is in general compliance.

Mayor Thomas asked what were the Planning and Zoning Commission's response and vote on this item.

Planner Gooby responded that there was one vote in opposition, but other than that, the request was recommended for approval.

Council Member Blackburn asked if the conservation open space on the Future Land Use Plan Map has any effect on zoning and when rezoning, is that incorporated into zoning.

Planner Gooby responded it can be and, in this particular situation, there are two different things that work with the conservation open space. The portion to the north is directly related to any floodplain or wetland issues along the river. On the east side, there is conservation open space. The intent of this particular section is not environmental issues as much as it is a transition between the commercial, showing that there should be a buffer between the railroad tracks and the commercial to the west, and the fact that the electrical substation is located there which is an anomaly.

Council Member Blackburn stated that the neighborhood is counting on open space in that area and as the City Council representative for that neighborhood she would not want to do anything in the future that would jeopardize the historical significance and openness of that area. The R6 to that extent already jeopardized the neighborhood's ability to have open space. Council Member Blackburn asked if there is any protection for the neighborhood's conservation open space.

Planner Gooby stated that the City has a built-in insurance policy with this one because it is an historic property. Any changes that are done to the building or to the grounds would go before the Historic Preservation Commission.

Director of Community Development stated that also, there is the Greenway Trail that is going to be extended through this southern right-of-way.

Mayor Thomas declared the public hearing open and solicited comments from the audience.

Walter Strathy, Executive Director of the Third Street Community Center

Mr. Strathy informed the City Council that the Third Street Community Center is formerly known as Certain Hope Ministries and they have ministered on the west side of Greenville for approximately five years. Third Street Community Center is a Christ-centered 501(c)(3) North Carolina non-profit corporation, which started at the corner of Chestnut and Columbia Streets at the More Hope House. They currently run a ministry out of a small house right next to a City lot where the Center has a community garden. Their vision is:



- Building a stronger community for a better Greenville.
- Helping the greater Greenville community experience the beauty of the culture of the west side.
- Busting negative perceptions about “West Greenville”.
- The west side of our community as a destination.
- Community will happen from the “inside-out”

The Third Street Community Center’s mission statement is “Empowering the people of our community in ways that bring dignity and a hopeful future”. Their core values are community, empowerment and partnership. Their facility is the old Third Street School which is approximately 25,000 square feet of space on 15 acres of river-front property. It is an historic property with historic opportunity. The Board of Directors is an awesome team of ministry leaders, church leaders and business community leaders. They do have some committees and are forming some subcommittees. Their focus is youth and family development, creative arts, business development, and partnering with like-minded organizations.

The Third Street Community Center’s rezoning request will enable them to do all of the things that they have been dreaming about. The zoning change request is an adaptive reuse of a historic landmark. The facility does not lend itself to residential use. It would be a good buffer between the industrial property to the east and residential property to the west. Also, the zoning change will preserve, protect, promote and enhance the historic and cultural resources of the City and preserves the neighborhood’s character, identity and culture. This is an opportunity to increase private sector participation and partnership and will be an additional fuel to the revitalization of this older neighborhood. The faith community and government can partner to make the community.

Council Member Smith thanked The Third Street Community Center for their service in Greenville. She stated that she wants to make sure that the Center is reaching as many people as possible and will be doing some of the suggestions that were described this evening. She will continue to visit the Center.

Mayor Pro-Tem Glover thanked the Third Street Community Center for choosing West Greenville as their location. It would be wonderful if the Center’s dreams would become a reality. The community has seen the Intergenerational Community Center grow to 16,000 people walking through the door last year and the citizens are looking for bigger and greater things in West Greenville.

City Attorney Holec reminded the City Council that their consideration of this item is as a rezoning so the City Council is to consider all of the uses which are permissible within the zoning classification and not to rely upon any particular representation as to its use.

David Las – Dean of Continuing Education at Pitt Community College

Dr. Las stated that he is in support of this program. Pitt Community College has been in West Greenville for over 20 years beginning at the Little Willie Center offering a GED in



basic educational programs and has since moved to the Intergenerational Community Center. This gives them an opportunity to expand services to the West Greenville area. The Third Street Community Center lends itself well to the concept of a culinary program, other workforce projects, and entrepreneurial ideas and Pitt Community College will be providing their support.

Joyce Jones - Executive Director of Strive

Ms. Jones spoke in support of the rezoning request stating that she is extremely excited about the Strive program which has been in existence since May 2000 and prior to that they were looking for property in West Greenville. Strive wanted to be in the community that it serves. With this project it will allow Strive to enhance its program, add tutorial training for individuals and to continue its partnership with Pitt Community College and the Third Street Community Center. The Intergenerational Community Center, Strive and the Third Street Community Center have the same vision.

There being no further comments, the public hearing was declared closed.

Motion was made by Council Member Mercer and seconded by Mayor Pro-Tem Glover to adopt the ordinance requested by Third Street Community Center to rezone 14.30 acres located near the northeast corner of the intersection of West Third Street and Contentnea Street from R6 and I to CDF. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest. Motion carried unanimously. (Ordinance No. 12-067)

ORDINANCE REQUESTED BY THE GREENVILLE COMMUNITY LIFE CENTER, INC. TO REZONE 2.27 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF MANHATTAN AVENUE AND CHESTNUT STREET FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CDF (DOWNTOWN COMMERCIAL FRINGE) - REMOVED FROM THE AGENDA

ORDINANCE AMENDING THE ZONING ORDINANCE TEXT DEFINING AND CREATING STANDARDS FOR INTERNET SWEEPSTAKES BUSINESSES - ADOPTED

Interim Assistant City Manager Chris Padgett stated that at the June 11, 2012 City Council meeting, staff was directed to develop a report on the City's standards for internet sweepstakes businesses. The stated rationale by the City Council was because a number of new establishments had opened during the previous months and some of those businesses were located in close proximity to residential neighborhoods. Also, the City Council wanted an update on the existing standards and whether there are possibilities of some new standards to address land uses. Staff presented the report to City Council at the September 10, 2012 City Council meeting. The report presented potential standards that included separation requirements from existing internet sweepstakes businesses, single family residential districts and uses, and schools. City Council directed staff to revise the draft to include additional separation requirements including multifamily developments, churches,



and playgrounds, among other suggestions. Staff presented a revised report to City Council at their October 8, 2012 meeting, at which time City Council initiated the proposed text amendment defining internet sweepstakes businesses and creating standards for the same. Interim City Manager Padgett summarized the existing standards, stating internet sweepstakes businesses are currently categorized as game centers. Game centers are permitted with a special use permit in the Heavy Commercial (CH), General Commercial (CG), Downtown Commercial Fringe (CDF), and Downtown Commercial (CD) zoning districts. The City currently has 15 existing internet sweepstakes businesses in the community. Nine of the 15 are nonconforming because they opened without a special use permit and 6 operate under a special use permit issued by the Board of Adjustment.

Staff surveyed 9 other North Carolina communities on how they regulate these facilities. Staff's finding was that 6 of the 9 communities do have separation requirements from one or more of the following:

- Another Internet Sweepstakes Business
- Residential zoning or uses
- Gateway corridors
- Daycares
- Schools
- Playgrounds
- Churches
- Libraries

The proposed standards before the City Council this evening are intended to:

1. Define an internet sweepstakes business as a separate land use as follows: Any business enterprise, whether as a principal or an accessory use, where persons utilize electronic machines, including but not limited to computers and gaming terminals, to conduct games, including but not limited to sweepstakes and video poker, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether or not the value of such distribution is determined by electronic games played or by predetermined odds. This use does not include any lottery approved by the State of North Carolina.
2. Allow, with a Special Use Permit, internet sweepstakes businesses in the Heavy Commercial (CH) and General Commercial (CG) zoning districts, subject to specific criteria.
3. Specific Criteria:
 - 1 ¼ mile separation of a proposed internet sweepstakes business from an existing or approved internet sweepstakes business;
 - 500-foot separation of a proposed internet sweepstakes business from (i) a conforming use single-family dwelling located in any district, (ii) any single-family residential zoning district;
 - 500-foot separation of a proposed internet sweepstakes business from an existing or approved school, church, park, or multi-family use;
 - Not permitted within any certified redevelopment area (i.e. West Greenville, Center City and 45-Block redevelopment areas);



- Use shall be conducted within a completely enclosed building, and no outside congregation of customers is permitted for any purpose.

The draft standards and the analysis of those standards show that approximately 926 acres or 2.2 percent of the City's total jurisdiction will be available for a new facility based upon the proposed standards. At its November 20, 2012 meeting, the Planning and Zoning Commission voted unanimously to recommend approval of the request. City Manager Lipscomb has recommended that a ½ mile separation requirement be considered as an alternative to the ¼ mile separation requirement currently proposed between a proposed internet sweepstakes business from an existing or approved internet sweepstakes business. If this additional standard is implemented, then 548 acres or 1.3 percent of the City's jurisdiction will be available for a new facility.

Council Member Blackburn asked if staff should readvertise because of this change or can the City Council proceed with the public hearing with this change.

City Attorney Holec responded that the City Council can proceed with the change after the public hearing. The reason is because this proposal was advertised that the City Council was considering an amendment to the conditions relating to these sweepstakes businesses. The notice indicated that changes may be made from what has been proposed, and the change proposed by the City Manager is consistent with the fundamental character of the noticed amendment.

Council Member Mercer asked if there is any input that the Police Department can give in terms of the criminal activity at these internet sweepstakes businesses and the status of it.

City Manager Lipscomb responded that after one of the last significant events happened in the community, she asked Police Chief Hassan Aden to take a look at whether or not these types of businesses are causing enough of a criminal impact for it to be a concern. That is why she has asked for the distance separation requirement of ½ mile to be included in the amendment.

Chief Aden stated that there has been a series of armed robberies at these locations in Greenville, and these robberies extend beyond the City of Greenville. Because it is an active investigation and the Police Department is rigorously pursuing strong leads, staff will be general about the information that the Police Department has because this meeting is televised.

Police Captain Kenneth Laws, Commander of the Criminal Investigations Bureau, reported that there have been 5 armed robberies at 3 different internet sweepstakes businesses in the City. Law enforcement is actively investigating these robberies. There were 2 robberies at the internet sweepstakes business on Stantonsburg Road, 1 at H & L located on Evans Street, and 1 at P & R Internet Café (formerly Emerald City Business) on Easy Street. Those are the only robberies that have occurred in Greenville at these internet sweepstakes businesses.



Chief Aden stated that there have been a few more robberies in Beaufort, Lenoir and Pitt Counties. The Police Department took a closer look at associated crime in the area, and it is statistically insignificant in terms of six months pre-business and six months post-business.

City Manager Lipscomb stated that she has regarded these businesses as a quiet nuisance because there was not much of this type of activity associated with them, but activity has increased over the last few months. The City Council may want to consider limiting the locations since there are currently 15 in the City. There is a potential for the internet sweepstakes businesses having a tremendous impact on the Greenville Police Department.

Council Member Smith asked how far apart did the armed robberies occur.

Captain Laws responded that all 5 of them occurred within the last year or year and one-half.

Council Member Mercer asked if even with the 1/2 mile separation requirement, will existing internet sweepstakes businesses receive more activity and business.

Interim Assistant Manager Padgett responded that anytime there are existing businesses and when the standards are made stricter for new businesses of that type, there may be some advantages to the existing businesses, particularly, when they would be legally nonconforming under the changed zoning.

Mayor Thomas declared the public hearing open and solicited comments from the audience. There being none, the public hearing was declared closed.

Motion was made by Council Member Blackburn and seconded by Council Member Joyner to adopt the ordinance amending the Zoning Ordinance text defining and creating standards with the addition of the 1/2 mile separation between a proposed internet sweepstakes business from an existing or approved internet sweepstakes business.

Council Member Mercer stated when discussing the tobacco shops, there was some interest in addressing rules and regulations that might depress the current existing facilities. Council Member Mercer asked since there is criminal activity at the internet sweepstakes businesses and tobacco shops, is there sentiment for revisiting the privilege licenses for these businesses. Given the new information about criminal activity, he is suggesting to table this item for a month. Since the City Council changed the distance requirement for the internet sweepstakes businesses from 1/4 mile to a 1/2 mile, there could be public input.

City Attorney Holec stated the City Council actually has an option in connection with that. There is a caution for the City Council in that the City has a temporary moratorium on these facilities expiring before the next time the City Council will be able to act. It would be important for the City Council to approve some set of regulations whether it would be the 1/4 mile or 1/2 mile at this time. The City Council could initiate a consideration consistent with what is being discussed and that would be the approval with a 1/4 mile separation



requirement. Then initiate potentially an amendment to increase it a ½ mile through the Planning and Zoning Commission.

The motion made by Council Member Mercer to change the ½ mile separation requirement back to the ¼ mile died because of a lack of a second.

Council Member Joyner stated that criminal activity is everywhere in Greenville. The privilege licenses fees have already been discussed and denied by the City Council.

Concerns were made about amortizing internet sweepstakes businesses that are not in compliance, which would require a vote by the City Council to be placed on the agenda.

Interim Assistant City Manager Padgett stated that the City Council may receive some guidance from the State on what the City can and cannot do and/or on limitations on the kinds of fees that the City might be able to get. Hopefully, that will be accomplished in the first several months of the upcoming General Assembly session giving the opportunity of the City Council to consider the new guidance, if any, before the adoption of the budget. Regarding amortization, the City's approach with tobacco shops is being defined upon what the tobacco shops are selling. As such, if there are existing Class II tobacco shops selling certain items, they could come in compliance by the sale of those items without having to go out of business necessarily. What makes these establishments legally nonconforming is their location, and they are not going to be able to stop or make operational changes that come in compliance. If the City is going to pursue amortization, there is a big chance that all of these businesses will not meet one or more of the standards.

There being no further discussion, the motion to adopt the ordinance amending the Zoning Ordinance text defining and creating standards with the addition of the ½ mile separation between a proposed internet sweepstakes business from an existing or approved internet sweepstakes business passed unanimously. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest. Motion carried unanimously. (Ordinance No. 12-069)

ORDINANCE EXTENDING THE TEMPORARY DEVELOPMENT MORATORIUM ON TOBACCO SHOPS - ADOPTED

City Attorney David A. Holec stated that the City Council is not at a position where a public hearing could be held on the proposed regulations relating to tobacco shops. If the City Council wants the moratorium to continue, there is a need to extend the moratorium. The moratorium is scheduled to expire January 11, 2013, and there is not another City Council meeting scheduled prior to the expiration date of the moratorium. In August 2012, the City Council approved the temporary development moratorium on tobacco shops. The moratorium will allow an opportunity to implement appropriate zoning regulations related to tobacco shops. At the time of the adoption of the moratorium, a period of up to 6 months



was considered to be needed to adopt the regulations, but more time is needed for inspecting the existing establishments, engaging public participation and allowing appropriate consideration by the Planning and Zoning Commission and the City Council. A period of an additional 4 months will be adequate. A moratorium stops new establishments from being started; however, by law, it does not impact existing locations. The length of the moratorium, as required by law, is to be reasonable and it may not exceed the length of time necessary to address the conditions that warrant the moratorium. State statutes do authorize the City to adopt and extend temporary development moratoriums of a reasonable duration. There is a public hearing requirement on this item and it is recommended after the public hearing that the City Council approve the ordinance which extends the moratorium on the approval of special use permits for tobacco shops for a period of 4 months until May 13, 2013.

Mayor Thomas declared the public hearing open and solicited comments from the audience. There being none, the public hearing was declared closed.

Motion was made by Council Joyner and seconded by Council Member Blackburn to adopt the ordinance extending the moratorium on the approval of special use permits for tobacco shops for a period of four (4) months until May 13, 2013. Motion carried unanimously. (Ordinance No. 12-067)

PUBLIC COMMENT PERIOD

Deanna Lynn Kaller

Ms. Kaller stated that she is concerned that the City of Greenville

- Is not issuing bids for proposals and contracts to businesses within a 100-mile radius while outsiders charge too much of the City's taxpayer dollars for their services.
- Did not ask for free help from Charlotte and the Governor to expand and grow the City economically with more jobs instead of paying \$80,000 to the Tennessee firm.
- Is allowing Walmart to monopolize Greenville with two stores, corporate welfare, freebies, more taxes and tax refunds for years to come.

Ms. Kallar gave information about her employment experience and requested that her company be considered for designing the Intermodal Transportation Center. She advised the City Council that the use of free oyster shells in the parking lot for the Soccer Field will save the City a lot of money.

OTHER ITEMS OF BUSINESS



ECONOMIC DEVELOPMENT INCENTIVES OPTIONS - APPROVED

Economic Development Officer Carl Rees stated the following during his presentation:

This particular action item, to “study options for developing an economic development incentives toolkit”, was included in the Strategic Economic Plan –Implementation Work Plan (July 1, 2012 – June 31, 2013). As a first step, staff is providing an outline of various economic development incentives options for the City Council’s consideration.

David Lawrence, a retired faculty member of the University of North Carolina School of Government and a prominent expert on government and economic development law, defines an incentive as “anything of value that is offered to a private company for one of the following purposes:

- To cause the company to locate a facility in the community
- To cause the company already located in the community to expand its operations
- To cause the company not to close or reduce in scale a facility already located in the community.”

That is very simple, but it certainly describes what most people in the economic development industry would consider being incentives.

There are three primary areas of economic development: entrepreneurship, recruitment and retention. Entrepreneurship is where the City is helping individuals with great business ideas to get their businesses started, to grow their businesses and hire people, etc. The SEED (Support Economic and Entrepreneurial Development) operation in downtown Greenville is a co-worker space where there are entrepreneurs who work together in an environment and have a space to have meetings to develop ideas for their businesses. The subsidy is the space is free. Recruitment is part of what the City’s Office of Economic Development Office (OED) does when seeking businesses wanting to locate or relocate in Greenville, hire citizens, and create tax base. Retention relates to something similar to the Small Business Plan Competition, which has gone well in the City’s redevelopment areas for the last four years. Every year, staff visits and revisits the businesses that Greenville has helped to start up and expand to ensure that they are prospering, or if they are having any issues with growth, etc. The very act of spending government resources to do that is a form of incentive. It is very important to acknowledge that even some of the businesses that staff helped to start up in Greenville and nurtured are always looking around for locations that have the best resources, client base, and ultimately, the best chance for their business to prosper.

While economic development incentives have a very important role, they are not “be all and end-all”. The reality is that Greenville’s assets are its people and resources, the community’s aesthetics, what there is to do in the City, etc. which are the key factors. Often economic incentives can be what close the deal and bring the business to Greenville.



Economic Development Officer Rees gave examples of how other communities in North Carolina have used incentives similar to what staff is suggesting as options for the City.

Scenario 1: Light Manufacturing & Distribution Facility

Winston-Salem, North Carolina recently approved \$2.25 million in incentives to “close the deal” with Herbalife on a \$100 million project providing 500 new jobs. The way capital improvement grants, which are cash grants work is perhaps a company like Herbalife is coming to Greenville making a \$100 million investment. There is no question that this company’s investment will substantially expand the City’s tax base and will bring in new taxes every year. The City might develop a grant program for the company’s huge investment. Once the company has made its investment and has hired a certain number of employees for perhaps five years, the City would grant them an amount of money that is appropriate based upon their investment to help the company during that ramp up period to recoup its investment. Essentially, in a way, the City would be taking away from some of the money that the City would have in the early years on the tax base because the City is granting money each year to the company. In exchange for having the company in Greenville and hopefully, having a long and prosperous relationship with the company, maybe in 20-30 years, the City will have all of that tax base and the company’s hiring generations as employees.

There are also State incentives that could be layered in with incentives that the City already has. In this case, most of the State incentives are tied to job creations so 500 new jobs might be another \$2.5 million that could have gone into this deal under the way the State incentives are set up. There are additional State incentives that the City could work through the Department of Commerce to help leverage for a project like this as well.

The case may be that a company coming to Greenville will have large equipment bringing in products and taking away products, and there may be a need for additional road improvements. It would be common in an economic deal to see a jurisdiction make road improvements or other infrastructure improvements, i.e., stormwater that would help that company to move around to do their business within the City. There may be City dollars in reserves so that the City can match grants available through the economic development administration or actual funds that the City has in place that makes it possible for the City to go ahead and make those road improvements.

Scenario #2: Major Mixed-Use Development

There has been discussion about major mixed-use development in context of the downtown redevelopment, but there might be some consideration about this for the City’s Medical District. What are the opportunities to have joint use facilities where there are medical offices, research facilities, and wet lab facilities all in the same structure. In other cases in the Medical District, there are medical and dental schools and a number of other medical related schools. So, there may be cases where there is commercial and residential together. The City Council of Durham is debating whether to create a special tax assessment district to finance \$7 million in roadway and infrastructure improvements to revive the mixed use of the Bethpage Village Project, which was proposed sometime ago.



That would include 500,000 square feet of office space, 150,000 of retail space and more than 1,300 residents can generate as many as 4,000 office jobs, 2,000 retail jobs and add \$550 million to the tax base. There are reasons why that development has not taken place. It is a massive investment and the developers need to be sure there are things that can help them balance the equation and make that project work. In this case, Durham is looking at a special tax assessment district with essentially the property along the roadway that will need to be built. The owners of that property would all be assessed with the costs of the development for a period of time until the roadway has been paid for.

Since Durham is about 3 times the size of Greenville, something on a smaller scale would be considered for Greenville. Staff heard a lot while developing the City's economic development plan that additional retail is wanted in Greenville. If the City was working with a local or outside developer who was interested in building a fairly large lifestyle retail center that might have residential included and bring new retailers to Greenville as well as many people from eastern North Carolina to shop. capital investment grants may be looked at again. The developer would invest \$50-\$100 million in the project and based on that capital investment, the City might grant the money back. Additionally, road capacity or entire new roads might be needed by the company or developer and the City would have an opportunity to look at roadway and/or stormwater improvements.

Tax increment financing (TIF) is similar to capital investment grants, but the idea is that rather than cash grants that are made to a business, industry or developer, the City would be putting those dollars that are generated from the additional tax base for a period of time into the infrastructure improvements that need to be made. In this case, there may be a \$1 million development coming to Greenville and knowing that it needs stormwater assistance and new roadways, the City might create a tax increment district. Over a period of time, that development may yield \$200,000 additional taxes for the City and maybe the County per year. The City would take a certain amount of that increment, those new taxes that were created by the project over the previous taxes received by the City from whatever was there and use that to finance bonds that would be used to build that road and stormwater facility.

There is something more commonly referred to as hybrid or synthetic TIF. The City would not be actually selling bonds, but would be taking some of the taxes that are recouped and using that for a public purpose as well. If there is a project going in the downtown environment and the developer feels that the City did a beautiful job with the streetscaping, the company may want the City to redo the sidewalks, lighting, etc. around the development. The City might choose to do hybrid TIF where for a period of time the City would dedicate a new tax base from that project and put that into the cost of making those improvements to leverage that development.

Scenario 3: Neighborhood Retail Project in a Redevelopment Area

The City of Durham provided \$150,000 to incentivize a \$2 million redevelopment of an old grocery store, Winn Dixie, as a Save-A-Lot, another grocery store, in a neighborhood without a store for 15-20 years since the Winn-Dixie had closed. A number of jobs were



brought along with the Save-A-Lot and, most importantly, a grocery store that everyone in the neighborhood wanted so much.

There are several options in this scenario for Greenville consisting of the capital investment grant, incremental incentives, infrastructure opportunities, and tax increment financing. A relevant question for someone to ask in a grocery store scenario is what is so different about putting a grocery store in West Greenville, a redevelopment area, versus putting it on Greenville Boulevard or the Medical District. Why would it be that the City of Greenville would prioritize one over the other? The answer has to do with the goals of what the City is trying to do with economic development and revitalization. Clearly, for a number of reasons, the private market for instance in West Greenville has been unable or unwilling to place a grocery store in that community. Obviously by driving on Greenville Boulevard or other thoroughfares, there are grocery stores every few blocks where the market is working well. It is perfectly appropriate for communities to consider incentives in these cases to help the market to do something that they are unable or unwilling to do on their own.

Some research through common practices in other communities notes that it is quite common for communities to designate certain areas within their community where they wish to make additional investment, prioritize economic development and potentially provide incentives that they might not in other areas. In the City case, those are described as economic development investments (EDI) zones. On a preliminary basis, staff suggested several of these areas: Center City Revitalization and West Greenville Revitalization areas. These have been revitalization areas for the City since January 2006. Also, there is great potential for redevelopment along Dickinson Avenue, but investment, time or anything else have not been in that area so far as done in other areas of West Greenville. Through some very well-timed planning more than 20 years ago, a Medical District Plan was created. The City followed that Plan and what the City now has is an incredible array of small physician offices and governmental institutions in that area that are working tremendously. But there are now opportunities to move beyond what the City has there to a new scale of density where there are taller buildings, greater investment, and some of the mixed use. There are opportunities for small biotechnology and life sciences research parks and private investment. This is an area where it may take initially to get some of that new investment and some incentives to get that done.

Businesses over time have asked about a section of East 10th Street. There has been decline in terms of the quality of the real estate in that area. There has not been a lot of investment in that area, but it is next to East Carolina University and is prime for redevelopment use as well.

The area around the airport and North Greenville is, in general, part of the planning with the Strategic Economic Plan. Staff has heard from citizens and Council Members who represent this area that there is a strong desire to get additional commercial services in this area. It is an area perhaps where there has been a market failure, and the City has not had a tremendous amount of investment in that area. By creating an EDI zone, applying



incentives, working hard to create the right kind of business investment in that area, there is great opportunity. Many times around airports, there are warehousing operations, distribution operations not necessarily linked to air cargo service although sometimes they are. Staff has visited Greensboro where there is a great plan for economic development around their airport.

In the Strategic Economic Plan, there are implementation principles. In the early part of this, there are principles that are best practices for really getting involved in economic development. On a day to day basis, the following principle is important: Be responsive, adaptable, speedy, and aggressive. That is not always easy for governments. If the City is interested in a company coming to Greenville, that company will not wait until next budget year for the City Council to make a decision. Therefore, the City should have the tools and procedures for using them and be ready to act upon these opportunities for investment.

Council Member Mitchell stated that incentives are not easy to push to the public, but incentives are very important and necessary tools. Cities in North Carolina and elsewhere are doing far greater than what is being presently proposed to the City Council. At least the City is able to bring something to the table and to be ready to compete on some type of scale, if the City wants to do economic development and bring jobs to the City.

Mayor Thomas stated that over the past year, there has obviously been an emphasis on economic development in this community. It materialized and manifested itself with the forming of the City's Office of Economic Development, which has partnered wonderfully with the region, County and others. Mayor Thomas asked staff to talk about that role. Mayor Thomas asked if staff has seen an increase over the past year of interest in certain areas of the community. He asked what has staff seen with the City Council finally concentrating on these types of efforts.

Economic Development Officer Rees responded that the City Council's creation of the Office of Economic Development, adoption of the Strategic Economic Plan and discussion about incentives are announcing that Greenville has something to offer. A branding and marketing study will be done, turned into a plan and implemented. This is telling the City's story in a smart way hopefully, and gets a great image of Greenville out to the world. It has been remarkable that a number of calls have been received by just doing very little honestly. Greenville is getting the attention and things are going well.

Mayor Thomas stated that a key element is not only looking for business externally, but looking within the City and fostering a start up environment. A significant number of companies are looking for expansion opportunities, wanting to stay and making their current location the distribution point for the whole region.

Council Member Blackburn asked if a capital investment grant is a grant or tax relief.

Economic Development Officer Rees responded that it is a grant and not a tax relief. After following procedures set up by the City Council, an offer would be made. The cash grant



amount to the business, industry or developer would not be paid until terms of the agreement have been accomplished.

Council Member Blackburn asked if the idea of a downtown MSD (Municipal Service District) is a part of what the City would offer.

Economic Development Officer Rees responded that could be a tool in the toolbox. Staff is having discussion with Uptown Greenville about a downtown MSD. There is no debate that it is going to be a tool that needs to be in the toolbox eventually, but there is some debate, even within that organization, as to the timing. Normally, 100 percent of any business or person will not agree upon it, but there is a need for a point where certainly a good majority of the businesses agree to impose this tax on them in order to continue building and growing.

Council Member Blackburn stated that she noticed that the Town Common, a park, is part of an economic development area.

Economic Development Officer Rees stated that the adopted Master Plan for the Town Common shows some potential private development on either edge of the park. Those are the boundaries of the Center City Revitalization area which do include the Town Common.

Council Member Mercer stated that most people do not like incentives, with the exception of the entities that receive them, but many do recognize that incentives are a necessary evil. If the City uses them, it is critical that the City receives the biggest return on its investment and has a sound process. He stressed the need to insure that economic incentive packages not take a higher priority than quality of life in this City.

Economic Development Officer Rees stated that site selectors and businesses will never even look at Greenville if the quality of life is not high. Businesses want to locate in a city that has things for people to do including recreation, shopping, reasonable housing cost, healthcare, a good road network, etc.

Council Member Mercer stated that staff asked for review, comments, and feedback from the City Council, and he provided feedback and direction as follows:

- A survey could be done to obtain information about what other cities have accomplished using incentives.
- It is critical that the City work in partnership and get formal input from the Chamber of Commerce, Redevelopment Commission, Uptown Greenville, Committee of 100, Pitt County Economic Development and others as a way to get the best incentives package as possible. Rather than being in a meeting asking for each organization's input, staff could provide a package and ask for each organization's input.
- There certainly may be justification for using tax money to incentivize new business, but there should be assurance, if there is any way around it, to not hurt existing



businesses that are paying those taxes and may see this as competition. This is one of the problems with incentives and why people have issues with them.

- The way that staff's document reads, it has a lot of vague language. The need for flexibility is understandable, but the more specific the criteria can be and the more objective will be better. Each situation is different when recruiting businesses and flexibility is needed to deal with that. Infrastructure incentives are not necessarily for just one business and have impact beyond. The more broad an incentive is made, the more impact it will have. A part of having specific criteria is a way of getting at what is needed to be long term certainty and predictability, which always helps the business climate rather than doing one thing one year and then something else next year and it gets into a lobbying thing.
- No revision should be made to provisions that require the entire City Council makes the decisions about the grant awards, unless there is some very good reason. Council Member Mercer stated that he is uncomfortable with a subset of the City Council, i.e. the Mayor's Economic Development Committee, making decisions even if they are preliminary decisions that ultimately come to the City Council as a done deal. His preference is to be briefed on creating hotels and similar projects. Subsets of the City Council are not compatible with his philosophy of open government and everybody being involved. When things are fleshed out and there is specific policy, he will react more specifically.
- Staff should advise the City Council whether other cities are authorizing the City Manager and Economic Developer to negotiate. If so, the first preference is Greenville should follow that model and the City Manager and the Economic Development Officer should be responsible for working the deals and then bringing them to the City Council. If there is no other city doing this or there is no other way to do this, the second preference would be that City Council Members should be given options to be briefed and kept updated about the negotiations.
- The eligible areas under the TIF District are vague including "an opportunistic basis", which opens up the whole City.
- The Small Business Plan Competition is an effective program and should be placed under the umbrella of incentives.
- Before there is significant development on the Town Common that shifts the nature or character of the Town Common of what it is to the City, there should be significant broad based open discussion around the community.

Council Member Mitchell stated that currently, the Town Common is an open green space, but through the Redevelopment Commission, the City Council at one point approved the Town Common Master Plan that already dramatically alters it. The Plan puts a sprayground and buildings at Town Common, alters it alongside with having some residential use across from it, and reorganizes the parking along First Street. In Greenville, South Carolina, there was a dramatic interest in what that city did with its riverfront, which is beautiful and open. There were rocks in the river creating a waterfall and the type of bridge used across it was innovative. This is a possibility of what a little reorganization could do. That city looked at it from the perspective of what is around it and how to use the space. The idea of economic development was a new idea to the City of Greenville, North



Carolina. The economic development subcommittee helped to engage certain policy decisions to bring it back to the City Council because ultimately it is the City Council's final decision even to the point of the fast-track grants. The economic development subcommittee sits in the preliminary process, but upon the satisfaction of negotiations and tentative agreement, the City Council will hold a formal hearing on the matter and then take a vote. A public notice will be sent to the citizens to inform them of what is about to happen and their input is welcomed. Nothing is done in secret and the economic development subcommittee is not deciding anything. The subcommittee can make recommendations. Any member of the City Council may attend the economic development subcommittee meetings. Without the economic development office, the City could not have been that far along. The Mayor's Economic Development Committee has extensively partnered with organizations. The charge this City Council gave when they began this economic process was for the City of Greenville to drive its economic development process and to take charge of its destiny. For so long, the City's economic development function has been outsourced and has not been getting the results desired. The subcommittee is not the "be-all and end-all", and all is welcome to participate in the City's economic development. The Mayor's Economic Development Committee's charge is to help craft the policy and to bring it to the City Council for final approval. Whatever development comes to the City of Greenville will be a direct result of the hard work of this City Council, the economic development subcommittee, the City's Office of Economic Development and economic development partners.

Council Member Blackburn stated that before deals are negotiated, she is interested in being apprised just as the City Council was briefed on other big items. The Town Common is used for festivals, gatherings, running, and open space. While the Town Common Master Plan does call for some use such as vendors, concessions and civic uses, it does not call for such a considerable intrusion on the scale of the development of a hotel. That may have been seen in Greenville, South Carolina, but it is important to remember that it is this Greenville that matters and the people of this Greenville should have the final say on their Town Common. She is very concerned about any suggestion about selling or leasing land on the Town Common for building of this scale. Economic incentives do have a mixed track record at this point, and it is prudent for the City Council to be careful about them.

Mayor Thomas thanked and commended the Office of Economic Development staff for their accomplishments and partnerships on the regional and state levels as well as with Pitt County, Uptown Greenville, and the Chamber of Commerce. He stated that each entity has their niche and role to partner, work together and have some combined strengths. It is not necessary for him to know everything that staff is doing. When it comes down to bringing new opportunities to the community, spending the community's money, and making policy decisions, the City Council is here for staff.

Council Member Joyner stated that he is comfortable with the current setup of the economic development subcommittee. The Town Common is underused. The City Council has been shown elaborate plans for that park including a \$13 million proposal submitted by the Recreation and Parks Department, but there are no funding mechanisms.



Economic Development Officer Rees summarized feedback he heard from the City Council's discussion. There is a desire for more specificity, there needs to be more clarity about what grants might be at staff level versus City Council level, and additional examples of policies from other North Carolina communities are required. Some of the capital investment grants do not necessarily require that the City Council make budgetary accommodations as they are paid in subsequent years after grants and investments are approved. Also, the City Council is interested in an infrastructure fund that may be placed into the City's budget process for the coming year or perhaps the next year. Staff will bring back to the City Council more specifics and ultimately, there will be something in the City's toolkit.

ECONOMIC DEVELOPMENT GRANT OPPORTUNITY FOR ONE SOURCE COMMUNICATION - APPROVED

Economic Development Officer Carl Rees stated that staff is requesting the City Council to authorize staff to make this application for an economic development grant opportunity for One Source Communication.

Council Member Mercer stated that the City Council received information on this item in the mail yesterday and is voting on it tonight. Whenever possible, he would like as much advance notice as possible. He would not want his voting for this now to be viewed as setting a precedent that it does not matter when the City Council receives information on items on the agenda.

Council Member Mercer asked if the North Carolina Rural Economic Development Center, Inc. (Center) is going to require a full business plan.

Economic Development Officer Rees responded that the Center would not require a business plan in the sense of how staff requires business plans of start-up businesses for the business plan competition. However, the Center requires extensive information from the company that would be 2/3 of what a business plan is considered to be. A lot of financial documentation and tax records is required and staff reviews that, but ultimately, it is the Center's decision whether the grant will be funded or not funded. Since there is an expansion and the company is only paying for potentially \$250,000 out of \$1.5 million, the company has to show that it has been financed to complete the construction.

Council Member Mercer asked when the Redevelopment Commission does those other grants, does it require a business plan.

Economic Development Officer Rees responded that to be correct, but that is a different situation and a different grant.

Council Member Mercer stated that voting for this does not set a precedence that the City Council does not generally want to look at full business plans. He understands that this is not a start-up company and it is a successful company and that helps mitigate that issue.



Companies fail because they do not have a sound business plan. So, it is good to require that.

Economic Development Officer Rees stated that staff provided some information to the City Council that staff is working with a second company at an opportunity for a North Carolina Rural Economic Development Center, Inc. grant. That one is working on a little bit different timeline so staff expects to have a similar presentation to the City Council as long as that second company wishes to move forward in January. That company is looking to locate on a site in North Greenville and would make a substantial investment and employ fewer, but potentially at higher salaries.

Council Member Blackburn stated that the City would provide a match for this grant. She asked if the City provided a match in the past.

Economic Development Officer Rees stated that to be correct.

Council Member Blackburn stated that given the cuts that the City Council has asked the City departments to make and has asked of our community in terms of reduction in services and higher fees, it is a small amount and she sees the return. But, in the absence of a formalized incentive program, the City is basically giving a cash incentive.

Council Member Mercer asked if the second company materializes, would that be a case that staff would want to see a business plan.

Economic Development Officer Rees responded that staff has received their business plan. Staff is reviewing it and is asking one of the City's partners that does this type of review frequently to review the plan as well.

Motion was made by Council Member Joyner and seconded by Mayor Pro-Tem Glover to approve the economic development grant opportunity for One Source Communication. Motion carried unanimously. (Resolution No. 058-12)

RENTAL REGISTRY PROGRAM – CITY MANAGER WILL PROVIDE RECOMMENDATION IN JANUARY 2013 ON AN APPROPRIATE TIMEFRAME TO PROVIDE INFORMATION TO THE CITY COUNCIL

City Manager Lipscomb stated that Council Member Blackburn requested a report on the Rental Registry Program. According to discussion with staff, the City Council has previously looked at a rental registry program relating to minimum housing codes as well as a crime free rental housing program. Staff put together some documents that will give the City Council background on the programs that were reviewed in the past as well as a model from Asheville, North Carolina. There had also been some changes in legislation so the City Attorney provided a summary of the statutory provisions relating to a rental registry program. City Manager Lipscomb asked Council Member Blackburn to express her concern and that the City Council give staff directions on this item.



Mayor Thomas asked if there is a presentation from staff.

City Manager Lipscomb responded that there is no presentation because a few weeks ago, she asked the City Council if staff would be required to provide a report or if staff could gather and distribute documents to the City Council. If it appears that this item will need more involvement, staff will need direction from the City Council.

Council Member Blackburn stated the information provided by staff is a collection of some of the items that have been discussed in the past. She is aware that a violation based registry had been created, but it never went anywhere. Also, a crime free rental program that has taken awhile to come back to the City Council had some good things but some things were not what this city needed. In 2004, the Task Force on Neighborhood Preservation recommended a violation based registry. This is not new, but this is something that has taken a long time to get moving. Her concerns are those of her district. Students and other tenants are sometimes not apprised of their rights. Some safeguards are needed in terms of minimum housing. There are properties that are uninhabitable and in the end the City is responsible for maintaining them. The City places a burden on code enforcement officers when the City lacks a systematic approach for code violations. The City is asking taxpayers to pick up the burden for lack of a system in place for where the City has minimum housing code violations as well as other problems with rental housing. There is concern about safety in structures. Other cities have addressed these things in a systematic way. With all of the recent tension on the University overlay, this would be a good time to take another look at this concept, the idea of taking a systematic approach to rental housing in such a way instead of putting out fires in a hopscotch way. There is actually a way to address problems before they start with a system in place and certain expectations.

Council Member Mitchell stated that it is already on record that he likes the idea of a violation based rental housing program. During his research, he came across Fayetteville and Charlotte models. In his article in the Greenville Guardian, he addressed the University area, which was also a part of the proposal for the outlay of that area. The City Council could have discussed this program months ago, if there had been more open dialogue and willingness to look at all approaches. The City Council did move forward with adding the additional person in the houses, but he would like to see more controls and protection for the renters. Given the guidelines and parameters set forth by the State outlined in geographical areas, this is an opportunity to also include any type of violation based housing program in a certified redevelopment block of West Greenville. Other Council Members can attest that there are some houses that are uninhabitable in Greenville. The most vulnerable citizens, the ones who cannot afford a deposit on an apartment or utilities, are forced to live in substandard housing. A violation based rental registry allows for good landlords to continue to be good and the bad ones to be put on notice that the City of Greenville will not tolerate their housing violations. Periodic inspections were also discussed as being a part of the violation based housing program.



Motion was made by Council Member Blackburn and seconded by Council Member Mitchell to direct staff, under the guidance of the City Attorney, to study and provide information including a draft ordinance establishing 1) a permit process for troubled properties which have 3 or more violations or which fall within the top 10 percent of crime and disorder problems. 2) a system of inspections for properties with 2 or more violations of housing ordinances or codes 3) an inspection process for rental homes within the University Overlay District and the 45-Block Revitalization District. The timeframe for this request is no later than March 2013.

Council Member Joyner stated that he remembers that Wayne Bowers, former City Manager, stated that the City did not have the manpower or the money to implement a violation based housing program. At that time, inspections of rental property were not legal.

City Attorney Holec responded that there are limitations. On inspection of residential structures, the limitations were established by a 2011 amendment to the State statutes. Basically, there has to be a determination, in general, that there is reasonable cause for inspection. One of the definitions of reasonable cause includes when the landlord or owner has more than 2 verified violations of the housing ordinance or codes within a 12-month period. If that is triggered, then the City may have them to be part of a periodical inspection program. Additionally, that statute did allow for a targeted area as determined by the City Council to be subject to an inspection program. The 2011 amendment did narrow the City's previous authority. Previously, the City had the authority to determine whenever an inspection was appropriate.

Council Member Joyner asked if this is something that the City should do and if this is the way to implement a violation based housing program.

City Manager Lipscomb responded that many cities have inspection programs. One of her concerns is the capability of existing staff to handle the program. Her understanding is the City will not be adding any staff because there is a mandate to take out 5 positions this fiscal year before the next fiscal year. She is not aware of any City process to marry code violations with criminal violations. Also, there is the legal purview of how to implement a violation based housing program in order to have an effective program with the City's existing resources including technology. She asked that staff be given some time to take a look at the program.

Council Member Mitchell asked if the top 10 percent of crime and disorder problems is a way to include the area, but the violations would be minimum housing codes. Council Member Mitchell asked if crime could be included in the registry as well.

City Attorney Holec responded that to be correct and the State statutes allow the City to do that one of two ways. One is the violation based and the other is within the top 10 percent of crime and disorder problems. Charlotte's model relies on the top 10 percent.



Mayor Pro-Tem Glover stated that before staff considers a violation based housing program, staff should provide the City Council with information regarding the cost and staffing. She is concerned whether the idea of creating this program is for the University area and including the 45-Block Revitalization area is an afterthought to make it more attractive. She agrees that there should be more code enforcement, but when this issue was brought up in the past, staff looked at the time, costs, and staffing. That is something that the City Manager, Police Chief, Director of Community Development, and the Chief Building Inspector should look at together and not only the City Attorney. All of these staff members have to be involved in the making of this issue of such magnitude. It should be a collaborative effect and she feels there is another way for it to be done.

Council Member Mercer stated that it is important to understand what will be involved in the implementation of such an ordinance. The motion does call for staff providing information on what is involved in the implementation of a violation based housing program for the City. All of the departments mentioned previously will be involved and will assist the City Manager and City Attorney with providing the City Council with that information.

Council Member Blackburn stated that she is not interested in only her neighborhood, but she is also interested in the entire City. She genuinely feels that something like this will be very beneficial in the 45-Block Revitalization District and beyond that and in other areas of West Greenville. This language was used for the motion because there are special legal guidelines that the City Council is obligated to follow. Certainly, all of the departments that were mentioned will be involved and the City Manger will lead the creation of it and to find out how the City Council can make it work. If the City will approach code problems in a systematic way, the City will not be struggling all of the time against a tyrant and a waterfall of problems. Whether the City is able to hire additional code officers or not, there will be a systematic approach that will allow the existing code enforcement officers to do their job from more support from the City Council. The City has the Mobile 311 system that allows the City to coordinate citations and crime, etc. This is just a tool for the City.

Council Member Smith suggested that an amendment should be made to the motion regarding the timeframe, if the City Council wants staff to provide something that is legitimate and beneficial to what the City Council is trying to accomplish. Three months is not enough time plus there are upcoming holidays during that suggested timeframe.

Mayor Thomas asked what is the City Manager's timeframe because there are several mandates and a new police chief who is going through the audit process and what code enforcement is about.

City Manager Lipscomb responded that after a cursory discussion with staff, next month, she could provide the City Council with an idea of some of the advantages and disadvantages of this program as well as what is required before the implementation.



Council Member Smith stated the motion could be amended to allow the City Manager time to have discussions with staff and to give the City Council a timeframe in January.

Council Member Joyner asked if this is such a good idea for the City of Greenville, why will money be spent only on the University Overlay and 45-Block Revitalization areas. There are other troubled neighborhoods such as Sterling Pointe, Tobacco Road, and Riverbluff Road, which are areas deserving extra code enforcement and crime free rental housing. The amendment would be to do this for the entire City instead of doing this for two areas. Council Member Joyner stated that he would like to have information about the top 5 areas of crime in the City.

City Attorney Holec stated that there are limitations. The statute which relates to the City Council's ability to do a periodic inspection program is that the City is required to have reasonable cause. One of the determinations of reasonable cause would be the owner has had more than 2 verified violations of the housing ordinance or codes within a 12-month period. That would be anywhere within the City. An exception to the reasonable cause is it could be done in a targeted area designated by the City Council. The targeted area cannot be the entire City and the City Council would actually specify the targeted areas. There is not necessarily a limit on the number of targeted areas, but the statute does allow the City Council to designate a targeted area.

There being no further discussion, Council Member Blackburn restated her motion to include suggestions which arose in discussion as being to direct staff, under the guidance of the City Attorney, to study and provide information including a draft ordinance establishing 1) a permit process for troubled properties which have 3 or more violations or which fall within the top 10 percent of crime and disorder problems. 2) a system of inspections for properties with 2 or more violations of housing ordinances or codes 3) an inspection process for rental homes within the University overlay district and the 45-Block Revitalization District, and to direct the City Manager to have discussions with staff and provide a recommendation in January 2013 on an appropriate timeframe to provide information to the City Council. Council Member Mitchell states his second stands to the revised motion. Motion passed with a 5:1 vote. Mayor Pro-Tem Glover and Council Members Blackburn, Mitchell, Mercer and Smith in favor of the motion and Council Member Joyner in opposition.

PURCHASE OF PROPERTY LOCATED ON OLD PACTOLUS ROAD FOR PARKING PROPOSED FOR THE BRADFORD CREEK SOCCER COMPLEX - DENIED

Recreation and Parks Director Gary Fenton stated that the land purchase proposal is being brought before the City Council as a means of addressing a potential safety issue at the Bradford Creek Soccer Complex on Old Pactolus Road. That issue is resulting from the growth of the soccer program from 700 participants a few years ago to 1,100 participants this year. The parking lot and complex simply cannot handle the number of cars that arrive for soccer games held on approximately 6 Saturdays in the spring, 8 Saturdays in the fall, and the weekend of the Beast of the East Tournament. As a result of the insufficient



parking space at the complex, people park along the highway which is an extremely dangerous and illegal action. There is no opportunity for additional parking within the park without impacting the recreational opportunities that are there. A few years ago, the City began to lease a piece of property located immediately west of the Soccer Complex for additional parking. Presently, that land is for sale. This need is also at other City parks and facilities and in every case, it is a seasonal need limited primarily to the weekends, maybe even just a Saturday. Even if the funds were available, he would be reluctant to invest them to pay for gravel over an existing green space which is certainly more attractive and may serve as an area for other recreational opportunities in its natural state. Creating a graveled or paved surface could result in additional stormwater charges. The City's requirements for parking areas are outlined in Article O of the Code of the City. Section 9-4-248 outlines the required surface materials for parking areas and Subsection C of that states that temporary uses can be exempted from the surface material requirement. Even though this area would only be needed for parking 14-16 days a year, it still does not entitle the area to a temporary status. Staff must identify \$6,500 in order to gravel only a portion of the 10-acre property for parking. He had discussions with the Community Development Department staff to consider a way, if any, to address the parks system's intermediate, occasional or seasonal need for additional parking without permanently changing the landscape, absorbing graveling and associated stormwater costs and making the land available for other recreational uses.

Council Member Blackburn asked if oyster shells can be used instead of graveling or paving the parking lot.

Recreation and Parks Director Fenton responded that he does not know whether oyster shells would meet the requirements of the City Code.

Council Member Joyner inquired about the price of the land.

Recreation and Parks Director Fenton responded the cost for the land is \$95,000.

Mayor Thomas asked if the field near the storage building and restrooms could be used for parking.

Recreation and Parks Director Fenton responded that would cut into their soccer space.

Motion was made by Council Member Blackburn and seconded by Council Member Mercer to purchase the property and to determine ways to get the surfacing approved for parking.

Concerns were raised about spending a substantial sum of money for 14-16 days of parking when excess money was pulled out of the General Fund this past year, while other City parks and recreational facilities have needs.

Council Member Blackburn asked if the Soccer Complex is a very strong revenue producing program.



Recreation and Parks Director Fenton responded that certainly the Soccer Complex produces a great deal of revenue, but it does not cover 100 percent of its costs by any means. It is not really intended to because it is used for a sports program.

Council Member Joyner asked how much income does the Soccer Complex bring in and how much does it cost to maintain.

Recreation and Parks Director Fenton stated the cost is at least 40 percent.

Council Member Mercer asked what percentage does the Soccer Complex recoup in its soccer program.

Recreation and Parks Director Fenton responded that it would be approximately 50-60 percent.

Council Member Joyner requested a copy of that information.

Concerns were made about the Soccer Complex parking problem versus the other issues that the City has and whether this facility's parking is the best use of City money.

Council Member Joyner asked why the City designed a soccer complex without adequate parking.

Recreation and Parks Director Fenton stated that staff did not anticipate the rapid growth of the program.

Council Member Smith asked how long has the program been at its maximum capacity.

Recreation and Parks Director Fenton responded that, in terms of parking, it has been 3 years since they have been leasing and allowing parking on the property.

Concerns were made about Countryside Estates' need for a park having been delayed due to repairs at recreational facilities and if the land is purchased, the City would be \$33,000 richer because the land is appraised at significantly more and it is a long term investment.

There being no other questions and concerns, the motion to approve the purchase of the 10.58 acre tract from the Vandemere Partnership in accordance with the offer to purchase and contract was not approved with a 2:4 vote. Council Members Mercer and Blackburn voted in favor of the motion and Mayor Pro-Tem Glover and Council Members Smith, Mitchell and Joyner voted in opposition.



COMMENTS BY MAYOR AND CITY COUNCIL

The Mayor and City Council made comments about past and future events and wished everyone happy holidays.

Council Member Blackburn made comments about speed bumps then stated that she will send an email to the City Manager requesting more information about speed bumps and that this item should appear on a future agenda.

Council Member Mitchell made comments about the City parks and then stated that he will send an email to the City Manager requesting feedback on how to handle the City's parks needs.

CITY MANAGER'S REPORT

City Manager Lipscomb wished everyone a safe and happy holiday season.

ADJOURNMENT

Motion was made by Council Member Joyner and seconded by Council Member Blackburn to adjourn the meeting. Motion carried unanimously. Mayor Thomas declared the meeting adjourned at 11:22 p.m.

Respectfully Submitted

Polly Jones
Deputy City Clerk

PROPOSED MINUTES
MEETING OF THE CITY COUNCIL
CITY OF GREENVILLE, NORTH CAROLINA
MONDAY, FEBRUARY 11, 2013



The Greenville City Council met in a regular meeting on the above date at 6:00 p.m. in the City Council Chambers, third floor of City Hall, with Mayor Allen M. Thomas presiding. The meeting was called to order, followed by the invocation by Mayor Pro-Tem Rose H. Glover and the Pledge of Allegiance to the flag.

Those Present:

Mayor Allen M. Thomas; Mayor Pro Tem Rose H. Glover; Council Member Kandie D. Smith; Council Member Marion Blackburn; Council Member Calvin R. Mercer; Council Member Max R. Joyner, Jr.; and Council Member Dennis J. Mitchell

Those Absent:

None

Also Present:

Barbara Lipscomb, City Manager; David A. Holec, City Attorney; Carol L. Barwick, City Clerk and Polly Jones, Deputy City Clerk

APPROVAL OF THE AGENDA

Motion was made by Council Member Joyner and seconded by Council Member Mitchell to approve the agenda. Motion carried unanimously.

PUBLIC COMMENT PERIOD

Don Edwards – 301 South Evans Street

Mr. Edwards stated that the Uptown Greenville; Chamber of Commerce; City leaders like the City Council; East Carolina University leaders, and some of the best and brightest City business leaders have taken intercity trips to Athens, Georgia; Charlottesville, Virginia; New Bern and Raleigh, North Carolina; and most recently to Durham, North Carolina and Greenville, South Carolina. All of these cities have invested heavily in their downtowns, and it has proven to be very successful in increasing the quality of life, increasing tax base with enormous property yield – the most amount of tax for the least amount of space, and it also fostered economic development. The correlation between the best places to live and great downtowns is stunning. When the top economic development official in Greenville, South Carolina was asked how important downtown revitalization is on a 10-point scale, she responded 100. At the website of Relocate America, Greenville, South Carolina is ranked the number 8 place to live in America and all of these other places that were



mentioned and visited are high on the list as well. Durham invested in their downtown and had \$1 billion in private sector development in big dollars. All of these communities have great festivals as well and it is part of their success. As Greenville, they do their festivals in the private sector with some government help. Uptown Greenville has done an amazing job with Pirates Fest, Freeboot Friday, Umbrella Market and Uptown Artwalk. The takeaway from their trips is downtown is incredibly important, bold courageous leadership is needed, and if all work together, Greenville can make it happen. There will always be negative comments, but he will ask those who criticize to take a closer look because there has been \$40 million in private sector development in Uptown since 2000. Presently, there is \$50 million more in private sector development on the table and with the City's help, Greenville, North Carolina can be one of the top ten cities in America too.

Bianca Shoneman – 301 South Evans Street

Ms. Shoneman thanked the Mayor and City Council for what the City did for the Uptown District. Ms. Shoneman stated that good messages were taken from those trips to Durham, North Carolina and Greenville, South Carolina such as those cities' goals, having a unified vision, creating pedestrian friendly environments, the reality of safety in a city, how public projects can improve private investment and how downtown development is important to the overall health of a city. East Carolina University (ECU), Vidant Medical Center and the City of Greenville have indicated an interest in making an investment in uptown and partnering with Uptown Greenville. The City has been very supportive of businesses in the Uptown District. There is some of the most dense population of independent restaurants and businesses in the Uptown District. Uptown Greenville is supportive of innovation and entrepreneurship with the investments in SEED (Support Economic and Entrepreneurial Development), Small Business Plan Competition and indirectly with the Façade Improvement Grant. In uptown Greenville, the perception of crime is worse than the actual presence of crime. Only 6.6 percent of all violent crimes happen in the Uptown District. Public investments in great projects that are on federal, state, or local level will eventually bring in private development. The City's leadership in public investments is very important to the quality of life in Greenville, North Carolina. Uptown Greenville is thankful for transit oriented, quality of life, and streetscaping projects because it signals to the community that leadership is here to keep talent in Greenville of the ones that graduate from the City's educational institutions, that Greenville is able to create top notch medical professionals to provide services at Vidant Medical Center as well as to ECU's teaching community. Uptown is the most economically valuable portion of Greenville and the total taxable value in the Uptown District is \$72 million. On the current acre level, when compared to the value of the County, \$19,000 per acre in the County and over \$900,000 per acre in the Uptown District. It is coming to the point in uptown Greenville where the City's public investments are saying to the community that uptown Greenville is ready to go.

David Carpenter – 1505 South 5th Street

Mr. Carpenter stated that two years ago, there was a tragic event in Greenville where two precious lives were lost due to a drive-by shooting. As a result of that, action was needed and taken. It has been decided that barricades will be put up preventing any vehicular traffic in the center of downtown during the weekends. This action came without the



benefit of citizens' input and without the City Council's vote. However, as time passed, the overwhelming sentiment of business owners in the downtown was that the barricades no longer have a positive effect, but was having a negative effect on their businesses. Thankfully, the City Council listened to this and action was needed and taken. The barricades were removed. Since this action was taken, the majority of the business owners feel that it has had a positive impact on the Uptown District and their businesses. Not too long after the barricades came down, he enlisted in the Citizens Academy which he enjoyed and encourages other citizens to do so. The responses that he received from Police Officers about the barricades is that the removal of barricades had a positive impact on downtown, but they were concerned that someone would be run over. Action was needed and taken. Traffic calming devices were installed and so far, business owners are pleased with them. He is thankful that the devices are there. The traffic calming devices are a bit of a nuisance, but they are designed to slow vehicles down. If there is a choice between a slight nuisance and pedestrians' safety, he feels that all would agree that the choice has to be the safety of the citizens.

Bennett W. LaPrade, Jr. – 1113 Ragsdale Road

Mr. LaPrade stated speed bumps have always been a concern and request of his as a business owner downtown especially when he brought his 5-7 year old sons with him to work. Today, there are someone's children and others are walking downtown and safety is required whenever they are downtown. He feels that speed cushions will provide pedestrian friendliness and safety. Mr. LaPrade applauded Mayor Thomas for taking charge, making a decision and getting something done that was necessary.

Charles Pennington – 100 Hickory Street

Mr. Pennington stated that on January 15, 1969, he received a letter from the President of the Burroughs Wellcome & Co. that he was willing to accompany him from New York City to North Carolina. When he visited Greenville, he was sold 100 percent on moving to Greenville. Burroughs Wellcome & Co. was a nonprofit company that invested all of its products back into research or donated to various groups who were associated with the pharmaceutical industry. 43 years later, he is living in Greenville but is back in New York City where there is crime, slums, gambling, smoke houses, bars, tier parking, elevated highways, and illegal drugs for sale. Anyone who is selling illegal drugs is automatically in jail for 1 year with no parole. Mr. Pennington asked that the City Council listen to and give the Chief of Police the employees needed to make Greenville safe and to give him the money needed to make a PAL (Police Athletic League) for the children. He also stressed that the City should keep the Bradford Creek Public Golf Course opened to the public and to establish programs that will teach young people to learn a truly rewarding game. The City should make the necessary upgrades to grounds associated with the Golf Course for family outings after a family's game of golf. Before the City Council makes any decisions they should listen to those who speak at the public hearings.

Sharif Hatoum – 511 Cotanche Street

Mr. Hatoum stated that as a downtown business owner, the speed cushions, lighting and the planters have greatly improved the safety of the community. The speed cushions



allowed drivers to slow down and to look for pedestrians crossing the streets. However, others have complained that they are nuisances.

Brian Glover – 1402 North Overlook Drive

Mr. Glover spoke in favor of speed control in the downtown area, stating as the City is trying to make it safer for people to walk, Greenville does not want inadvertently to make it more dangerous to use bicycles. One of the problems with the design of traffic calming is that most cyclists who approach the speed cushions will swerve right to go around them putting them in the zone of the opening of doors of parked cars. That is one of the ways that people do get seriously hurt while biking and staff should consider safety for bicyclists as well.

Eric Brestel – 106 Christenbury Drive

Mr. Brestel commented about a Recreation and Parks Commission member's letter to the Editor of The Daily Reflector stating that only approximately 6 percent of the Greenville population uses the Bradford Creek Public Golf Course. He feels that on any given time that less of that assumed population is using the City parks. One of his concerns is continued trend by City government to amend the Horizons Plan and pass on the amendments which then alter the look of the community and neighborhoods. He is concerned that there is extreme danger of one of the neighborhoods, Eastbrook, falling to strip mall development. Bradford Creek Public Golf Course and Town Common are being viewed as development centers. As a downtown business owner and a citizen, he is also concerned that the City government is going along with the developers. The public has to have some protection and at least some of that protection should come from the City government.

Judd Crumpler – 1613 South Elm Street

Mr. Crumpler stated that as a downtown business owner and property owner and along with his partner, J. J. McLamb, and Stuart Haithcock at the Bartending School, they are in favor of the speed cushions in downtown. Downtown is definitely a lot safer with them. They appreciate the efforts that the City has made with the bar and tavern owners as far as the safety downtown throughout the day and during the night and look forward to the continuance of working with the City and its staff.

Tony Khoury – No Address Given

Mr. Khoury stated as a business owner in the uptown area, The East Group loves being located in that area and has invested heavily, even though The East Group has the opportunity to move its business. He is looking forward to working with the City as the President of Uptown Greenville and applying the efforts of the City Council of investing in the uptown area. Greenville is the hub of the East and needs to conduct itself as such. The East Group is always trying to attract people to this area and the quality of life is so critical. Greenville needs to attract the best and brightest and become a vibrant center city that is focused on mixed use development and not just development at the expense of its citizens. It is imperative that the City and other local agencies work together.



CONSENT AGENDA

City Manager Lipscomb introduced items on the Consent Agenda, reading out the title of each as follows:

- Revised minutes from the City Council Planning Session held on January 20-21, 2012
- Minutes from regular City Council meetings held on June 11, August 6, September 13, October 8, and October 11, 2012
- Memorandum of Understanding with East Carolina University relating to the Lucille W. Gorham Intergenerational Center (Contract No. 1843 A)
- Resolution approving a lease agreement with the State of North Carolina for the first floor of the Lessie Bass Building located at 1100 Ward Avenue (Resolution No. 008-13; Contract No. 1856A)
- Resolution approving a lease agreement with Lucille W. Gorham Intergenerational Center for the second floor of the Lessie Bass Building located at 1100 Ward Avenue (Resolution No. 009-13; Contract No. 1845 B)
- Resolution approving a lease agreement with The Little Willie Center, Inc., of Pitt County for the rectory and annex buildings at the Lucille W. Gorham Intergenerational Center (Resolution No. 010-13; Contract No. 1909 B)
- Resolution approving a lease agreement with the State of North Carolina for the school building at the Lucille W. Gorham Intergenerational Center (Resolution No. 011-13; Contract No. 1907 B)
- Renewal of Microsoft Enterprise Agreement for City-owned Microsoft software (Contract No. 1842 A)
- Purchase of Spartan-Braun combination engine/ambulance fire truck
- Vehicle maintenance and fuel agreement for Pitt County EMS Physician's Response Vehicle (Contract No. 2046)
- Resolution approving a joint use agreement with the Town of Winterville relating to the loan of Greenville Fire/Rescue Department Ladder 1 (Resolution No. 012-13)
- Contract award for the development of a Short-Range Transit Plan for the Greenville Area Transit system (Contract No. 2045)



- Right-of-way encroachment agreement with Energizer Battery Manufacturing, Inc., for the installation of a groundwater monitoring well to be located in the right-of-way of Lakewood Drive approximately 100 feet north of Pineview Drive (Contract No. 2044)

Motion was made by Council Member Blackburn and seconded by Mayor Pro-Tem Glover to approve the Consent Agenda. Motion carried unanimously.

NEW BUSINESS

PRESENTATIONS BY BOARDS AND COMMISSIONS

Board of Adjustment

Chairman Scott Shook of the Board of Adjustment gave the purpose of the Board and its accomplishments from March 1, 2012 to March 4, 2013. Chairman Shook stated in 2012, the Board considered 26 requests for new special use permits and 1 variance request, 1 reasonable accommodation request and 1 rehearing of a special use permit which was revoked (Pyramid Rehearsal Studio on East Tenth Street). Typical special use permit applications include child daycare facilities, mental health facilities, public and private clubs, game centers, home occupations, and auto repair. There are 96 different use options requiring special use approval and those cases naturally take up the bulk of the Board's agenda. The Board of Adjustment meetings are telecast live on GTV- Channel 9.

Council Member Smith asked if there have been any issues with the members on the Board.

Chairman Schook responded that a few years ago, there were issues with having a quorum at their meetings. There is diversity on the Board, most people have very good input during discussions, the Board is presently fully staffed and may be seeking County representation in the near future, and the quorum issues have been resolved.

Human Relations Council

Chairman Byung Lee of the Human Relations Council gave a brief description of the responsibilities and duties of the Human Relations Council (HRC) and provided information regarding the members' accomplishments during 2012. Chairman Lee stated that the Human Relations Office received a total of 195 calls for requests: 125 were tenant/landlord complaints, 46 were for housing assistance, and 24 were for utilities assistance. HRC has promoted its efforts to develop and further better human relations throughout the community by engaging in partnerships, creating projects and establishing programs that, hopefully, will engage and encourage harmonies relationships, and eliminate discrimination/unfair treatment. Annual events are held to support building awareness and relationships. The Inclusive Community Breakfast is held on the fourth



Thursday in September and the 2012 theme was “The Spirit of Women: Influencing the Past – Present – Future”. In observance of Human Relations Month, a ceremony and reception are held the fourth Saturday of February honoring local citizens for their efforts in the field of human relations and volunteerism. In 2012, approximately 405 people attended this event. The 2013 ceremony and reception will take place at the Hilton Greenville on Saturday, February 23rd at 5:30 pm. In April of 2012, HRC observed National Fair Housing Month with seminars for both tenants and property managers. In addition, the Human Relations Council and their partners sponsored the City’s annual fair housing poster contest for all Pitt County Public Schools, private schools and home-school students. A new project of HRC is the Building Integrated Communities (BIC) Initiative, and Ms. Franchine Philpot Pena will report on this initiative later. The BIC initiative is a joint venture between the City of Greenville, Human Relations Council, and Institute for the Study of the Americas, the School of Government at UNC-Chapel Hill and the BIC Stakeholders. Additionally, HRC participated in the Martin Luther King Day activities, Ramadan, Korean Association Christmas celebration, and the Neighborhood Symposium. The Greenville Human Relations Council continues to welcome its many challenges. As Greenville continues to grow more diverse, HRC’s role must also grow more diverse.

Mayor Pro-Tem Glover stated HRC worked extremely hard on the City’s initiative for building an all inclusive city. Greenville is a cosmopolitan of many people, and citizens from the communities, including the HRC members, are guiding and helping the City Council to go in the direction of making the City of Greenville a better place to live.

Mayor Thomas stated that he is appreciative of what HRC brings to the community in so many ways. Mayor Thomas asked if HRC has seen any change over the past few years in terms of communicating to all citizens and respecting different cultures in the City.

Mr. Lee responded that he believes there is change because the City of Greenville is dealing with many different situations that require communication, which has really improved and is getting better.

Council Member Blackburn thanked the Human Relations Council for their work even though the members work out of limelight.

AUTHORIZATION FOR THE ESTABLISHMENT OF AN IMMIGRANT ADVISORY AD HOC SUBCOMMITTEE OF THE HUMAN RELATIONS COUNCIL

Ms. Franchine Philpot Pena, a member of the Human Relations Council, asked the City Council to approve the establishment of the Immigrant Advisory Ad Hoc Subcommittee (IAAHS). Ms. Pena stated the following during her presentation to the City Council:

The purpose of the Subcommittee is to further study the concerns of immigrant populations. Greenville has become home to a growing diversity of people from all parts of the world. In response to these demographic changes, Greenville launched the Building Integrated Communities (BIC) initiative in May 2011 in hopes of creating “an inclusive



community where trust, acceptance, fairness, and equity are community norms.” The goal is to examine the challenges that immigrants experience and to take comprehensive steps to address these challenges, ultimately improving public safety, promoting economic development, enhancing communication, and improving relationships for all.

Building Integrated Communities is a collaborative initiative of Greenville residents, the City of Greenville, the Greenville Human Relations Council, and The Latino Migration Project at UNC-Chapel Hill. City and UNC-Chapel Hill staffs have provided technical support and information in a process driven by community stakeholders. These stakeholders include: non-profit and faith organization leaders; representatives from immigrant communities; educators from Pitt Community College and East Carolina University; and City and County staff from a variety of departments such as the Sheriff’s, Police, and Emergency Services. Additionally, more than 100 residents of Greenville, including representatives from 25 different countries, participated in this process.

Since 2011, BIC participants

1. Met seven (7) times at half-day summits
2. Conducted interviews and focus groups
3. Examined US census data to understand Greenville’s demographic changes
4. Researched promising practices of immigrant integration policies from across the nation
5. Connected with other municipalities in North Carolina involved in similar efforts

All meetings were facilitated by trained professionals for the purpose of generating dialogue between immigrants and city leaders, examining a variety of different strategies to meet needs, and creating consensus around specific action strategies.

Research reveals that many immigrants want to get involved in the Greenville community, but often aren’t sure how. Most immigrants face difficulties accessing city services and information.

An examination of best practices reveals that municipalities that *engage* with immigrants by improving lines of communication, *enhancing* service access and *providing* leadership and entrepreneurial opportunities, *experience* significant social and economic benefits. Research also indicated that immigrants in the Greenville community experienced challenges daily in the following areas:

- | | |
|--|--|
| (1) access to information and services | (7) health care |
| (2) police and emergency services | (8) workforce and economic development |
| (3) emergency preparedness | (9) transportation |
| (4) civic engagement | (10) language barrier |
| (5) housing | (11) lack of communication |
| (6) education | |



Greenville is rapidly becoming more diverse. For example, the Hispanic community grew from 1,244 in the year 2000 to 3,183 in 2010 – an increase of 155.87% (Figure 1). Along with increasing racial and ethnic diversity, Greenville and Pitt County are also experiencing growth in their immigrant (or foreign born) populations: in 2009 the immigrant population of Pitt County was estimated to be 6,090; in 2010, it was estimated to be 7,774, an increase of 27.65% (Figure 2).

FIGURE 1: GREENVILLE DEMOGRAPHICS

	2000	Greenville 2010	% increase	2000	Pitt County 2010	% increase
Population	60,476	84,554	39.81	133,798	168,148	25.67
Rank in NC	13	10	--	13	14	--
Male	27,997	38,762	38.45	63,441	79,360	25.09
Female	32,479	45,792	40.99	70,357	88,788	26.20
White	37,133	47,579	28.13	83,061	99,075	19.28
Black	20,649	31,272	51.45	45,019	57,257	27.18
Amer. Ind./Alaska Nat.	181	303	67.40	357	582	63.03
Asian/Pac. Islander	1,124	2,059	83.19	1,500	2,710	80.67
Other	611	1,489	143.70	2,408	5,136	113.29
Two or more races	778	1,852	138.05	1,453	3,388	133.17
Hispanic or Latino (of any race)	1,244	3,183	155.87	4,216	9,202	118.26
Mexican	589	1,558	164.52	2,992	6,422	114.64
Puerto Rican	180	547	203.89	337	870	158.16
Cuban	51	111	117.65	85	189	122.35
Other Hispanic or Latino	424	967	128.07	802	1,721	114.59
Age 0 – 17	11,375	15,832	39.18	31,554	37,798	19.79
Age 18 – 64	43,791	61,685	40.86	89,416	113,731	27.19
Age 65+	5,310	7,037	32.52	12,828	16,619	29.55
Median Age	26	26	0.00	30	31	1.97
Persons per Household	2.40	2.18	--	2.60	2.39	--
Married-couple Families	7,761	9,762	25.78	22,794	26,372	15.70
Non-family Households	13,201	19,386	46.85	20,302	27,912	37.48

SOURCE: CENSUS 2010

FIGURE 2: WORLD REGION OF BIRTH OF PITT COUNTY FOREIGN-BORN RESIDENTS

	Estimate 2009*	Estimate 2010*	% increase	
Foreign-born population**	6,090	7,774	27.65	
Europe	915	993	8.52	
Asia	1,336	1,654	23.80	AMERICAN
Africa	482	620	28.63	SURVEYS,
Oceania	15	12	-20.00	AND 2006-
Latin America	3,003	4,177	39.09	
Northern America	339	318	-6.19	

SOURCE:
COMMUNITY
2005-2009,
2010

*American Community Surveys' five-year reports compile data over a five-year period in order to have a sample size large enough to be statistically valid for smaller communities. Thus, numbers are approximate.

**Excluding population born at sea.

For the purpose of this report, the Ad Hoc Subcommittee will focus on issues as they relate to public safety (language barrier, police and emergency services, and emergency preparedness). The language barrier was identified as a major impediment when interacting with various segments of the total community. Immigrants that do not speak English have a very difficult time communicating with law enforcement, emergency



services, dispatchers and telecommunication workers. Therefore, many services, especially emergency services, are not easily obtained by non-English speaking persons.

The most challenging problem with successful integration is the inability of current residents to understand and recognize immigrants as real and potential assets in our communities. The nucleus of the Ad Hoc Subcommittee is to focus on involving and encouraging new immigrants to participate actively in civic life by creating programs and events designed to introduce their culture or heritage to the wider community.

The Immigrant Advisory Ad Hoc Subcommittee will consist of representatives of the Human Relations Council, city agencies, and advocates that understand the challenges of immigrants. Monthly meetings will be held on Tuesday's or Thursday's to discuss the challenges of the immigrant community and to develop recommendations for City Council consideration and approval. Meetings will be held between the hours of 8:00 – 5:00 pm.

The following goals for the Ad Hoc Subcommittee were developed according to the issues and/or concerns established by BIC Stakeholders:

- Information: Provide information on city programs and services to residents
- Connect: Establish better relations with law enforcement agencies and service providers
- Experience: Help improve relations among city diverse populations,
- Celebrate: Create ways to promote cultural understanding, awareness to the community of the contributions made by immigrants
- Future: Work with immigrant youth in an outreach effort designed to integrate them into the community and provide them with the tools they need to become future community leaders

In conclusion, with immigrants come some challenges including basic communication issues that occur when some newcomers have not yet mastered English. Other challenges include cultural differences manifested in the way that people express themselves, relate to family and friends, and interact with their communities. However, demographic shifts also provide increased opportunities to infuse a community with new ideas, energy and vitality.

Through the hard work of Greenville citizens in the Building Integrated Communities Project, new information has been generated and exchanged, the ideas and experiences of people from diverse backgrounds shared, and professional and community relationships strengthened. The HRC and BIC Stakeholders believe that the establishment of this Ad Hoc Subcommittee would increase the community's efforts to successfully engage immigrant populations; and would assist the HRC in responding to the many compelling community issues that are created by the increasing diversity of our growing communities and the need to further understand the special needs of this community.

Mayor Pro-Tem Glover stated that the Human Relations Council and BIC Stakeholders worked extremely hard with putting this information together about IAAHS. Hopefully,



someone from the Police Department will be a member of the Subcommittee because Greenville's police officers encounter a lot of non-English speaking residents and can bring things to enhance what the Ad Hoc Committee will be doing.

Council Member Blackburn stated the presentation was concise, compelling and heartfelt. She feels that the City's ethnic, religious and cultural diversity is a key to the City's strength as a community. The establishment of this subcommittee is an excellent step in making sure that everyone feels welcomed and has the access and ability to obtain the services needed regardless of their language, income level and/or status.

Reverend Robert Hudak, a member of the Human Relations Council, expressed his sincere gratitude to the City government. Reverend Hudak stated two years ago, the City Manager gave a grant request to Community Relations Officer Cassandra Daniels and people were interested in the money that the City would receive. The City has something that money cannot buy including the technical assistance and the passion of people for Greenville to be chosen as 1 of 3 sites in North Carolina for this project. Orange County and High Point have worked with the Human Relations Council for countless hours doing much of the research needed. There is probably thousands of dollars of in-kind services responsible for where HRC is presently. HRC is continuing the effort of "Building An Inclusive Community", and the City Council establishing an IAAHS would be a concrete example.

Council Member Mercer stated obviously this was not a spur of the moment recommendation. The BIC is an extensive process. Those who are not present and have made contributions to this project should be thanked as well for their hard volunteer work.

Motion was made by Mayor Pro-Tem Glover and seconded by Council Member Mitchell to authorize the Human Relations Council to establish an Immigrant Advisory Ad Hoc Subcommittee to include some members of the Human Relations Council and other individuals as determined by the Human Relations Council. Motion carried unanimously.

TRAFFIC CALMING WITHIN THE UPTOWN CORE: EVOLUTION AND CURRENT UPDATE

City Manager Lipscomb stated that this report was requested by Council Member Blackburn. Traffic Engineer Rik DiCesare will give a quick presentation regarding this item.

Traffic Engineer DiCesare stated that the goals of his report are to provide the following information:

1. The evolution, including the genesis of the concept to investigate and provide traffic calming on non-residential streets
2. The events leading up to the commission of the study to investigate the defined area in the Uptown inner core
3. The milestones of the actual pilot study, designed in response to the specific needs of the defined area in question



The concept of investigating traffic calming on non-residential streets was initiated in late 2011 by former Public Works Director, Wes Anderson. The City of Greenville (COG) adopted its first guideline policy controlling Traffic Calming Devices on October 11, 2001. The Policy was revised on December 8, 2008. The policy, however, is limited in its application to “residential-qualified” streets. In response to increasing requests to install traffic calming devices in other areas of the City, the need was recognized to modify the current guidelines to address traffic calming on roadways within the inner city business core and collector roads. These roadway categories were identified as possible candidates for traffic calming because the posted speeds limits on these roadways are in the range (25-35 mph) that the use of traffic calming devices is feasible. In addition, these roadways provide access to businesses, schools and institutions (medical, for example), that require vehicular traffic calming to offset higher than average levels of pedestrian and biking activity.

As a result of a homicide in 2009 within the study area (Uptown) involving a random “drive-by” shooting that killed two people, Joe Bartlett, former Interim Chief of Police, was tasked with protecting the citizens from similar occurrences. The initial response by the Police Department was to barricade the perimeters of the study area eliminating vehicles from entering this core area of Uptown. As time progressed, business owners requested a less restrictive solution. The City’s response was the Police Department and Traffic Engineering Division of Public Work would provide another approach that would:

- Slow vehicles within the containment area
- Control (but not restrict) access of vehicles to this area
- Protect pedestrian traffic throughout the area
- Allow the co-mingling of both pedestrian and vehicular traffic in a manner as safe as possible, given the conditions

The Traffic Engineering responded by developing a “pilot” program to meet the needs of the stated goals, as well as assist in the overall creation of the Policy for Traffic Calming on Nonresidential Streets. The following parameters governed the application of the traffic calming devices:

- Any solution initially offered would be viewed as temporary
- Any specific application or device considered and recommended could be easily removed or relocated
- The installation of these types of devices would be “tested” in actual applications within the defined area, and depending on overall study results, may be removed or relocated
- Permanent fixtures that which would require modification to existing infrastructure would not be considered

This “pilot” program has been implemented and is currently being observed and tested.

The following are the Uptown traffic calming “pilot” program milestones:



Pilot Program Milestones

- Kick-off meeting: July 25, 2012
- Technical Summary of Findings: August 29, 2012
- Implementation Memorandum: September 14, 2012
- Pre-test data collection: October 2012
- Field installation: November 2012
- Post-test data collection: January 2013
- Data comparison, comment review: 2013

It is important to point out the unique needs and challenges that the City of Greenville has and will continue to face within the Uptown core including the following:

- A major college presence within the City
- A large college population immediately adjacent and having access to the Uptown area
- A proliferation of businesses catering to that specific population
- A category of businesses (entertainment) that depend on night time activity, especially on the weekend

Staff has tried to come up with ideas and solutions that will resolve daily and night time traffic control, as well as assist the Police Department in their task to protect and serve the public. In a sense, installation of the speed cushions, FG 300 curb, and FG 300 delineators is a “force multiplier” for the Police by increasing their presence without their presence and no additional staff. The solutions were designed to be self contained so that the Police can do their job 24/7 and not rely upon any other bodies.

Mayor Thomas asked staff to describe the shape and the decision to use the two bumps and to explain the process that staff went through and the placement of the temporary structures downtown and what is the function of that.

Traffic Engineer DiCesare responded that the difference between street cushions and street bumps is street bumps are located in residential developments, they are asphalt, permanent and 21 ft. wide. The main reasons that it is not recommended that speed bumps be installed downtown are due to response times for emergency vehicles and that speed cushions are designed to provide the same vertical deflection as speed bumps. Speed cushions are only 6x6, but cars still have drive over them. Emergency vehicles have a wider wheel base. Some cities have discontinued the usage of these vertical deflections because of the damages caused by speed bumps to emergency vehicles. Speed cushions never touch the emergency vehicles and do not restrict their response travel times. It is too early to determine whether speed cushions are just as effective as speed humps in residential areas. It was expressed that something temporary that could be removed and relocated was needed.

Council Member Blackburn stated downtown is the heart of the City of Greenville. It is a very high visibility area and affects all citizens. She has heard a lot of concerns from the



community about the speed bumps. It would have been nice to have some public participation before the speed bumps were installed downtown. Something of this nature needed some public engagement and involvement and that is why she asked for it to be placed on this agenda. She appreciates that primarily bar owners spoke tonight about their interest in protecting their businesses. Her concern is that the City should be open if this is an effort to slow down drivers at night and create a safer environment associated with the club and bar activity. The City wants to make sure to have a safe downtown at all hours of day or night. She needs empirical evidence of whether traffic cushions work and if they are needed.

Mayor Thomas asked when the traffic cushions were installed.

Traffic Engineer DiCesare responded that they were installed in November 2012.

Mayor Thomas asked if the City Council received details about this process, and if so, when and how.

Traffic Engineer DiCesare responded that findings were submitted via Notes to Council on September 5, 2012. The comprehensive brief was formulated to include Phase I, (Preliminary Investigation, Phase II (Identification of Need, Phase III (Application Research), Initial Findings, Additional Treatments/Mitigation to Consider, Installation Strategies and Costs, and the Traffic Control Devices Product Information Specifications.

Council Member Mercer stated that his concern is how the traffic cushions came about and that he is responding to citizens' requests. Staff has explained its role tonight. He would like to place the following in the public records:

1. On January 8, 2012, there was a well publicized email from Mayor Thomas to William Anderson, former Chief of Police, stating that there has to be a different approach downtown, indicating that Mayor Thomas and the former Chief of Police had discussed this in detail, and a list of six things one of which is to replace the barriers with permanent speed bumps.
2. On July 25, 2012, Mayor Thomas made a special request for staff to look into the downtown traffic control.
3. On August 29, 2012, according to staff's memorandum, a meeting was held between Mayor Thomas, the City Manager, 4 Department Heads, and 5 other staff members and eventually speed cushions came about.

Council Member Mercer stated that, in his view, any individual elected official giving direction and meeting with department heads is problematic. He is not sure if the City Council should consider speed bumps or not only if it rises to level of something that the City Council should process. When these kinds of things unfold, what they do as a City Council is that they set policy with every elected official around the table in a transparent way. Then the City Council hires a city manager who then hires department heads to carry out and implement the policy that the entire City Council sets in a public meeting. The City



Council authorizes the City Manager to appropriate the funding and staff does it. The City Council holds the City Manager accountable for managing her staff to make sure that the policy gets implemented. When complaints from the citizens or problems arise, then the City Council gives these to the staff through the City Manager. Any city where individual elected officials begin to meet with department heads or direct department heads and bypass the City Manager will create organizational inefficiency and put staff in a very difficult situation. It makes good professionals hesitant to work for that city and it is unfair to the elected officials who follow protocol. This has never been primarily about traffic cushions, but when individual elected officials begin to push ideas that are not the democratic way to go. His view is that all of the elected officials should sit around the table as elected officials together debating policy and directing the City Manager to implement that policy and act transparently with everybody involved. That is what this is about in his view. The complaints that he has received about speed bumps will be passed on to staff.

Council Member Blackburn asked if there is any need for direction at this point.

Traffic Engineer DiCesare responded that all of the City's traffic calming in both residential and non-residential areas always starts with the initial study as a benchline and a post study after the fact.

Council Member Blackburn stated that her anecdotal evidence says that it is hard to travel from point A to point B on 5th Street anyway. That is part of her and the public's interest in the traffic cushions which is if they are needed in that location and might they be better used in other places. Hopefully, this is the kind of questions that staff's data will answer.

Traffic Engineer DiCesare responded that staff will make sure that it does answer those questions.

Mayor Pro-Tem Glover made comments about the 2009 downtown incident of the shootings stating that after that incident occurred, there were so many directives given to the City Manager by the Mayor and City Council Members individually. Lights and more cameras were installed and other things that cost much more than installing traffic cushions and that still did not help the situation downtown. Those requests did override the cameras and lights being requested in other communities for years. So to say that individual Council Members do not give directives to the City Manager without other Council Members knowing is inaccurate because that happens regularly. During that time Mr. Anderson, former Chief of Police, sent out the report and there was no feedback from the City Council so whatever the Traffic Division decided to do it was done. City Council Members may try to micromanage every little thing that happens in the City in order to make our citizens safe. She has not had any complaints about the traffic calming downtown. It is unfair to say that the majority of the people who came to speak were bar owners when the Uptown Director and Chamber of Commerce President were present speaking for all business owners and not only the bar owners. She is not saying that it is okay for a Council Member to question or ask about specific items, but when the City spent all of that money on lights and cameras there were not questions. There are areas in the



City where murders happen regularly, and no extra money has been spent to make those areas safer. She has seen the police officers trying to keep the people and vehicular traffic moving downtown, but there is a tendency of people to huddle near the barricades, which is extremely dangerous. There are fictitious characters, i.e. Superman and Wonder Woman, who can stop cars, but in reality the City has to do what is best and necessary for the safety of its citizens. Having numerous police officers present downtown did not stop everything from happening because there have been shootings, stabbings, fighting going on, but it changed the dynamics of all the police officers having to concentrate on that small area of trying to keep people moving from those barricades. Whatever is safe for the young adults and citizens of the City should be done, particularly when it is known that the ECU students come downtown. The traffic calming recommendations will relieve the police officers versus the City having to assign additional Police personnel downtown to prevent people from surrounding the barricades. Is the City Council concerned about saving lives, making citizens safer or worried about one elected official giving a directive to the City Manager. It is the City Council Members' legislative duty to give directives to the City Manager, City Attorney and the City Clerk. Therefore, City Council Members are not acting out of their purview of what they have been voted in office to do.

Mayor Pro-Tem Glover asked staff to provide information about the difficulty of controlling the crowd surrounding the barricades.

Lieutenant Ivey responded that when the barricades were up, the Police Department's fear was that eventually when there are so many people in the street that there would be no way the police officers could control them. The barricades are nothing more than plastic. Having some vehicular traffic helps to keep people on the sidewalk. Police officers also want to balance that by making sure of not having a fatality of a car hitting a pedestrian.

Mayor Thomas stated that this issue was discussed at length in January 2013. He received an email directly from the former Chief of Police, William Anderson, and responded directly to him. He asked that the citizens look at the present downtown and where it is going. The City is on the right track and people are expressing how proud that they are of what is going on in uptown Greenville. He is proud of what this City Council is doing and that this City Council has a City Manager who is willing to be brave and put ideas out there for their consideration, and of the work that the Police force is doing.

Council Member Blackburn stated that she did not intend for this item to become so highly politicized.

BUDGET ORDINANCE AMENDMENT #6 TO THE 2012-2013 CITY OF GREENVILLE BUDGET (ORDINANCE #12-027) – ORDINANCE NO. 13-003

Acting Director of Financial Services Kimberly Branch stated that staff is requesting the City Council's approval of adjustments to the General Fund for donations received for the United Way in the amount of \$6,391 as well as to the Public Transportation Fund for the



purchase of 2 buses for the expansion of the City's transit services in the amount of \$848,041.

Council Member Joyner asked if the funding is already in the City's budget, and if staff is requesting that the money be moved to the Public Transportation Fund because the City is ready to purchase the buses.

Acting Director of Financial Services Branch responded that the purchase of the buses was approved during fiscal year 2010. The City waived the use of its funds received from the American Recovery and Reinvestment Act. Presently, the federal funds are available and the City is ready to appropriate the funds to continue the expansion of the Greenville Area Transit (GREAT) services. Federal funds will cover 80 percent and the General Fund will cover 10 percent for the purchase of two buses.

Motion was made by Council Member Joyner and seconded by Council Member Blackburn to approve budget ordinance amendment #6 to the 2012-2013 City of Greenville budget (Ordinance #12-027). Motion carried unanimously.

REVIEW OF FEBRUARY 14, 2013 CITY COUNCIL AGENDA

The Mayor and City Council reviewed the agenda for the February 14, 2013 City Council meeting.

City Manager Lipscomb stated that the ordinance requiring the repair or the demolition and removal of the dwelling located at 908 Fairfax Avenue will be removed from the agenda for the February 14, 2013 City Council meeting.

Motion was made by Council Member Joyner and seconded by Council Member Mitchell to add the discussions of Street Improvements and the Medical Research Center to the agenda for the February 25, 2013 City Council meeting. Motion passed unanimously.

Motion was made by Council Member Mercer and seconded by Council Member Smith to cancel the February 14, 2013 meeting and to move the agenda items for that meeting and the two additional items, Street Improvements and the Medical Research Center, to the agenda for the February 25, 2013 meeting. City Attorney Holec stated that there were scheduled and advertised public hearings for the February 14, 2013, and the motion was withdrawn.

COMMENTS BY MAYOR AND CITY COUNCIL

The Mayor and Council Members made comments about past and future events.



CITY MANAGER'S REPORT

City Manager Lipscomb reminded the Mayor and City Council to bring their Planning Session notebooks with them to the February 25, 2013 City Council meeting. She stated that those notebooks contain background information regarding the items to be discussed at that meeting.

CLOSED SESSION

Council Member Blackburn moved to enter closed session in accordance with G.S. §143-318.11(a)(1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law and pursuant to G.S. §143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. Council Member Joyner seconded the motion, which passed by unanimous vote.

Mayor Thomas declared the City Council in closed session at 8:03 p.m. and called a brief recess to allow Council Members time to relocate to Conference Room 337.

Upon conclusion of closed session discussion, motion was made by Council Member Joyner and seconded by Council Member Mitchell to return to open session. Motion was approved unanimously, and Mayor Thomas returned the City Council to open session at 8:19 p.m.

ADJOURNMENT

Motion was made by Council Member Smith and seconded by Council Member Blackburn to adjourn the meeting. Motion carried unanimously. Mayor Thomas declared the meeting adjourned at 8:20 p.m.

Respectfully Submitted

Polly Jones
Deputy City Clerk

**PROPOSED MINUTES
JOINT MEETING OF THE GREENVILLE CITY COUNCIL
AND THE GREENVILLE UTILITIES COMMISSION BOARD OF COMMISSIONERS
THURSDAY, APRIL 11, 2013**

Having been properly advertised, a joint session of the Greenville City Council and the Greenville Utilities Commission Board of Commissioners (GUC) was held on Thursday, April 11, 2013 in the GUC Board Room, located on the second floor of the Greenville Utilities Office Building at 401 S. Greene Street in Greenville, with Mayor Allen M. Thomas presiding for the City Council and Chair Virginia Hardy presiding for the GUC. Mayor Thomas and GUC Chair Hardy called the meeting to order at 5:30 p.m., with a quorum of both boards present.

Those present from the City Council:

Mayor Allen M. Thomas, Mayor Pro-Tem Rose H. Glover, and Council Members Kandie Smith, Marion Blackburn, Calvin R. Mercer, Max R. Joyner, Jr. and Dennis J. Mitchell

Also present from the City of Greenville:

Barbara Lipscomb, City Manager; David A. Holec, City Attorney and Carol L. Barwick, City Clerk

Those present from the Greenville Utilities Commission:

Chair Virginia Hardy, Vice-Chair Stan Eakins, Commissioners Phil Flowers, Vickie Joyner, Chip Little, John Minges and Barbara Lipscomb

Also present from the Greenville Utilities Commission:

Tony Cannon, General Manager/CEO; Phillip R. Dixon, Attorney; Amy Quinn, Executive Assistant to the General Manager; and Lou Norris, Recording Secretary

Those absent:

GUC Commissioner Don Edmonson was absent. There were no absences from the City.

APPROVAL OF THE AGENDA

Upon motion by Council Member Mercer and second by Council Member Joyner, the Greenville City Council unanimously approved the agenda.

Upon motion by Commissioner Flowers and second by Commissioner Minges, the Greenville Utilities Commission unanimously approved the agenda.

Mayor Thomas opened the public comment period at 5:34 p.m. and explained the procedures to be followed by anyone who wished to speak.

There being no one present who wished to speak, Mayor Thomas closed the public comment period at 5:35 p.m.

Chair Hardy welcomed Mr. Steven Vick, a Chamber Leadership Institute participant, who is employed by Attends.

APPROVAL OF MINUTES

Upon motion by Council Member Joyner and seconded by Mayor Pro-Tem Glover, the Greenville City Council unanimously approved the minutes from the September 13, 2012 joint meeting.

Upon motion by Commissioner Minges and seconded by Commissioner Flowers, the Greenville Utilities Commission unanimously approved the September 13, 2012 minutes.

MARKET ADJUSTMENT/MERIT PROGRAM: RECOMMENDATION FROM JOINT COMMITTEE

City Manager Barbara Lipscomb stated that, at the March 28, 2013 Joint Pay and Benefits Committee meeting, it was the Joint Committee's recommendation to suspend the merit pay program for fiscal year 2013-2014, to have no market adjustment for fiscal year 2013-2014, and to absorb any anticipated healthcare cost increases for fiscal year 2013-2014.

Council Member Blackburn was opposed to this recommendation and felt employees should receive pay increases. Council Member Joyner stated that he is on the Joint Pay and Benefits Committee and the Committee also feels that employees deserve raises but there is insufficient money in the City Budget to fund the raises. However, he noted, the Committee has agreed to absorb the cost of any increase in the healthcare premiums for employees for the fiscal year 2013-2014.

Council Member Mercer stated that the City Council and GUC Board had agreed that their compensation philosophy going forward would be to keep salaries competitive with the market. He stated that he does not want to get too far behind the market.

Mayor Pro-Tem Glover added that she is also on the Joint Pay and Benefits Committee and that she is a big cheerleader for employees. However, there is no money in the budget for pay increases. She added that paying for any increase that the employees might see next year with their health insurance premiums will be a positive benefit to employees.

Council Member Blackburn would like to see the insurance presentation and/or budget numbers before making a decision. General Manager/Chief Executive Officer Tony Cannon reminded the GUC Board and City Council that the expected new insurance costs for the next year will not be available until the fall as the insurance plan operates on a calendar year schedule and budgets are on a fiscal year schedule. Mayor Pro-Tem Glover also stated that insurance rates typically increase each year.

Upon motion by Council Member Joyner and seconded by Council Member Smith, the Greenville City Council approved the recommendation from the Joint Pay and Benefits Committee by a vote of 5 to 1. Council Member Blackburn opposed.

Upon motion by Commissioner Little and seconded by Commissioner Eakins, the Greenville Utilities Commission unanimously approved the recommendation from the Joint Pay and Benefits Committee.

SELECTION OF EXTERNAL AUDITOR

Ms. Bernita Demery, Director of Financial Services for the City, informed the City Council and the GUC Board of Commissioners that in 2010, a five-year engagement contract was awarded to McGladrey, LLP, to provide audit services for the City, GUC, Sheppard Memorial Library and the Pitt-Greenville Convention and Visitors Authority. During the fourth year of the engagement, McGladrey, LLP, significantly increased the charges associated with the City's audit. In accordance with GUC's charter, a single auditing firm is used to perform the City and GUC's audit. Consequently, the decision was made to issue a Request for Proposals for Auditing Services.

On March 18, a Request for Proposals (RFP) for Auditing Services was issued to twenty (20) audit firms for a five-year engagement. The Request for Proposals was also advertised in The Daily Reflector. Two firms met the minimum qualifications and they are Thompson, Price, Scott, Adams & Company, P.A. and Martin Starnes & Associates, CPAs, P.A.

The audit selection review team for the City is comprised of the City Manager, Director of Financial Services, and Senior Financial Services Manager. The audit selection committee for GUC is comprised of the General Manager/CEO, Chief Financial Officer, and Director of Financial Services & Accounting. The joint staff audit selection review team recommended Martin Starnes & Associates, CPAs, P.A., as the audit firm that best meets the needs of both governing bodies. Both the City Audit Committee and GUC's Finance Committee met and approved the selection for Auditing Services to Martin Starnes & Associates, CPAs, P.A.; said contract to be for an intended engagement period of five (5) years, but subject to approval of a contract on an annual basis. The estimated audit fees for the term of the engagement were provided.

Mayor Pro-Tem Glover reported that she was in attendance at the previous budget meeting where the current auditor, McGladrey, LLP, provided a letter to the City as a handout which included new fees and the increase in costs for the City was 46.0%. McGladrey, LLP was not flexible with the proposed new fee structure and would not consider negotiating. It was also noted by Commissioner Eakins that it is a good business practice to periodically work with a different financial audit firm. Mayor Pro-Tem Glover stated that when she attended the Institute of Government meetings in Raleigh that it was recommended to use other audit service firms periodically.

Upon motion by Council Member Mitchell and seconded by Council Member Joyner, the Greenville City Council unanimously approved the joint audit selection review team's recommendation.

Upon motion by Commissioner Eakins and seconded by Commissioner Flowers, the Greenville Utilities Commission Board of Commissioners unanimously approved the joint audit selection review team's recommendation.

UPDATE ON RFP FOR INSURANCE CONSULTANT

Chris Padgett, Interim Assistant City Manager, reminded the group that last year the Joint Pay and Benefits Committee had directed staff to issue an RFP for the health benefits consultant. This process was completed on February 19, 2013. Six (6) vendors responded and were evaluated. The top two firms include AonHewitt and our current firm, Mercer Consulting. Each of these two firms will make presentations to the evaluation group consisting of staff from both the City and GUC on April 12 and April 22. The evaluation group will present their recommendation in May.

It was noted that the current agreement with Mercer Consulting will expire June 30, 2013.

ADJOURNMENT

There being no further discussion, Council Member Mercer moved to adjourn the meeting at 6:08 p.m. Council Member Smith seconded the motion, which was approved by unanimous vote. Mayor Thomas adjourned the meeting for the City Council at 6:08 p.m.

There being no further discussion, Commissioner Minges moved to adjourn the meeting at 6:08 p.m. Commissioner Eakins seconded the motion, which was approved by unanimous vote. Chair Hardy adjourned the meeting for the Greenville Utilities Commission Board at 6:08 p.m.

Prepared by:
Lou Norris, Recording Secretary
Greenville Utilities Commission

Respectfully submitted,



Carol L. Barwick, CMC
City Clerk



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Resolutions and deeds of release for abandonment of utility easements at Greenville Mall

Explanation: **Abstract:** Greenville Utilities Commission (GUC) seeks to abandon unused existing utility easements located at the Greenville Mall.

Explanation: GUC has received a request to abandon unused existing utility easements located at the Greenville Mall. Utility facilities were relocated during the Greenville Mall reconstruction. The original easements need to be abandoned and recorded as same.

The GUC Board of Commissioners approved the abandonment of unused utility easements located at the Greenville Mall at its May 16, 2013 regular meeting.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached resolutions and deeds of release for the abandonment of previous utility easements at the Greenville Mall.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Resolution](#)
- [Deed of Release](#)
- [Resolution 2](#)
- [Deed of Release 2](#)

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING A PORTION ONLY OF CERTAIN UTILITIES EASEMENTS
PREVIOUSLY GRANTED UNDER THE TERMS OF AN EASEMENT AGREEMENT
(GRANT OF EASEMENT) DATED APRIL 4, 1979, WHICH APPEARS OF RECORD IN BOOK
W47 AT PAGE 609, PITT COUNTY PUBLIC REGISTRY,
ACROSS PROPERTY NOW COMMONLY KNOWN AS THE GREENVILLE MALL,
AND AUTHORIZING EXECUTION OF DEED OF RELEASE

WHEREAS, under the terms of an Easement Agreement denominated Grant of Easement dated April 4, 1979, John Merritt Kane and Ellen Merritt Kane, the current Successor Trustees under those certain Trust Agreements with George W. Kane, Jr., and Ellen Merritt Kane, dated September 11, 1968, heretofore granted to the City of Greenville for the use and benefit of Greenville Utilities Commission (hereinafter referred to as "Commission"), certain Utilities Easements all as more particularly described therein and shown on the plats attached thereto; and

WHEREAS, Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall (formerly known as Colonial Mall, The Plaza, and Pitt Plaza Shopping Center), has requested an abandonment of a portion only of some of such easements heretofore granted in the Easement Agreement appearing of record in Book W47 at Page 609, Pitt County Public Registry; and

WHEREAS, the portions only of such Utilities Easements which the owner desires to have abandoned are no longer needed by the Commission; and

WHEREAS, the Commission anticipates no use or need, now or in the future, for the portions of such easements (1) shown as to be abandoned on Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47 at Page 609, Pitt County Public Registry); and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which said easement to be abandoned is shown on Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B", the area between

the two (2) areas so marked "A" and "B" no longer being needed by the Commission and which are to be abandoned at the request of the owner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session in the Council Chambers of City Hall, City of Greenville, North Carolina, on the ____ day of _____, 2013, as follows:

1. That the Commission anticipates no use or need, now or in the future, for the portions of such easements (1) shown as to be abandoned on Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47 at Page 609, Pitt County Public Registry); and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which easement to be abandoned is shown on Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B", the area between the two (2) areas so marked "A" and "B" no longer being needed by the Commission and which are to be abandoned at the request of the owner; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Marelda Greenville Mall, LLC, trading as and doing business as Greenville Mall, the current owner of the property encumbered by the portions only of such easements shown as to be abandoned on the diagrams marked Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof.

Adopted this the ____ day of _____, 2013.

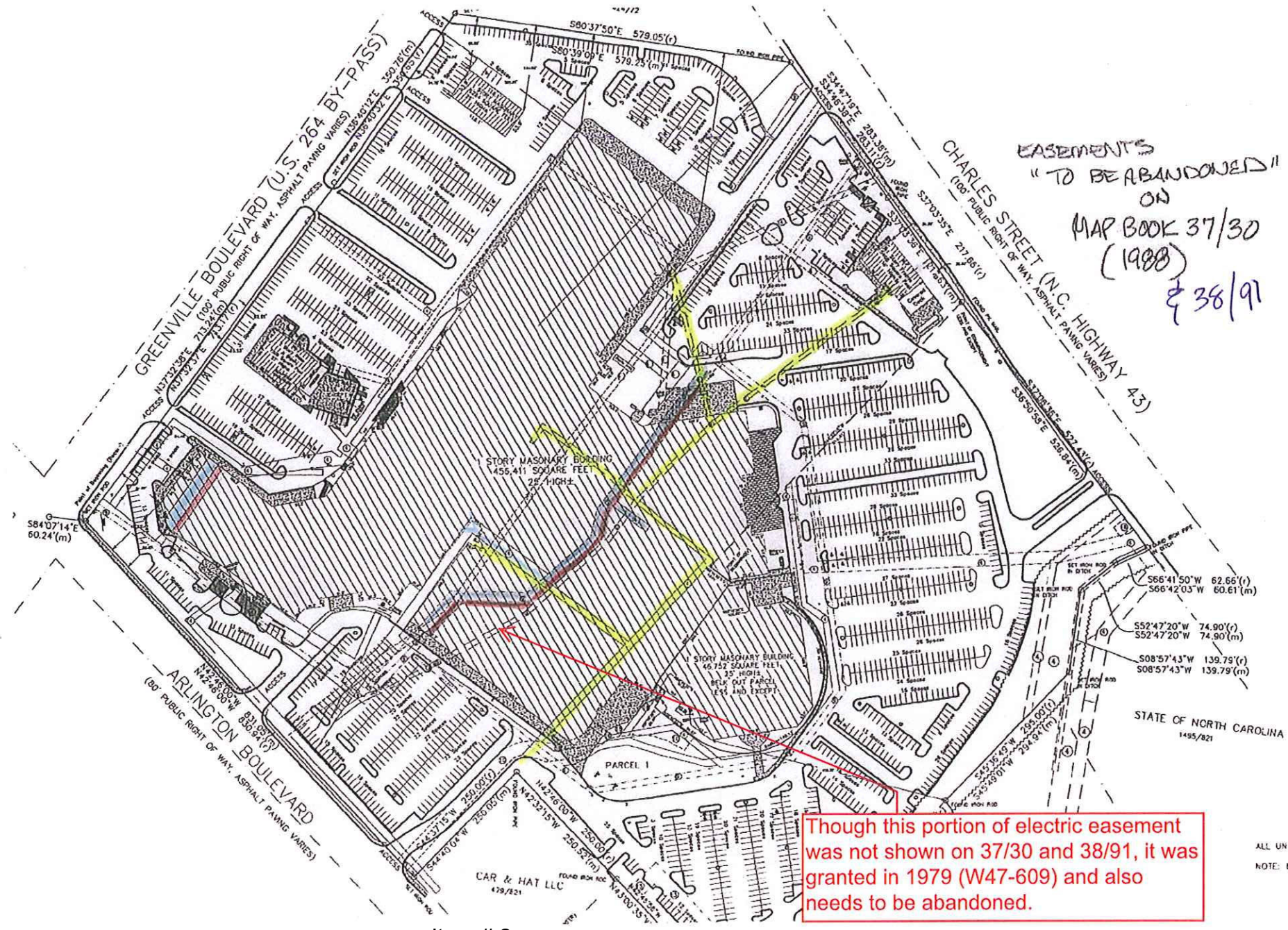
CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

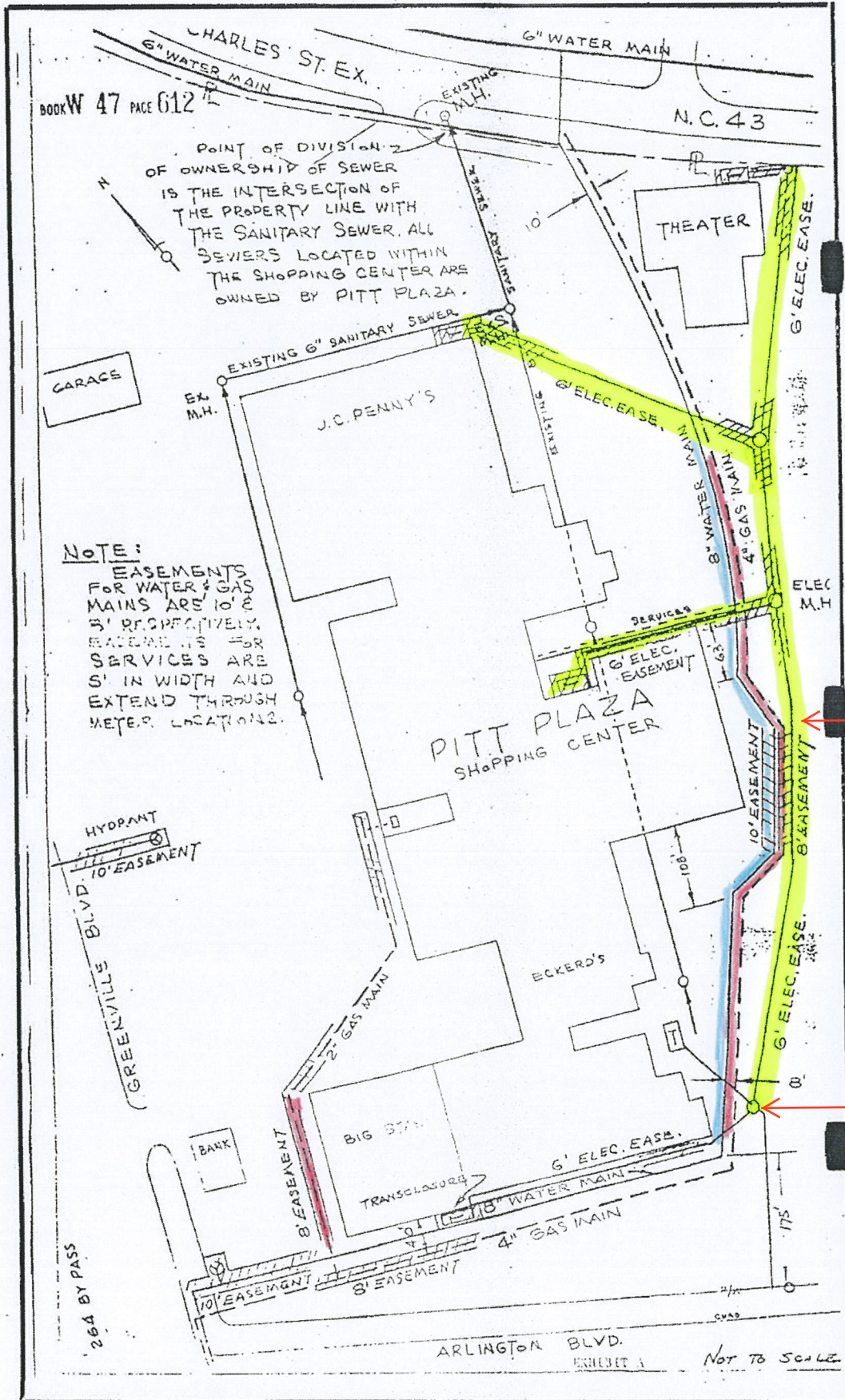


EASEMENTS
 "TO BE ABANDONED"
 ON
 MAP BOOK 37/30
 (1988)
 & 38/91

Though this portion of electric easement was not shown on 37/30 and 38/91, it was granted in 1979 (W47-609) and also needs to be abandoned.

Item # 2

ALL UN-M
NOTE: NO



The easements marked in color on the plan recorded with W47- 609 are all marked as "to be abandoned" on the map at 38-91, except for the portion between the two arrows, which should also be included in the abandonment.

A

B

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the _____ day of _____, 2013, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, party of the second part (hereinafter called GRANTEE).

Attachment number 2
Page 1 of 7

WITNESSETH

THAT WHEREAS, the GRANTOR for the use and benefit of Greenville Utilities Commission of the City of Greenville, North Carolina ("Commission"), currently owns certain Utilities Easements under the terms of an Easement Agreement denominated Grant of Easement dated April 4, 1979, John Merritt Kane and Ellen Merritt Kane, the current Successor Trustees under those certain Trust Agreements with George W. Kane, Jr., and Ellen Merritt Kane, dated September 11, 1968, heretofore granted to the City of Greenville for the use and benefit of Greenville Utilities Commission (hereinafter referred to as "Commission"), certain Utilities Easements all as more particularly described therein and shown on the plats attached thereto; and

WHEREAS, the current owner of the underlying fee interest in the property subject to such easements is now Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall; and

WHEREAS, Commission has no further use or need for a portion of such Utilities Easements which are shown on diagrams marked Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof; and

WHEREAS, Commission has requested GRANTOR to indicate formerly that it has no claims or interest in such property encumbered by a portion of such easements which are (1) shown on diagrams marked Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47, at Page 609, Pitt County Public Registry); and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which said easement to be abandoned is shown on Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B" located between the two (2) areas so marked "A" and "B" no longer being needed by the Commission, and which is to be abandoned at the request of the owner; and

WHEREAS, Commission has, therefore, requested GRANTOR execute a Deed of Release to Marelda Greenville Mall, LLC, to indicate its abandonment and release of the portions of such easements which are shown on diagrams marked Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof; and

WHEREAS, the City Council of GRANTOR acting on the recommendation of the Commission has duly adopted the Resolution abandoning to Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, a copy of which said Resolution is attached hereto as Exhibit "C" and made a part hereof, such easements to be abandoned are shown on diagrams marked Exhibit "A" and Exhibit "B" which are also attached hereto and made a part hereof.

NOW THEREFORE, pursuant to and in accordance with said Resolution, GRANTOR does hereby remise, release, discharge and forever quitclaim unto GRANTEE, Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, its successors and assigns, all the GRANTOR's rights, title and interest in and to such portions of such easements which are shown on diagrams marked Exhibit "A" and Exhibit "B", (1) shown as to be abandoned on Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47, at Page 609, Pitt County Public Registry; and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which said easement to be abandoned is shown as Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B", the area between the two (2) areas so marked "A" and "B", which said Exhibits "A" and "B" are attached hereto and made a part hereof to show the portions of which said easements which were previously granted to the City of Greenville for the use and benefit of Greenville Utilities Commission, which are to be abandoned. Reference is hereby further made to Map Book 37 at Page 30 and Map Book 38 at Page 91, Pitt County Public Registry, and to the maps attached to the Easement Agreement dated April 4, 1979, which appears of record in Book W47 at Page 609, Pitt County Public Registry. The singular shall include the plural. Any reference to gender shall include masculine, feminine and neuter.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

Attachment number 2
Page 3 of 7

By: _____
ALLEN M. THOMAS, Mayor

[SEAL]

Attest:

CAROL L. BARWICK, City Clerk

NORTH CAROLINA

PITT COUNTY

I, _____, a Notary Public of the aforesaid County and State, certify that CAROL L. BARWICK personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

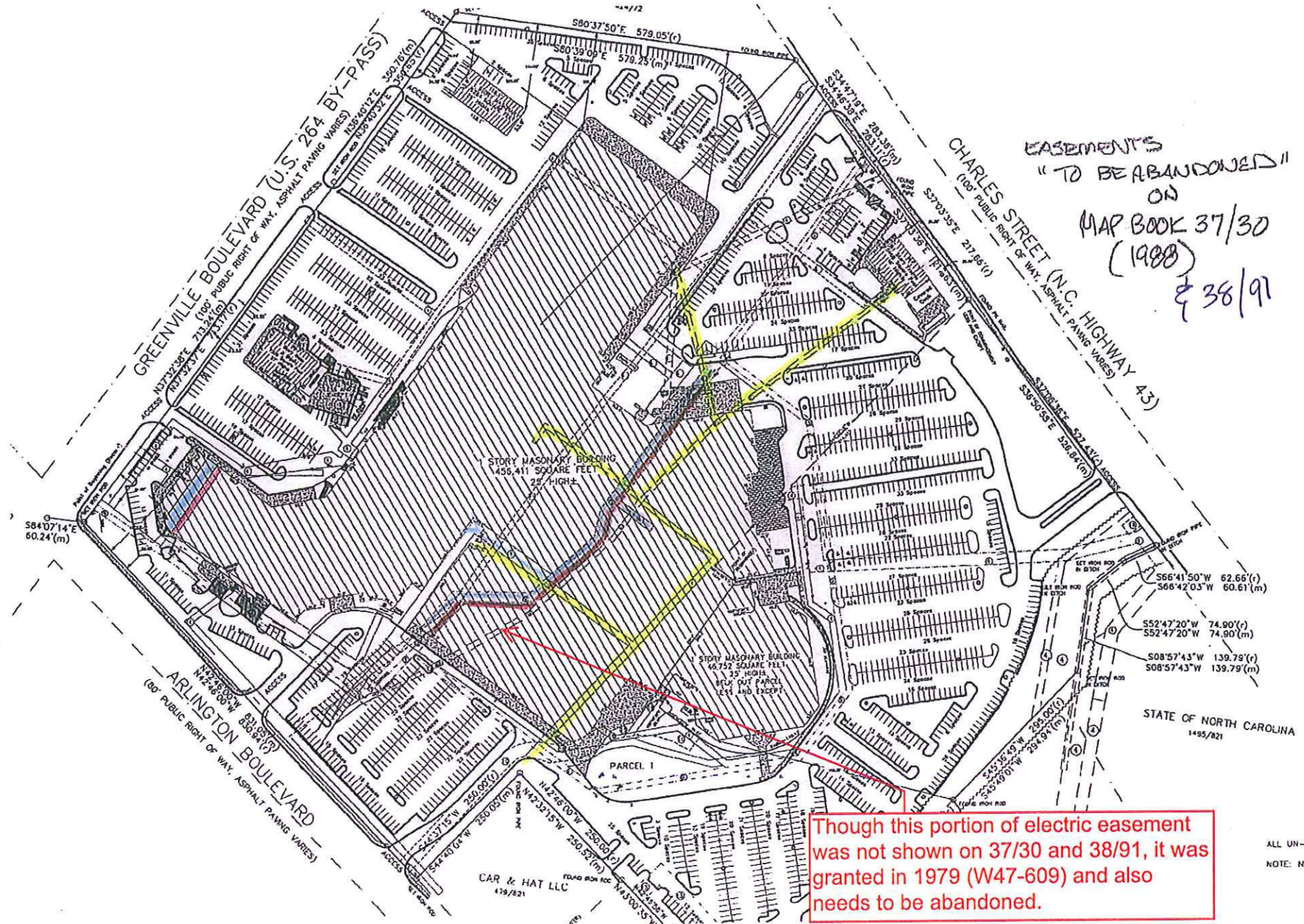
WITNESS my hand and official stamp or seal, this the _____ day of _____, 2013.

NOTARY PUBLIC

My Commission Expires:

F:\WP\PRD\GUC\Deed of Release.Greenville Mall.docx

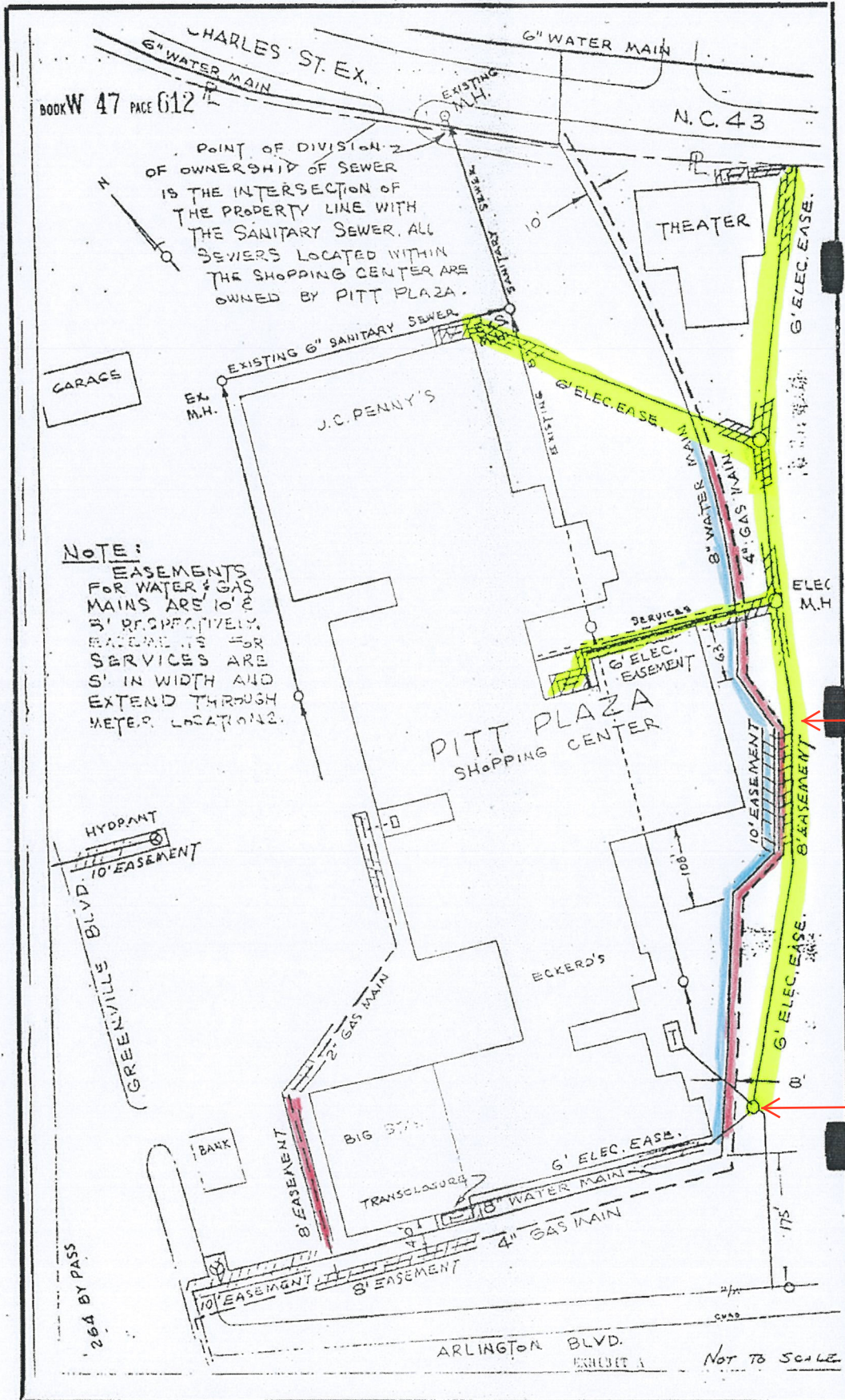
EXHIBIT "A"



EASEMENTS
"TO BE ABANDONED"
ON
MAP BOOK 37/30
(1988)
& 38/91

Though this portion of electric easement was not shown on 37/30 and 38/91, it was granted in 1979 (W47-609) and also needs to be abandoned.

ALL UN-NL
NOTE: NO



The easements marked in color on the plan recorded with W47- 609 are all marked as "to be abandoned" on the map at 38-91, except for the portion between the two arrows, which should also be included in the abandonment.

A

B

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING A PORTION ONLY OF CERTAIN UTILITIES EASEMENTS
PREVIOUSLY GRANTED UNDER THE TERMS OF AN EASEMENT AGREEMENT
(GRANT OF EASEMENT) DATED APRIL 4, 1979, WHICH APPEARS OF RECORD IN BOOK
W47 AT PAGE 609, PITT COUNTY PUBLIC REGISTRY,
ACROSS PROPERTY NOW COMMONLY KNOWN AS THE GREENVILLE MALL,
AND AUTHORIZING EXECUTION OF DEED OF RELEASE

WHEREAS, under the terms of an Easement Agreement denominated Grant of Easement dated April 4, 1979, John Merritt Kane and Ellen Merritt Kane, the current Successor Trustees under those certain Trust Agreements with George W. Kane, Jr., and Ellen Merritt Kane, dated September 11, 1968, heretofore granted to the City of Greenville for the use and benefit of Greenville Utilities Commission (hereinafter referred to as "Commission"), certain Utilities Easements all as more particularly described therein and shown on the plats attached thereto; and

WHEREAS, Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall (formerly known as Colonial Mall, The Plaza, and Pitt Plaza Shopping Center), has requested an abandonment of a portion only of some of such easements heretofore granted in the Easement Agreement appearing of record in Book W47 at Page 609, Pitt County Public Registry; and

WHEREAS, the portions only of such Utilities Easements which the owner desires to have abandoned are no longer needed by the Commission; and

WHEREAS, the Commission anticipates no use or need, now or in the future, for the portions of such easements (1) shown as to be abandoned on Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47 at Page 609, Pitt County Public Registry); and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which said easement to be abandoned is shown on Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B", the area between

the two (2) areas so marked "A" and "B" no longer being needed by the Commission and which are to be abandoned at the request of the owner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session in the Council Chambers of City Hall, City of Greenville, North Carolina, on the ____ day of _____, 2013, as follows:

1. That the Commission anticipates no use or need, now or in the future, for the portions of such easements (1) shown as to be abandoned on Exhibit "A" which is attached hereto and made a part hereof (Electric Easement granted in 1979 in Book W47 at Page 609, Pitt County Public Registry); and (2) shown as to be abandoned on Exhibit "B" which is attached hereto and made a part hereof, which easement to be abandoned is shown on Exhibit "B" as being located between the arrow marked "A" and the arrow marked "B", the area between the two (2) areas so marked "A" and "B" no longer being needed by the Commission and which are to be abandoned at the request of the owner; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Marelda Greenville Mall, LLC, trading as and doing business as Greenville Mall, the current owner of the property encumbered by the portions only of such easements shown as to be abandoned on the diagrams marked Exhibit "A" and Exhibit "B" which are attached hereto and made a part hereof.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING PORTIONS ONLY OF CERTAIN UTILITIES EASEMENTS
PREVIOUSLY GRANTED ACROSS PROPERTY COMMONLY KNOWN AS
GREENVILLE MALL AND FORMERLY KNOWN AS
COLONIAL MALL, THE PLAZA, AND PITT PLAZA SHOPPING CENTER,
BOUNDED ON THE NORTH BY GREENVILLE BOULEVARD,
ON THE EAST BY CHARLES BOULEVARD,
ON THE SOUTH BY WALL STREET, AND BOUNDED
ON THE WEST BY ARLINGTON BOULEVARD,
AND AUTHORIZING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements for water (ten feet (10') in width centered over mains as installed, up to and including meters, hydrants and fire vaults), gas (ten feet (10') in width centered over mains as installed) and electricity (ten feet (10') in width centered over utilities as placed) across property now owned by Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, and formerly known as Colonial Mall, The Plaza, and Pitt Plaza Shopping Center, bounded on the North by Greenville Boulevard, on the East by Charles Boulevard, on the South by Wall Street, and bounded on the West by Arlington Boulevard; and

WHEREAS, a portion of such Utilities Easements heretofore granted to the Commission are no longer needed by the Commission; and

WHEREAS, the Commission anticipates no use or need now or in the future for such easements shown as TO BE ABANDONED since in the reconfiguration of such easements by virtue of certain modifications to the design and layout of what is commonly known as Greenville Mall, and by virtue of the fact that new easements have been granted to the City of Greenville for the use and benefit of Greenville Utilities Commission; and

WHEREAS, the Commission desires to abandon a portion of the Utilities Easements previously granted, all as shown on the attached plat marked Exhibit "A" and described as "TO BE ABANDONED", which said easements are more particularly shown on that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and

Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry, to which reference is hereby made for a more particular and accurate description of the Utilities Easements previously granted; and

WHEREAS, the current owner of such property, Marelda Greenville Mall, LLC, has requested the City of Greenville, North Carolina, and Greenville Utilities Commission to abandon portions only of such easements shown on such plat marked Exhibit "A" as "TO BE ABANDONED" and is requesting that the City of Greenville for the use and benefit of Greenville Utilities Commission to acknowledge such abandonments and releases as shown on the attached map marked Exhibit "A" and described thereon as "TO BE ABANDONED"; and

WHEREAS, Greenville Utilities Commission deems such abandonments to be reasonable and in the best interests of the Commission and all parties and, therefore, requests the City of Greenville, North Carolina, to acknowledge such abandonments and releases of those portions only of such Utilities Easements shown as "TO BE ABANDONED", all as is shown on such plat marked Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session in the Council Chambers of City Hall, City of Greenville, North Carolina, on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville, North Carolina, does hereby abandon those portions of the Utilities Easements shown on the plat marked Exhibit "A", which are described as "TO BE ABANDONED", which were originally granted to the Commission under the terms of that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry, to which reference is hereby made for a more particular and accurate description of the Utilities Easements previously granted; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Marelda Greenville Mall, LLC, trading as and doing business as Greenville Mall, the current owner of the property encumbered by the portions only of such easements shown as "TO BE ABANDONED" in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission might have in and to the portions of such easements shown as "TO BE ABANDONED" as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

F:\WP\PRD\GUC\Resolution.Greenville Mall (2).docxs

EXHIBIT "A"

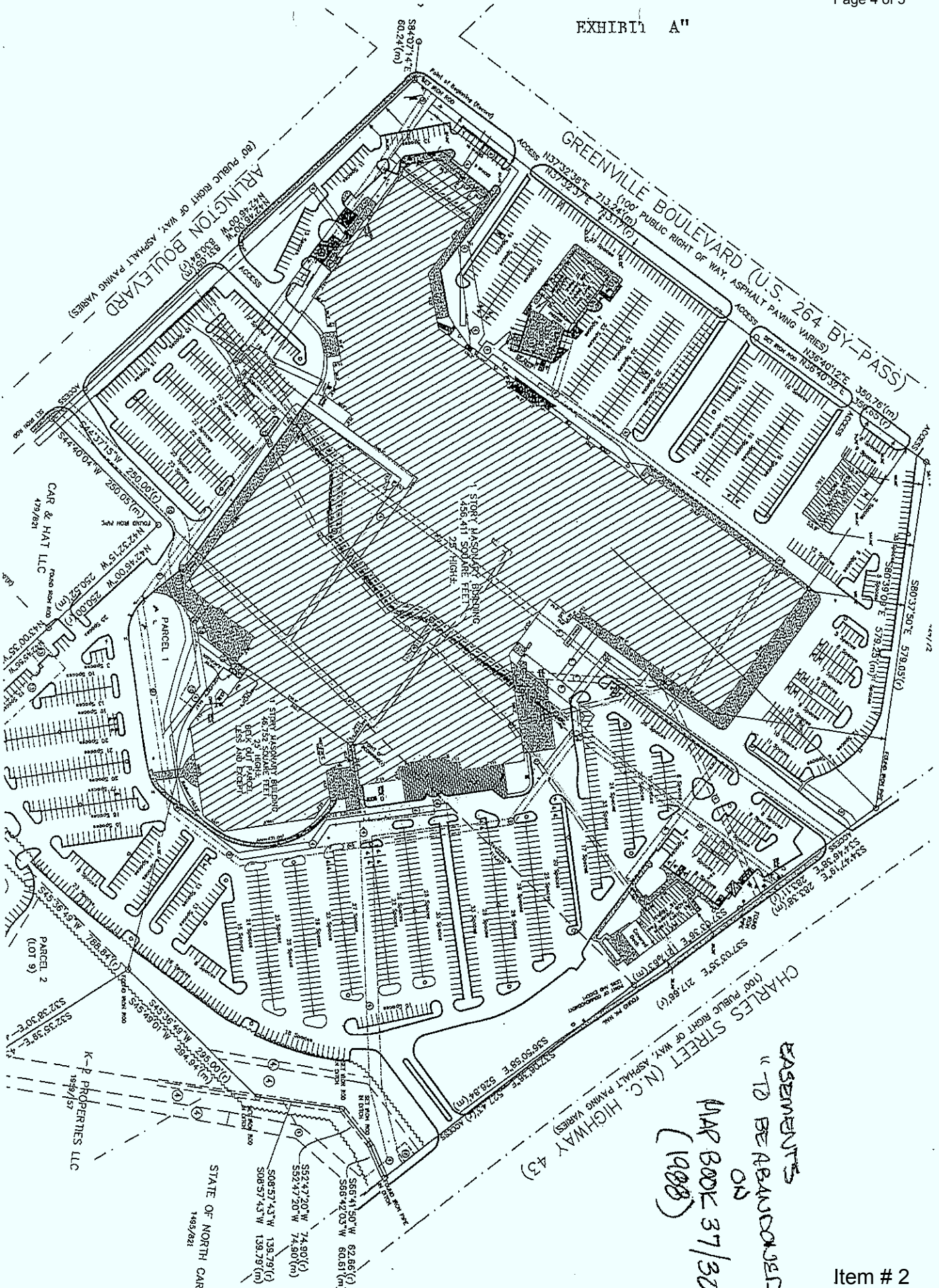
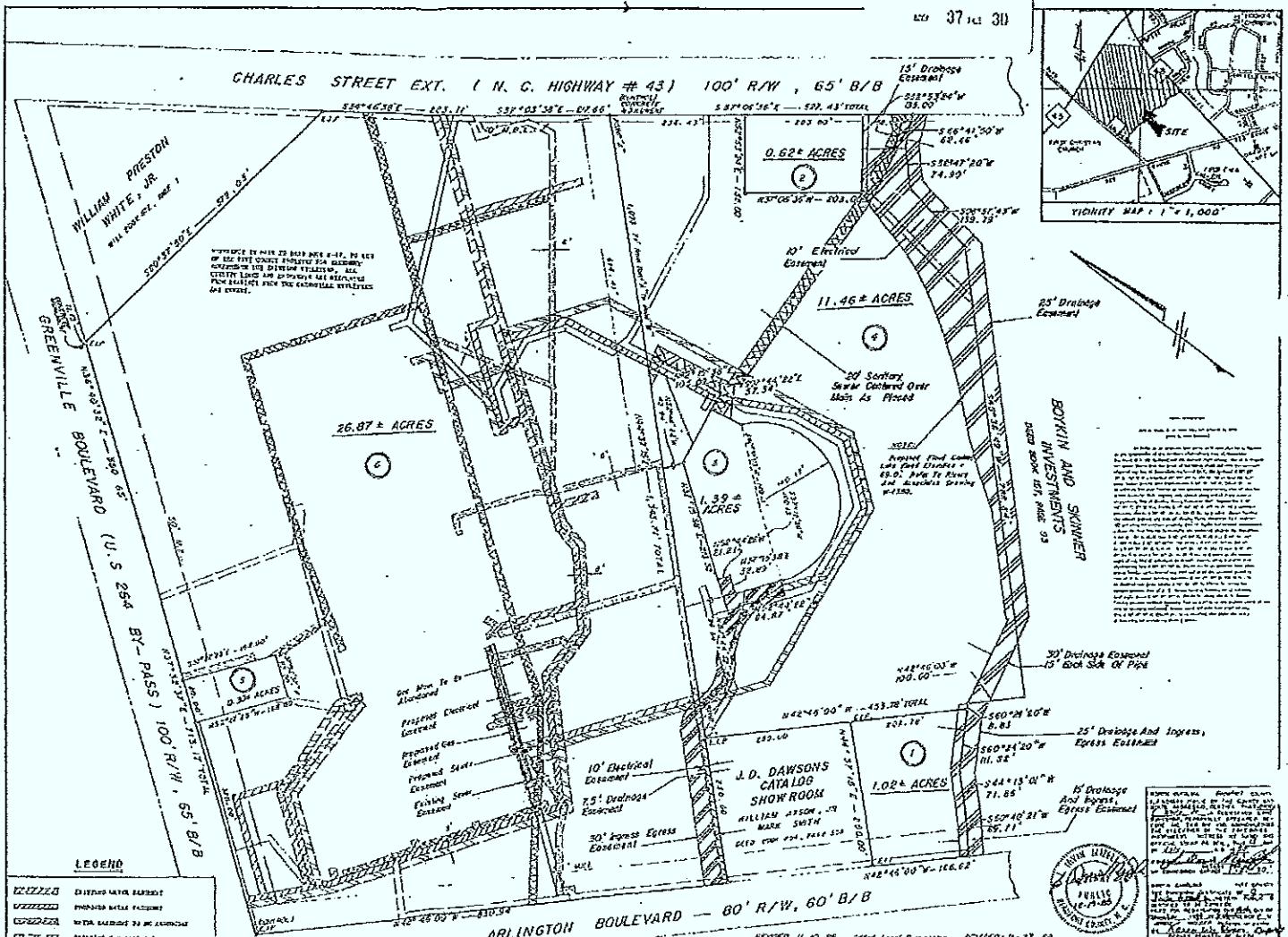
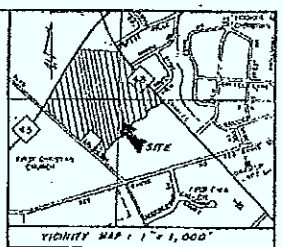
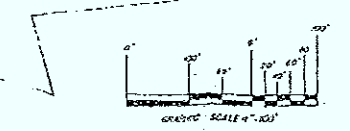


EXHIBIT "A"



LEGEND

[Symbol]	EXISTING WATER EASEMENT
[Symbol]	PROPOSED WATER EASEMENT
[Symbol]	EXISTING GAS EASEMENT
[Symbol]	PROPOSED GAS EASEMENT
[Symbol]	EXISTING SEWER EASEMENT
[Symbol]	PROPOSED SEWER EASEMENT
[Symbol]	EXISTING EGRESS EASEMENT
[Symbol]	PROPOSED EGRESS EASEMENT
[Symbol]	EXISTING ELECTRICAL EASEMENT
[Symbol]	PROPOSED ELECTRICAL EASEMENT
[Symbol]	EXISTING FLOOD CONTROL EASEMENT
[Symbol]	PROPOSED FLOOD CONTROL EASEMENT
[Symbol]	EXISTING DRIVEWAY EASEMENT
[Symbol]	PROPOSED DRIVEWAY EASEMENT



REFERENCES:
 Ord. Book 542, Page 418
 Map Book 36, Page 18

LEGEND:
 E.T.P. - Existing from P.O.

REVISIONS:

No.	Description	Date
1	As Shown	7/19/88

RIVERS AND ASSOCIATES, INC.
 ENGINEERS
 1315 BROADWAY, S.W. CORNER
 GREENVILLE, N.C. 27639
 PHONE: 738-2222

EASEMENT MAP FOR
J.M. KANE, G.W. KANE III, AND CHARLES B. KANE (KCM & KNT TRUSTEE)
 PERMITS FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY LOCATED AT THE CORNER OF CHARLES STREET EXT. AND ARLINGTON BOULEVARD, GREENVILLE, NORTH CAROLINA.

DATE: JULY 19, 1988
DRAWN BY: JEM
CHECKED BY: JEM
SCALE: 1" = 100'
SHEET NO.: 2-1866-A
TOTAL SHEETS: 1 OF 1

Item # 2

NORTH CAROLINA

DEED OF RELEASE

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the _____ day of _____, 2013, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, party of the second part (hereinafter called GRANTEE).

Attachment number 4
Page 1 of 8

WITNESSETH

THAT WHEREAS, the GRANTOR for the use and benefit of Greenville Utilities Commission of the City of Greenville, North Carolina ("Commission"), currently owns certain Utilities Easements across property commonly known as Greenville Mall and formerly known as Colonial Mall, The Plaza, and Pitt Plaza Shopping Center, all as is shown on that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry; and

WHEREAS, the current owner of the underlying fee interest in the property subject to such easements is now Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall; and

WHEREAS, Commission has no further use or need for a portion of such Utilities Easements which are shown on a plat marked Exhibit "A" as "TO BE ABANDONED"; and

WHEREAS, Commission has requested GRANTOR to indicate formally that it has no claims or interest in such property encumbered by a portion of such easements shown as "TO BE ABANDONED" on Exhibit "A"; and

WHEREAS, Commission has, therefore, requested GRANTOR to indicate formally that it has no claims or interest in such property encumbered by a portion of such easements shown as "TO BE ABANDONED" on Exhibit "A"; and

WHEREAS, Commission has, therefore, requested GRANTOR execute a Deed of Release to Marelda Greenville Mall, LLC, to indicate its abandonment and release of the portions of such easements shown as "TO BE ABANDONED" on Exhibit "A"; and

WHEREAS, the City Council of GRANTOR acting on the recommendation of the Commission has duly adopted the Resolution abandoning to Marelda Greenville Mall, LLC, a Delaware Limited Liability

Company, trading as and doing business as Greenville Mall, such easements shown as "TO BE ABANDONED", a copy of which said Resolution is attached hereto as Exhibit "B" and made a part hereof.

NOW THEREFORE, pursuant to and in accordance with said Resolution, GRANTOR does hereby remise, release, discharge and forever quitclaim unto GRANTEE, Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, its successors and assigns, all the GRANTOR's rights, title and interest in and to such portions of such easements shown as "TO BE ABANDONED" as shown on the plat marked Exhibit "A", portions of which said easements were previously granted to the City of Greenville for the use and benefit of Greenville Utilities Commission as shown on Map Book 38 at Page 91, Pitt County Public Registry, all as is shown on that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry, to which reference is hereby made for a more particular and accurate description of the portions of the Utilities Easements "TO BE ABANDONED". The singular shall include the plural. Any reference to gender shall include masculine, feminine and neuter.

Attachment number 4
Page 2 of 8

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

By: _____
ALLEN M. THOMAS, Mayor

[SEAL]

Attest:

CAROL L. BARWICK, City Clerk

NORTH CAROLINA

PITT COUNTY

I, _____, a Notary Public of the aforesaid County and State, certify that CAROL L. BARWICK personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the _____ day of _____, 2013.

Attachment number 4
Page 3 of 8

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A"

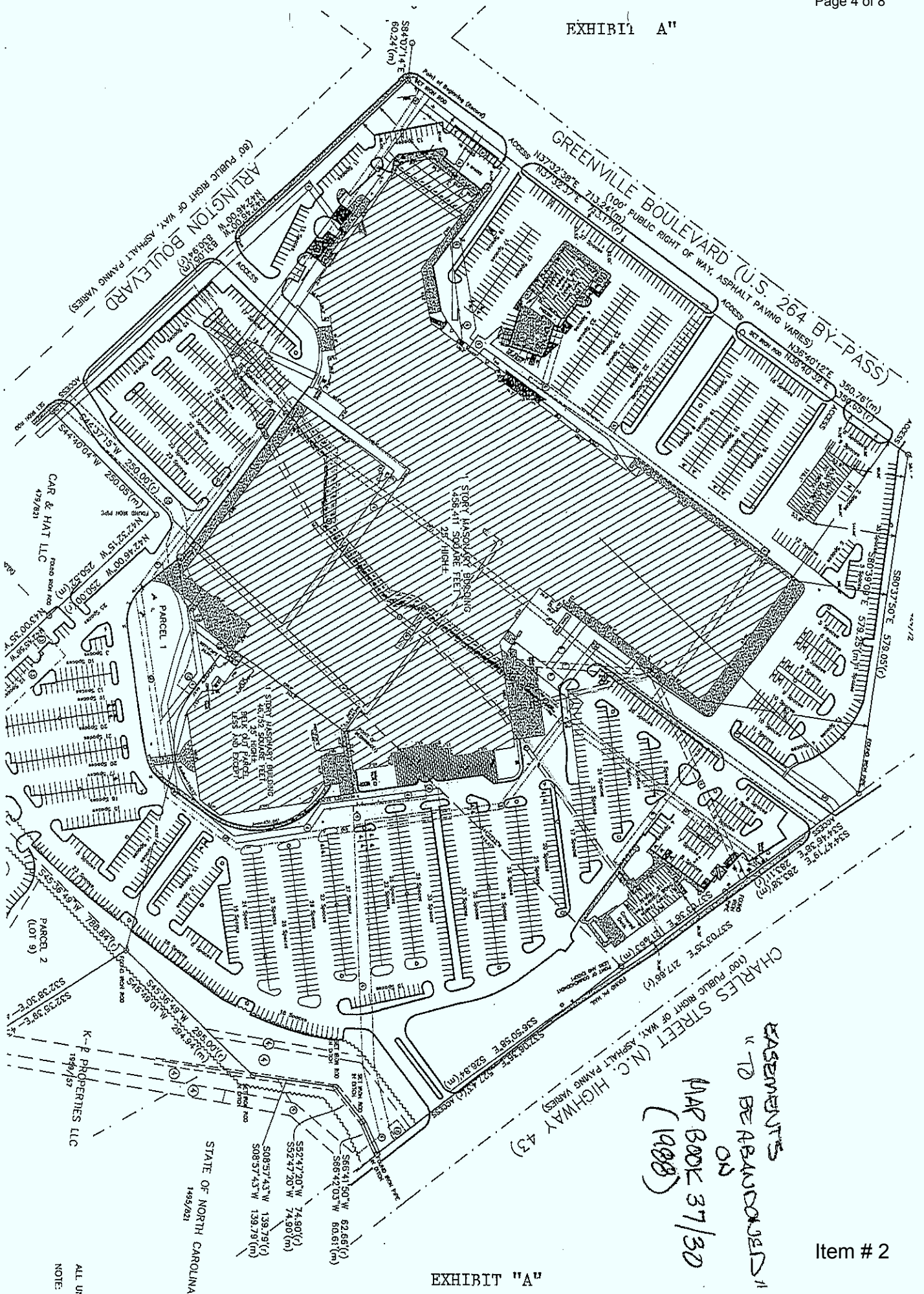
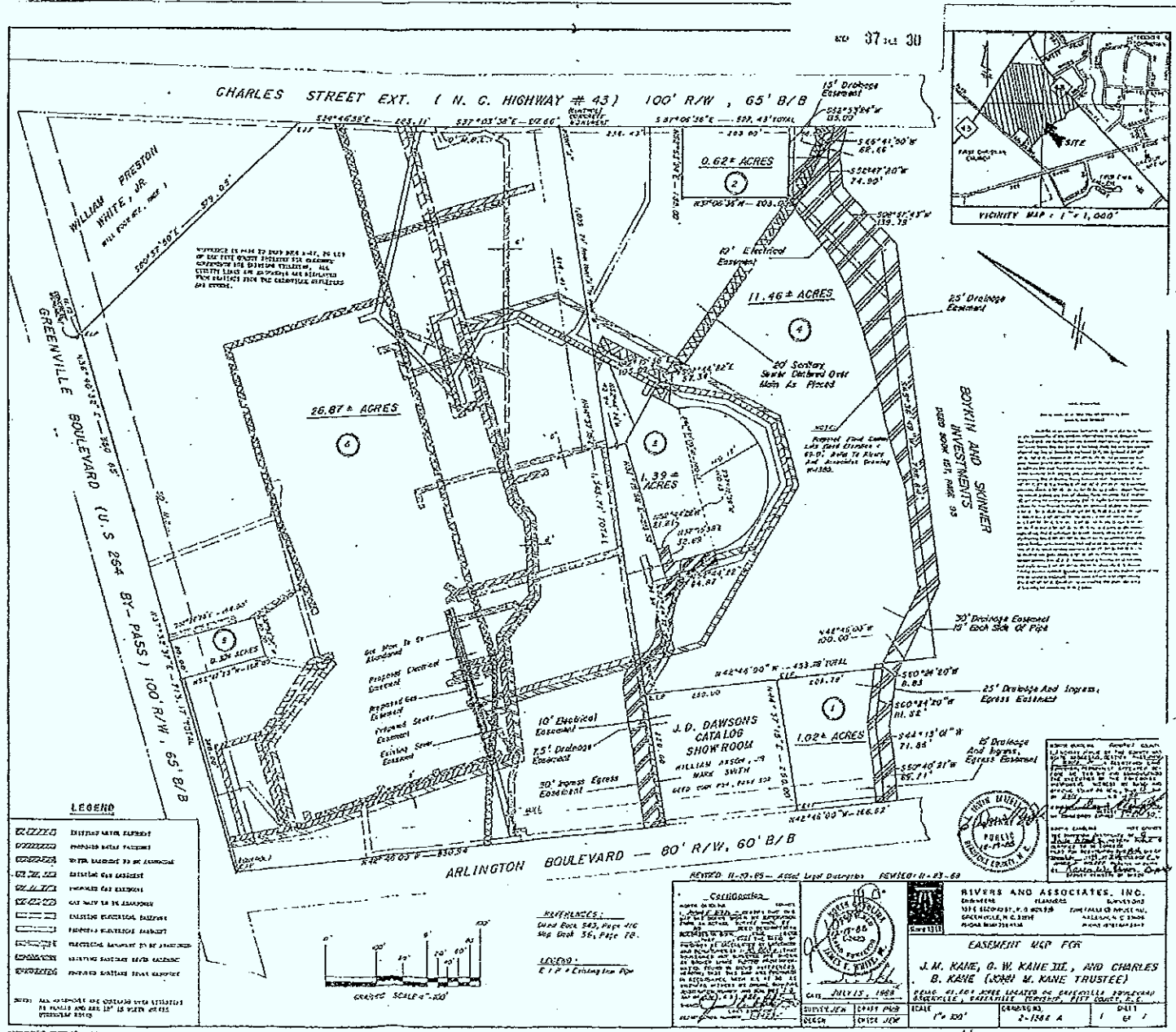


EXHIBIT "A"

Item # 2

ALL UN-
NOTE: NO



- LEGEND**
- EXISTING WATER EASEMENT
 - PROPOSED WATER EASEMENT
 - WATER EASEMENT TO BE ABANDONED
 - ABANDONED GAS EASEMENT
 - GAS UTILITY TO BE ABANDONED
 - EXISTING ELECTRICAL EASEMENT
 - PROPOSED ELECTRICAL EASEMENT
 - ELECTRICAL EASEMENT TO BE ABANDONED
 - EXISTING SANITARY SEWER EASEMENT
 - PROPOSED SANITARY SEWER EASEMENT



REFERENCES:
 Book 362, Page 410
 Map Book 36, Page 78

LEGEND:
 C.P. = Existing Iron Pipe

CAUTION:
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY THE CLIENT OR ANY OTHER PARTY.

REVISED 11-23-89 - Add Legal Descriptions **REVISED 11-23-89**

DATE: JULY 15, 1989
DRAWN BY: [Signature]
CHECKED BY: [Signature]

RIVERS AND ASSOCIATES, INC.
 ENGINEERS
 1100 SOUTH BROADWAY, SUITE 1000
 GREENVILLE, N.C. 29615
 PHONE 864-339-1111

EASEMENT MAP FOR
J.M. KANE, G.W. KANE III, AND CHARLES B. KANE (JOHN M. KANE TRUSTEE)

SCALE: 1" = 20'
DATE: 2-19-88
PLAT: 1 OF 1

MAP BOOK 37 PAGE 30 12-19-88 20

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING PORTIONS ONLY OF CERTAIN UTILITIES EASEMENTS
PREVIOUSLY GRANTED ACROSS PROPERTY COMMONLY KNOWN AS
GREENVILLE MALL AND FORMERLY KNOWN AS
COLONIAL MALL, THE PLAZA, AND PITT PLAZA SHOPPING CENTER,
BOUNDED ON THE NORTH BY GREENVILLE BOULEVARD,
ON THE EAST BY CHARLES BOULEVARD,
ON THE SOUTH BY WALL STREET, AND BOUNDED
ON THE WEST BY ARLINGTON BOULEVARD,
AND AUTHORIZING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements for water (ten feet (10') in width centered over mains as installed, up to and including meters, hydrants and fire vaults), gas (ten feet (10') in width centered over mains as installed) and electricity (ten feet (10') in width centered over utilities as placed) across property now owned by Marelda Greenville Mall, LLC, a Delaware Limited Liability Company, trading as and doing business as Greenville Mall, and formerly known as Colonial Mall, The Plaza, and Pitt Plaza Shopping Center, bounded on the North by Greenville Boulevard, on the East by Charles Boulevard, on the South by Wall Street, and bounded on the West by Arlington Boulevard; and

WHEREAS, a portion of such Utilities Easements heretofore granted to the Commission are no longer needed by the Commission; and

WHEREAS, the Commission anticipates no use or need now or in the future for such easements shown as TO BE ABANDONED since in the reconfiguration of such easements by virtue of certain modifications to the design and layout of what is commonly known as Greenville Mall, and by virtue of the fact that new easements have been granted to the City of Greenville for the use and benefit of Greenville Utilities Commission; and

WHEREAS, the Commission desires to abandon a portion of the Utilities Easements previously granted, all as shown on the attached plat marked Exhibit "A" and described as "TO BE ABANDONED", which said easements are more particularly shown on that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and

Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry, to which reference is hereby made for a more particular and accurate description of the Utilities Easements previously granted; and

WHEREAS, the current owner of such property, Marelda Greenville Mall, LLC, has requested the City of Greenville, North Carolina, and Greenville Utilities Commission to abandon portions only of such easements shown on such plat marked Exhibit "A" as "TO BE ABANDONED" and is requesting that the City of Greenville for the use and benefit of Greenville Utilities Commission to acknowledge such abandonments and releases as shown on the attached map marked Exhibit "A" and described thereon as "TO BE ABANDONED"; and

WHEREAS, Greenville Utilities Commission deems such abandonments to be reasonable and in the best interests of the Commission and all parties and, therefore, requests the City of Greenville, North Carolina, to acknowledge such abandonments and releases of those portions only of such Utilities Easements shown as "TO BE ABANDONED", all as is shown on such plat marked Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session in the Council Chambers of City Hall, City of Greenville, North Carolina, on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville, North Carolina, does hereby abandon those portions of the Utilities Easements shown on the plat marked Exhibit "A", which are described as "TO BE ABANDONED", which were originally granted to the Commission under the terms of that certain plat entitled Easement Map for J.M. Kane, G.W. Kane, III, and Charles V. Kane (John M. Kane, Trustee), denominated Drawing No. Z-1386 C, dated July 13, 1988, revised October 2, 1989 (Updated Water Easements), revised October 27, 1989 (Updated Electrical Easements), revised November 10, 1988 (Added Legal Description), and revised November 23, 1988, prepared by James E. White, Jr., Registered Land Surveyor No. L-2423, Rivers and Associates, Inc., Engineers, Planners, Surveyors, 107 East 2nd Street, PO Box 929, Greenville, North Carolina 27835, telephone number (252) 752-4135, all as is shown on Map Book 38 at Page 91, Pitt County Public Registry, to which reference is hereby made for a more particular and accurate description of the Utilities Easements previously granted; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Marelda Greenville Mall, LLC, trading as and doing business as Greenville Mall, the current owner of the property encumbered by the portions only of such easements shown as "TO BE ABANDONED" in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission might have in and to the portions of such easements shown as "TO BE ABANDONED" as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

F:\WP\PRD\GUC\Resolution.Greenville Mall (2).docxs



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Resolutions and deeds of release for abandonment of utility easements in the Georgetowne Apartments area

Explanation: **Abstract:** Greenville Utilities Commission (GUC) seeks to abandon existing utility easements located at the Georgetowne Apartments Area.

Explanation: GUC has received a request to abandon existing utility easements within the block east of Evans Street, west of Cotanche Street, south of Reade Circle, and north of Eighth Street, more specifically as follows:

Parcel No. 31724 – Georgetowne Apartments of Greenville, LLC

Parcel No. 24837 and 25898– Ward Holdings, LLC – old Hams Restaurant

Parcel Nos. 13451, 23585, and 28624 – Income Investments, LLC – old Taft Building

These easements are located on a new development site, and the owners of the properties will provide the necessary new easements for the relocation of facilities. Utility facilities will be relocated at the customer's expense. The original easements were provided on initial service to the site at no cost to GUC or the City of Greenville.

On May 16, 2013, the GUC Board of Commissioners approved the abandonment of utility easements located in the Georgetowne Apartments area.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached resolutions and deeds of release for the abandonment of utility easements.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

-  [Resolution 1 - Georgetowne](#)
 -  [Deed of Release 1](#)
 -  [Deed of Release 2](#)
 -  [City Resolution 3 - Georgetowne](#)
 -  [Deed of Release 3](#)
 -  [City Resolution 2 - Georgetowne](#)
-

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBERS 13451, 23585 AND 28624, CURRENTLY OWNED BY
INCOME INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements across property now owned by Income Investments, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 13451, 23585 and 28624, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is

attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Income Investments, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties have requested the City of Greenville to acknowledge such abandonments and releases of all such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Income Investments, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

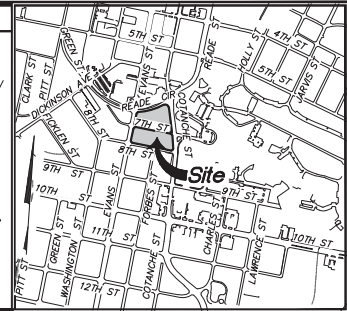
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

NOTICE - EASEMENT ABANDONMENT

THE PURPOSE OF THIS MAP TOGETHER WITH ACTION TAKEN BY THE CITY COUNCIL & THE GREENVILLE UTILITIES COMMISSION IS TO WITHDRAW FROM DEDICATION AND ABANDON ALL UTILITY & STORM DRAINAGE EASEMENTS RECORDED AND NON-RECORDED FOR THE BENEFIT OF THE CITY OF GREENVILLE & GREENVILLE UTILITIES ON OR CROSSING THE PROPERTIES AS SHOWN HEREON, INCLUDING THAT PORTION OF SEVENTH STREET BETWEEN EVANS AND COTANCHE STREETS, AS BEING GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDING, LLC



VICINITY MAP SCALE: 1" = 1000'

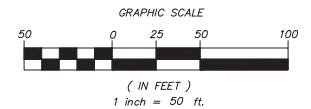
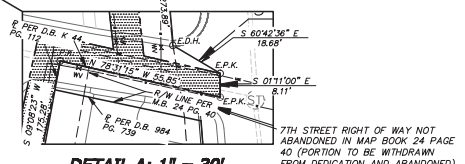
Legend

Table with 3 columns: Symbol, Description, and Symbol. Includes items like PROPERTY LINE, EXISTING DRILL HOLE, EXISTING PK NAIL, EXISTING IRON PIPE, NAIL AND CAP FOUND, etc.

OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49) PARCEL NO. 31724
INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500) PARCEL NO. 13451, 23585, 28624
WARD HOLDING, LLC (D.B. 2955 PG. 206) PARCEL NO. 24837
WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739) PARCEL NO. 25898

DETAIL A: 1" = 30'



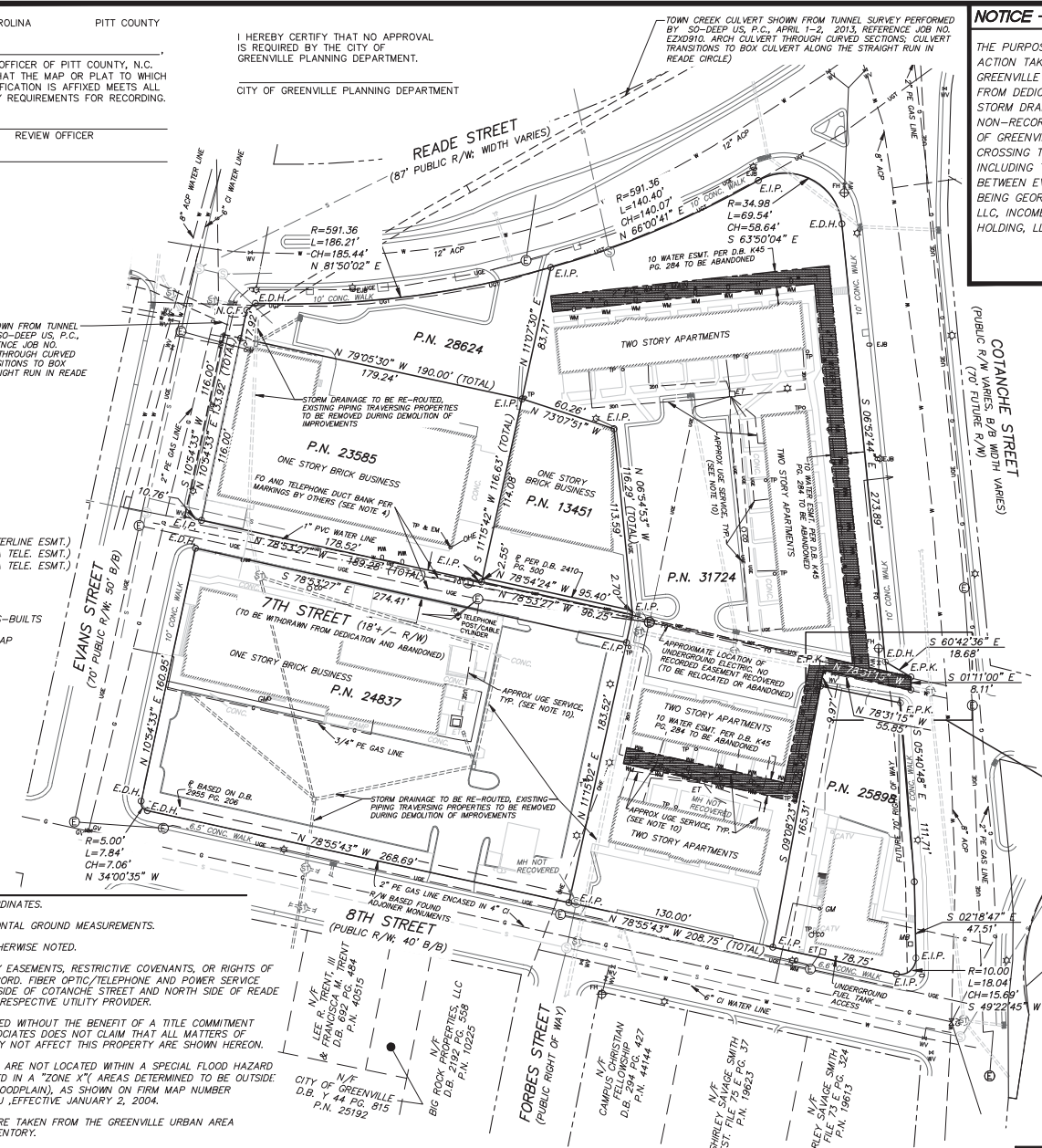
#2-4-3-13: REVISED TO INCLUDE P.N. 24837. REVISIONS: #1-12-09: REVISED PER CLIENT COMMENTS.

REFERENCES

- D.B. 2797 PG. 49
D.B. 2955 PG. 206
D.B. 2410 PG. 500
D.B. 1332 PG. 415
D.B. 1051 PG. 826
D.B. M 46 P.G. 393
D.B. K 44 PG. 112
D.B. K 45 PG. 284 (GUC WATERLINE ESMT.)
D.B. G 45 PG. 139 (CAROLINA TELE. ESMT.)
D.B. R 44 PG. 415 (CAROLINA TELE. ESMT.)
D.B. Y 41 PG. 516
M.B. 24 PG. 40
M.B. 14 PG. 59
ESTATE FILE 99 PG. 353
GEORGETOWNE APARTMENTS AS-BUILTS - RIVERS DRAWING 2752
7TH STREET ABANDONMENT MAP - RIVERS DRAWING Z-2567
P.N. 28624
P.N. 23585
P.N. 13451
P.N. 31724
P.N. 24837

NOTES

- 1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINTS SET UNLESS OTHERWISE NOTED.
4. PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
6. THE LIMITS OF THIS SURVEY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN A "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOODPLAIN), AS SHOWN ON FIRM MAP NUMBER 372048B00J PANEL 4688 X, EFFECTIVE JANUARY 2, 2004.
7. STREET RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY.
8. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
9. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
10. INCOME INVESTMENTS, LLC, WARD HOLDINGS, LLC AND GEORGETOWNE APARTMENTS, LLC PROPERTIES TO BE COMBINED INTO SINGLE OWNERSHIP. ALL UTILITIES SERVING THESE PARCELS TO BE ABANDONED, ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED. ALL SERVICE PERMITS ARE ABANDONED BY REMOVAL OF SAID UTILITY SERVICES.



I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47.30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



Table with columns: DATE (4/3/13), SURVEY (JEW), DRAFT (KP/PH), DESIGN (CHECK), PWH

Logo for Rivers & Associates, Inc. License No. F-0594. EASEMENT ABANDONMENT MAP GREENVILLE UTILITIES COMMISSION & CITY OF GREENVILLE. PROPERTY OF: GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDINGS, LLC. CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C. SCALE: 1" = 50'. DRAWING NO. Z - 2516. SHEET 1 OF 1.

"Exhibit A"

Prepared by: Phillip R. Dixon

Attachment number 2
Page 1 of 6

Return to: Phillip R. Dixon, Attorney at Law
Dixon Law Group, PLLC
110 E. Arlington Boulevard
Greenville, NC 27858

NORTH CAROLINA

DEED OF RELEASE

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the ___ day of _____, 2013, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and Income Investments, LLC, a North Carolina Limited Liability Company, party of the second part (hereinafter called GRANTEE).

WITNESSETH

THAT WHEREAS, the GRANTOR for the use and benefit of Greenville Utilities Commission of the City of Greenville, North Carolina ("Commission"), and the City of Greenville currently owns certain Utilities Easements and other easements across property commonly known as Tax Parcel Number 13451, 23585 and 28624, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina, and currently owned by Income Investments, LLC; and

WHEREAS, GRANTEE desires to demolish and remove all existing buildings and improvements on such property in order to construct new buildings and improvements on such property in conjunction with the redevelopment of various adjoining properties; and

WHEREAS, neither the Commission nor the City of Greenville have any further use or need for such Utilities Easements and other easements to be abandoned; and

WHEREAS, the Commission has requested that the City of Greenville, North Carolina, to indicate formally that it has no claims or any interest in such property currently encumbered

by such easements as shown as to be abandoned on the plat attached hereto marked Exhibit “A”; and

WHEREAS, the current owner of such property and the Commission have therefore requested that the City of Greenville execute a Deed of Release to Income Investments, LLC, a North Carolina Limited Liability Company, to indicate its abandonment and release of any Utilities Easements and other easements shown as to be abandoned on the attached Exhibit “A”; and

Attachment number 2
Page 2 of 6

WHEREAS, the City Council of the City of Greenville as GRANTOR, acting on the recommendation of the Commission and the request of owner, has duly adopted a Resolution abandoning to Income Investments, LLC, such Utilities Easements and other easements, a copy of which said Resolution is marked Exhibit “B” and is attached hereto and made a part hereof.

NOW THEREFORE, pursuant to and in accordance with said Resolution, the City of Greenville, North Carolina, as GRANTOR, does hereby remise, release, discharge and forever quitclaim unto GRANTEE, Income Investments, LLC, a North Carolina Limited Liability Company, its successors and assigns, all of the GRANTOR's rights, title and interests in all said Utilities Easements and other easements shown on the plat marked Exhibit “A” entitled Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit “A” and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the said easements to be abandoned. The singular shall include the plural. Any reference to gender shall include masculine, feminine and neuter.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

By: _____
ALLEN M. THOMAS, Mayor

[SEAL]

Attest:

CAROL L. BARWICK, City Clerk

Attachment number 2
Page 3 of 6

NORTH CAROLINA

PITT COUNTY

I, _____, a Notary Public of the aforesaid County and State, certify that CAROL L. BARWICK personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the ____ day of _____, 2013.

NOTARY PUBLIC

My Commission Expires:

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

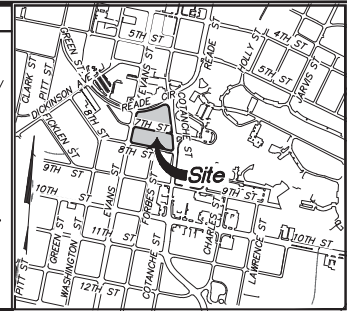
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

NOTICE - EASEMENT ABANDONMENT

THE PURPOSE OF THIS MAP TOGETHER WITH ACTION TAKEN BY THE CITY COUNCIL & THE GREENVILLE UTILITIES COMMISSION IS TO WITHDRAW FROM DEDICATION AND ABANDON ALL UTILITY & STORM DRAINAGE EASEMENTS RECORDED AND NON-RECORDED FOR THE BENEFIT OF THE CITY OF GREENVILLE & GREENVILLE UTILITIES ON OR CROSSING THE PROPERTIES AS SHOWN HEREON, INCLUDING THAT PORTION OF SEVENTH STREET BETWEEN EVANS AND COTANCHE STREETS, AS BEING GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDING, LLC



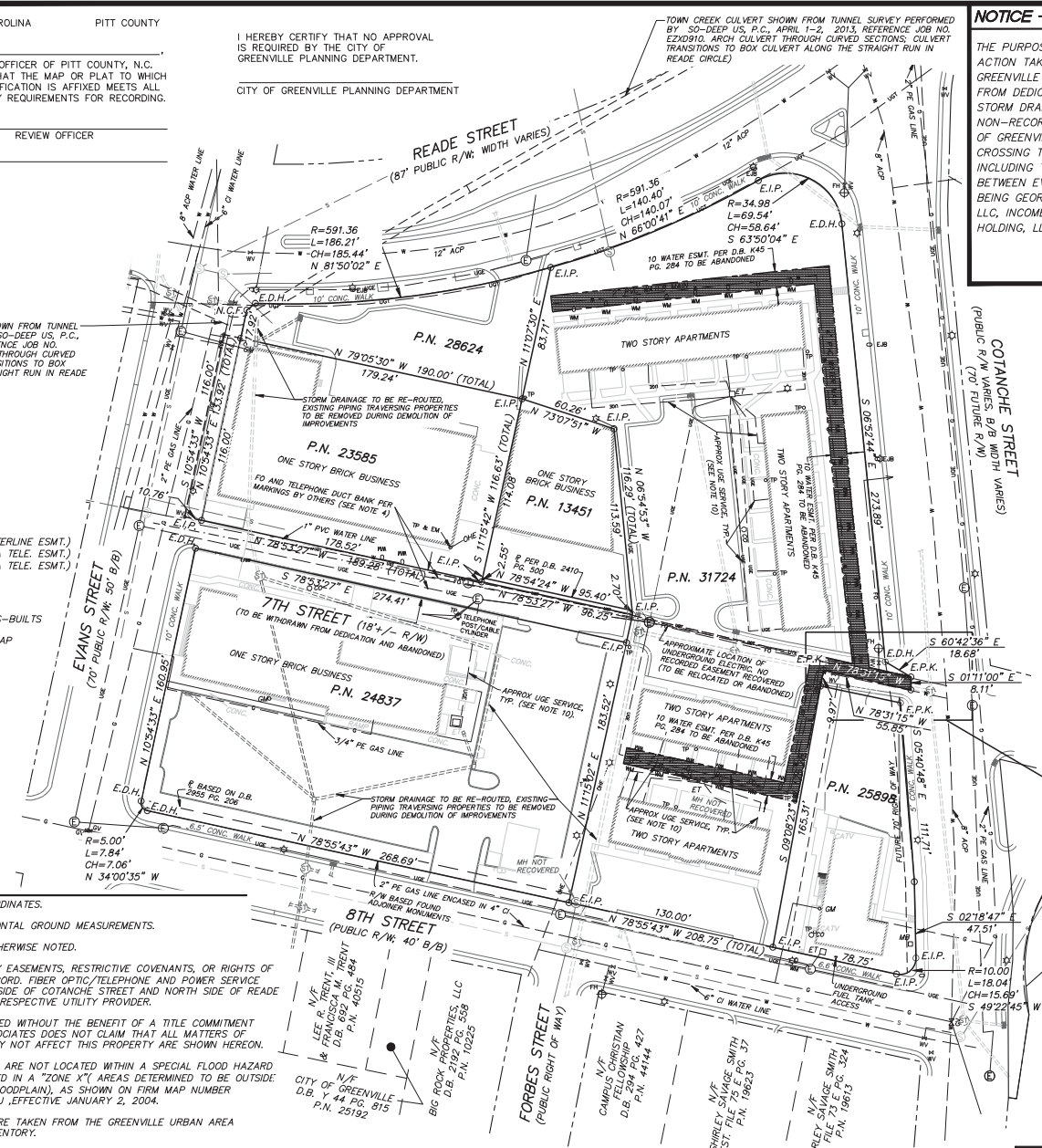
VICINITY MAP SCALE: 1" = 1000'

REFERENCES

- D.B. 2797 PG. 49
D.B. 2955 PG. 206
D.B. 2410 PG. 500
D.B. 1332 PG. 415
D.B. 1081 PG. 826
D.B. M 46 P.G. 393
D.B. K 44 PG. 112
D.B. K 45 PG. 284 (GUC WATERLINE ESMT.)
D.B. G 45 PG. 139 (CAROLINA TELE. ESMT.)
D.B. R 44 PG. 415 (CAROLINA TELE. ESMT.)
D.B. Y 41 PG. 516
M.B. 24 PG. 40
M.B. 14 PG. 59
ESTATE FILE 99 PG. 353
GEORGETOWNE APARTMENTS AS-BUILTS - RIVERS DRAWING 2752
7TH STREET ABANDONMENT MAP - RIVERS DRAWING Z-2567
P.N. 28624
P.N. 23585
P.N. 13451
P.N. 31724
P.N. 24837

NOTES

- 1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINTS SET UNLESS OTHERWISE NOTED.
4. PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
6. THE LIMITS OF THIS SURVEY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN A "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FIRM MAP NUMBER 372048B00J PANEL 4688 J, EFFECTIVE JANUARY 2, 2004.
7. STREET RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY.
8. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
9. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
10. INCOME INVESTMENTS, LLC, WARD HOLDINGS, LLC AND GEORGETOWNE APARTMENTS, LLC PROPERTIES TO BE COMBINED INTO SINGLE OWNERSHIP. ALL UTILITIES SERVING THESE PARCELS TO BE ABANDONED, ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED. ALL SERVICE PERMITS ARE ABANDONED BY REMOVAL OF SAID UTILITY SERVICES.

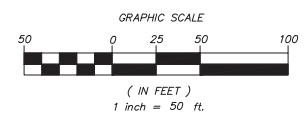
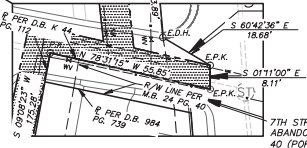


Legend

Table with 2 columns: Symbol and Description. Includes entries for Property Line, Existing Drill Hole, Existing PK Nail, Existing Iron Pipe, Nail and Cap Found, etc.

OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49) PARCEL NO. 31724
INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500) PARCEL NO. 13451, PARCEL NO. 23585, PARCEL NO. 28624
WARD HOLDING, LLC (D.B. 2955 PG. 206) PARCEL NO. 24837
WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739) PARCEL NO. 25898



I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



Table with columns: DATE (4/3/13), SURVEY (JEW), DRAFT (KP/PH), DESIGN (CHECK), PWH

Advertisement for Rivers & Associates, Inc. including contact information and a note about EASEMENT ABANDONMENT MAP for Greenville Utilities Commission & City of Greenville.

Item # 3

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBERS 13451, 23585 AND 28624, CURRENTLY OWNED BY
INCOME INVESTMENTS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements^{Attachment number 2} across property now owned by Income Investments, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 13451, 23585 and 28624, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Income Investments, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties have requested the City of Greenville to acknowledge such abandonments and releases of all

such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

Attachment number 2
Page 6 of 6

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Income Investments, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBER 31724 CURRENTLY OWNED BY
GEORGETOWNE APARTMENTS OF GREENVILLE, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements across property now owned by Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 31724, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is

attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Georgetowne Apartments of Greenville, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties have requested the City of Greenville to acknowledge such abandonments and releases of all such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

NORTH CAROLINA PITT COUNTY

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

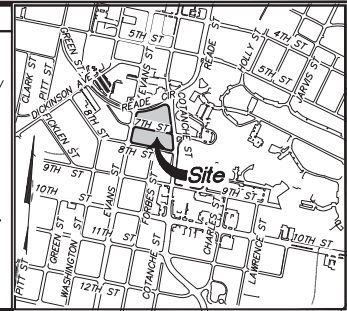
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

NOTICE - EASEMENT ABANDONMENT

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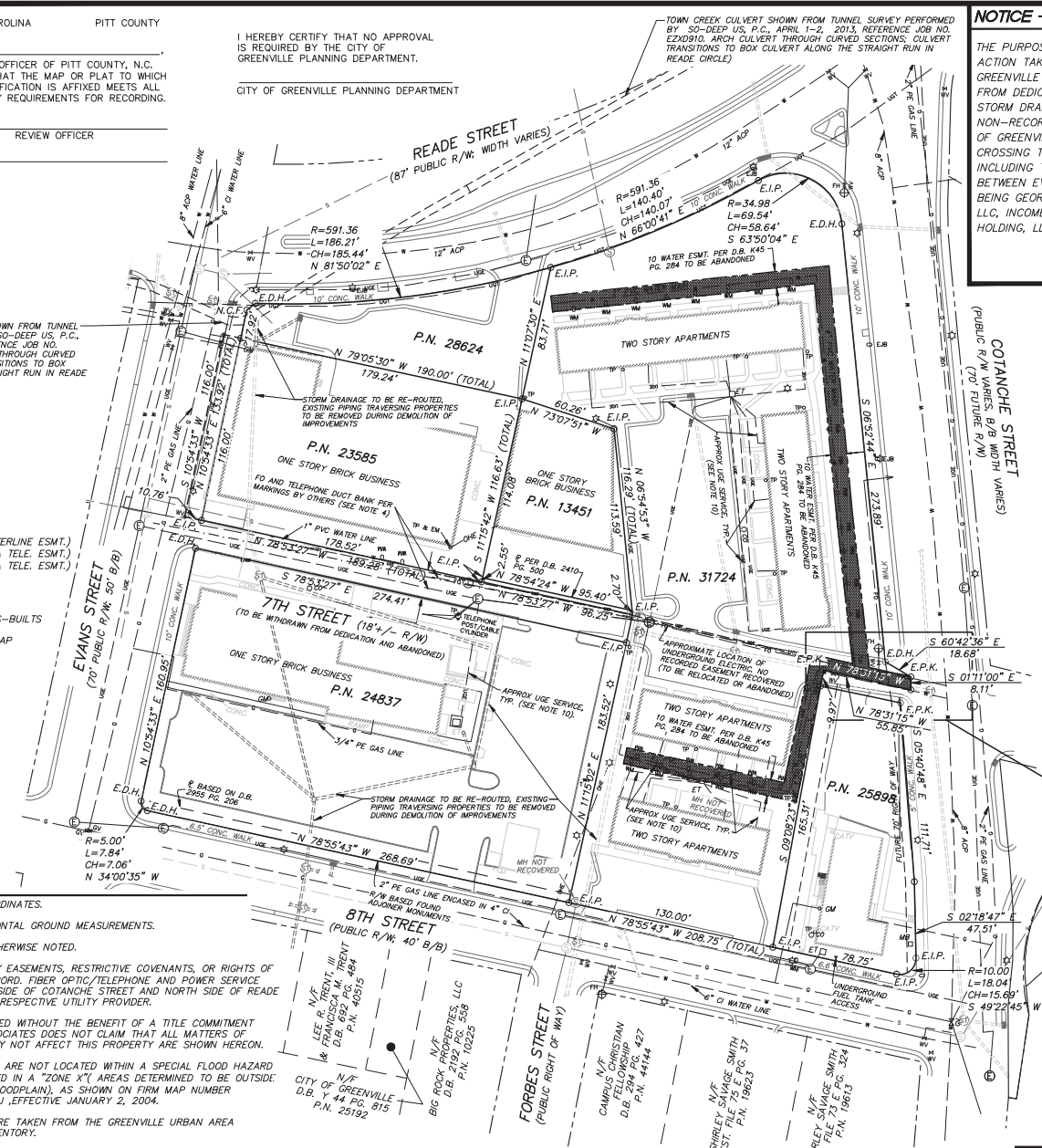
VICINITY MAP
SCALE: 1" = 1000'

REFERENCES

- D.B. 2797 PG. 49
- D.B. 2955 PG. 206
- D.B. 2410 PG. 500
- D.B. 1332 PG. 415
- D.B. 1081 PG. 826
- D.B. M 46 P.G. 393
- D.B. K 44 PG. 112
- D.B. K 45 PG. 284 (GUC WATERLINE ESMT.)
- D.B. G 45 PG. 139 (CAROLINA TELE. ESMT.)
- D.B. R 44 PG. 415 (CAROLINA TELE. ESMT.)
- D.B. Y 41 PG. 516
- M.B. 24 PG. 40
- M.B. 14 PG. 59
- ESTATE FILE 99 PG. 353
- GEORGETOWNE APARTMENTS AS-BUILTS - RIVERS DRAWING 2752
- 7TH STREET ABANDONMENT MAP - RIVERS DRAWING Z-2567
- P.N. 28624
- P.N. 23585
- P.N. 13451
- P.N. 31724
- P.N. 24837

NOTES

- AREA DETERMINED BY COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
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- STREET RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY.
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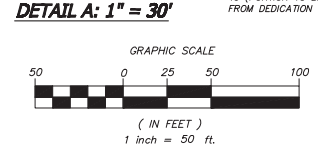
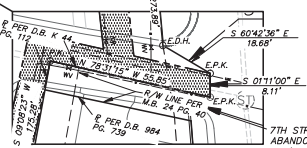


Legend

PROPERTY LINE	E	PARCEL NUMBER	P.N.
EXISTING DRILL HOLE	E.D.H.	MAP BOOK	M.B.
EXISTING PK NAIL	E.P.K.	PAGE	PG.
EXISTING IRON PIPE	E.I.P.	DEED BOOK	D.B.
NAIL AND CAP FOUND	N.C.F.	SEWER MANHOLE	⊙
NOW OR FORMERLY	N/F	STORM DRAIN MANHOLE	⊕
CENTERLINE	CL	TELEPHONE MANHOLE	⊖
ELECTRIC JUNCTION BOX	EJB	ELECTRIC MANHOLE	⊕
TELEPHONE PEDESTAL	TP	GAS METER	GM
ELECTRIC TRANSFORMER	ET	FIRE HYDRANT	⊕
WATER LINE	— W —	WATER VALVE	⊕
UNDERGROUND ELECTRIC	— E —	WATER METER	⊕
GAS	— G —	GAS VALVE	⊕
OVERHEAD UTILITY	— OHE —	CABLE TV	⊕
STORM DRAIN LINE	-----	CATCH BASIN	⊕
SANITARY SEWER LINE	-----	DROP INLET	⊕
FIBER OPTIC LINE	— FO —		
UNDERGROUND TELEPHONE	— UGT —		

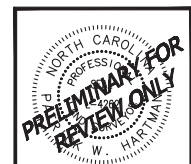
OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49)
PARCEL NO. 31724
- INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500)
PARCEL NO. 13451
PARCEL NO. 23585
PARCEL NO. 28624
- WARD HOLDING, LLC (D.B. 2955 PG. 206)
PARCEL NO. 24837
- WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739)
PARCEL NO. 25898



I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



Rivers & Associates, Inc.
107 East Second Street
Greenville, NC 27602 (252) 788-4126
6191 Falls of Neuse Road, Suite 300
Raleigh, NC 27608 (919) 948-3347
LICENSE NO. F-0594
EASEMENT ABANDONMENT MAP
GREENVILLE UTILITIES COMMISSION & CITY OF GREENVILLE
PROPERTY OF:
GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDINGS, LLC
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.
DATE 4/3/13
SURVEY JEW DRAFT KP/PH SCALE 1" = 50'
DESIGN CHECK PWH DRAWING NO. Z - 2516 SHEET 1 OF 1

"Exhibit A"

Prepared by: Phillip R. Dixon

Attachment number 4
Page 1 of 6

Return to: Phillip R. Dixon, Attorney at Law
Dixon Law Group, PLLC
110 E. Arlington Boulevard
Greenville, NC 27858

NORTH CAROLINA

DEED OF RELEASE

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the ____ day of _____, 2013, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, party of the second part (hereinafter called GRANTEE).

WITNESSETH

THAT WHEREAS, the GRANTOR for the use and benefit of Greenville Utilities Commission of the City of Greenville, North Carolina ("Commission"), and the City of Greenville currently owns certain Utilities Easements and other easements across property commonly known as Tax Parcel Number 31724, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina, and currently owned by Georgetowne Apartments of Greenville, LLC; and

WHEREAS, GRANTEE desires to demolish and remove all existing buildings and improvements on such property in order to construct new buildings and improvements on such property in conjunction with the redevelopment of various adjoining properties; and

WHEREAS, neither the Commission nor the City of Greenville have any further use or need for such Utilities Easements and other easements to be abandoned; and

WHEREAS, the Commission has requested that the City of Greenville, North Carolina, to indicate formally that it has no claims or any interest in such property currently encumbered

by such easements as shown as to be abandoned on the plat attached hereto marked Exhibit "A"; and

WHEREAS, the current owner of such property and the Commission have therefore requested that the City of Greenville execute a Deed of Release to Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, to indicate its abandonment and release of any Utilities Easements and other easements shown as to be abandoned on the attached Exhibit "A"; and

Attachment number 4
Page 2 of 6

WHEREAS, the City Council of the City of Greenville as GRANTOR, acting on the recommendation of the Commission and the request of owner, has duly adopted a Resolution abandoning to Georgetowne Apartments of Greenville, LLC, such Utilities Easements and other easements, a copy of which said Resolution is marked Exhibit "B" and is attached hereto and made a part hereof.

NOW THEREFORE, pursuant to and in accordance with said Resolution, the City of Greenville, North Carolina, as GRANTOR, does hereby remise, release, discharge and forever quitclaim unto GRANTEE, Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, its successors and assigns, all of the GRANTOR's rights, title and interests in all said Utilities Easements and other easements shown on the plat marked Exhibit "A" entitled Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the said easements to be abandoned. The singular shall include the plural. Any reference to gender shall include masculine, feminine and neuter.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

By: _____
ALLEN M. THOMAS, Mayor

[SEAL]

Attest:

CAROL L. BARWICK, City Clerk

NORTH CAROLINA

Attachment number 4
Page 3 of 6

PITT COUNTY

I, _____, a Notary Public of the aforesaid County and State, certify that CAROL L. BARWICK personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the _____ day of _____, 2013.

NOTARY PUBLIC

My Commission Expires:

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

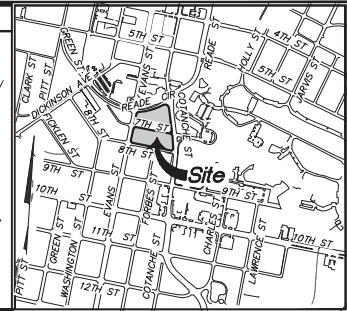
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

NOTICE - EASEMENT ABANDONMENT

THE PURPOSE OF THIS MAP TOGETHER WITH ACTION TAKEN BY THE CITY COUNCIL & THE GREENVILLE UTILITIES COMMISSION IS TO WITHDRAW FROM DEDICATION AND ABANDON ALL UTILITY & STORM DRAINAGE EASEMENTS RECORDED AND NON-RECORDED FOR THE BENEFIT OF THE CITY OF GREENVILLE & GREENVILLE UTILITIES ON OR CROSSING THE PROPERTIES AS SHOWN HEREON, INCLUDING THAT PORTION OF SEVENTH STREET BETWEEN EVANS AND COTANCHE STREETS, AS BEING GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDING, LLC



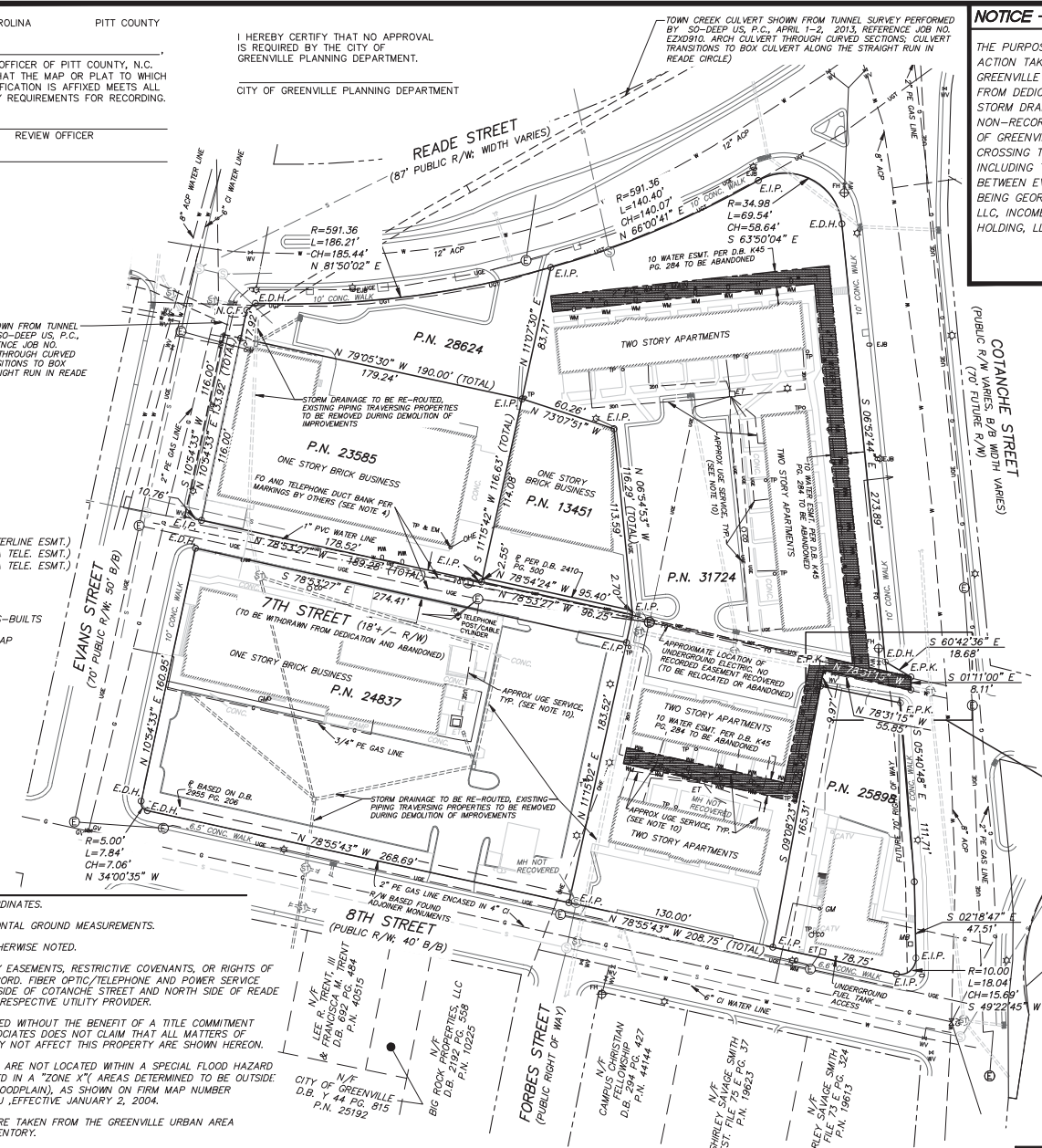
VICINITY MAP
SCALE: 1" = 1000'

REFERENCES

- D.B. 2797 PG. 49
- D.B. 2955 PG. 206
- D.B. 2410 PG. 500
- D.B. 1332 PG. 415
- D.B. 1081 PG. 826
- D.B. M 46 P.G. 393
- D.B. K 44 PG. 112
- D.B. K 45 PG. 284 (GUC WATERLINE ESMT.)
- D.B. G 45 PG. 139 (CAROLINA TELE. ESMT.)
- D.B. R 44 PG. 415 (CAROLINA TELE. ESMT.)
- D.B. Y 41 PG. 516
- M.B. 24 PG. 40
- M.B. 14 PG. 59
- ESTATE FILE 99 PG. 353
- GEORGETOWNE APARTMENTS AS-BUILTS - RIVERS DRAWING 2752
- 7TH STREET ABANDONMENT MAP - RIVERS DRAWING Z-2567
- P.N. 28624
- P.N. 23585
- P.N. 13451
- P.N. 31724
- P.N. 24837

NOTES

- AREA DETERMINED BY COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- THE LIMITS OF THIS SURVEY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. PROPERTY IS LOCATED IN A "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FIRM MAP NUMBER 372046800J PANEL 4688 J, EFFECTIVE JANUARY 2, 2004.
- STREET RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
- INCOME INVESTMENTS, LLC, WARD HOLDINGS, LLC AND GEORGETOWNE APARTMENTS, LLC PROPERTIES TO BE COMBINED INTO SINGLE OWNERSHIP. ALL UTILITIES SERVING THESE PARCELS TO BE ABANDONED, ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED. ALL SERVICE PERMITS ARE ABANDONED BY REMOVAL OF SAID UTILITY SERVICES.

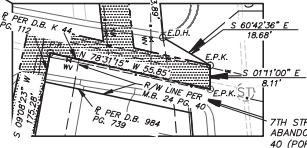


Legend

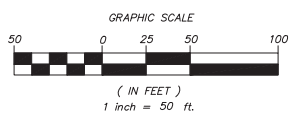
PROPERTY LINE	E	PARCEL NUMBER	P.N.
EXISTING DRILL HOLE	E.D.H.	MAP BOOK	M.B.
EXISTING PK NAIL	E.P.K.	PAGE	PG.
EXISTING IRON PIPE	E.I.P.	DEED BOOK	D.B.
NAIL AND CAP FOUND	N.C.F.	SEWER MANHOLE	⊙
NOW OR FORMERLY	N/F	STORM DRAIN MANHOLE	⊕
CENTERLINE	⊕	TELEPHONE MANHOLE	⊖
ELECTRIC JUNCTION BOX	EJB	ELECTRIC MANHOLE	⊖
TELEPHONE PEDESTAL	TP	GAS METER	GM
ELECTRIC TRANSFORMER	ET	FIRE HYDRANT	⊕H
WATER LINE	— W —	WATER VALVE	⊕WV
UNDERGROUND ELECTRIC	— UE —	WATER METER	⊕MO
GAS	— G —	GAS VALVE	⊕GV
OVERHEAD UTILITY	— OHE —	CABLE TV	⊕CTV
STORM DRAIN LINE	=====	CATCH BASIN	⊕CB
SANITARY SEWER LINE	-----	DROP INLET	⊕DI
FIBER OPTIC LINE	-----		
UNDERGROUND TELEPHONE	— UGT —		

OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49)
PARCEL NO. 31724
- INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500)
PARCEL NO. 13451
PARCEL NO. 23585
PARCEL NO. 28624
- WARD HOLDING, LLC (D.B. 2955 PG. 206)
PARCEL NO. 24837
- WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739)
PARCEL NO. 25898



DETAIL A: 1" = 30'



#2-4-3-13: REVISED TO INCLUDE P.N. 24837.
REVISIONS: #1-12-09: REVISED PER CLIENT COMMENTS.

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



DATE 4/3/13
SURVEY JEW DRAFT KP/PH
DESIGN CHECK PWH

Rivers
Associates, Inc.
107 East Second Street
Greenville, NC 27602 (252) 788-4188
6191 Falls of Neuse Road, Suite 300
Raleigh, NC 27608 (919) 948-3347
LICENSE NO. F-0594
EASEMENT ABANDONMENT MAP
GREENVILLE UTILITIES COMMISSION & CITY OF GREENVILLE
PROPERTY OF:
GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDINGS, LLC
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.
SCALE 1" = 50'
DRAWING NO. Z - 2516
SHEET 1 OF 1

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBER 31724 CURRENTLY OWNED BY
GEORGETOWNE APARTMENTS OF GREENVILLE, LLC,
A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements across property now owned by Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 31724, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

Attachment number 4
Page 5 of 6

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Georgetowne Apartments of Greenville, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties

have requested the City of Greenville to acknowledge such abandonments and releases of all such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Georgetowne Apartments of Greenville, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBERS 24837 AND 25898, CURRENTLY OWNED BY
WARD HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements across property now owned by Ward Holdings, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 24837 and 25898, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is

attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Ward Holdings, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties have requested the City of Greenville to acknowledge such abandonments and releases of all such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Ward Holdings, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

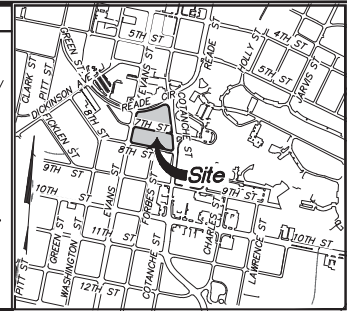
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

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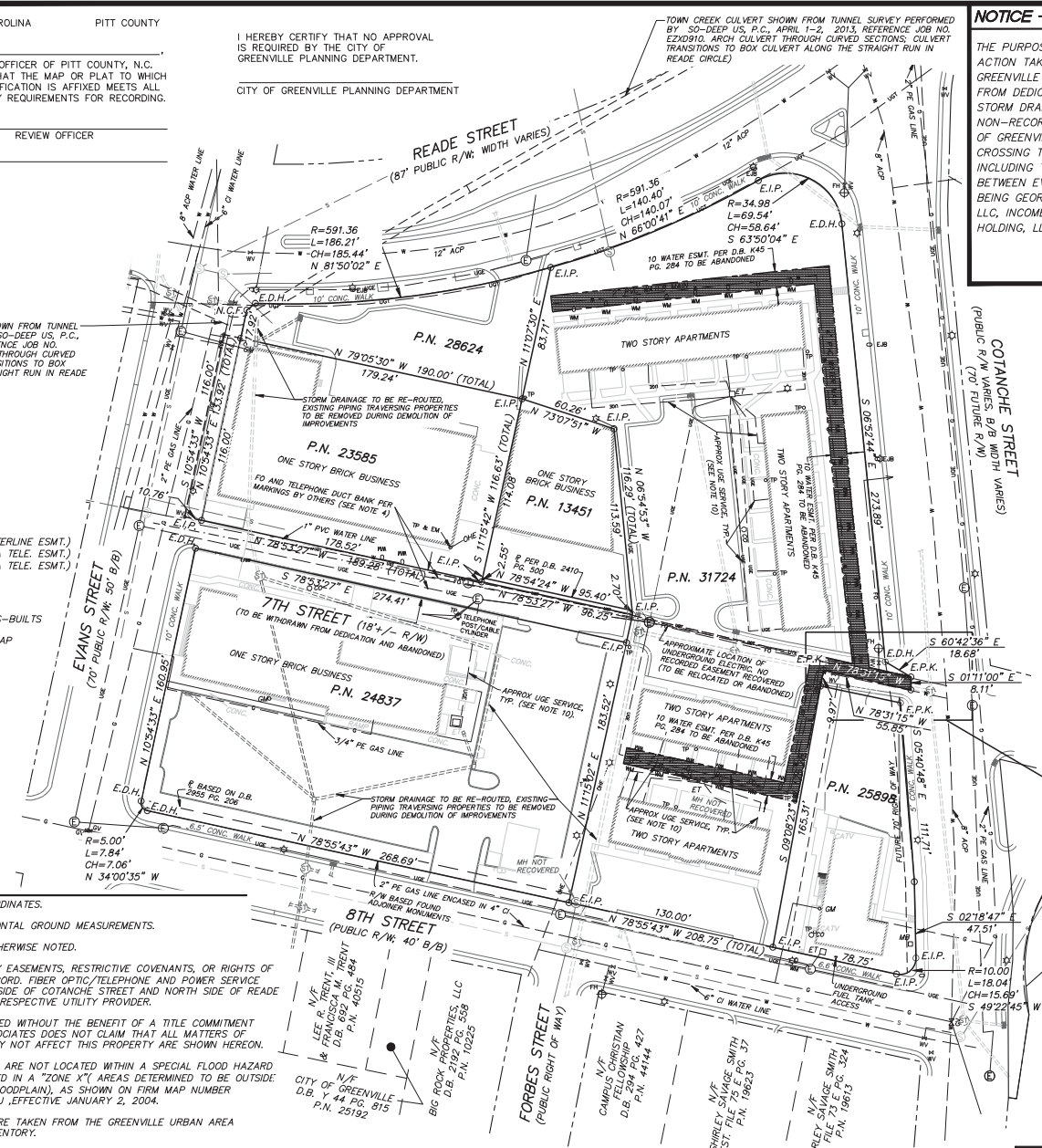
VICINITY MAP
SCALE: 1" = 1000'

REFERENCES

- D.B. 2797 PG. 49
- D.B. 2955 PG. 206
- D.B. 2410 PG. 500
- D.B. 1332 PG. 415
- D.B. 1081 PG. 826
- D.B. M 46 P.G. 393
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- P.N. 13451
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NOTES

- AREA DETERMINED BY COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
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- INCOME INVESTMENTS, LLC, WARD HOLDINGS, LLC AND GEORGETOWNE APARTMENTS, LLC PROPERTIES TO BE COMBINED INTO SINGLE OWNERSHIP. ALL UTILITIES SERVING THESE PARCELS TO BE ABANDONED, ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED. ALL SERVICE PERMITS ARE ABANDONED BY REMOVAL OF SAID UTILITY SERVICES.

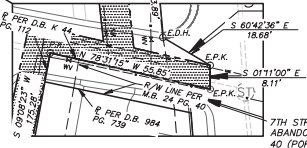


Legend

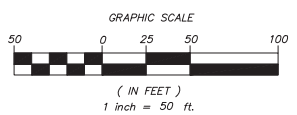
PROPERTY LINE	E	PARCEL NUMBER	P.N.
EXISTING DRILL HOLE	E.D.H.	MAP BOOK	M.B.
EXISTING PK NAIL	E.P.K.	PAGE	PG.
EXISTING IRON PIPE	E.I.P.	DEED BOOK	D.B.
NAIL AND CAP FOUND	N.C.F.	SEWER MANHOLE	⊙
NOW OR FORMERLY	N/F	STORM DRAIN MANHOLE	⊕
CENTERLINE	⊕	TELEPHONE MANHOLE	⊖
ELECTRIC JUNCTION BOX	EJB	ELECTRIC MANHOLE	⊖
TELEPHONE PEDESTAL	TP	GAS METER	GM
ELECTRIC TRANSFORMER	ET	FIRE HYDRANT	⊕H
WATER LINE	— W —	WATER VALVE	⊕WV
UNDERGROUND ELECTRIC	— UE —	WATER METER	⊕MO
GAS	— G —	GAS VALVE	⊕GV
OVERHEAD UTILITY	— OHE —	CABLE TV	⊕CTV
STORM DRAIN LINE	=====	CATCH BASIN	⊕CB
SANITARY SEWER LINE	-----	DROP INLET	⊕DI
FIBER OPTIC LINE	-----		
UNDERGROUND TELEPHONE	— UGT —		

OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49)
PARCEL NO. 31724
- INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500)
PARCEL NO. 13451
PARCEL NO. 23585
PARCEL NO. 28624
- WARD HOLDING, LLC (D.B. 2955 PG. 206)
PARCEL NO. 24837
- WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739)
PARCEL NO. 25898



DETAIL A: 1" = 30'



#2-4-3-13: REVISED TO INCLUDE P.N. 24837.
REVISIONS: #1-12-09: REVISED PER CLIENT COMMENTS.

NORTH CAROLINA PITT COUNTY
I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.
PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



DATE 4/3/13
SURVEY JEW DRAFT KP/PH
DESIGN CHECK PWH

Rivers
Associates, Inc.
107 East Second Street
Greenville, NC 27602 (252) 788-4188
6191 Falls of Neuse Road, Suite 300
Raleigh, NC 27608 (919) 948-3347
LICENSE NO. F-0594
EASEMENT ABANDONMENT MAP
GREENVILLE UTILITIES COMMISSION & CITY OF GREENVILLE
PROPERTY OF:
GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDINGS, LLC
CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.
SCALE 1" = 50'
DRAWING NO. Z - 2516
SHEET 1 OF 1

Prepared by: Phillip R. Dixon

Attachment number 6
Page 1 of 7

Return to: Phillip R. Dixon, Attorney at Law
Dixon Law Group, PLLC
110 E. Arlington Boulevard
Greenville, NC 27858

NORTH CAROLINA

DEED OF RELEASE

PITT COUNTY

THIS DEED OF RELEASE, made and entered into this the ____ day of _____, 2013, by and between the City of Greenville, North Carolina, a municipal corporation in Pitt County, North Carolina, party of the first part (hereinafter called GRANTOR), and Ward Holdings, LLC, a North Carolina Limited Liability Company, party of the second part (hereinafter called GRANTEE).

WITNESSETH

THAT WHEREAS, the GRANTOR for the use and benefit of Greenville Utilities Commission of the City of Greenville, North Carolina ("Commission"), and the City of Greenville currently owns certain Utilities Easements and other easements across property commonly known as Tax Parcel Number 24837 and 25898, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina, and currently owned by Ward Holdings, LLC; and

WHEREAS, GRANTEE desires to demolish and remove all existing buildings and improvements on such property in order to construct new buildings and improvements on such property in conjunction with the redevelopment of various adjoining properties; and

WHEREAS, neither the Commission nor the City of Greenville have any further use or need for such Utilities Easements and other easements to be abandoned; and

WHEREAS, the Commission has requested that the City of Greenville, North Carolina, to indicate formally that it has no claims or any interest in such property currently encumbered

by such easements as shown as to be abandoned on the plat attached hereto marked Exhibit "A"; and

WHEREAS, the current owner of such property and the Commission have therefore requested that the City of Greenville execute a Deed of Release to Ward Holdings, LLC, a North Carolina Limited Liability Company, to indicate its abandonment and release of any Utilities Easements and other easements shown as to be abandoned on the attached Exhibit "A"; and

WHEREAS, the City Council of the City of Greenville as GRANTOR, acting on the recommendation of the Commission and the request of owner, has duly adopted a Resolution abandoning to Ward Holdings, LLC, such Utilities Easements and other easements, a copy of which said Resolution is marked Exhibit "B" and is attached hereto and made a part hereof.

Attachment number 6
Page 2 of 7

NOW THEREFORE, pursuant to and in accordance with said Resolution, the City of Greenville, North Carolina, as GRANTOR, does hereby remise, release, discharge and forever quitclaim unto GRANTEE, Ward Holdings, LLC, a North Carolina Limited Liability Company, its successors and assigns, all of the GRANTOR's rights, title and interests in all said Utilities Easements and other easements shown on the plat marked Exhibit "A" entitled Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the said easements to be abandoned. The singular shall include the plural. Any reference to gender shall include masculine, feminine and neuter.

IN TESTIMONY WHEREOF, GRANTOR has caused this Deed of Release to be executed in its name by its Mayor, attested by the City Clerk, and its official seal hereto affixed, all by Resolution duly entered by the City Council of GRANTOR, on the day and year first above written.

CITY OF GREENVILLE, NORTH CAROLINA

By: _____
ALLEN M. THOMAS, Mayor

[SEAL]

Attest:

CAROL L. BARWICK, City Clerk

NORTH CAROLINA

PITT COUNTY

Attachment number 6
Page 3 of 7

I, _____, a Notary Public of the aforesaid County and State, certify that CAROL L. BARWICK personally came before me this day and acknowledged that she is City Clerk of the City of Greenville, North Carolina, and that by authority duly given and as the act of the City of Greenville, North Carolina, the foregoing instrument was signed in its name by its Mayor, sealed with its official seal and attested by her as its City Clerk.

WITNESS my hand and official stamp or seal, this the ___ day of _____, 2013.

NOTARY PUBLIC

My Commission Expires:

I, _____, A REVIEW OFFICER OF PITT COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

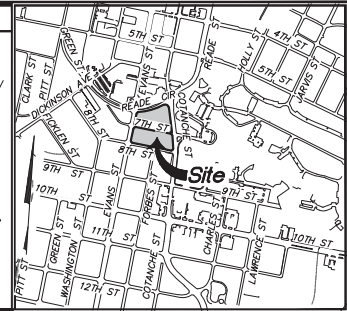
BY _____ REVIEW OFFICER
DATE _____

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

CITY OF GREENVILLE PLANNING DEPARTMENT

NOTICE - EASEMENT ABANDONMENT

THE PURPOSE OF THIS MAP TOGETHER WITH ACTION TAKEN BY THE CITY COUNCIL & THE GREENVILLE UTILITIES COMMISSION IS TO WITHDRAW FROM DEDICATION AND ABANDON ALL UTILITY & STORM DRAINAGE EASEMENTS RECORDED AND NON-RECORDED FOR THE BENEFIT OF THE CITY OF GREENVILLE & GREENVILLE UTILITIES ON OR CROSSING THE PROPERTIES AS SHOWN HEREON, INCLUDING THAT PORTION OF SEVENTH STREET BETWEEN EVANS AND COTANCHE STREETS, AS BEING GEORGETOWNE APARTMENTS OF GREENVILLE, LLC, INCOME INVESTMENTS, LLC AND WARD HOLDING, LLC



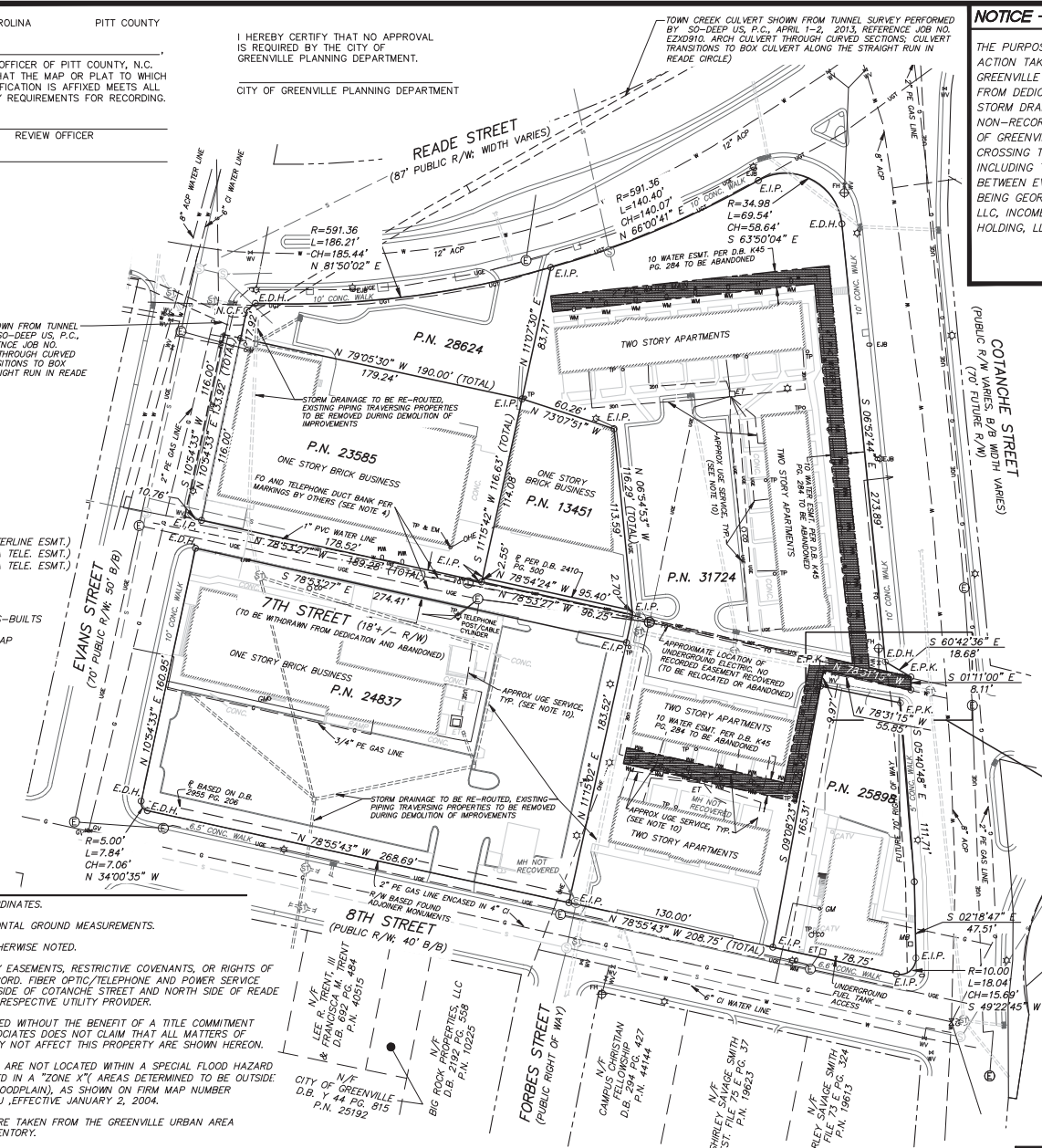
VICINITY MAP SCALE: 1" = 1000'

REFERENCES

- D.B. 2797 PG. 49
D.B. 2955 PG. 206
D.B. 2410 PG. 500
D.B. 1332 PG. 415
D.B. 1081 PG. 826
D.B. M 46 P.G. 393
D.B. K 44 PG. 112
D.B. K 45 PG. 284 (GUC WATERLINE ESMT.)
D.B. G 45 PG. 139 (CAROLINA TELE. ESMT.)
D.B. R 44 PG. 415 (CAROLINA TELE. ESMT.)
D.B. Y 41 PG. 516
M.B. 24 PG. 40
M.B. 14 PG. 59
ESTATE FILE 99 PG. 353
GEORGETOWNE APARTMENTS AS-BUILTS - RIVERS DRAWING 2752
7TH STREET ABANDONMENT MAP - RIVERS DRAWING Z-2567
P.N. 28624
P.N. 23585
P.N. 13451
P.N. 31724
P.N. 24837

NOTES

- 1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
3. NO POINTS SET UNLESS OTHERWISE NOTED.
4. PROPERTY SUBJECT TO ANY EASEMENTS, RESTRICTIVE COVENANTS, OR RIGHTS OF WAY WHICH MAY BE OF RECORD. FIBER OPTIC/TELEPHONE AND POWER SERVICE PROPERTIES ON THE EAST SIDE OF COTANCHE STREET AND NORTH SIDE OF READE CIRCLE ACCORDING TO THE RESPECTIVE UTILITY PROVIDER.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
6. THE LIMITS OF THIS SURVEY ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN A "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FIRM MAP NUMBER 372048B00J PANEL 4688 J, EFFECTIVE JANUARY 2, 2004.
7. STREET RIGHT OF WAYS WERE TAKEN FROM THE GREENVILLE URBAN AREA THROUGHFARE STREET INVENTORY.
8. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF ABOVE GROUND FEATURES AND FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
9. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.
10. INCOME INVESTMENTS, LLC, WARD HOLDINGS, LLC AND GEORGETOWNE APARTMENTS, LLC PROPERTIES TO BE COMBINED INTO SINGLE OWNERSHIP. ALL UTILITIES SERVING THESE PARCELS TO BE ABANDONED, ALL EXISTING BUILDINGS AND IMPROVEMENTS TO BE REMOVED. ALL SERVICE PERMITS ARE ABANDONED BY REMOVAL OF SAID UTILITY SERVICES.

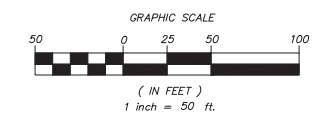
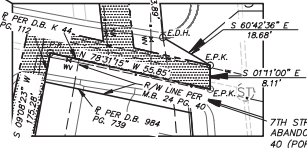


Legend

Table with 2 columns: Symbol/Line Style and Description. Includes entries for Property Line, Existing Drill Hole, Existing PK Nail, Existing Iron Pipe, Nail and Cap Found, Now or Formerly, Centerline, Electric Junction Box, Telephone Pedestal, Electric Transformer, Water Line, Underground Electric, Gas, Overhead Utility, Storm Drain Line, Sanitary Sewer Line, Fiber Optic Line, Underground Telephone, Parcel Number, Map Book, Page, Deed Book, Sewer Manhole, Storm Drain Manhole, Telephone Manhole, Electric Manhole, Gas Meter, Fire Hydrant, Water Valve, Water Meter, Gas Valve, Cable TV, Catch Basin, Drop Inlet, E.D.H., E.P.K., N.C.F., N/F, E, EJB, TP, ET, U, C, OHE, FO, UGT, P.M., M.B., P.G., D.B., S, T, E, GM, FH, WV, HM, GV, CATV, CB, DI.

OWNER SUMMARY

- GEORGETOWNE APARTMENTS OF GREENVILLE, LLC (D.B. 2797 PG. 49) PARCEL NO. 31724
INCOME INVESTMENTS, LLC (D.B. 2410 PG. 500) PARCEL NO. 13451, PARCEL NO. 23585, PARCEL NO. 28624
WARD HOLDING, LLC (D.B. 2955 PG. 206) PARCEL NO. 24837
WARD HOLDING, LLC (D.B. 1051 PG. 826 & D.B. 984 PG. 739) PARCEL NO. 25898



#2-4-3-13: REVISED TO INCLUDE P.N. 24837. REVISIONS: #1-12-09: REVISED PER CLIENT COMMENTS.

I, PATRICK W. HARTMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY JEW ON 11/9/08 -11/30/08, BY WG ON 10/24/09 -10/30/09 AND RB ON 12/26/12-1/9/13, OF THE PROPERTY SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN THE BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30(1)(11) & THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, EASEMENT ABANDONMENT MAP; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF APRIL, A.D. 2013.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4282



Table with columns: DATE (4/3/13), SURVEY (JEW), DRAFT (KP/PH), DESIGN (CHECK), PWH.

Item # 3

Advertisement for Rivers & Associates, Inc. (EASEMENT ABANDONMENT MAP GREENVILLE UTILITIES COMMISSION & CITY OF GREENVILLE). Includes contact information for Greenville, NC and Raleigh, NC, and sheet number 1 of 1.

RESOLUTION _____

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF GREENVILLE, NORTH CAROLINA,
ABANDONING ALL RECORDED AND UNRECORDED UTILITIES EASEMENTS
ACROSS TAX PARCEL NUMBERS 24837 AND 25898, CURRENTLY OWNED BY
WARD HOLDINGS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,
AND REQUESTING EXECUTION OF DEED OF RELEASE

WHEREAS, Greenville Utilities Commission of the City of Greenville, North Carolina (hereinafter referred to as "Commission"), heretofore obtained various Utilities Easements across property now owned by Ward Holdings, LLC, a North Carolina Limited Liability Company, commonly known as Tax Parcel No. 24837 and 25898, according to the records in the Office of the Tax Assessor and Tax Collector of Pitt County, North Carolina; and

WHEREAS, all such Utilities Easements, including water, sewer, gas, electric, fiber optic, and storm drainage heretofore granted to the Commission and to the City of Greenville are no longer needed by the Commission or the City of Greenville; and

WHEREAS, the Commission and the City of Greenville anticipate no use or need now or in the future for such Utilities Easements recorded or unrecorded, hereinafter described as to be abandoned; and

WHEREAS, the Commission and the City of Greenville desire to abandon all such Utilities Easements, all as is shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is

attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of the Utilities Easements to be abandoned; and

WHEREAS, the current owner of such property, Ward Holdings, LLC, has requested that the Commission and the City of Greenville to abandon all such Utilities Easements as shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned, and has requested that the City of Greenville, North Carolina, to acknowledge such abandonments and releases; and

WHEREAS, the Commission and the City of Greenville deem such abandonments to be reasonable and in the best interest of the Commission and the City of Greenville and all parties have requested the City of Greenville to acknowledge such abandonments and releases of all such Utilities Easements, all as is shown on the plat hereto attached and marked Exhibit "A" and indicated as to be abandoned as hereinabove described.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville, North Carolina, in Regular Session on the ____ day of _____, 2013, as follows:

1. That the City Council of the City of Greenville does hereby abandon all those Utilities Easements and other easements shown on that certain Easement Abandonment Map, Greenville Utilities Commission & City of Greenville, Property of Georgetowne Apartments of Greenville, LLC, Income Investments, LLC, and Ward Holdings, LLC, City of Greenville, Greenville Township, Pitt Co., N.C., dated April 3, 2013, prepared by Patrick W. Hartman, Professional Land Surveyor, License No. L-4262, Rivers & Associates, Inc., Engineers Planners Surveyors, License No. F-0334, 107 East Second Street, Greenville, NC 27858, telephone number (252) 752-4135, denominated Drawing No. Z – 2516, a copy of which is marked Exhibit "A" and is attached hereto and made a part hereof, to which reference is hereby made for a more particular and accurate description of all of the said Utilities Easements to be abandoned; and

2. That the appropriate City Officials be and are hereby empowered to make, execute and deliver to Ward Holdings, LLC, a North Carolina Limited Liability Company, the current owner of such property encumbered by said Utilities Easements and other easements to be abandoned, in an instrument in a form suitable for recording to release whatever interests the City of Greenville, North Carolina, for the use and benefit of Greenville Utilities Commission and the City of Greenville, North Carolina, might have in and to the those Utilities Easements to be abandoned as hereinabove described.

Adopted this the ____ day of _____, 2013.

CITY OF GREENVILLE

By _____
ALLEN M. THOMAS, Mayor

(SEAL)

ATTEST:

CAROL L. BARWICK, City Clerk



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Ordinance amending Greenville Utilities Commission's FY 2012-2013 Budget for Operations and Capital Projects

Explanation: **Abstract:** Greenville Utilities Commission (GUC) seeks to amend its fiscal year 2012-2013 budget to reflect end-of-year projections, and to modify its electric capital project budget for the OPTICS Phase 3A Project.

Explanation: The fiscal year 2012-2013 Electric, Water, Sewer, and Gas Fund budgets need to be amended to ensure that the estimated sources of revenue appropriately cover the estimated expenditures and contingencies for the remainder of the fiscal year and to also alleviate the potential of actual expenditures being over budget.

On May 16, 2013, the Greenville Utilities Commission Board of Commissioners approved the fiscal year 2012-2013 budget amendment and the capital projects budget amendment for the OPTICS Phase 3A Project, and recommends similar action be taken by the City Council.

Fiscal Note: No costs to the City.

Recommendation: Adopt the attached ordinance amending GUC's fiscal year 2012-13 budget amendment and the electric capital project budget for the OPTICS Phase 3A Project.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Ordinance](#)

ORDINANCE NO. _____
TO AMEND ORDINANCE 12-028
CITY OF GREENVILLE, NORTH CAROLINA
2012-13 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2012 and ending June 30, 2013 to meet the subsequent expenditures according to the following schedules:

<u>REVENUES</u>	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
A. <u>Electric Fund</u>			
Rates & Charges	\$201,533,454	(\$5,490,428)	\$196,043,026
Fees & Charges	870,000	131,025	1,001,025
U.G. & Temp. Service Charges	94,500	660	95,160
Miscellaneous	744,569	1,628,924	2,373,493
Interest on Investments	135,000	0	135,000
Installment Purchase	880,300	47,693	927,993
Transfer from Capital Projects	<u>125,000</u>	<u>(125,000)</u>	<u>0</u>
Total Electric Fund Revenue	\$204,382,823	(\$3,807,126)	\$200,575,697
B. <u>Water Fund</u>			
Rates & Charges	\$16,016,324	(\$533,676)	\$15,482,648
Fees & Charges	241,879	104,766	346,645
Miscellaneous	163,786	140,463	304,249
Interest on Investments	37,843	3,000	40,843
Installment Purchase		135,176	135,176
Transfer from Capital Projects	125,000	(125,000)	0
Appropriated Fund Balance	<u>0</u>	<u>114,650</u>	<u>114,650</u>
Total Water Fund Revenue	\$16,584,832	(\$160,621)	\$16,424,211
C. <u>Sewer Fund</u>			
Rates & Charges	\$16,991,129	(\$9,912)	\$16,981,217
Fees & Charges	251,329	63,855	315,184
Miscellaneous	117,094	2,123	119,217
Interest on Investments	22,500	0	22,500
Installment Purchase	0	149,104	149,104
Transfer from Capital Projects	125,000	(125,000)	0
Appropriated Fund Balance	<u>0</u>	<u>495,220</u>	<u>495,220</u>
Total Sewer Fund Revenue	\$17,507,052	\$575,390	\$18,082,442
D. <u>Gas Fund</u>			
Rates & Charges	\$39,330,058	(\$8,075,814)	\$31,254,244
Fees & Charges	133,500	(\$2,667)	130,833
Miscellaneous	133,684	\$2,510	136,194
Interest on Investments	54,000	\$3,000	57,000
Installment Purchase		\$145,027	145,027
Transfer from Capital Projects	<u>125,000</u>	<u>(\$125,000)</u>	<u>0</u>
Total Gas Fund Revenue	\$39,776,242	(\$8,052,944)	\$31,723,298
TOTAL REVENUES	<u>\$278,250,949</u>	<u>(\$11,445,301)</u>	<u>\$266,805,648</u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2012 and ending on June 30, 2013, according to the following schedules:

	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
Electric Fund	\$204,382,823	(\$3,807,126)	\$200,575,697
Water Fund	\$16,584,832	(160,621)	\$16,424,211
Sewer Fund	\$17,507,052	575,390	\$18,082,442
Gas Fund	<u>\$39,776,242</u>	<u>(8,052,944)</u>	<u>\$31,723,298</u>
TOTAL EXPENDITURES	<u>\$278,250,949</u>	<u>(\$11,445,301)</u>	<u>\$266,805,648</u>

Section III. Revenues. Revenues of Capital Project OPTICS Phase 3A, originally established by Ordinance 12-022 is amended as follows:

	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
Electric Fund - Long Term Financing	8,272,000	(8,272,000)	0
Electric Fund - Fund Balance	<u>3,000,000</u>	<u>8,272,000</u>	<u>11,272,000</u>
TOTAL CAPITAL PROJECT REVENUE	<u>\$11,272,000</u>	<u>\$0</u>	<u>\$11,272,000</u>

Section IV. Expenditures. Expenditures of Capital Project OPTICS Phase 3A, originally established by Ordinance 12-022 is amended as follows:

	<u>Budget</u>	<u>Change</u>	<u>Revised</u>
Electric Fund - Project Costs	<u>11,272,000</u>	<u>0</u>	<u>11,272,000</u>
TOTAL CAPITAL PROJECT REVENUE	<u>\$11,272,000</u>	<u>\$0</u>	<u>\$11,272,000</u>

Section V: Amendments. (a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as the expenditure(s) is/are reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next meeting.

Section VI: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the _____ day of _____, 2013.

Allen M. Thomas, Mayor

Attest:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Contract award for the 2012-2013 Street Resurfacing Project

Explanation: **Abstract:** The 2012-2013 Street Resurfacing Project will provide milling and resurfacing for approximately 10.4 lane miles of City-maintained streets. The list of streets included in this year's contract covers various streets across the entire city. Barnhill Contracting Company of Tarboro, NC, submitted the lowest bid for this year's contract in the amount of \$702,867.95.


Explanation: Bids for the 2012-2013 Street Resurfacing Project were originally scheduled for opening on May 23, 2013. Only two bids were received. Staff, per State law, rejected the bids and returned them unopened to the bidders. Staff re-advertised the project and received two bids on May 31, 2013. The bid summary is attached. Barnhill Contracting Company of Tarboro, NC, submitted the lowest responsive bid in the amount of \$702,867.95.

A list of streets to be resurfaced under this project is attached.

Fiscal Note: Funding for this project will come from a combination of Powell Bill funds and General Fund for Fiscal Years 2012-13 and 2013-14. The proposed budget for this project, including a 10% contingency, is \$773,154.75.

Recommendation: Award a construction contract for the 2012-2013 Street Resurfacing Project to Barnhill Contracting Company of Tarboro, NC, in the amount of \$702,867.95.

Attachments / click to download

 [Street Resurfacing Bid Tab and List of Streets](#)

2012-2013 Street Resurfacing Project

BID SUMMARY SHEET

City of Greenville, North Carolina

Engineering Division

Re-Bid Opening: May 31, 2013 @ 10:00 a.m.

<i>Contractor</i>	<i>Rec'd Addendum 1 & 2</i>		<i>5% Bid Bond</i>		<i>M/WBE Submitted</i>		<i>NCA Form Submitted</i>		<i>Total Base Bid</i>
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	
Barnhill Contracting Company	X		X		X		X		\$702,867.95
S. T. Wooten Corporation	X		X		X		X		\$827,038.25

List of Street for Milling and Resurfacing

Street Name	From	To	Milling (SY)	Resurfacing (Tons)
S. Pitt Street	1st Street	5th Street	5,835	710
Red Banks Rd	Evans Street	Greenville Blvd	16,900	2045
Oakdale Road	Greenville Blvd	Cul-de-sac	0	531
Candlewood Dr	Holliday Ct	End of pvmt	0	368
Holliday Court	Oakdale Road	Candlewood Dr	0	138
Paris Ave	Dickinson Ave	Chestnut Street	0	80
Raleigh Ave	Dickinson Ave	Chestnut Street	0	74
N. Watauga Ave	Dickinson Ave	Chestnut Street	0	89
Chestnut Street	Wilson Street	Line Street	0	147
Spruce Street	N. Watauga Ave	Paris Street	0	210
Wilson St	Dickinson Ave	Chestnut Street	0	116
Howell Street	Hooker Road	Perkins Street	3,200	290
River Hill Drive	E. 10th Street	Bramblewood Dr	0	1187
Hillside Drive	Elm Street	Dead End	0	257
Treemont Drive	Elm Street	E. Berkley Drive	0	102
W. Overlook Drive	Elm Street	E. Berkley Drive	0	96
S. Overlook Drive	Forest Hills Drive	Elm Street	0	86
Beaumont Circle	Beaumont Drive	Beaumont Drive	0	85
Oaklawn Ave	N. Overlook Drive	Evergreen Drive	0	208
Wallingford Road	Davenport Drive	Wyneston Road	0	331



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Contract award for new operating system for traffic signals

Explanation: **Abstract:** The City of Greenville has a traffic signal maintenance agreement with the North Carolina Department of Transportation (NCDOT) whereby the City is responsible for maintaining the 125 traffic signals in Greenville, of which 92 are State-owned and 33 are City-owned. The City's current traffic software operating system was installed in the 1990s, is beyond its useful life, and is no longer supported. Econolite's new Centracos Operating System will serve as the new operating system for the City's traffic signals. The new Centracos system will communicate with the City's existing Econolite controllers over the City's serial fiber network.

Explanation: In accordance with an agreement between the City of Greenville and NCDOT, the City is responsible for maintaining all of the traffic signals in Greenville. The existing ICONS operating software which the City utilizes has been experiencing sporadic downtimes in communication between the traffic signals in the field and the Traffic Control Center which monitors all signal operations within the city. This problem has existed for several years but has become more prevalent in the past year. The service agreement that covered the original ICONS software expired, and the ICONS communication software is no longer supported by Econolite.

In addition, there is a need to upgrade existing hardware in the field, specifically the controllers that operate each signal location. The existing hardware is no longer being produced and/or supported and will eventually need to be replaced. This upgrade allows the newer controllers to be integrated as part of the system, and still communicate with each other as well as the Traffic Control Center. It also allows the controllers to be replaced on an as-needed basis, one at a time, rather than replacing all 125 controllers at the same time.

Fiscal Note: The overall cost of this project is \$249,430. The State views this work as ongoing maintenance of the existing traffic control system. In accordance with the current maintenance agreement, the proportional split of payment is 75%

NCDOT and 25% City of Greenville. As such, the cost share is established as:

NCDOT:	\$187,072.50
City of Greenville:	\$ 62,357.50

The State and City have already apportioned a share of the financing from this year's budget. Econolite has agreed to a payment schedule over the next two years at critical milestones of the contract. The State has requested that the City establish the contract with Econolite and the State will reimburse the City the appropriate shares when due. Once the contract is signed, the State has directed the City to submit the first pre-billing invoice along with the next scheduled quarterly billing.

The City shares will come from Powell Bill funding and from the Traffic Division's annual budget.

Recommendation: Award the contract to Econolite as proposed.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Centracs Contract Package](#)



Proposal for
Greenville, North Carolina

Prepared By:



3360 East La Palma Avenue
Anaheim, CA 92806

(714) 630-3700

www.econolite.com



May 17, 2013

Item # 6



An **ECONOLITE** Group Company

May 17, 2013

Mr. Rik DiCesare
Traffic Engineer
City of Greenville, North Carolina
1500 Beatty St.
Greenville, NC 27834

Dear Mr. DiCesare:

Econolite is pleased to offer the following proposal for the City of Greenville, North Carolina. This proposal features the *Centracs* Advanced Transportation Management System (ATMS) and all services for a successful deployment of the new system.

For over 75 years Econolite has led the traffic management industry providing traffic solutions to clients throughout the world. Due to our innovative solutions and exemplary customer service Econolite is positioned to continue leading the traffic industry into the future. We are enthusiastic about the opportunity to continue to serve the City of Greenville during this project and for years to come.

Econolite believes this project is well suited for our areas of expertise and that we are capable of providing the best system solution. We thank you for your interest in Econolite and our products for this important project; we look forward to working with and serving you.

Please feel free to contact us should you require additional information regarding this proposal.

Sincerely,
Econolite Control Products, Inc.

A handwritten signature in blue ink that reads "Chris Carline".

Chris Carline
Eastern Region Sales Manager

3360 E. La Palma Ave, Anaheim, CA 92806-2856 - PH: (714) 630-3700, FAX: (714) 630-6349

P.O. Box 6150, Anaheim, CA 92816-0150 - www.econolite.com





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1. Proposed Solution

1.1 Overview

Econolite is pleased to provide the following proposal for our state-of-the-art Advanced Transportation Management System (ATMS), *Centracs*. As part of this proposal Econolite has made assumptions regarding deliverables and system options based upon information provided by the City of Greenville, North Carolina (the “City”). Econolite looks forward to working with the City on this project by providing assistance and information regarding the best possible traffic management solutions. Below is a quick reference table for the major deliverables and assumptions regarding this proposal.

Table 1. Project Overview Quick Reference

<i>Centracs</i> Intersection Licenses:	200
Number of Intersections Integrated into System:	140, by Econolite
Central Hardware:	City-supplied
<i>Centracs</i> On-Site Integration:	Up to 2-days on-site
<i>Centracs</i> Training and Acceptance:	Up to 3-days on-site
Additional <i>Centracs</i> Module:	Synchro Interface
Controller Firmware Upgrades:	150 ASC2 or 2S Controllers
Software Maintenance Agreement:	Silver (1-year)

1.2 Project Understanding

As we understand the project goals, the City is interested in upgrading their existing *icons* system to a *Centracs* ATMS. The *Centracs* system would communicate with the City’s existing Econolite ASC2, ASC/2S and ASC/3 controllers over the City’s serial fiber network. System communication with ASC2 and ASC/2S controllers will require a firmware upgrade of these controllers from AB3418 to NTCIP.

Based on this project understanding, Econolite has provided information on the products, technical solutions and tasks we believe meet the City’s ultimate needs. As part of this proposal Econolite has provided pricing for a full *Centracs* system and the appropriate tasks required for factory set up, on-site installation, integration, training, and testing. Should the City find project needs not addressed in this proposal please contact us for our recommended solutions, pricing or a revised proposal.



2. Scope of Work

Upon project award to Econolite, Econolite’s Project Manager will conduct a project kickoff meeting with the City to review all project deliverables and scheduling. All details of the project will be reviewed, project communication methods discussed and an introduction of the team members conducted. The following project tasks are based upon Econolite’s broad experience with ATMS projects, some tasks may vary based on the specific needs of the City.

2.1 Project Management

Econolite believes the success of ATMS projects depends on effective and efficient project management. As such, Econolite provides a seasoned project manager for all our ATMS installations. Due to the many variables, deliverables, and resources involved throughout ATMS projects, good management is crucial for the implementation of a successful upgrade and deployment plan. Our project manager will act as the primary point of contact after the project is awarded and will coordinate with the City for all project aspects to include: equipment specification and procurement, installation and integration, training, testing, invoicing, etc.

Econolite’s Project Manager will establish regular project meetings, updates and reporting methods that are mutually agreeable to the City. Regularly scheduled meetings and updates ensure the City is informed of project progress, schedule updates or changes, upcoming activities and any discrepancies. This communication and professional management will allow our project manager to mitigate any issues that may affect the project schedule, scope, or cost.

Schedule

While the actual project schedule will be established at the kickoff meeting, typical project delivery and the estimated payment schedule is as follows:

Notice to Proceed	Week 0	
Kickoff Meeting	Week 1	
System Staging	Weeks 2 – 11	
Graphics Development	Weeks 10 – 11	
Factory Setup & Testing	Weeks 12 – 14	
System Shipment to Project Site	Week 15 – 17	
System Integration	Week 18	<i>\$116,190.00</i>
System Training	Week 19	
System Testing	Week 20	
Project Closure	Week 21	<i>\$11,619.00</i>
Final Payment	Fiscal '14-'15	<i>\$104,571.00</i>
Software Maintenance Agreement	Project Closure + 1 Year	<i>\$17,050.00</i>

2.2 Procurement

Upon notice to proceed (NTP), Econolite will prepare and submit a project Bill of Materials (BOM). Personnel from Econolite and the City will review the BOM and after approval, all items (including Microsoft Server 2008 and Microsoft SQL Server 2008) will be procured by the City. Econolite will work closely with the City to confirm all components ordered meet the system specifications detailed in the following tables. All server components will be

Greenville, North Carolina
Proposal

delivered to our Colorado Springs office for testing and configuration unless otherwise coordinated ahead of time with the City.

The list below represents the major hardware components Econolite has determined shall be needed for this project and assumes the City's existing rack, terminal servers and serial FOTRs will be re-used. In the event part numbers change or listed equipment is unavailable, items shall be of equal or better performance or quality than those listed below. Any incompatibilities of hardware not supplied by the Econolite team will be the responsibility of the City to resolve.

Table 2. City-Supplied Application/Database Server Specifications

Item	Description	Quantity
Application Server :	PowerEdge R720	1
Processor:	Dual Intel Xeon E5-2640 2.50GHz processors, 15M Cache	1
Memory:	8GB Memory (2x4GB), 1333MHz Dual Ranked UDIMMs	1
Mouse:	Optical Two-Button Mouse USB, Black	1
Keyboard:	Keyboard, USB, Black	1
Riser:	Risers with up to 4, x8 PCIe Slots + 2, x16 PCIe Slot	1
Hard Drive:	300GB 15K RPM SAS 6Gbps 3.5in Hot-plug Hard Drive	4
Hard Drive Controller:	PERC H710 Integrated RAID Controller, 512MB NV Cache for RAID 5	1
Operating System:	Windows Server 2008, Standard Edition, Includes 5 CALs	1
Misc:	Microsoft SQL Server 2008, 5 CAL Bundle	1
NIC:	Broadcom 5720 QP 1Gb Network Daughter Card	1
CD-ROM or DVD-ROM Drive:	DVD+/-RW, SATA, Internal	1
Documentation Diskette:	Electronic Documentation and OpenManage DVD Kit	1
Misc:	Power Cords, NEMA 5-15P to C13, 15 amp, wall plug, 10 feet / 3 meter	2
Misc:	Dual, Hot-plug, Redundant Power Supply (1+1), 750W	1

Table 3. City-Supplied Communications Server Specifications

Item	Description	Quantity
Communications Server :	PowerEdge R620	1
Processor:	Dual Intel Xeon E5-2640 2.50GHz processors, 15M Cache	1
Memory:	8GB Memory (4x2GB), 1333MHz Single Ranked UDIMMs	1
Hard Drive:	146GB 15K RPM Serial-Attach SCSI 2.5" Hot Plug Hard Drive	2
Hard Drive Controller:	PERC H310 Integrated RAID Controller for RAID 1	1
Operating System:	Windows Server 2008, Standard Edition, Includes 5 CALs	1
NIC:	Broadcom 5720 QP 1Gb Network Daughter Card	1
CD-ROM or DVD-ROM Drive:	DVD+/-RW, SATA, Internal	1

Greenville, North Carolina
Proposal

Table 4. City-Supplied Workstation Specifications

Item	Description	Quantity
Workstation:	Dell Precision T5500 Workstation Quad Core Processor E5620, 2.4GHz, 12M, 5.86GT/s	1
Memory:	4GB DDR3 ECC SDRAM Memory, 1066MHz, 4X1GB, Dell Precision TX500	1
Keyboard:	Dell, USB, Quiet KYBD, No Hot Keys, PWS, Black	1
Monitor:	21" Widescreen Flat Panel with Adjustable Stand	2
Video Card:	512MB PCIe x16 NVIDIA Quadro FX 580 Quad Monitor DVI+ 2DP Dell Precision TX	1
Hard Drive:	160GB SATA 3.0Gb/s, 7200 RPM Hard Drive with 8MB DataBurst Cache, Dell Precision TX500	1
Hard Drive Controller:	C1 All SATA Hard Drives Non-RAID for 1 Hard Drive Dell Precision T5500	1
Operating System:	Windows 7 Professional	1
NIC:	Broadcom NetXtreme 10/100/1000 Gigabit Ethernet controller PCI Express, Dell Pr 490/690	1
DVD-ROM Drive:	16X DVD+/-RW Data Only Dell Precision TX500	1
Sound Card:	Sound Blaster X-Fi XtremeMusic(D), w/Dolby Digital 5.1 WINXP, Dell Precision T74	1

Table 5. City-Supplied Laptop Specifications

Item	Description	Quantity
Laptop:	Precision M4500, Intel Core i7-740QM Quad Core 1.73GHz 6MB for M4500	1
Monitor:	15.6" HD (1366 x 768) Anti-Glare LED Display	1
External (2 nd) Monitor:	Professional P2210 22" Widescreen Flat Panel with Adjustable Stand	1
Memory:	4.0GB, DDR3-1333 SDRAM, 2 DIMM for Dell Mobile Precision	1
Keyboard:	Internal Keyboard for Mobile Precision	1
Video Card:	NVIDIA Quadro FX 880M Graphics with 1GB2 dedicated memory	1
Hard Drive:	250GB 7200rpm Hard Drive	1
Operating System:	Genuine Windows 7 Professional32-bit, no media	1
TBU:	130W 3-Pin, AC Adapter for Mobile Precision	1
CD-ROM or DVD-ROM Drive:	8X DVD+/-RW for Mobile Precision	1
Wireless Adapter:	Intel Wireless Advanced-N 6200 802.11a/b/g/n Half Mini Card	1
Documentation Diskette:	Resource DVD with Diagnostics and Drivers for Vista Precision M4400 Notebook	1
Battery:	6-Cell/60-WHr Battery	1

Table 6. City-Supplied Ancillaries

Item	Description	Quantity
Switch:	24-port 10/100/1000 LAN Managed Switch	1
UPS:	Smart-UPS, 2200VA UPS System	1
Server Backup:	4TB TeraStation III Rackmount NAS Server	1
Monitor/KVM Switch	1U 8-Port NetDirector KVM/KMM w/ 19-inch LCD and 8 PS2/U SB Combo Cables	1

Greenville, North Carolina Proposal

2.3 Factory Testing and Configuration

After all software and system components are received at Econolite's Colorado Springs facility, a team of Econolite engineers will test the system hardware, install the software, and document the final system for all configurations. Econolite's team of engineers will develop up to 140 intersection graphics using compatible graphics provided by the City and 1 main map using Navteq data. In the event the City does not have graphics or imagery Econolite can coordinate using alternate methods to develop maps and graphics. At that point, factory acceptance testing (FAT) is performed.

After completion of the FAT, as necessary, the system will be inventoried, disassembled, packed, and shipped to the project site.

2.4 Installation & Integration

On-site system integration includes configuring the system using City-provided hardware and peripherals. Econolite will install the *Centracs* client on up to four workstations/laptops. Up to 140 supported controllers will then be integrated to the ATMS.

As previously discussed, *ASC/2* and *ASC/2S* controllers will need to be upgraded to NTCIP prior to system integration.

Setup and configuration of the servers will require collaboration with the City's IT department. Econolite will work with the City to determine the best integration process for the network.

Synchro Interface

The *Centracs* ATMS for the City is being offered with an interface module to Trafficware's Synchro® traffic signal optimization and simulation software. This optional module provides the ability to transfer Econolite supported controller phase and coordination data to/from Synchro.

The *Centracs* Synchro interface provides the ability to import controller phasing and timing data from a Synchro generated Universal Traffic Data Format (UTDF) file into a controller database editor. After importing the UTDF data, the timing information can be saved to the *Centracs* database. From there, it can be edited and then downloaded to the controller. Any subsequent changes made to the timing plans in *Centracs* or uploaded from a controller can also be exported back into the UDTF file for import to Synchro.

The *Centracs* Synchro interface module supports Synchro 6 and Synchro 7 for all Synchro 6 compatible data formats. The *Centracs* Synchro Interface Module license only pertains to Centracs and the option to export and import data to/from the external Synchro software, it does not include the Trafficware Synchro software itself.

Communications

For this proposal, Econolite has assumed a working communications network is in place and ready for system integration and testing. In the event communications to controllers are not available or online by the arrival date of the system testing team, locally connected controllers will be used for the system testing in place of field controllers. Performance of the system will be verified by demonstrating communication with each intersection controller via the status display and by uploads and downloads of the controller database.

Performance of *Centracs* hinges on the ability of the network to deliver status/polling packets in a timely fashion. Econolite therefore recommends that a guaranteed delivery mechanism is implemented by the City in their communications infrastructure to accomplish this.

Greenville, North Carolina Proposal

2.5 Documentation

Econolite will provide the City with a project binder that includes all product manuals for Econolite-supplied materials. All documentation will be provided upon integration of the system. In an effort to conserve paper and the environment, Econolite offers online help and electronic documentation. Econolite can print the required documents but would like the City's support in using electronic documentation as circumstances allow.

2.6 Training & Instruction

Econolite will provide training on *Centracs* after the System Integration Team has demonstrated the system is functionally operational. Pricing for this proposal includes one (1), two-day session with all necessary training materials for *Centracs*. Training will include instruction on system functionality, use, configuration and administration. Econolite understands some areas may require more in-depth training than others, and is able to adjust the curriculum according to the City's specific needs. Training should be conducted at the City's TOC for optimal understanding of the system and should include no more than ten (10) people.

2.7 Acceptance Testing

After training is completed, the onsite System Engineer will perform the *Centracs* Acceptance Test (CAT) in conjunction with City personnel. Performing the acceptance test after the City has undergone training allows personnel a better understanding of the software and system performance. The CAT consists of an operational demonstration to the City of all major software components using a standard system acceptance test developed by Econolite. Test documentation will be provided to the City for review prior to the testing upon request.

2.8 Project Acceptance

Upon successful completion of all project deliverables and the *Centracs* acceptance test, Econolite will provide a project letter of acceptance to the City. This letter recognizes project closure and documents the date from which all warranties will take effect.

2.9 On-going support

Econolite prides itself on providing unparalleled support and service to the traffic community and has done so for over 75 years. We provide factory warranties to back all our products and software maintenance agreements for ongoing service after factory warranties have expired for our systems. We have the capability of remotely connecting to any of our supported systems given a proper VPN connection, allowing our engineers to provide support, technical assistance and/or troubleshooting from anywhere in the world.

Warranty

Econolite provides a one (1) year warranty from the date of system acceptance for Econolite developed ATMS software. Our standard product warranty applies to all other Econolite products and the standard manufacturer's warranty is applied to third-party products supplied by Econolite.

Greenville, North Carolina Proposal

Software Maintenance Agreement

Software maintenance agreement (SMA) pricing is included with this proposal. Under the Silver SMA, annual software upgrades are performed during a one-day on-site visit by an Econolite engineer. The Silver SMA also includes Econolite's outstanding customer support. System support personnel are available via email, Internet, and our toll-free phone support line. Normal hours of operation are between 8am-5pm Mountain Time. Customer support is a priority to us and requests for support are typically responded to within 24 hours.

3. Pricing

Summary

The following pricing is for valid for sixty days from the date on the cover of this proposal.

Proposal pricing includes:

- *Centracs* ATMS (200 intersection license)
- Installation, integration (140 intersections), training and testing on *Centracs* ATMS
- Controller upgrades as noted
- Silver Software Maintenance Agreement (1-year)
- *Centracs* Synchro Interface Module

Detailed Pricing

Table 7. System Pricing

Item	Quantity	Unit Price	Extended Price
Centracs ATMS			
License, Integration, Training & Acceptance	L.S.	\$171,630.00	\$171,630.00
ASC2 or 2S NTCIP Upgrade	150	\$350.00	\$52,500.00
Synchro Interface Module	L.S.	\$8,250.00	\$8,250.00
System Price			\$232,380.00*
Software Maintenance Agreement, Silver	1 Year	\$17,050.00	\$17,050.00
Total Price			\$249,430.00*

*Price does not include taxes or shipping

Terms and Conditions

Payment terms are as follows:

- Software, Installation & Integration

50% of System Price upon completion of *Centracs* installation
 5% of System Price upon completion of *Centracs* Acceptance Test/Project Closure
 45% of System Price within 30 days of the beginning of the City's 2014-2015 Fiscal Year (July 1, 2014). Interest (0.5% per month) on this unpaid 45% will begin accruing on completion of *Centracs* Installation.
 100% of Software Maintenance Agreement 1 year after completion of *Centracs* Acceptance Test



Greenville, North Carolina Proposal

IN WITNESS WHEREOF, the parties hereto have agreed to the scope and price of this proposal as of _____,
201__.

ECONOLITE CONTROL PRODUCTS, INC.

J.P. Spinazze
Senior Vice President of Sales

CITY OF GREENVILLE, NORTH CAROLINA

Approving Authority

Printed Name – Title

SYSTEM SUPPLY AGREEMENT

THIS SYSTEM SUPPLY AGREEMENT (this "Agreement") is made and entered into by and between the CITY OF GREENVILLE, a North Carolina incorporated municipality (hereinafter, "City"), with its principal address at 200 W. 5th Street, Greenville, NC 27858, and Econolite Control Products, Inc., a California corporation located at 3360 E. La Palma Avenue, Anaheim, California 92806 (hereinafter referred to as "Econolite").

I. RECITALS

- A. Econolite is a manufacturer and supplier of traffic control equipment, advanced traffic management systems and traffic controller firmware.
- B. Econolite, alone and in partnership with others, has developed proprietary software systems, including the communication and control system registered as "Centracs".
- C. Agency desires to employ Econolite to develop, furnish, integrate and test hardware and software systems to provide a fully operational *Centracs* advanced traffic management system.

AGREEMENT

NOW, THEREFORE, the parties hereto agree as follows:

II. PURPOSE OF AGREEMENT

Econolite and the City, for the mutual consideration hereinafter set forth and as described in Exhibit A – Econolite proposal dated May 17, 2013 agree that the services shall conform to following purposes and intents to upgrade the City's existing *icons* system to a Centracs ATMS. The dates of delivery shall be established at the kickoff meeting by mutual consent of the parties; however such consent shall be made with the understanding that time is of the essence in the performance of the Agreement.

Econolite's turnkey *Centracs* system will be integrated with and communicate with the City's existing Econolite ASC2, ASC/2S and ASC/3 controllers over the City's serial fiber network. System communication with ASC2 and ASC/2S controllers will require a firmware upgrade of these controllers from AB3418 to NTCIP. Such integration will require and include as part of the performance of this agreement upgrade of the ASC/2 and ASC/2S controllers to the NTCIP prior to the system's integration.

To attain this purpose, Econolite's on-site system integration shall include configuring the system using City-provided hardware and peripherals. The provider will install the *Centracs* client on up to four workstations/laptops. Up to 140 supported controllers will then be integrated to the ATMS. Such integration and upgrade shall include the following:

- *Centracs* Intersection Licenses: 200
- Number of Intersections Integrated into System: 140
- Central Hardware: City-supplied
- *Centracs* On-Site Integration: Up to 2-days on-site
- *Centracs* Training and Acceptance: Up to 3-days on-site
- Additional *Centracs* Module: Synchro Interface
- Controller Firmware Upgrades: 150 ASC2 or 2S Controllers
- Software Maintenance Agreement: 1-year, Silver

Econolite's performance shall include setup and configuration of the servers and on site work with City's IT personnel to determine the most efficient and effective integration process for the network to satisfy the purposes and intents of the Agreement.

The *Centracs* ATMS for the City shall be offered with an interface module to Trafficware's Synchro® traffic signal optimization and simulation software. This module provides the ability to transfer Econolite supported controller phase and coordination data to/from Synchro. The *Centracs* Synchro interface provides the ability to import controller phasing and timing data from a Synchro generated Universal Traffic Data Format (UTDF) file into a controller database editor. The *Centracs* Synchro interface module supports Synchro 6 and Synchro 7.

III. PAYMENT

The total price for the performance of the services and provision of all supplies, equipment, licenses and warranties under the Agreement is \$249,430.00.

1. **The materials and services listed under Section II above establish invoicing and payment milestones under this Agreement. Payment for all invoices shall occur within thirty (30) days after delivery and acceptance by the City. Terms of delivery are F.O.B. point of shipment. Risk of loss and title shall not pass to the City until delivery of the product to the City. Unless specifically otherwise set forth, prices do not include the cost of freight or handling, or cost or charges for insurance or any production, sales, use, transfer, transportation, excise or other tax, tariffs, or custom duties. Econolite shall bill the City for such costs and shipping charges and the City shall pay as provided in this Agreement.**
2. **Availability of Funds**

Any and all payments to Econolite are expressly contingent upon and subject to the appropriation, allocation and availability of funds to the City for the purposes set forth in this Agreement, including but not limited to any option years.

Econolite shall not be liable for delays in delivery or in performance or failure to manufacture or deliver, due to causes which are unavoidable or beyond its reasonable control such as acts of God, acts of the City, acts of civil or military authority, fires, strikes or other labor disturbances, floods, epidemics, war, riot, delays in transportation as a result of civil disorder. In the event of any such delay, the date of delivery or of performance shall be extended for a period equal to the time lost by reason of the delay.

The compensation set forth in this paragraph shall be the total compensation for hardware, software and services provided by Econolite, including all out of pocket expenses incurred. Payment shall be made per the following:

Software, Installation & Integration	50% of System Price upon completion of <i>Centracs</i> installation
	5% of System Price upon completion of <i>Centracs</i> Acceptance Test/Project Closure
	45% of System Price within 30 days of the beginning of the City's 2014-2015 Fiscal Year (July 1, 2014). Interest (0.5% per month) on this unpaid 45% will begin accruing on completion of <i>Centracs</i> Installation.
	100% of Software Maintenance Agreement 1 year after completion of <i>Centracs</i> Acceptance Test

IV. BREACH, DEFAULT AND TERMINATION

A. Breach

If either party fails to perform any of the conditions and terms of this Agreement, they are in breach of the Agreement. The non-breaching party shall identify in writing to the party in breach the items not

perform in accordance with this Agreement. Notice of such breach will be sent to the person identified in this Agreement and in the manner prescribed by this Agreement. The breaching party shall be afforded sixty (60) business days from the date of the notification to cure the breach; except if the City's breach is nonpayment, then, the City shall be afforded thirty (30) business days to cure the breach. City and Econolite agree that they will use sound management practices and cooperate where practical. City will provide Econolite access to City's facilities, equipment, licensed software provided by Econolite or documentation as appropriate so that Econolite can cure the breach. Econolite will provide competent, professional and skilled personnel to cure any breach.

B. Default

If the breaching party fails to correct the identified deficiencies within the cure times permitted or any extension granted by the non-breaching party, the breaching party shall be in default. Once the party has been determined to be in default by the failure to cure the breach, the now defaulting party shall be afforded thirty (30) calendar days to cure the default; except in the event of nonpayment by City in which such period to cure the default shall be ten (10) calendar days. Failure to cure the default within the time prescribe shall subject the defaulting party to termination. Waiver by either party of any default or breach by the other Party shall not be deemed a waiver or any subsequent default or breach and shall not be construed to be a modification or novation of the terms of this Agreement, unless so stated in a writing and signed by authorized representatives of the City and the Econolite, and made as an amendment to this Agreement.

C. Termination

Any notice or termination made under this Agreement shall be transmitted via US Mail, Certified Return Receipt Requested. The period of notice for termination shall begin on the day the return receipt is signed and dated.

- a) The parties may mutually terminate this Agreement by written agreement at any time.
- b) The City may terminate this Agreement, in whole or in part, or for any of the following:
 - i) Termination for Cause: In the event any goods, software, or service furnished by Econolite during performance of any Agreement term fails to conform to any material requirement of the Agreement, and the failure is not cured within the specified time after providing written notice thereof to Econolite, the City may cancel and procure the articles or services from other sources; holding Econolite liable for any excess costs occasioned thereby, subject only to the limitations provided in this Agreement, if any. The rights and remedies of the City provided above shall not be exclusive and are in addition to any other rights and remedies provided by law or under the Agreement. Econolite shall not be relieved of liability to the City for damages sustained by the City arising from Econolite's breach of this Agreement; and the City may, in its reasonable (i.e., fair, proper, and moderate under the circumstances) discretion, withhold any payment due as a setoff until such time as the damages are finally determined or as agreed by the parties. Voluntary or involuntary Bankruptcy or receivership by Econolite shall be cause for termination.

ii) Termination For Convenience Without Cause: The City may terminate this Agreement, in whole or in part by giving 30 days prior notice in writing to Econolite. Econolite shall be entitled to sums due as compensation for Deliverables provided and services performed in conformance with the Agreement. In the event the Agreement is terminated for the convenience of the City the City will pay for all work performed and products delivered in conformance with the Agreement up to the date of termination.

c) Econolite shall have the same rights of Termination for Cause as set forth above for the City.

D. Damages

The parties' liability to each other for any cause whatsoever, and regardless of the form of action, whether in contract or in tort, for damages which are alleged and proven shall in no event be greater than the total value of the Agreement and any amendments. Neither party shall be liable for any special, indirect, incidental, punitive, exemplary, or consequential damages, including loss of profits or costs of cover, arising from or related to a breach of this Agreement or any order or the operation or use of the Licensed Products including such damages, without limitation, as damages arising from loss of data or programming, loss of revenue or profits, failure to realize savings or other benefits, damage to equipment. If it is determined that a limitation of liability or a remedy contained herein fails of its essential purpose, then the parties agree that the exclusion of incidental, consequential, special, indirect, punitive, and/or exemplary damages is still effective.

V. SALES AND SIMILAR TAXES

Econolite's price does not include sales, use, excise or similar taxes. Consequently, in addition to the price specified herein, the amount of any present or future sales, use, excise, or other tax applicable to the sale or use of the equipment hereunder shall be paid by City, or in lieu thereof City shall provide Econolite with a tax exemption certificate acceptable to taxing authorities.

VI. ACCEPTANCE TESTING

After training is completed, the onsite System Engineer will perform the Centracs Acceptance Test (CAT) in conjunction with City personnel. Performing the acceptance test after the city has undergone training allows personnel a better understanding of the software and system performance. The CAT consists of an operational demonstration to the City of all major software components using a standard system acceptance test developed by Econolite. Test documentation will be provided to the City for review prior to the testing upon request.

Upon successful completion of all project deliverables and the Centracs acceptance test, Econolite will provide a project letter of acceptance to the City. This letter recognizes project closure and documents the date from which all warranties will take effect.

Acceptance by the City shall not be unreasonably withheld; and will be conditioned on meeting the requirements for installation. Should the project deliverables fail to meet any specifications or acceptance criteria the City may exercise any and all rights hereunder, including such rights provided by the Uniform Commercial Code as adopted in North Carolina. Project deliverables discovered to be defective or failing to conform to the specifications may be rejected upon initial inspection or at any later time if the defects contained in the project deliverables or non-compliance with the specifications was not reasonably ascertainable upon initial inspection. When project deliverables are rejected, Econolite must remove the rejected project deliverables from the premises of the City within ten (10) calendar days of notification, unless otherwise agreed by the City. Rejected items may be regarded as abandoned if not removed by Econolite as provided herein. Project deliverables as used in this Agreement shall mean all software, equipment or hardware, hosted solutions, maintenance, support and other services provided or to be provided pursuant to this Agreement.

VII. WARRANTY

Econolite warrants to City that all software and equipment to be delivered hereunder will be free from defects in material or workmanship and will be of the kind and quality designated or specified by Econolite herein. This warranty shall apply only to defects appearing within one year from the date of acceptance by the City for system software and controller software and two years from the date of acceptance by the City for hardware products manufactured by Econolite. All other equipment not manufactured by Econolite carries the manufacturer's standard warranty. If Econolite installs the Econolite manufactured equipment, software or supplies technical directions of installation by contract, the warranty period shall run from the completion of installation and acceptance by the City, provided same is not unreasonably delayed by the City.

If the Econolite manufactured equipment delivered hereunder does not meet the above warranty, and if City promptly notifies Econolite in writing, Econolite shall thereupon correct any defect, including non-conformance with the specifications, by either repairing the defective or damaged parts or replacement of the defective or damaged parts at Econolite's expense. Any replacement or repair for failure to meet the above warranty, the warranty period shall be extended for the period noted after acceptance by the City.

City will return the defective product to Econolite, at Econolite's expense. Econolite shall repair or replace the defective item and return it to City at Econolite's expense.

The liability of Econolite under this warranty, or for any loss or damage to the equipment whether the claim is based on contract or negligence, shall not in any case exceed the greater of the cost of correcting defects in the equipment as herein provided or replacement of damaged equipment and, upon the expiration of the warranty period, all such liability shall terminate. The foregoing shall constitute the exclusive remedy of (" City") and the exclusive liability of Econolite.

The foregoing warranty is exclusive and in lieu of all other warranties whether written, oral, implied or statutory. NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR PURPOSE SHALL APPLY. Econolite does not warrant any equipment of other manufacture designated by City. Econolite shall supply to City, in a timely manner, any software revisions of the standard PRODUCT software modules to correct "bugs" or deficiencies, which would appear within one (1) year from the date of final acceptance of the standard PRODUCT traffic management system.

VIII. REPRESENTATIONS

Non-infringement - Econolite represents that to the best of its knowledge the technology embodied in the products sold herein does not infringe upon a United States patent or United States copyright in effect as of the Effective Date.

Authority - Each party represents as follows: (a) that it has full power and authority to execute, deliver and perform its obligations under this Agreement; (b) that there are no actions, proceedings or investigations pending or, to the best of each party's knowledge, threatened against such party which may in any manner whatsoever materially affect the enforceability of this Agreement or the rights, duties and obligations of the parties hereunder; and (c) that the execution, delivery and performance of this Agreement will not constitute a breach or default under any agreement, law or court order under which such party is a party to or may be bound or affected by or which may affect the rights, duties and obligations hereunder.

No Other Representations - Each party acknowledges and agrees that it is relying on no representation of the other party except as expressly set forth herein.

IX. PROHIBITION AGAINST CONTINGENT FEES AND GRATUITIES

Econolite warrants that it has not paid, and agrees not to pay, any bonus, commission, fee, or gratuity to any employee or official of the City for the purpose of obtaining any contract or award issued by the

City. Econolite further warrants that no commission or other payment has been or will be received from or paid to any third party contingent on the award of any contract by the City, except as shall have been expressly communicated to the Director, Financial Services in writing prior to acceptance of the Agreement or award in question. Each individual signing below warrants that he or she is duly authorized by their respective Party to sign this Agreement and bind the Party to the terms and conditions of this Agreement. Econolite and its authorized signatory further warrant that no officer or employee of the City has any direct or indirect financial or personal beneficial interest, in the subject matter of this Agreement; obligation or contract for future award of compensation as an inducement or consideration for making this Agreement. Subsequent discovery by the City of non-compliance with these provisions shall constitute sufficient cause for immediate termination of all outstanding contracts. Violations of this provision may result in debarment of Econolite as provided by law or termination for default at the sole determination of the City.

X. INDEMNIFICATION

Econolite shall indemnify, defend and hold harmless City and its officers, agents and employees, or any of them from any and all suits, liability, reasonable attorneys' fees and costs of litigation damages arising out of any negligent or intentional act, error or omission of Econolite, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement; excepting only those actions, claims, liabilities, obligations, judgments, expenses or damages arising out of the negligence of the City.

If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against City and Econolite and their respective officers, agents and employees, or any of them, Econolite shall satisfy the same to the extent that such judgment was due to Econolite's negligent acts or omissions.

XI. LICENSES

Econolite grants to the City for exclusive use in the City a fully paid non-exclusive, non-transferable product software license for the products and their specific licensing limits set forth under Section II (Scope of Work). City shall be entitled to:

- a) Use the licensed programs but only in machine-readable form on licensed computers.
- b) Use the support material supplied but only as required to support the use of the licensed programs.
- c) Make only as many backup copies of the licensed programs in machine readable form as required to support the use of the licensed programs on each computer. All backup copies must include the copyright notice in the original form as it appears on the licensed programs.

City may not copy, modify, adapt, merge, disassemble, decompile or distribute the software, its documentation or create derivative works based upon the software. None of the support material in human readable form included with the licensed programs may be copied in any way. Agency may print any screen the software will allow, however, no copyright notices may be removed from the printing.

The licensed programs and support material included with this Agreement are confidential information that is the property of Econolite. The licensed programs, program concepts or any of the support materials shall not be made available to any other party or organization without the written consent of Econolite.

Title to all intellectual property rights including patent, trademark, copyright and trade secret rights and title to all ownership rights and all copies of and all media bearing the licensed programs, support materials and program concept shall remain in Econolite.

XII. CONFIDENTIAL INFORMATION

The parties agree not to disclose to any third party any proprietary information disclosed to it by the other party without the prior written consent of such disclosing party. The parties further agree to take the same care with the proprietary information as it does with its own, but in no event with less than a reasonable degree of care. This obligation of the parties shall survive beyond the effective termination date of this Agreement. In accordance with 9 NCAC 06B.0207 and 06B.1001 and to promote maximum competition in the competitive bidding process, the **City** may maintain the confidentiality of certain types of information described in N.C. Gen. Stat. §132-1 et. seq. Such information may include trade secrets defined by N.C. Gen. Stat. §66-152 and other information exempted from the Public Records Act pursuant to N.C. Gen. Stat. §132-1.2. Econolite may designate appropriate portions of its response as confidential, consistent with and to the extent permitted under the Statutes and Rules set forth above, by marking the top and bottom of pages containing confidential information with a legend in boldface type "**CONFIDENTIAL**". By so marking any page, the Econolite warrants that it has formed a good faith opinion, having received such necessary or proper review by counsel and other knowledgeable advisors, that the portions marked confidential meet the requirements of the Rules and Statutes set forth above. ***However, under no circumstances shall price information be designated as confidential.*** The City may serve as custodian of Econolite's confidential information and not as an arbiter of claims against Econolite's assertion of confidentiality. If an action is brought pursuant to N.C. Gen. Stat. §132-9 to compel the City to disclose information marked confidential, Econolite agrees that it will intervene in the action through its counsel and participate in defending the City, including any public official(s) or public employee(s). Econolite agrees that it shall hold the City and any official(s) and individual(s) harmless from any and all damages, costs, and attorneys' fees awarded against the City in the action. The City agrees to promptly notify Econolite in writing of any action seeking to compel the disclosure of Econolite's confidential information.- The City shall have the right, at its option and expense, to participate in the defense of the action through its counsel. The City shall have no liability to Econolite with respect to the disclosure of the Econolite's confidential information ordered by a court of competent jurisdiction pursuant to N.C. Gen. Stat. §132-9 or other applicable law.

Econolite warrants that all its employees and any approved third party independent contractors or subcontractors are subject to a non-disclosure and confidentiality agreement enforceable in North Carolina. Econolite will, upon request of the City, verify and produce true copies of any such agreements. Production of such agreements by Econolite may be made subject to applicable confidentiality, non-disclosure or privacy laws; provided that Econolite produces satisfactory evidence supporting exclusion of such agreements from disclosure under the N.C. Public Records laws in NCGS §132-1 et. seq. The City may, in its sole discretion, provide a non-disclosure and confidentiality agreement satisfactory to the City for Econolite's execution. The City may exercise its rights under this subparagraph as necessary or proper, in its discretion, to comply with applicable security regulations or statutes including, but not limited to 26 USC 6103 and IRS Publication 1075, (Tax Information Security Guidelines for Federal, State, and Local Agencies), HIPAA, 42 USC 1320(d) (Health Insurance Portability and Accountability Act), any implementing regulations in the Code of Federal Regulations, and any future regulations imposed upon the Office of Information Technology Services or the N.C. Department of Revenue pursuant to future statutory or regulatory requirements.

XIII. SOFTWARE UPDATES & NEW FEATURES

Software updates for the basic product system are included in the annual system update or through scheduled software releases during the warranty period or active system support agreement period. New software development for additional features beyond the basic product software for other agencies, or as part of Econolite's ongoing research and development shall be offered to City at a fixed, quoted price, not to exceed pricing for an City of comparable size, architecture and integration. The offer shall remain firm for 90 days from the date of the offer.

XIV. COMPLIANCE WITH ALL LAWS

Econolite shall, at its sole expense, comply with all of the requirements of County, State and Federal laws now in force pertaining to this Agreement, and shall faithfully observe in all activities relating to or growing out of this Agreement all ordinances, statutes, rules or regulations now in force.

XV. INDEPENDENT CONTRACTOR

This Agreement calls for the performance of services of Econolite as an independent contractor. Econolite is not an agent or employee of City for any purpose and is not entitled to any of the benefits provided by City to its employees. This Agreement shall not be construed as forming a partnership or any other association with Econolite other than that of an independent contractor.

XVI. INSURANCE AND BONDS

Econolite shall maintain for the duration of this contract the following types of insurance:

- a) Automobile liability insurance (minimum \$2.5 Million)
- b) Commercial general liability insurance (minimum \$2.5 Million)
- c) Worker's compensation insurance (per state requirement)
- d) Product Liability Insurance (minimum \$2.5 Million)

The insurance required hereunder shall be primary and maintained until all work required and all material to be supplied under the terms of this Agreement is satisfactorily completed as evidenced in writing by an authorized representative of Agency.

XVII. ADVERTISING

Econolite absolutely shall not publicly disseminate any information concerning the Agreement without prior written approval from the City.

XVIII. EXECUTION

This Agreement is effective upon execution. The parties to the Agreement agree to execute this Agreement in duplicate originals. Each party will maintain a fully executed original for its records, use and enforcement.

XIX. NOTICES

The notices relative to this Agreement shall be given in writing and shall be personally served, sent by registered mail or faxed with telephone confirmation by addressee that it was received. The parties shall be addressed as follows, or at any other address designated by notice:

Econolite: Econolite Control Products, Inc.
3360 E. La Palma, Anaheim, CA 92806
Attention: Roy Howard
Title: Senior Project Manager
Phone: 719-471-9866
Fax: 719-471-9063
E-mail: rhoward@econolite.com

Agency: City of Greenville
1500 Beatty Street
Greenville, NC 27858
Attention: Director of Public Works

XX. TIME IS OF THE ESSENCE

Both parties agree and understand that timely performance of the milestones, deadlines, payment schedules, and/or timelines is critical to the performance of this Agreement and to that end, the parties agree they will perform with all due diligence in the completion of these critical performance items.

XXI. FORUM

Any lawsuit pertaining to any matter arising under, or growing out of this Agreement shall be instituted in the State of North Carolina, Pitt County.

XXII. ASSIGNMENT

This Agreement shall not be assigned by any party, or any party substituted, without prior written consent of the City and Econolite.

XXIII. MERGER AND MODIFICATION

No supplement, modification or amendment of this Agreement or waiver of the provisions thereof shall be binding unless executed in writing by the City and Econolite. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

XXIV. ATTORNEYS' FEES

In the event any action in law or equity, arbitration or other proceeding is brought for the enforcement of this Agreement or in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to its attorneys' fees and other costs reasonably incurred in such action or proceeding.

XXV. OTHER MATTERS

Severability - In the event any of the provisions of this Agreement shall, for any reason, be held void or unenforceable, the remaining provisions shall remain in full effect and shall control.

Invalidity - Any provisions of this Agreement prohibited by the law of any state shall, as to said state, be ineffective to the extent of such prohibition without invalidating the remaining provisions of this Agreement.

Force Majeure - Should any obligation of either party hereunder (except with respect to timely payment of invoices) be delayed by events beyond such party's control, including but not limited to, natural or man-made disasters, strikes, government actions or regulations, failure of a third party to comply or conform or inability to obtain labor or materials through its regular sources, that party's time for performance shall be extended by the period of delay upon approval by Agency.

Equal Opportunity - The Company shall comply with all Federal and State requirements concerning fair employment and employment of the disabled, and concerning the treatment of all employees without regard to discrimination by reason of race, color, religion, sex, national origin or physical disability.

Absence of Third Party Beneficiary Rights - Except as otherwise provided in this Agreement, no provision of this Agreement is intended, nor shall be interpreted, to provide or create any third party beneficiary rights or any other rights of any kind in any affiliate or subsidiary, and all provisions hereof shall be personal solely between the parties hereto.

Headings - Article and Section headings are included solely for convenience, are not to be considered a part of this Agreement nor are they intended to be full and accurate descriptions of the contents thereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of _____, 2013.

ECONOLITE CONTROL PRODUCTS, INC.

J.P. Spinazze
Senior Vice President of Sales

CITY OF GREENVILLE

Barbara Lipscomb
City Manager

ATTEST:

Carol Barwick,
City Clerk

APPROVED AS TO FORM:

David A. Holec,
City Attorney

PRE-AUDIT CERTIFICATION

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

Bernita W. Demery, Director of Financial Services

Accounting Classification Code: _____

Attachments: **Exhibit A – Econolite proposal dated December 12, 2012**

System Supply Agreement

Page 11

Item # 6

Centracs Contract Payment Agreement

Page 2

May 17, 2013

Based on previous discussion and agreement, the NCDOT has agreed to be invoiced in the standard procedure as stipulated in the existing Schedule "D" maintenance agreement between the City and the State. As such, the City will pre-invoice the State in accordance with the attached payment schedule, such that, total financing will be collectively paid to Econolite at each payment interval by the City.

Please contact me, should you have any questions or comments.

Sincerely,



Richard DiCesare, P.E., PTOE
City Traffic Engineer

cc: Barbara Lipscomb, City Manager
Kevin Mulligan, P.E., Public Works Director
Scott P.M. Godefroy, P.E., City Engineer
Stacey Pigford, P.E, Assistant Traffic Engineer
Doug Jones, Traffic Services Supervisor
Neil Lassiter, NCDOT
Dwayne Alligood, NCDOT

A-1

SCHEDULE "D"
LEVEL OF SERVICE "C"
GREENVILLE COMPUTERIZED TRAFFIC SIGNAL CONTROL SYSTEM
MUNICIPAL MAINTENANCE AGREEMENT ITEMIZATION

ITEM	UNIT	QUANTITY	ANNUAL RATE	PERCENT OF WORK SCHEDULE DEDICATED TO SYSTEM	PRO-RATA PERCENT (see Attachment "A")	COST
Systems Operation Engr. (Salary + Additives)	Each	1	\$ 87,354.72	100%	75%	\$ 65,516.04
Data Line	Each	2	\$ 240.00	100%	75%	\$ 360.00
CCTV internet Line (Video Share)	Each	1	\$ 828.00	100%	100%	\$ 828.00
DOT TOTAL ANNUAL COST:						\$ 66,704.04

Note: Items included on this Schedule may be added or deleted to those above by written request signed by a Municipal Representative. The Letter should be sent in quadruplicate to the Division Engineer accompanied by four copies of the revised Schedule. If the Division Engineer approves the new Schedule he will sign all copies, as Approved; then forwards one copy of the letter and Schedule to the DOT Controller, the State Traffic Engineer, the Municipality, and retains one for the Division file. The new Schedule will then become effective at the beginning of the next quarter for reimbursement. The Board of Transportation reserves the right of verification that all listed maintenance functions are being properly performed. If it is determined that any authorized maintenance function is not being performed the reimbursement will be reduced accordingly.

CITY OF GREENVILLE, NC

L.S.
ATTEST: Wanda J. Elko
CLERK

[Signature]
MUNICIPAL REPRESENTATIVE

Date

[Signature]
DIVISION ENGINEER

Date

DEPARTMENT OF TRANSPORTATION:

A-2

SIGNAL #	LOCATION	NCDOT INV. #	STATE MAINTAINED	CITY MAINTAINED
94	vacant			
95	vacant			
96	vacant			
97	vacant			
98	vacant			
99	vacant			
100	vacant			
101	vacant			
102	vacant			
103	vacant			
104	vacant			
105	vacant			
106	vacant			
107	vacant			
108	vacant			
109	vacant			
110	vacant			
111	vacant			
112	vacant			
113	vacant			
114	vacant			
115	vacant			
116	vacant			
117	Evans St @ Martinsborough Rd	02-0846	1	
118	NC 11 @ Sam's Club	02-0863	1	

118

TOTALS

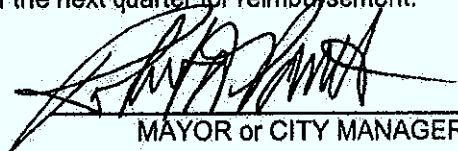
55 18

NCDOT PRO-RATA PERCENTAGE: 0.75

GREENVILLE PRO-RATE PERCENTAGE: 0.25

Note: Signal locations on this Attachment may be added or deleted to those above by submitting a revised Attachment signed by a Municipal Representative. Once signed by the Division Engineer the Attachment is Approved and it will then become effective at the beginning of the next quarter for reimbursement.

CITY OF GREENVILLE:


MAYOR or CITY MANAGER

DEPARTMENT OF TRANSPORTATION:


DIVISION ENGINEER

ATTACHMENT B

CENTRACS ADVANCED TRANSPORTATION MANAGEMENT SYSTEM (ATMS)

CONTRACT SPLIT SHARE BETWEEN NCDOT AND COG

Table 1: Econolite Deliverables

PAYMENT NUMBER	DESCRIPTION	TIME IN CONTRACT	TOTAL AMOUNT	STATE SHARE NCDOT (75%)	CITY SHARE COG (25%)
1	System Integration	NTP + 60 days (8 weeks)*	\$ 116,190.00	\$ 87,142.50	\$ 29,047.50
2	Project Closure (System Acceptance)	Week 11 - 12 (Establish Date)	\$ 11,619.00	\$ 8,714.25	\$ 2,904.75
3	Final Payment	July 1, 2014	\$ 104,571.00	\$ 78,428.25	\$ 26,142.75
4	Software Maintenance Agreement	Project Closure Date + 1 Year	\$ 17,050.00	\$ 12,787.50	\$ 4,262.50
SUBTOTAL			\$ 249,430.00	\$ 187,072.50	\$ 62,357.50

Table 2: City of Greenville Deliverables

PAYMENT NUMBER	DESCRIPTION	TIME IN CONTRACT	TOTAL AMOUNT	STATE SHARE NCDOT (75%)	CITY SHARE COG (25%)
1	Hardware Configuration and Peripheral Equipment	NTP + 60 days (8 weeks)*	\$ 30,391.56	\$ 22,793.67	\$ 7,597.89
SUBTOTAL			\$ 30,391.56	\$ 22,793.67	\$ 7,597.89
TOTAL			\$ 279,821.56	\$ 209,866.17	\$ 69,955.39

* Week # is relative to Contract Milestones, with Notice to Proceed (NTP) at Week Zero (0)



City of Greenville
North Carolina
 Information Technology Department
 P. O. Box 7207
 200 West Fifth Street
 Greenville, NC 27835

TO: Rik DiCesare
 City Traffic Engineer

FROM: Rob Hudson
 IT Infrastructure Manager

DATE: May 17, 2013

SUBJECT: RFS-388 Hardware Configuration for Centracis Signaling System

RFS Overview

Provide a cost estimate for compatible hardware equivalent to hardware specified in the Econolite Proposal for the Centracis Signaling Software Upgrade.

Projected Cost Detail

City Supplied Equivalent Hardware	
Table 2. Application/Database Server	\$ 12,020.38
Table 3. Communications Server	\$ 4,797.88
Table 4. Workstation - Includes 3 Workstations with 25 inch Monitors	\$ 7,091.31
Table 5. Laptop - Includes Semi-Rugged laptop & 25 inch external Monitor	\$ 6,482.00
Table 6. Ancillaries	\$ -
Included in Table 2 as a part of our Data Center Infrastructure	
Grand Total	\$ 30,391.56

This cost estimate meets and exceeds the specifications submitted by Econolite. It utilizes virtualized servers and our SAN environment to provide for a fully backed up environment.

Econolite Specification Tables

Tables 2 – 6 from the Econolite Proposal, dated May 17, 2013.

Table 2. City-Supplied Application/Database Server Specifications

Item	Description	Quantity
Application Server :	PowerEdge R720	1
Processor:	Dual Intel Xeon E5-2640 2.50GHz processors, 15M Cache	1
Memory:	8GB Memory (2x4GB), 1333MHz Dual Ranked UDIMMs	1
Mouse:	Optical Two-Button Mouse USB, Black	1
Keyboard:	Keyboard, USB, Black	1
Riser:	Risers with up to 4, x8 PCIe Slots + 2, x16 PCIe Slot	1
Hard Drive:	300GB 15K RPM SAS 6Gbps 3.5in Hot-plug Hard Drive	4
Hard Drive Controller:	PERC H710 Integrated RAID Controller, 512MB NV Cache for RAID 5	1
Operating System:	Windows Server 2008, Standard Edition, Includes 5 CALs	1
Misc:	Microsoft SQL Server 2008, 5 CAL Bundle	1
NIC:	Broadcom 5720 QP 1Gb Network Daughter Card	1
CD-ROM or DVD-ROM Drive:	DVD+/-RW, SATA, Internal	1
Documentation Diskette:	Electronic Documentation and OpenManage DVD Kit	1
Misc:	Power Cords, NEMA 5-15P to C13, 15 amp, wall plug, 10 feet / 3 meter	2
Misc:	Dual, Hot-plug, Redundant Power Supply (1+1), 750W	1

Table 3. City-Supplied Communications Server Specifications

Item	Description	Quantity
Communications Server :	PowerEdge R620	1
Processor:	Dual Intel Xeon E5-2640 2.50GHz processors, 15M Cache	1
Memory:	8GB Memory (4x2GB), 1333MHz Single Ranked UDIMMs	1
Hard Drive:	146GB 15K RPM Serial-Attach SCSI 2.5" Hot Plug Hard Drive	2
Hard Drive Controller:	PERC H310 Integrated RAID Controller for RAID 1	1
Operating System:	Windows Server 2008, Standard Edition, Includes 5 CALs	1
NIC:	Broadcom 5720 QP 1Gb Network Daughter Card	1
CD-ROM or DVD-ROM Drive:	DVD+/-RW, SATA, Internal	1

Table 4. City-Supplied Workstation Specifications

Item	Description	Quantity
Workstation:	Dell Precision T5500 Workstation Quad Core Processor E5620, 2.4GHz, 12M, 5.86GT/s	1
Memory:	4GB DDR3 ECC SDRAM Memory, 1066MHz, 4X1GB, Dell Precision TX500	1
Keyboard:	Dell, USB, Quiet KYBD, No Hot Keys, PWS, Black	1
Monitor:	21" Widescreen Flat Panel with Adjustable Stand	2
Video Card:	512MB PCIe x16 NVIDIA Quadro FX 580 Quad Monitor DVI+ 2DP Dell Precision TX	1
Hard Drive:	160GB SATA 3.0Gb/s, 7200 RPM Hard Drive with 8MB DataBurst Cache, Dell Precision TX500	1
Hard Drive Controller:	C1 All SATA Hard Drives Non-RAID for 1 Hard Drive Dell Precision T5500	1
Operating System:	Windows 7 Professional	1
NIC:	Broadcom NetXtreme 10/100/1000 Gigabit Ethernet controller PCI Express, Dell Pr 490/690	1
DVD-ROM Drive:	16X DVD+/-RW Data Only Dell Precision TX500	1
Sound Card:	Sound Blaster X-Fi XtremeMusic(D), w/Dolby Digital 5.1 WINXP, Dell Precision T74	1

Table 5. City-Supplied Laptop Specifications

Item	Description	Quantity
Laptop:	Precision M4500, Intel Core i7-740QM Quad Core 1.73GHz 6MB for M4500	1
Monitor:	15.6" HD (1366 x 768) Anti-Glare LED Display	1
External (2 nd) Monitor:	Professional P2210 22" Widescreen Flat Panel with Adjustable Stand	1
Memory:	4.0GB, DDR3-1333 SDRAM, 2 DIMM for Dell Mobile Precision	1
Keyboard:	Internal Keyboard for Mobile Precision	1
Video Card:	NVIDIA Quadro FX 880M Graphics with 1GB2 dedicated memory	1
Hard Drive:	250GB 7200rpm Hard Drive	1
Operating System:	Genuine Windows 7 Professional 32-bit, no media	1
TBU:	130W 3-Pin, AC Adapter for Mobile Precision	1
CD-ROM or DVD-ROM Drive:	8X DVD+/-RW for Mobile Precision	1
Wireless Adapter:	Intel Wireless Advanced-N 6200 802.11a/b/g/n Half Mini Card	1
Documentation Diskette:	Resource DVD with Diagnostics and Drivers for Vista Precision M4400 Notebook	1
Battery:	6-Cell/60-WHr Battery	1

Table 6. City-Supplied Ancillaries

Item	Description	Quantity
Switch:	24-port 10/100/1000 LAN Managed Switch	1
UPS:	Smart-UPS, 2200VA UPS System	1
Server Backup:	4TB TeraStation III Rackmount NAS Server	1
Monitor/KVM Switch	1U 8-Port NetDirector KVM/KMM w/ 19-inch LCD and 8 PS2/U SB Combo Cables	1

Cc: Rex Wilder



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Renewal of the contract for police services for the Greenville Housing Authority

Explanation: **Abstract:** The City and the Greenville Housing Authority currently operate under a contract which provides the parameters for services provided by four (4) Greenville Police Officers, three (3) of which are paid for by the Housing Authority. This contract is proposed to be renewed.

Explanation: The Police Department provides four officers as indicated in the contract. Three are intended to be police officers, and one is intended to be a supervisor/liason to the Housing Authority Executive Director. All equipment is provided by the Police Department while salaries and overtime (accrued while in commission of duties or approved training/special events) are funded by the Housing Authority.

Fiscal Note: There is no fiscal impact noted that is not approved in the budget for the coming fiscal year.

Recommendation: City Council authorize the City Manager to execute the proposed contract.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[2013_GHA_Police_Services_Contract_953049](#)

Police Services Contract

THIS AGREEMENT is made and entered into the _____ day of _____, 2013, by and between the City of Greenville, a municipal corporation of Pitt County, North Carolina, hereinafter referred to as the “City”, and the Housing Authority of the City of Greenville, a public housing authority organized under the laws of the State of North Carolina, hereinafter referred to as the “Authority.”

WITNESSETH:

THAT WHEREAS, the Authority desires to enter into a contract with the City to have the City of Greenville Police Department, hereinafter referred to as the “Police Department,” an agency of the City, provide officers for the increased security and safety of the Authority’s properties.

WHEREAS, the City agrees to provide the Authority, as independent contractor, such law enforcement services upon terms and conditions provided hereinafter.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and of the promises, covenants, representations, warranties, and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Authority and the City agree as follows:

ARTICLE I: SERVICES PROVIDED BY THE CITY

- A. The City agrees to assign four (4) police officers to maintain a police patrol presence in targeted areas during specific periods of time identified by the Authority, and agreed upon by the City, as high crime or high workload periods.
- B. The Police Department will employ a community-policing concept and will assist in developing and enhancing a crime prevention program in the Authority’s public housing communities.
- C. The City will collect and provide workload data in public housing communities to the Authority on a quarterly basis, or as requested by the Authority. Workload data shall include, but not be limited to, such public information as frequency and location of calls for service, the number of officers responding to calls for service, the number of hours police officers are assigned to the public housing communities under this Agreement, etc. Workload data will assist the Authority in assessing the public safety efforts and needs in its public housing communities. Where such workload data requires the City or its departments to create databases in order to provide the requested information, the City will advise the Authority that additional expense will be incurred to provide the information. If the Authority wants the information, it will advise the City and, the Authority agrees to reimburse the City for this additional work on a time and materials basis; otherwise, the City will not be required to provide information which requires additional expenses.

- D. To the extent necessary, the Police Department officers will appear as witnesses in the Authority's administrative grievance procedures, civil dispossession hearings, or other civil or court proceedings where the issue includes criminal or quasi-criminal conduct on or off public housing communities involving any resident, members of a resident's household, or any guest(s) or visitor(s) of a resident or household member.
- E. With respect to the services to be performed by any Police Department personnel in accordance with this Agreement, the appropriate Police Department Liaison Officer will meet bi-weekly with resident leadership and management representatives of the Authority for the purposes of reviewing the enforcement and crime prevention efforts, and planning for future changes or modifications anticipated by this Agreement. The Police Department officers assigned to the Authority's communities pursuant to this Agreement shall be familiar with the dwelling lease, trespass policy, and other applicable policies of the Authority, as the same may be amended from time to time.
- F. The Police Department officers assigned to the Authority are at all times subject to all rules, orders, and policies of the Police Department.
- G. The City agrees that it will provide the Assigned Personnel with such basic equipment as may be necessary and reasonable in order to allow the police officers to carry out the duties anticipated under this Agreement. Any additional automobiles, motor vehicles, bicycles, special uniforms, or other equipment requested by the Authority may be furnished at the expense of the Authority and shall remain the property of the Authority.
- H. The Police Department will provide law enforcement training on topics consistent with credentialing and state requirements. Additional training on Housing Authority issues will be provided at the expense of the Authority including but not limited to travel, per diem expenses and salary of the assigned personnel during such training periods.
- I. The City will provide supervision, control and direction of work activities and assignments of Police Department personnel, including disciplinary actions. It is expressly understood that the Police Department shall be responsible for the compensation of its officers and all employee benefits, as well as any injury to officers, their property, or the City's property while discharging their duties under this Agreement except as stated elsewhere in this Agreement.
- J. The City assumes responsibility for the defense and liability, if any, of the City, Police Department, and their employees against any claim, lawsuit or other civil action brought as a direct result of the City's providing law enforcement services under this Agreement except as stated in elsewhere in this paragraph or this Agreement. In the event an action is filed involving the enforcement of any of the Authority's rules, regulations, policies, guidelines or directives and where the City of Greenville, Greenville Police Department are named as a party, then the Authority assumes responsibility for the defense and liability of the City of Greenville, Police Department, other departments and their employees involving such claim, lawsuit, or other action brought. Where the claim or action involves mixed allegations against the City of Greenville, Greenville Police Department and/or its officers and employees and the Authority, the City of Greenville, Greenville Police Department and/or its officers and employees shall be responsible for the defense and liability, if any, involving the enforcement or failure to enforce federal or

state laws or ordinances of the City of Greenville. The Authority shall remain responsible for the defense and liability, if any, involving any Authority rules, policies, guidelines, regulations or directives.

K. The Police Department shall designate one of the assigned officers as the Administrative Liaison Officer, who will work in concert with the Executive Director of the Authority, or his designee. The Administrative Liaison Officer as well as the officers assigned pursuant to this Agreement shall remain subject to the directions and instructions of the Police Department chain of command and supervisory structure. The City and the Authority agree that all operational procedures, methodologies and guidelines to implement the services performed shall be governed and administered by a separately prepared and agreed upon Memorandum of Understanding for Operational Procedures, as identified in Article IX of this Agreement. Subject to the identified Memorandum of Understanding, the duties of the Administrative Liaison Officer will include the following duties:

1. Coordinate the dissemination and processing of police and security reports; provide supervisory assistance; and coordinate the resolution of problems with, and the execution of, provisions of this Agreement.
2. Establish and maintain an ongoing line of communication between Police Department personnel and Authority staff. The Police Department personnel shall keep Authority staff informed of matters relevant to property supervision and the safety of residents, guests, visitors, and Authority personnel in accordance with the North Carolina public records laws.
3. Prepare quarterly reports and provide to the Authority.
4. Initiate and monitor ongoing lines of communication between the Police Department and resident leaders to effectively employ the community-policing concept and to address, in a timely manner, concerns raised by community leaders.
5. Coordinate security workshops and training seminars for identified residents.
6. Provide assistance with, and advice regarding, the planning and implementation of other grant-funded security programs within the Authority.
7. Establish a clearly defined process for reporting non-emergency criminal activities.
8. Coordinate police officers' assignment to targeted areas during specific periods of time as identified by the Authority and agreed upon by the City as high crime or high workload periods

ARTICLE II: SERVICES PROVIDED BY THE AUTHORITY

A. The Authority will provide training for residents, Authority on-site management staff and the assigned Police Department personnel with workshops on community policing and crime prevention issues associated with public housing. Such training shall be consistent with the operational procedures in the identified Memorandum of Understanding as identified elsewhere in this Agreement. This shall include, but is not limited to, the following: crime prevention and security responsibilities; community organization/mobilization against the causes of and precursors to crime; drug awareness

and control; orientation and familiarization with the public housing communities for the assigned Police Department officers; orientation to the lease contract, trespass policy and other applicable policies of the Authority, as may be amended from time to time, and lease compliance enforcement procedures and policies.

- B. The Authority will provide suitable facilities for police services, as determined by the Authority and consistent with U.S. Department of Housing and Urban Development (“HUD”) regulations, as may be amended from time to time.
- C. The Authority will provide to the supervisors of the assigned Administrative Liaison Officer and other assigned police officers, as established and directed by the policies and procedures of the Greenville Police Department, a quarterly assessment of the performance and operations of the police officers under this Agreement.
- D. The Authority has the right to reasonably request the Police Department to replace any assigned personnel for reasons such as failure of performance, misconduct, or inability to provide services effectively. The Authority shall provide a written enumeration of the reasons for the request, including documentation of the alleged behavior. The request of the Authority shall not be unreasonably withheld.
- E. The Authority will work with the Police Department to subsidize housing or rent for police officers who volunteer to reside in public housing developments selected by the Authority and consistent with HUD regulations, as may be amended from time to time.

ARTICLE III: ENFORCEMENT OF RULES AND REGULATIONS

- A. The City, through its Police Department, consistent with the Memorandum of Understanding as identified hereinafter, is authorized to enforce the “Trespass and Ban Policy of the Housing Authority of the City of Greenville” and its amendments or other such policies as may be implemented from time to time.
- B. Nothing contained herein shall be constructed as permitting or authorizing Police Department officers to use any method or to act in any manner in violation of federal or state law, or of their sworn obligations as Police Department officers.

ARTICLE IV: COMMUNICATIONS, REPORTING AND EVALUATION

- A. Communications
 - 1. Access to Information – The City agrees that the Authority will have reasonable access to all public information which deals with criminal activity in any of the Authority’s communities. It is further agreed that the Police Department will provide to the Authority copies of such incident reports, arrest reports, or other public documents which document or substantiate actual or potential criminal

activity in or connected with the public housing developments, in accordance with the public records laws of the State of North Carolina. This information will be provided by the Police Department at no cost on a regular basis in accordance with specific procedures that have been or will be established and mutually agreed upon by the parties, except where stated otherwise in this Agreement.

B. Reporting

1. Forms – The Police Department will require all assigned personnel to complete an activity log and forward a monthly report to the Authority no later than the 15th day of each month. This report will include, but not be limited to, data as follows:
 - a) Hours worked: Foot, bicycle, motorized, other
 - b) Calls/request for service
 - c) Referrals to City/PHA Agencies
 - d) Vehicle abandoned/towed/stolen
 - e) Drug paraphernalia confiscated/found
 - f) Arrests/citations issued in connection with this Agreement, to include age, sex, ethnicity
 - g) Property recovered/stolen
 - h) Counseling of residents and visitors
 - i) Broken lights/sidewalks
 - j) Weapons violations/seized
2. Media Coordination – The Police Department will relay to the Executive Director or his designee information related to any major crime or incident that occurs on Authority property as soon as possible, preferably before public dissemination.

C. Evaluation

The City and the Authority shall insure that the following evaluation(s) is completed annually with regard to services contemplated under this agreement to include but not be limited to:

1. Hours worked by police officers for:
 - a. Foot Patrol
 - b. Bicycle patrol
 - c. Motorized patrol
 - d. Other (tactical)
2. Response times to targeted communities by City-paid officers and Authority-paid officers by Priority I (Emergency), Priority II (Non-Emergency), and Priority III (If Utilized)
3. Comparison of crime and workload in the targeted communities.
4. Arrests (to include drug violations)
5. Vehicles towed

6. Positive contacts
7. Referrals
8. Trespassers removed or banned
9. All UCR or NIBRS Reports
10. Calls for service
11. Weapons seized
12. Property stolen/recovered
13. Community feedback: tactical (immediate situation)
14. Community feedback: strategic (long term)

It is further agreed that the City will provide, if available, comparable crime information for the City as a whole to facilitate the evaluation to include what proportion of activities Citywide occur on Authority property. Where such workload data requires the City or its departments to create databases in order to provide the requested information the City will advise the Authority that additional expense will be incurred to provide the information. If the Authority wants the information, it will advise the City; otherwise, the City will not be required to provide information which requires additional expenses. The Authority agrees to reimburse the City for this additional work on a time and materials basis.

ARTICLE V: INDEMNIFICATION

The City agrees to hold the Authority, its agents and employees free, harmless and indemnified from and against any and all claims, suits or causes of action arising from or in any way out of the performance of the duties of the officers providing services under this Agreement except as stated elsewhere in this paragraph or this Agreement. The Authority assumes responsibility for the defense and liability of the City of Greenville, Police Department, other departments and their employees against any claim, lawsuit, or other action brought as a direct result of the City's providing law enforcement services to enforce any federal, state or Authority laws, regulations, policies, guidelines or directives.

ARTICLE VI: TERM OF AGREEMENT

The term of this Agreement shall commence on July 1, 2013, and end on June 30, 2014.

ARTICLE VII: TERMINATION

Either party may terminate this Agreement, for convenience or for cause, upon thirty (30) days written notice to the other party. In the event that the Agreement is terminated, the Authority shall pay the City the outstanding pro rata amount of the Agreement for work performed through the effective date of termination within thirty (30) days of termination. The City shall deliver to the Authority final reports as provided above through the effective date of termination within thirty (30) days of termination. The City shall retain the right to suspend performance under this Agreement or terminate this Agreement for nonpayment for services provided to the Authority by the City pursuant to this Agreement and where such nonpayment is for a period of 30 days or more. Such reservation of right shall not waive any other rights in law or equity or privileges of the City concerning the performance or termination of performance of the terms of this Agreement.

ARTICLE VIII: COMPENSATION TO THE CITY

All compensation to the City will be made on a cost reimbursement basis. The Authority will reimburse the City for services specified in this Agreement for the expense incurred by the City. Included in the cost reimbursements, the Authority shall be responsible for payment of the salaries of three (3) of the assigned officers (does not include the Administrative Liaison Officer), any overtime salaries incurred by the three (3) assigned officers (excluding the Administrative Liaison Officer) in the performance of the services requested pursuant to this Agreement, and for time and material charges incurred by the City in creating databases and preparing additional reports as noted in Article I, paragraph C and Article IV, paragraph C. The Authority further shall be responsible for payment of training costs as identified in Article I, paragraph H. The City shall be responsible for the benefits paid to the four assigned officers in accordance with the personnel policies and procedures of the City of Greenville.

ARTICLE IX: MEMORANDUM OF UNDERSTANDING

The parties to the Agreement declare their intentions to prepare a Memorandum of Understanding for Operational Procedures to implement, guide and incorporate the operational activities and procedures requested to be performed by the assigned personnel including the Administrative Liaison Officer. Such Memorandum of Understanding is incorporated herein by reference as if fully set forth and enforceable as part of this Agreement.

ARTICLE X: NOTICES

Any notices required pursuant to the terms of this Agreement shall be sent by United States Certified Mail to the principal place of business of each of the parties hereto, as specified below:

Authority: Greenville Housing Authority
Attn: Executive Director
PO Box 1426
Greenville, NC 27834

City: City of Greenville
Attn: Chief, Greenville Police Department
PO Box 7207
Greenville, NC 27834

ARTICLE XI: CONSTRUCTION OF LAWS

This Agreement is made and entered into in the City. Any and all questions of law arising hereunder shall be construed in accordance with the laws of the State in which the City is located.

ARTICLE XII: AMENDMENT OF AGREEMENT

The parties agree this service contract may be amended, but such amendment must be in writing and executed in duplicate originals by persons with authority to bind the City of Greenville and the Greenville Housing Authority.

ARTICLE XIII: ENTIRE AGREEMENT

This Agreement shall consist of the following component parts:

- a) This Agreement;
- b) Any subsequent addenda agreed to by both parties.

This Agreement exceeds \$25,000, and an Annual Audit under the Single Audit Act is required.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, in duplicate originals, the day and year first above written.

HOUSING AUTHORITY OF THE CITY OF GREENVILLE

_____(SEAL)
Don Rogers, Executive Director

Date

ATTEST:

Procurement Officer/Contract Administrator

Date

CITY OF GREENVILLE

_____(SEAL)
City Manager

Date

ATTEST:

City Clerk

Date

**NORTH CAROLINA
PITT COUNTY**

I, _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Don Rogers personally appeared before me this day and acknowledged that he is Executive Director of the Housing Authority of the City of Greenville and that by authority duly given and as the act of the organization, the foregoing instrument was signed in its corporate name by its Executive Director, and attested by the Procurement Officer/Contract Administrator.

Witness my hand and Notarial Seal, this the _____ day of _____, 2013.

(Official Seal)

Notary Public
My Commission expires:_____

**NORTH CAROLINA
PITT COUNTY**

I, _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Carol L. Barwick personally appeared before me this day and acknowledged that she is Clerk of the City of Greenville, a North Carolina municipal corporation, and that by authority duly given and as the act of the City of Greenville, the

foregoing instrument was signed in its corporate name by its City Manager, and attested by herself as Clerk.

Witness my hand and Notarial Seal, this the _____ day of _____, 2013.

(Official Seal)

Notary Public
My Commission expires: _____.

This instrument has been preaudited in the manner required by the local government and fiscal control act.

Director of Financial Services

Date

Approved as to form

City of Greenville Attorney

Date

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Renewal of the Uptown Greenville contract for services

Explanation: **Abstract:** Beginning in 2010, the City Council has approved requests to execute annual contracts with Uptown Greenville. The services outlined in the proposed \$50,000 contract for 2013 (attached) include business recruitment and retention, beautification projects, management of special events and promotions, along with organization and management of public input for infrastructure projects in the Uptown Commercial District.

Explanation: Beginning in 2010, the City Council has approved requests to execute annual contracts with Uptown Greenville in the amount of \$25,000 for the provision of a defined set of services. The contract was increased to \$50,000 per year in 2012. The services outlined in the proposed contract for 2013 (attached) include business recruitment and retention, beautification projects, management of special events and promotions, along with organization and management of public input for infrastructure projects in the Uptown Commercial District. As required by the contract, Uptown Greenville has reported their progress toward fulfilling the terms of the previous contract. Uptown Greenville is requesting that the contract be renewed for an additional year at the \$50,000 level.

Fiscal Note: Funding to pay for this contract has been included in the proposed City of Greenville budget within the budget for the City's Office of Economic Development.

Recommendation: Staff is of the opinion that the Uptown Greenville organization provides valuable services to the City and recommends that the contract for services be renewed for a period of one year at the \$50,000 level.

Attachments / click to download

 [Uptown Greenville Report](#)

 [Uptown Greenville 2013 14 Contract 955537](#)

NORTH CAROLINA
PITT COUNTY

CONTRACT FOR SERVICES

This CONTRACT is made the 1st day of July, 2013, by and between the City of Greenville, a North Carolina municipal corporation (the CITY), and Evergreen of Greenville, Inc. doing business as Uptown Greenville, a North Carolina nonprofit corporation (UPTOWN);

WITNESSETH

1. Consideration.

The consideration of this CONTRACT are the services to be performed by UPTOWN for the CITY, and the sum of \$50,000 paid by the CITY to UPTOWN.

2. General Work to be Performed.

UPTOWN will use its best efforts to publicize the economic, educational, social, and cultural benefits of the Uptown business district of Greenville; assist in recruiting businesses and residents to the Uptown area; and provide information on the Uptown business district of Greenville to prospective businesses and residents. UPTOWN will publicize and promote the Center City-West Greenville Revitalization Plan through the normal business activities of UPTOWN.

3. Specific Work to be Performed.

UPTOWN will perform the following specific services:

I. BUSINESS RECRUITMENT AND RETENTION:

- A. Identify types of retail/restaurants that will fill areas of wants, needs or leakage in the Uptown business district of Greenville, utilizing data collected from shopper surveys and market analysis.
- B. Contact appropriate businesses/companies/corporations and promote vacant properties within the Uptown business district of Greenville.
- C. Maintain up-to-date information for use by prospective new businesses on downtown demographics, traffic counts, populations, and vacant properties for lease or sale to be used in but not limited to:
 - Flyers
 - Postcards
 - Uptown Greenville website
- D. Market the Uptown business district of Greenville to the local community as well as to neighboring cities/counties through television, print media, websites, etc.

- E. Continue to work with CITY staff and the Pitt County Development Commission to recruit new businesses and help make their experience pleasant.
- F. Continue to bring arts into the Uptown business district of Greenville by working with the Pitt County Arts Council at Emerge Gallery & Art Center, Greenville Museum of Art, and Magnolia Arts Center.
- G. Assist the City of Greenville with developing a list of 5-10 businesses that would be a good fit for recruitment to Greenville's Uptown district including a hotel and mixed-used development opportunities. Uptown Greenville will assist the City with outreach, marketing and recruitment activities as needed in order to attract and locate those businesses in the Uptown district.
- H. Assist the City of Greenville with marketing for economic development initiatives to include SEED, a co-working space partnership with the Chamber of Commerce, the Small Business Plan competition and the Façade Improvement Grant program, new Amtrak shuttle, events at Five Points Plaza and fundraising efforts for projects in Uptown Greenville such as the Uptown Community Arts Space and Go-Science.
- I. Assist the City of Greenville in developing options for the location of an Arts Incubator within the Uptown District.
- J. Attend one trade show annually to recruit new businesses to district.
- K. Make three monthly cold calls to attract new investors/businesses to the district.
- L. Serve as the primary liaison between private investment community and landowners to facilitate new investments, especially a hotel in the district.
- M. In conjunction with the CITY, Redevelopment Commission, and active citizen groups, develop a Request for Information in order to find a qualified private sector partner to assist with activating the State Theater as a tax generating, performing arts center.

II. UPTOWN BEAUTIFICATION:

- A. Continue and expand marketing and communication efforts regarding the Façade Improvement Grant program workshops, deadlines, and resources.
- B. Encourage new and vibrant seasonal window displays.
- C. Continue to maintain and improve on Planter Beds adopted through the Adopt-A-Bed program located along Evans Street between 5th and 3rd Streets and explore a private maintenance contract for all Uptown planters.
- D. Add to destination feel of Uptown by providing colorful event and district lamppost banners throughout the Uptown business district of Greenville.
- E. Lead a campaign to improve lighting levels in the Uptown district.

III. SPECIAL EVENTS, PROMOTIONS & PRIVATE SUPPORT

- A. Serve as organizer or sponsor for PirateFest, First Friday ArtWalk Series, Freeboot Friday, and the Uptown Umbrella Market.

- B. Provide information regarding who to contact for appropriate permits and approvals needed to outside organizations interested in holding special events in the Uptown business district of Greenville.
- C. Serve on the City of Greenville's review committee for organizations applying to hold special events on the Five Points Plaza or in the Uptown District
- D. Credit the CITY as a major sponsor of PirateFest, Freeboot Friday, and the Uptown Umbrella Market.

IV. GUIDANCE FOR PUBLIC INFRASTRUCTURE PROJECTS

- A. Build consensus for public infrastructure projects in the form of public input gathering, surveying, and communication of plans.
- B. Coordinate and conduct Public Input Forums regarding future redevelopment plans.
- C. Serve as intermediary between the CITY and Uptown merchants and property owners during all phases of Uptown public infrastructure projects, including but not limited to the Parking Deck, Greenville Transportation and Activities Center, and the Evans Street and Dickinson Avenue Streetscape projects.
- D. Gather input from local, professional design experts regarding design strategies (Visioning Process).
- E. Distribute design guidelines and encourage, through face to face meetings with investors, a design in conformity with recommended guidelines.
- F. Mesh the interests of East Carolina University, Uptown, property owners, government agencies, and others into actionable plans for economic growth.

4. REVENUE SOURCES.

- A. UPTOWN, in conjunction with the CITY, will develop a strategy and implement a plan to generate support for capital improvement projects and cultural events.
- B. UPTOWN will develop a strategy and implement a plan to generate support from property owners in the Uptown business district of Greenville for the establishment by the CITY of a municipal service district. The purpose of the municipal service district will be to generate funds for downtown revitalization promotion and developmental activities as defined in NC General Statute 160A-536.

5. Schedule of Payments.

Payment of \$25,000 will be made by the CITY to UPTOWN on a semi-annual basis with the first payment being made within 30 days of the effective date of this contract for services and the second and final payment made on or about six months following the first payment.

6. Reports.

Prior to the CITY making the second payment as described in Section 5, UPTOWN shall provide a written report to the City Council of the CITY of the significant achievements of UPTOWN with regard to the work performed under Sections 2, 3, and 4 of this CONTRACT.

7. Duration, Termination, and Amendment.

This CONTRACT shall commence on JULY 1, 2013, and terminate on JUNE 30, 2014. This CONTRACT may be amended with the consent of both parties when such an amendment is made in writing and signed by an authorized officer of each party.

IN WITNESS WHEREOF, the parties hereto have executed this contract, in duplicate originals, this the day and year first written above.

EVERGREEN OF GREENVILLE, INC.
doing business as UPTOWN GREENVILLE

TONY KHOURY, President

ATTEST:

WAYNE CONNERS, Secretary

CITY OF GREENVILLE

Barbara Lipscomb, City Manager

ATTEST:

Carol L. Barwick, City Clerk

APPROVED AS TO FORM:

David A. Holec, City Attorney

PRE-AUDIT CERTIFICATION

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Bernita W. Demery, Director of Financial Services

Doc #955537



END-OF-YEAR REPORT

FY 2012

Uptown Greenville promotes a variety of activities and programs designed to obtain a healthy balance of strategic economic growth and improved quality of life in the Uptown district

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Please note that this report is a response to the City of Greenville and Uptown Greenville's Contract for Services executed on 5 March, 2012. The report responds directly to section 3.0, *Work to be performed*

UPTOWN GREENVILLE END-OF-YEAR REPORT

To Our Stakeholders

STRATEGIC HIGHLIGHTS

2012: Uptown Greenville led an “aspirational city’ tour to Durham, NC. 32 local leaders met with Durham’s downtown development champions, including Durham City Mayor, Bill Bell, Bill Kalkhof, President, Downtown Durham, Inc., and Scott Selig, Associate Vice-President of Capital Assets and Real Estate, Duke University

The organization expanded its membership base by engaging chief community stakeholders, including East Carolina University, Vidant Medical Center and citizens at-large. The organization’s first full-time director, Bianca Shoneman, was hired

2013: Over 34,000sqft of office/retail and 226,00sqft of housing has been announced for the district.

BUSINESS RECRUITMENT AND RETENTION HIGHLIGHTS

In the last twelve months, the organization met with several developers and current business owners as a means to recruit and retain private investment by promoting existing incentives. Our Economic Development team works in conjunction with city staff and investors to create new policies and programs that create jobs and strengthen the local economy

BEAUTIFICATION HIGHLIGHTS

Uptown Greenville maintained the planters along Evans Street and is working with the Bike and Pedestrian Committee to install seven new bicycle racks.

SPECIAL EVENTS, PROMOTIONS AND PRIVATE SUPPORT HIGHLIGHTS

In the last twelve months, we estimate that Piratefest, The Umbrella Market, Freeboot Friday Music Series, and the First Friday Artwalks collectively brought 60,000 people to the Uptown district, or 71% of the municipal population.

GUIDANCE FOR PUBLIC INFRASTRUCTURE PROJECTS

Uptown Greenville offered guidance to local leaders based on membership feedback on a range of issues including downtown parking, 423 South Evans Street Infill project and the Greenville Transportation and Activity Center

LOOKING AHEAD

You can anticipate more data-driven marketing, promotion and organizational expertise.



Tony Khoury
President, Uptown Greenville
June 1, 2013



Bianca Shoneman
Director, Uptown Greenville

UPTOWN GREENVILLE END-OF-YEAR REPORT

Business Recruitment and Retention Highlights

CONTRACTED SERVICE	APPROACH	ACTION
A. Identify types of retail/restaurants that will fill areas of wants, needs or leakage in the Uptown business district of Greenville, utilizing data collected from shopper surveys and market analysis.	Entrepreneurs regularly approach Uptown Greenville. We assist them in identifying available properties and navigating the City's business licensing requirements and link them to resources like the small business plan competition and the façade improvement grant.	Completed an ESRI market analysis on the district. Uptown, working in tandem with the Office of Economic Development, hosted five hoteliers over the last 12 months.
B. Contact appropriate businesses/companies/corporations and promote vacant properties within the Uptown business district.	Work to complete the organization's "downtown database", which catalogs building ownership, building use, available square footage, employment and tax base, is underway.	Uptown's Property Database is consistently updated and linked to commercial real estate professionals.
C. Maintain up-to-date information for use by prospective new businesses on downtown demographics, traffic counts, populations, and vacant properties for lease or sale to be used in but not limited to: - Flyers/Postcards - Uptown Greenville Website	<u>District data</u> , such as <u>parking guidelines</u> and <u>business development resources</u> , is available on Uptown Greenville's website.	A "Development Opportunities" brochure is in the design phase.
D. Market the Uptown business district of Greenville to the local community as well as to neighboring cities/counties through television, print media, websites, etc.	Market and brand the district as a cohesive space. Develop media partnerships.	Over 20,000 print materials are available in area hotels and the visitor's bureau. By utilizing social media outlets, Uptown Greenville maintains a strong presence on the web. We are proud to report a 220% increase in Facebook fans.
E. Continue to work with CITY staff and the Pitt County Development Commission to recruit new businesses and make their experience pleasant.	The organization's Economic Development (ED) team is working in tandem with area ED professionals and business owners to develop policies and programs designed to strengthen the economy.	In the last twelve months, 12 potential street-level businesses and 15 private developers or real estate professionals sought Uptown Greenville's assistance to link them to available properties/resources.
F. Continue to bring arts into the Uptown business district by working alongside of the Pitt County Arts Council at Emerge and Magnolia Arts Center	Maintain strong partnerships with area arts champions.	New public art installed. Attended regular meetings with artists and the newly formed Civic Arts Committee. Worked to develop a policy manual for the installation of public art.

UPTOWN GREENVILLE END-OF-YEAR REPORT

Beautification Highlights

CONTRACTED SERVICE	APPROACH	ACTION
A. Continue and expand marketing and communications efforts regarding the Façade Improvement Grant (FIG) Program workshops, deadlines and resources.	Existing business resources, like the Façade Improvement Grant , are marketed to the community through Uptown Greenville’s weekly e-news and on the website .	Efforts ongoing.
B. Encourage new and vibrant seasonal window displays.	Uptown Greenville promoted the annual Holiday Window display competition.	22 businesses participated in the competition. Three winners were selected for a cash prize.
C. Continue to maintain and improve on Planter Beds adopted through the Adopt-A-Bed program located along Evans Street between 3 rd and 5 th Streets.	Maintain planters.	The Boy Scouts, Pitt County Master Gardeners, Rivers and Associates and several community members participated in a “ planter maintenance day ” organized by Uptown Greenville (August 28, 2012). 200 bulbs and 30 bags of mulch were added to the planter beds along Evans Street. Uptown Greenville contracted WAC Corporation to complete a spring planter clean up. Uptown is pursuing funding from private sources to maintain the planters.
D. Add to destination feel of Uptown by providing colorful event and district lamp post banners throughout the Uptown business district.	Maintain vibrant lamppost banners	48 new <i>Freeboot Friday</i> banners were purchased and installed to welcome the fall football season.



UPTOWN GREENVILLE END-OF-YEAR REPORT

Special Events, Promotions and Private Support

CONTRACTED SERVICE	APPROACH	ACTION
<p>A. Serve as an organizer or sponsor for PirateFest, First Friday Artwalks, the Uptown Umbrella Market and Freeboot Fridays.</p> <div data-bbox="337 703 857 1123" data-label="Image"> <p>The image contains four logos: 'UPTOWN FIRST FRIDAY ARTWALK experience culture.' with a skull and crossed tools; 'freeboot Fridays' with a skull and crossed tools; 'PirateFest' in a stylized, colorful font; and 'umbrella MARKET EVANS STREET • UPTOWN GREENVILLE' in a blue and black font.</p> </div>	<p>As a means to promote the district, Uptown Greenville hosts a variety of events and activities that put feet on the street.</p>	<p>PirateFest: April 12-13, 2013 brought 35,000 people to the district, a record number of attendees. Art/Food vendors sold-out. A summary report of participant surveys is available for review.</p> <p>First Friday ArtWalks: A monthly self-guided walking tour of eight art galleries and 12 restaurants. Estimated average attendance during the school year is 400 per event;</p> <p>The Umbrella Market wrapped up on August 31, 2012. While the weather did not cooperate, a majority of events were canceled or rained-out, however, vendors expressed satisfaction with sales and attendance. Estimated average attendance was 350 per event. The 2013 market received funding from Grady-White to run the Jolly Trolley to several neighborhoods. Neighborhood services begin June 5. 30 vendors are waitlisted and the market is at capacity.</p> <p>Freeboot Friday Music Series: The official pep-rally of home football games, this music series ran five times in 2012; August 31, September 28, October 12 and 26 and November 2. The organization secured \$56,100 in sponsorships, a 3% increase and over 20,000 people attended the concert series.</p>
<p>B. Provide information regarding who to contact for appropriate permits and approvals needed for outside organizations interested in holding special events in the Uptown District</p>	<p>Promote Five Points Plaza.</p>	<p>In the last twelve months, Uptown Greenville met with eight unique groups interested in hosting an event in the district. We will continue to inform those of the special event permit process.</p>
<p>C. Serve on the City of Greenville's review committee for organizations applying to hold special events at Five Points Plaza or in the Uptown District</p>	<p>Complete.</p>	<p>Ongoing.</p>
<p>D. Credit the CITY as a major sponsor of PirateFest, Freeboot Friday and the Uptown Umbrella Market</p>	<p>The CITY is a major sponsor of all of Uptown Greenville's events.</p>	<p>Complete. Please note that the City's logo was added to the FreeBoot Friday Lamppost banners</p>

UPTOWN GREENVILLE END-OF-YEAR REPORT

Guidance for Public Infrastructure Projects

CONTRACTED SERVICE	APPROACH	ACTION
A. Build consensus for public infrastructure projects in the form of public input gathering, surveying and communication of plans.	Uptown Greenville works closely with municipal staff to garner information and support projects important to the downtown. Uptown Greenville will continue to build consensus and communicate plans.	We met one-on-one with area merchants and property owners to gauge their interest and support for the Parking Deck. Acting on behalf of the organization and district owners/merchants, our organization offered public support for this project. Uptown attends council meetings and communicates with stakeholders at merchant meetings.
B. Coordinate and conduct public infrastructure projects regarding future redevelopment plans		The organization facilitated the distribution of the "Call for Developers" on behalf of the Convention and Visitors Bureau redevelopment project and was a member of the review team for both rounds of bidding.
C. Gather input from local, professional design experts regarding design strategies (visioning process)	The design committee meets bi-monthly to address local design and district appearance issues; bike rack design, planter maintenance, façade improvement grant, etc	Complete.
D. Develop and distribute design guidelines	Uptown Greenville led the development of district design guidelines. These are available in both municipal and Uptown Greenville offices	Complete.
E. Continue facilitation of public input for Five Points Plaza	Uptown Greenville was supportive of the work that was completed and appreciates the City's support for creating a gathering space within the district	Complete.



UPTOWN GREENVILLE END-OF-YEAR REPORT

Municipal Service District

CONTRACTED SERVICE	APPROACH	ACTION
A. Uptown Greenville will develop a strategy and implement a plan to generate support from property owners in the Uptown district for the establishment by the CITY of a municipal service district.	Understand the district's readiness for a municipal service district (MSD). The purpose of the Municipal Service District will be to generate funds for downtown revitalization promotion and developmental activities as defined in General Statute 160A-536	Received a proposal from Urban 3 to assess the district's readiness for an MSD.

Expanded Contract Deliverables

CONTRACTED SERVICE	APPROACH	
A. Assist the City of Greenville with developing a list of 5-10 businesses that would be a good fit for recruitment to Greenville's Uptown district including a hotel and missed-used development opportunities. Uptown Greenville will assist the City with outreach, marketing and recruitment activities as needed in order to attract and locate those businesses in the Uptown district	Review ESRI market data to indentify the penetration of successful competitive products, analyze market for purchase patterns and reach underserved consumers. Develop marketing materials to highlight "development opportunities" within the Uptown district. Provide professional and confidential recruitment	Complete.
B. Assist the City of Greenville in developing options for the location of an Arts Incubator within the Uptown District.	Assist with site identification for an Arts Incubator. Co-develop management and financing plans	Met one-on-one with private company looking to offer working studio space. Assisted in the financial planning and project scope.
C. Assist the City of Greenville with marketing for economic development initiatives to include SEED, a co-working space partnership with the Chamber of Commerce, the Small Business Plan competition and the Façade Improvement Grant program, new Amtrak shuttle, events at Five Points Plaza and fundraising efforts for projects in Uptown Greenville such as the Uptown Community Arts Space and Go-Science	Make direct investments into SEED Communicate the availability of investment incentives and link to appropriate investors/businesses Participate in and promote the fundraising efforts for Uptown Arts and Science groups)	Offered financial and professional services to SEED's entrepreneurs, including information about the availability of economic development resources Split PirateFest proceeds with PCAC. Host GoScience and Magnolia Arts at our events as a means to generate revenue and attention for their efforts
D. Attract positive change to the Uptown District; create 24-hour downtown	Mesh the interest of East Carolina University, Uptown property owners, government agencies and others into actionable plans for economic growth	Led campaign to improve evening light levels.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Contract to purchase five refuse trucks

Explanation: **Abstract:** The City of Greenville desires to purchase five refuse trucks using piggyback purchases on other cities' contracts, which is allowed by NC General Statute. Four automated side loader refuse trucks and one front loader refuse truck will be purchased, and funding for these purchases will be made through the Vehicle Replacement Fund at a total cost of \$1,286,983.46.

Explanation: The Public Works Department requests to use North Carolina General Statute 14-129(g), which allows an exception to the bidding process for piggyback purchases, to purchase five refuse trucks. The purchase of four automated side loader refuse trucks is from a City of Raleigh contract awarded in March 2013, and the purchase of a front loader truck is from a City of Roxboro contract awarded in March 2013.

City staff reviewed purchase options and determined the piggyback purchase to be the best option. The piggyback purchase allows receiving the units sooner, standardization of the automated fleet, and the same unit price that the City of Raleigh is paying for nine automated side loader refuse trucks.

The City of Raleigh advertised to purchase nine automated side loader refuse trucks and received 27 bids from various truck vendors. It is staff's opinion that Raleigh received a fair price and the trucks will service their city well. It is important to note that the low bidder for Raleigh was not awarded the bid as they did not meet the specifications. Raleigh has purchased, operated, and compared different automated side loaders over the past few years. They have experience with this type of truck and highly recommend the vehicle that is the low responsible bid.

This is Greenville's first purchase of automated side loaders. Staff recognizes that the cost and dependability of its equipment are paramount in beginning the City of Greenville's five-year refuse collection plan and methods. Staff believes the life cycle cost of these vehicles is much less than others on the market.

The front loader cab and chassis is the same as the automated side loaders, thus allowing some cost savings for maintenance and repair. The front loader's 40 cubic yard body is the same make as others in the City's fleet and is considered reliable and needing only minor repairs. These purchases will provide five trucks with the same cab and chassis systems. Staff recommends purchase of extended engine and transmission warranties for each of these vehicles, and the cost is reflected in the purchase contract.

Fiscal Note: Funding is available in the Vehicle Replacement Fund. The automated side loader cost is \$261,195 each, and the front loader cost is \$242,203.46. The total purchase price is \$1,286,983.46.

Recommendation: Execute a contract with Advantage Truck Center of Charlotte, North Carolina, for the amount of \$1,286,983.46 for the purchase of five refuse trucks.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Raleigh and Roxboro purchase orders](#)

Revised Purchase Order



City of Raleigh

Purchasing Division
PO Box 590
Raleigh, NC 27602-0590
United States
Phone: 919-996-3240

Purchase Order			
Purchase Order Date	PO/Reference No.	Revision No.	Revision Date
3/20/2013	0000019367	1	3/22/2013
Contact Information		Brenda Brandon	
Departmental Contact		Brenda.Brandon@ci.raleigh.nc.us	
Departmental Contact E-Mail		919/250-2733	
Departmental Contact Phone		ANDERSON-SOLOMON, TANGA	
Purchasing Division Contact			

Order acceptance instructions:

Acceptance of this order includes acceptance of all terms, conditions, prices, delivery instructions and specifications as shown on this order. This includes City of Raleigh Purchase Order Terms & Conditions as of the date of this order which can be found at http://www.raleighnc.gov/content/FinPurchasing/Documents/Terms_and_Conditions.pdf

Supplier Information		Delivery Information	
Vendor Number	000009227	Delivery Address	City of Raleigh
Vendor Name	ADVANTAGE TRUCK CENTER		7W Heavy Equipment Shop
Address	3880 JEFF ADAMS DRIVE CHARLOTTE, NC 28208 US		4120 New Bern Ave Raleigh, NC 27610 United States
Phone	+1 (704) 597-4253	ShipTo Address Code	S0177
Fax		Delivery Information	
F.O.B.	FOB Dest, Freight Prepd, Allowed	Ship Via	Best Carrier-Best Way
Payment Terms	0% D, Net 30		
Contract	no value		

Billing Contact Information		Billing Address	
Email:	accounts payable@raleighnc.gov	City of Raleigh	
Fax:	919-996-7508	Accounts Payable	
Phone:	919-996-3210, option 3	PO Box 590	
		Raleigh, NC 27602-0590	
		United States	

Line No.	Product Description	Vendor Item ID	Size / Packaging	Unit Price	Quantity	Ext. Price
1 of 4	2014 Autocar ACX64 Chassis		EA	147,673.00 USD	7 EA	1,029,511.00 USD
	Taxable Yes	Due Date	4/8/2013			
	City Item ID no value					
2 of 4	Neway Sidewinder 29 Yard Automated Refuse Body		EA	110,197.00 USD	7 EA	771,379.00 USD
	Taxable Yes	Due Date	4/8/2013			
	City Item ID no value					
3 of 4	2014 Autocar ACX64 Chassis		EA	147,073.00 USD	2 EA	294,146.00 USD
	Taxable Yes	Due Date	4/8/2013			
	City Item ID no value					
4 of 4	Neway Sidewinder 29 Yard Automated Refuse Body - Per formal bid # 2012-11-A1		EA	110,197.00 USD	2 EA	220,394.00 USD
	Taxable Yes	Due Date	4/8/2013			
	City Item ID no value					

Shipping and Handling charges are calculated and charged by each supplier. The City of Raleigh is not exempt from North Carolina State Sales Tax, Wake County Sales Tax, and Wake County Prepared Meals and Hotel Room Taxes. These taxes must be correctly invoiced to the City for payment. Taxes shown on the purchase order are approximate.	Subtotal	2,315,430.00
	Tax1	156,291.53
	Tax2	0.00
	Shipping	0.00
	Handling	0.00

HTML Attachment Email

Total 1,471,721.53

Approval
Signature

THIS INSTRUMENT HAS BEEN PREAIDED IN THE MANNER REQUIRED BY THE
LOCAL GOVERNMENT BUDGET AND FISCAL CONTROL ACT.

M. L. Waller (interim)
Purchasing Manager

CITY OF ROXBORO


105 S. Lamar Street • P.O. Box 128 • Roxboro, N.C. 27573 • Phone (336) 598-3116 • Fax (336) 598-3774

003804/13	DEPARTMENT	REQ'N NUMBER	PURCHASE ORDER NO. 20130047
S P O V E N D O R	PUBLIC SERVICES DEPARTMENT CITY OF ROXBORO 778A MOUNTAIN RD ROXBORO, NC 27673		B I L L T O CITY OF ROXBORO 105 S. LAMAR STREET P.O. BOX 128 ROXBORO, N.C. 27573
	YOUNG'S TRUCK CENTER, INC DBA ADVANTAGE TRUCK CENTER 3880 JEFF ADAMS DRIVE CHARLOTTE, NC 28208		CHARLOTTE, NC P.O.B. POINT VENDOR'S PREFERENCE SHIP / DEL VIA 03/04/13 SHIP / DEL ON OR BEFORE TERMS UPON RECEIPT

ITEM NO.	QUANTITY	PRODUCT DESCRIPTION		UNIT PRICE	AMOUNT
1	1 EA	1 AUTOCAR ACX84 WITH EZ PACK H ERCULES BODY FRONT LOADER ACCT #: 10-30-4711-510	Y	238,278.46	238,278.46

SUBTOTAL: 238,278.46
TAX AMOUNT: 16,083.80
TOTAL: 254,362.26

VENDOR NO: 2399

MATERIAL SAFETY DATA SHEET (MSDS) IS REQUIRED FOR ANY CHEMICAL DELIVERED TO THE CITY OF ROXBORO.	*THIS INSTRUMENT HAS BEEN PREAUDITED IN THE MANNER REQUIRED BY THE LOCAL GOVERNMENT BUDGET AND FISCAL CONTROL ACT.*
IMPORTANT! THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS AND PACKAGES. No. 20130047	 FINANCIAL DIRECTOR PURCHASING AGENT

Front Loader Garbage Truck Bid

Bids were opened on Wednesday February 6, 2013 at 2:00 pm for a replacement front loader garbage truck. Three bids were received.

Company	Manufacturer	Model	Delivery Price	Delivery Date
Advantage Truck Center	AutoCar	ACX64/ Hercules Body	\$ 238,278.46	180-210 days
Amick Equipment Co	Newway/ AutoCar	ACX64/ Mammoth 40 yd	\$ 228,936.86	150-180 days
Cavaller Equipment Corp	AutoCar/E-Z Pac	ACX64/ Hercules	\$ 239,281.00	120 days

The bids are being reviewed to verify that the trucks meet the specifications. A recommendation will be made at the council meeting. There was \$228,000 budgeted for this item.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Report on contracts awarded

Explanation: **Abstract:** The Director of Financial Services reports monthly the bids and/or contracts awarded over a certain dollar threshold by the Purchasing Manager and City Manager.

Explanation: The Director of Financial Services reports that the following contracts were awarded during the months of April and May, 2013.

Date Awarded	Description	Vendor	Amount	M/WBE
4/11/13	Flooring for Eppes Gym	Southern Flooring, Inc.	\$75,912.00	No
4/23/13	Charles Blvd. Sidewalk Project	Carolina Earth Movers	\$135,000.00	Yes
5/3/13	Roof Repairs for GAFC	Curtis Construction Company	\$90,997.00	No
5/13/13	Computer Hardware/Software for Citywide Novell Network	Secure Enterprise Computing	\$50,795.38	No
5/14/13	Summer/Winter Uniforms for Police Department *Note-American Uniforms bid did not meet specifications. Bid was awarded in two parts: basic uniform to Century Uniforms and Jackets, Shoes & Accessories were awarded to Showfety's. Purchase order	Century Uniforms	\$150,000	No

	to Showfety's will be processed after July 1.			
5/14/13	Sanitation Vehicle Parking Area Repairs PW-2013-001	Carolina Earth Movers	\$180,000	Yes
5/14/13	Web Page Development- Custom Development Services *Note-Service Contract, no bid required or completed.	NWN Corporation	\$80,300	No
5/14/13	2013 GPD Panasonic Laptop Replacements	Seamless Mobility Solutions, Inc.	\$87,940.04	No
5/15/13	ADA Renovations for Eppes Recreation Center	Burney & Burney Construction	\$182,748	Yes

Fiscal Note:

Funding for the Eppes Flooring was included in the 2012-2014 CIP Budget for Eppes Center Improvements--total budgeted \$282,580 for Center Improvements.

Funding for the Charles Blvd. Sidewalk Project was included in the Powell Bill Fund, CIP Budget in the amount of \$175,000.

Funding for the Roof Repairs for GAFC was included in the 2012-2014 CIP in the amount of \$110,000.

Funding for Computer Hardware/Software for Citywide Novell Network was included in the 2012-2014 Information Technology Department CIP Budget in the amount of \$70,000.

Funding for Police Uniforms was included in the General Fund in the amount of \$254,134.

Funding for the Sanitation Vehicle Parking Area Repairs was included in the 2012-2014 CIP Budget in the amount of \$180,000.

Funding for the 2013 GPD Panasonic Laptop Replacements was included in the General Fund in the amount of \$118,939.

Funding for the ADA Renovations for Eppes Recreation Center was included in the 2012-2014 CIP in the amount of \$180,000; however, a Budget Ordinance amendment was included on the May agenda for an additional \$45,000.

Recommendation: That the award information be reflected in the City Council minutes.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [Bid Tabulation-Roof Repairs GAFC](#)
 - [Bid Tab-Eppes Flooring](#)
 - [Bid Tab-Charles Blvd. Sidewalk Project](#)
 - [Bid Tab-F5 Appliances for Novell Network](#)
 - [Bid Tab-Police Uniforms](#)
 - [Memo Ref. Award of Police Uniform Contract](#)
 - [Bid Tab-Sanitation Vehicle Parking Area Repairs](#)
 - [2013 GPD Panasonic Laptop Replacements](#)
 - [Bid Tab-Eppes ADA Renovations](#)
-



March 26, 2013

Mr. Mark D. Gillespie
Parks Superintendent
City of Greenville, Recreations & Parks
Po box 7207
Greenville, NC 27835-7207

Dear Mr. Gillespie:

Re: Aquatic Center Roof Bid Tabulation

Forwarded is the certified bid tabulation for the roof replacement and EIFS repairs of the Aquatic Center. The bid opening occurred on March 25, 2013 at 11:00 AM.

Four bidders were invited to bid along with public advertising. Three bidders attended the pre bid meeting at the site on March 11, 2013. Bids were received from two bidders. The low bid was for \$90,997 submitted by Curtis Construction Company.

RTD Associates recommends that the bid from Curtis Construction be selected for this project.

If you have any questions after reviewing this report, please feel free to contact us.

Sincerely,

RTD ASSOCIATES, P.A.

A handwritten signature in cursive script that reads "Frank Burns".

Frank Burns, P.E.
Principal Engineer



Associates, P.A.

Bid Tabulation Form

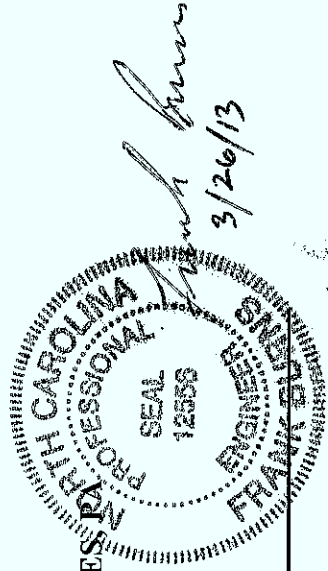
Project Name: Greenville, NC
Recreation and Parks
Aquatic Center
Project # LN-17039
Date: March 25, 2103 11:00 AM

Name of Contractor	State Lic. No.	Sealed Y N	Add. 1	Non Susp.	Non. Col.	Total Base Bid	Roof Area B	EFIS Replace	Roof Mtn (lot)	Unit Pricing Y N	Earliest Start Dare	Manufacturer
Curtis Construction Company	3529	Y	N/A	Y	Y	\$90,997.00	\$ 65,567.00	\$22,300.00	\$ 3,130.00	Y	4/12/13	Carlisle
Service Roofing	07183	Y	N/A	N	N	\$219,407.00	\$132,874.00	\$57,910.00	\$28,623.00	Y	5/6/13	Carlisle
Baker Roofing	NO BID					NO BID	NO BID	NO BID	NO BID			

Y = Acknowledge on included proper paperwork
N= Did not acknowledge or include proper paperwork

Certified By:

RTD ASSOCIATES, P.A.
Frank Burns, PE




BID TABULATION SHEET
City of Greenville, North Carolina
Financial Services Department

Description: Eppes Flooring
 Informal Bid#12-13-51

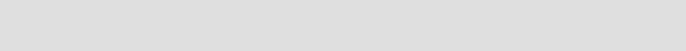
Contractor	Address	Bid Bond	Addendum #1	Base Bid	Comments
Southern Flooring	6820 Augusta Road Greenville, SC 29605	N/A	N/A	\$75,912.00	
Southeastern Surfaces & Equipment, Inc.	P.O. Box 602 Smyrna Beach, FL 32170 New	N/A	N/A	\$81,270.00	
Classic Sport Floors	150 Cooper Rd. Suite H-21 West Berlin, NJ 08091	N/A	N/A	\$80,200.00	

Doc#9555595


 Angelene E. Brinkley, CLGPO, MPA Purchasing Manager
 Date: 4-11-13

Charles Boulevard Sidewalk

BASE BID				EMPIRE CONSTRUCTION		CAROLINA EARTH MOVERS		CHARLES HUGHES		JYMCO DEVELOPMENT		HOLLINS CONSTRUCTION SERVICES		LANIER CONSTRUCTION	
Item No.	Item Description	Scheduled Quantities	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 3,354.00	\$ 3,354.00	\$ 3,422.88	\$ 3,422.88	\$ 7,000.00	\$ 7,000.00	\$ 8,000.00	\$ 8,000.00	\$ 3,200.00	\$ 3,200.00
2	TRAFFIC CONTROL	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 5,325.00	\$ 5,325.00	\$ 4,500.00	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 4,500.00	\$ 4,500.00
3	SITE PREP/EXCAVATION/GRADING	1	LS	\$ 13,500.00	\$ 13,500.00	\$ 14,325.00	\$ 14,325.00	\$ 27,591.12	\$ 27,591.12	\$ 6,000.00	\$ 6,000.00	\$ 15,000.00	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00
4	REMOVE EXISTING CURB & GUTTER OR VALLEY GUTTER	357	LF	\$ 12.00	\$ 4,284.00	\$ 7.00	\$ 2,499.00	\$ 5.00	\$ 1,785.00	\$ 12.00	\$ 4,284.00	\$ 8.00	\$ 2,856.00	\$ 8.00	\$ 2,856.00
5	REMOVE EXISTING ASPHALT	40	SY	\$ 12.00	\$ 480.00	\$ 7.50	\$ 300.00	\$ 9.00	\$ 360.00	\$ 20.00	\$ 800.00	\$ 12.00	\$ 480.00	\$ 10.00	\$ 400.00
6	WHEEL CHAIR RAMPS (WCR)	10	EA	\$ 840.00	\$ 8,400.00	\$ 812.18	\$ 8,121.80	\$ 1,500.00	\$ 15,000.00	\$ 1,000.00	\$ 10,000.00	\$ 1,400.00	\$ 14,000.00	\$ 1,200.00	\$ 12,000.00
7	30" CURB AND GUTTER	357	LF	\$ 30.00	\$ 10,710.00	\$ 18.50	\$ 6,604.50	\$ 18.00	\$ 6,426.00	\$ 18.00	\$ 6,426.00	\$ 25.00	\$ 8,925.00	\$ 20.00	\$ 7,140.00
8	4" CONCRETE SIDEWALK, 5' WIDTH	3428	LF	\$ 26.50	\$ 90,842.00	\$ 18.10	\$ 62,046.80	\$ 15.00	\$ 51,420.00	\$ 21.00	\$ 71,988.00	\$ 18.00	\$ 61,704.00	\$ 17.10	\$ 58,618.80
9	ASPHALT DRIVEWAY/ROADWAY PATCH	20	TN	\$ 180.00	\$ 3,600.00	\$ 342.12	\$ 6,842.40	\$ 200.00	\$ 4,000.00	\$ 200.00	\$ 4,000.00	\$ 230.00	\$ 4,600.00	\$ 185.00	\$ 3,700.00
10	SEEDING AND MULCHING	0.79	AC	\$ 1,200.00	\$ 948.00	\$ 5,500.00	\$ 4,345.00	\$ 2,500.00	\$ 1,975.00	\$ 3,000.00	\$ 2,370.00	\$ 2,400.00	\$ 1,896.00	\$ 3,800.00	\$ 3,002.00
11	ADJUST TO GRADE EXISTING METER OR VALVE BOX	4	EA	\$ 120.00	\$ 480.00	\$ 250.00	\$ 1,000.00	\$ 85.00	\$ 340.00	\$ 150.00	\$ 600.00	\$ 200.00	\$ 800.00	\$ 150.00	\$ 600.00
12	ADJUST TO GRADE DROP INLETS/MANHOLES	8	EA	\$ 360.00	\$ 2,880.00	\$ 250.00	\$ 2,000.00	\$ 85.00	\$ 680.00	\$ 450.00	\$ 3,600.00	\$ 450.00	\$ 3,600.00	\$ 250.00	\$ 2,000.00
SUBTOTAL BASE BID:					\$ 140,324.00		\$ 116,763.50		\$ 117,500.00		\$ 121,068.00		\$ 129,861.00		\$ 110,016.80




BID TABULATION SHEET
City of Greenville, North Carolina
Financial Services Department

Description: F5 Appliances for Reverse Proxy and NLB
 Informal Bid#12-13-64

Item # 10

Contractor	Address	Bid Bond	Addendum #1	Base Bid	Comments
NWNIT	860 Aviation Parkway Suite 1000 Morrisville, NC 27560	N/A	N/A	\$56,898.66	Line Items 2 and 4 were deducted from the total to make it a fair
Microage	PO Box 2941 Phoenix, AZ 85062	N/A	N/A	\$73,661.48	We asked for a 1 year support option but Microage quoted 3 years.
Secure Enterprise Computing	201 David L Boren Blvd Suite 250 Norman, OK 73072	N/A	N/A	\$50,795.38	Lowest bid solution that met our requirements.


Doc#954665

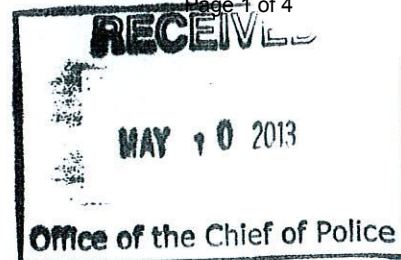

 Angelene E. Brinkley, CLGPO, MPA Purchasing Manager
 Date: 5-6-13

BID TABULATION SHEET
City of Greenville, North Carolina
Financial Services Department

Description: Police Summer/Winter Uniforms Formal Bid# 12-13-49
Bid Due Date: April 26, 2013 @ 10:00 A.M.

Contractor	Address	Addendum#1	Samples-Y/N	Base Bid	Comments
American Uniform Sales, Inc.	3221 East Russell St. Fayetteville, NC 28301	Yes	Yes	\$138,772.00	
Best Uniforms, Inc.	2716 Exchange Dr. Wilmington, NC 28405	No	Yes	\$227,082.90	
Century Uniforms	4720 Trademark Dr. Raleigh, NC	Yes	Yes	\$176,438.50	
Showfety's, Inc.	116 E. Market St. Greensboro, NC 27401	Yes	Yes	\$157,028.00 w/ Embroidered patch \$156,858.00 w/ Twill patch	*Blauer Uniform
Showfety's, Inc.	116 E. Market St. Greensboro, NC 27401	Yes	Yes	\$131,878.00 w/ Embroidered patch \$131,708.00 w/Twill patch	*Horace Small Uniform


 Angeline E. Brinkley, CLGPO, MPA Purchasing Manager
 Date: 4/26/13



GREENVILLE POLICE DEPARTMENT MEMORANDUM

DATE: May 10, 2013

TO: Hassan M. Aden
Chief of Police

FROM: Captain R.A. Williams *RAW*
Administration Bureau Commander

SUBJECT: Awarding of Uniform Contract

*OUTSTANDING RESEARCH
AND CONFLICT RESOLUTION.
I AM CONFIDENT WE
CHOOSE THE BEST UNIFORMS
POSSIBLE TO HELP US
ACHIEVE OUR MISSION.*

-H

During recent months, we tested several different uniforms so that we could identify the uniform that we felt would best meet the needs of our department during the next three-year contract period. After several weeks of testing, our officers selected a uniform produced by Flying Cross. Bid notifications were sent out through the City of Greenville Purchasing Office and a pre-bid meeting was held with prospective vendors on April 18, 2013. At that meeting, several vendors expressed concerns that our bid specification requirements were so limited, that only one vendor in the state was able to comply with all of the requirements. Those concerns were heard and I, along with Officer K.Z. Edwards and Purchasing Manager Angelene Brinkley, determined that our bid requirements should be modified to allow for greater vendor participation. An addendum was prepared and distributed and additional bids were taken.

The final bids were submitted by April 26, 2013 and have been thoroughly reviewed by myself, Officer Edwards, and Angelene Brinkley. The bids submitted are outline below:

Vendor	Uniform Manufacturer	Bid
American Uniform Sales, Inc.	Conqueror / Leventhal	\$138,772.00
Best Uniforms, Inc.	Horace Small	\$227,082.90
Century Uniforms	Flying Cross	\$176,438.50
Showfety's, Inc.	Horace Small	\$131,708.00
Showfety's, Inc.	Blauer	\$156,858.00

Each vendor submitted samples for review. Upon initial examination of the uniform sample, it was noted that the samples submitted by manufacturer Horace Small were visually not as neat in appearance as the sample submitted from other manufacturers. The stitching was very visible and this gave the uniforms a very unclean look. Additionally, the color variance between the pants and shirt submitted for Horace Small uniforms was very noticeable, so much so that they actually appeared to be two different colors. Overall, the Horace Small uniforms were the least professional looking of the group and we do not consider them to be an acceptable uniform for our department.

The second sample examined were those made by Leventhal. These uniforms exhibited some of the same problems with stitching that were present with the Horace Small uniforms. The stitching was very visible and this gave the uniforms a very unclean appearance. Additionally, the pants submitted from this manufacturer were constructed of material which felt very thin when compared to the other uniform samples examined. This led to concerns that the pants would not be as durable as those from some of the other manufacturers. In the end, we determined that this uniform was not acceptable for our department.

The third uniform examined was produced by Blauer and was submitted by Showfety's, Inc. This uniform clearly looked better than those from Horace Small and Leventhal. Our officers did wear-test a uniform produced by Blauer (although it was not constructed from the same material of the uniform submitted in the bid) and found it to be acceptable. However, it was not selected by the officers as their choice for our uniforms.

The final bid received was for uniforms manufactured by Flying Cross. The Flying Cross uniform was wear-tested and our officers overwhelmingly felt that it was the most comfortable of all the brands that were tested. Additionally, the Flying Cross uniform had the cleanest and most professional overall appearance. Our department currently wears Flying Cross uniforms, although they are constructed from a different blend of material than those submitted in this bidding process. We have not experienced any problem with the uniforms produced by this manufacturer. The uniform produced by Flying Cross is the best choice for our department. This bid was submitted by Century uniforms.

In addition to uniforms, the uniform contract covers shoes, coats, and all other uniform accessories. The bids that were submitted covered these items as well, so they represent a significant portion of the overall cost of our uniforms. Upon reviewing the bids, I found that Century Uniforms and Showfety's, Inc. were bidding the same items for all items except uniform pants and shirts. However, Showfety's, Inc. offered much lower bids on these items than did Century Uniforms. Both companies offered bids for the items that our department uses currently. The detailed view of the bids from Showfety's, Inc. and Century Uniforms is shown below:

Item Bid	Showfet'y, Inc.	Century Uniforms
Uniforms/Patches	\$130,818.00	\$144,886.00
Accessories	\$26,040.00	\$31,552.50

Based on all of the information that is available to us, it is my recommendation that we accept partial bids from Showfety's, Inc. and Century Uniforms. We would accept the bids for items #1-#7

and #13 on the Bid Pricing Form from Century Uniforms at a cost of \$144,886.00. This includes the following items:

- Male long sleeve shirt (Flying Cross 07W8486)
- Female long sleeve shirt (Flying Cross 107W8486)
- Male short sleeve shirt (Flying Cross 57R8486)
- Female short sleeve shirt (Flying Cross 157R8486)
- Male trousers – Patrol (Flying Cross 47680)
- Male trousers – Supervisor (Flying Cross 47280)
- Female trousers (Flying Cross 47690)
- Arm patches (Hero's Pride – custom)

We would accept the bids for items #8-#13 and #15-#18 on the Bid Pricing Form from Showfety's, Inc. at a cost of \$26,040.00. This includes the following items:

- Duty jacket (Blauer 6120)
- Reversible rain jacket (Blauer 233R)
- Reversible ike jacket (Blauer 6045)
- Policeman's belt (Duty Man 4011 (U))
- Policeman's tie – clip on (S. Broome 45020)
- Policeman's cap (Keystone-Sentry C1001)
- Pro-cell high gloss dress leather (Rocky 500-8)
- Pro-cell high gloss dress leather (Rocky 510-8)
- Bates tactical sport 6" boot (Bates 2262)
- Bates tactical sport 8" boot (Bates 2260)


Awarding the contract in this manner would result in a total cost of \$170,926.00. This will result in savings of \$5,512.50 over awarding the entire uniform contract to Century Uniforms; the only company to offer the Flying Cross uniform that we have determined is the most acceptable option for our officers.

pc: Deputy Chief T.D. Sauls
Lieutenant C.A. Curtis
Officer K.Z. Edwards
Angelene Brinkley, Purchasing

BID TABULATION SHEET
City of Greenville, North Carolina
Financial Services Department

Description: Police Summer/Winter Uniforms Formal Bid# 12-13-49
Bid Due Date: April 26, 2013 @ 10:00 A.M.

Contractor	Address	Addendum#1	Samples-Y/N	Base Bid	Comments
American Uniform Sales, Inc.	3221 East Russell St. Fayetteville, NC 28301	Yes	Yes	\$138,772.00	Computer Sewn
Best Uniforms, Inc.	2716 Exchange Dr. Wilmington, NC 28405	No	Yes	\$227,082.90	Neave Small
Century Uniforms	4720 Trademark Dr. Raleigh, NC	Yes	Yes	\$176,438.50	Flynn Cass
Showfety's, Inc.	116 E. Market St. Greensboro, NC 27401	Yes	Yes	\$157,028.00 w/ Embroidered patch \$156,858.00 w/ Twill patch	*Blauer Uniform
Showfety's, Inc.	116 E. Market St. Greensboro, NC 27401	Yes	Yes	\$131,878.00 w/ Embroidered patch \$131,708.00 w/Twill patch	*Horace Small Uniform


 Angelene E. Brinkley, CLGPO, MPA Purchasing Manager
 Date: 4/26/13

Sanitation Vehicle Parking Area Repairs Project

BID SUMMARY SHEET
City of Greenville, North Carolina
Engineering Division

Bid Opening: March 21, 2013, 2:00pm

<i>Contractor</i>	<i>Rec'd Addenda</i>		<i>5% Bid Bond</i>		<i>NCA Form Submitted</i>		<i>M/WBE Submitted</i>		<i>Base Bid</i>	<i>Alternate 1 Bid</i>	<i>Alternate 2 Bid</i>
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>			
Carolina Earth Movers	X		X		X		X		\$168,325.64	\$11,296.43	\$71,853.57
Turner Asphalt	X		X		X		X		\$127,188.80	\$9,200.00	\$57,750.70
Stocks and Taylor Construction	X		X			X	X		\$174,996.86	\$17,900.00	\$80,391.50

 Scott P.M. Godefroy, City Engineer

 Date

BIDS DUE: Wednesday, April
10, 2013 3:00 PM
Via e-mail by 3 pm
PLACE: Greenville Recreation & Parks
2000 Cedar Lane Greenville, NC

Eppes Center Restroom Renovations
CITY OF GREENVILLE RECREATION & PARKS
SINGLE PRIME BID TABULATION FORM

GENERAL CONSTRUCTION	LIC. NO.	BOND	MBE	BASE BID	ALT. 1	ALT. 2	ALT. 3	ALT. 4	ALT. 5	TOTAL (Base + Alternates)
Brydge & Lee	38595	Y	Y	\$110,328	\$67,698	\$33,840	\$5,754	\$1,099	\$1,649	\$220,368
Burney & Burney	30238	Y	Y	\$138,246	\$21,952	\$17,958	\$4,592	\$0	\$0	\$182,748
Farrior & Sons	3934	Y	Y	\$138,500	\$68,000	\$17,000	\$5,500	\$0	\$0	\$229,000

I hereby certify that this is a true and accurate tabulation of all bids received:
Hite Associates, PC

By: 

ALTERNATES DESCRIPTION (SEE FORM OF PROPOSAL)

- Alt. 1. Shall be the amount added to the Base Bid to provide all work associated with renovations to Men's 115 and Women's 116.
- Alt. 2. Shall be the amount added to the Base Bid to provide all work associated with renovations to Kitchen 109.
- Alt. 3. Shall be the amount added to the Base Bid to provide all work associated with a new dropped ceiling in Corridor 124.
- Alt. 4. Shall be the amount added to the Base Bid to provide Kohler water closets and urinals, and Zurn flush valves in the base bid renovation areas as scheduled in lieu of other equivalent manufacturers.
- Alt. 5. Shall be the amount added to the Base Bid to provide Kohler water closets and urinals, and Zurn flush valves in the Alternate bid #1 renovation areas as scheduled in lieu of other equivalent manufacturers.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

- Title of Item:** Public hearing on proposed fiscal year 2013-2014 budgets including public hearing to be held concurrently on proposed stormwater management utility rate increase
- a. City of Greenville including Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority
 - b. Greenville Utilities Commission

Explanation: **Abstract:** The City Council is required by Section 159-12 of the North Carolina General Statutes to hold a public hearing before adopting the budget ordinances. The City of Greenville's budget ordinance also includes Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority budgets.

Explanation: Attached are the 2013-2014 proposed City of Greenville and Greenville Utilities Commission budget ordinances. The City Council is required by Section 159-12 of the North Carolina General Statutes to hold a public hearing before adopting the budget ordinances. The City of Greenville's budget ordinance also includes Sheppard Memorial Library and Pitt-Greenville Convention & Visitors Authority budgets. Also attached is the list of grants and projects that are carried forward into next fiscal year and updated budget summary sheets that reflect changes caused by those carry-forward items.

It should be noted that the required public hearing on the proposed stormwater management utility rate increase will be held concurrently with the public hearing on the proposed fiscal year 2013-2014 budgets as authorized by North Carolina General Statute 160A-314.

The attached ordinances are submitted for consideration at the City Council's June 13, 2013 meeting.

Fiscal Note: The fiscal year 2013-2014 budget ordinances provide revenues and

appropriations for the following funds:

General	\$ 84,803,595
Debt Service	4,503,760
Public Transportation	2,769,889
Fleet Maintenance	4,667,056
Sanitation	7,395,210
Stormwater Management Utility	10,063,355
Community Development Housing	1,453,265
Health	13,387,670
Capital Reserve	1,779,000
Vehicle Replacement	3,832,662
Sheppard Memorial Library	2,385,621
Convention & Visitors Authority	976,334
Greenville Utilities Commission	281,225,218

Recommendation: Receive staff presentations and conduct a public hearing on the proposed budget ordinances for fiscal year 2013-2014, including the concurrent public hearing on the stormwater management utility rate increase.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [GUC Ordinance](#)
- [Revised Summary Sheets](#)
- [Budget Ordinance FY 2013 2014 Draft 954275](#)
- [Departmental Funds Carried Foward 954073](#)
- [Manual of Fees PDF Cleaned 700646](#)

ORDINANCE NO. 13-

CITY OF GREENVILLE, NORTH CAROLINA
2013-2014 BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I: Estimated Revenue. It is estimated that the following revenues will be available for the City of Greenville during the fiscal year beginning July 1, 2013 and ending June 30, 2014:

GENERAL FUND

Unrestricted Intergovernmental Revenues:

Ad Valorem Taxes;

Current Year Taxes - Operations	\$	30,625,127	
Prior Year's Taxes and Penalties		100,250	
Subtotal			\$ 30,725,377

Sales Tax	\$	14,910,654	
Video Programming & Telecommunication Services Tax		988,360	
Rental Vehicle Gross Receipts		124,554	
Utilities Franchise Tax		5,650,969	
Motor Vehicle Tax		947,925	
Other Unrestricted Intergovernmental Revenues		773,961	
Subtotal			\$ 23,396,423

Restricted Intergovernmental Revenues:

Restricted Intergovernmental Revenues	\$	906,300	
Powell Bill - State allocation payment		2,190,005	
Subtotal			\$ 3,096,305

Licenses, Permits, & Fees:

Privilege Licenses	\$	635,694	
Other Licenses, Permits & Fees		4,441,905	
Subtotal			\$ 5,077,599

Sales and Services:

Rescue Service Transport	\$	3,109,570	
Parking Violation Penalties, Leases, and Meters		320,760	
Other Sales and Services		594,405	
Subtotal			\$ 4,024,735

Other Revenues:

Other Revenue Sources	\$	368,049	
Subtotal			\$ 368,049

Investment Earnings:

Interest on Investments	\$	1,416,062	
Subtotal			\$ 1,416,062

Other Financing Sources:

Transfer from Greenville Utilities Commission	\$	6,482,380	
Appropriated Fund Balance		8,132,745	
Other Transfers		2,083,920	
Subtotal			\$ 16,699,045

TOTAL GENERAL FUND REVENUES

\$ 84,803,595

DEBT SERVICE FUND

Powell Bill Fund	\$	64,008	
Occupancy Tax		508,173	
Transfer from General Fund		<u>3,931,579</u>	
TOTAL DEBT SERVICE FUND			<u><u>\$ 4,503,760</u></u>

PUBLIC TRANSPORTATION FUND

Operating Grant 2013-2014	\$	1,184,913	
Capital Grant 2013-2014		425,611	
Planning Grant 2013-2014		32,103	
State Maintenance Assistant Program		285,000	
Hammock Source		1,023	
Miscellaneous Revenue		1,155	
Pitt Community College Bus Fare		9,021	
Bus Fares		195,000	
Bus Ticket Sales		69,000	
Pitt County Bus Service		5,022	
Transfer from General Fund		214,889	
Appropriated Fund Balance		<u>347,152</u>	
TOTAL TRANSPORTATION FUND			<u><u>\$ 2,769,889</u></u>

FLEET MAINTENANCE FUND

Fuel Markup	\$	1,965,015	
Labor Fees		949,699	
Pool Car Rentals		13,716	
Other Revenue Sources		1,563,626	
Appropriated Fund Balance		<u>175,000</u>	
TOTAL FLEET MAINTENANCE FUND			<u><u>\$ 4,667,056</u></u>

SANITATION FUND

Refuse Fees	\$	6,911,561	
Extra Pickup		5,307	
Recycling Revenue		13,748	
Cart and Dumpster		155,000	
Solid Waste Tax		56,997	
Transfer from the General Fund		252,597	
TOTAL SANITATION FUND			<u><u>\$ 7,395,210</u></u>

STORMWATER MANAGEMENT UTILITY FUND

Utility Fee	\$	3,710,491	
Transfer from Stormwater Drainage Maintenance Fund		976,000	
Bond Proceeds		5,300,000	
Appropriated Fund Balance		<u>76,864</u>	
TOTAL STORMWATER MANAGEMENT UTILITY FUND			<u><u>\$ 10,063,355</u></u>

COMMUNITY DEVELOPMENT HOUSING FUND

Annual CDBG Grant Funding	\$	781,037	
HUD City of Greenville		387,237	
Transfer from Small Business Loan		73,622	
Transfer from General Fund		211,369	
			<u> </u>
TOTAL COMMUNITY DEVELOPMENT HOUSING FUND			<u>\$ 1,453,265</u>

HEALTH FUND

Employer Contributions - City of Greenville	\$	9,138,498	
Employee Contributions - City of Greenville		2,024,039	
Other Health Sources		2,225,133	
			<u> </u>
TOTAL HEALTH FUND			<u>\$ 13,387,670</u>

CAPITAL RESERVE FUND

Appropriated Fund Balance	\$	1,779,000	
			<u> </u>
TOTAL CAPITAL RESERVE FUND			<u>\$ 1,779,000</u>

VEHICLE REPLACEMENT FUND

Transfer from Other Funds	\$	3,772,949	
Appropriated Fund Balance		59,713	
			<u> </u>
TOTAL VEHICLE REPLACEMENT FUND			<u>\$ 3,832,662</u>
TOTAL ESTIMATED CITY OF GREENVILLE REVENUES			<u>\$ 134,655,462</u>

SHEPPARD MEMORIAL LIBRARY FUND

City of Greenville	\$	1,086,686	
Pitt County		543,343	
Pitt County-Bethel/Winterville		5,730	
Town of Bethel		29,689	
Town of Winterville		172,746	
State Aid		179,853	
Desk/Copier Receipts		130,500	
Interest		1,000	
Miscellaneous Revenues		31,000	
Greenville Housing Authority		10,692	
Local Grants		100,000	
Capital - City Funded		62,800	
Appropriated Fund Balance		31,582	
			<u> </u>
TOTAL SHEPPARD MEMORIAL LIBRARY FUND			<u>\$ 2,385,621</u>

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY

Occupancy Tax (2%)	\$	810,000	
Interest on Checking		100	
Appropriated Fund Balance		166,234	
			<u> </u>
TOTAL PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY FUND			<u>\$ 976,334</u>

Section II: Appropriations. The following amounts are hereby appropriated for the operation of the City of Greenville and its activities for the fiscal year beginning July 1, 2013 and ending June 30, 2014:

GENERAL FUND	
Mayor & City Council	\$ 388,957
City Manager	1,305,183
City Clerk	273,769
City Attorney	453,843
Human Resources	2,629,432
Information Technology	2,904,800
Fire/Rescue	13,404,759
Financial Services	2,388,772
Contingency	200,000
Other Post Employment Benefits	350,000
Police	22,912,155
Recreation & Parks	7,483,635
Public Works	9,970,627
Community Development	1,902,446
Capital Improvement	5,966,389
Transfers to Other Funds	13,283,400
Indirect Cost Reimbursement	(1,014,572)
TOTAL GENERAL FUND	<u>\$ 84,803,595</u>
DEBT SERVICE FUND	
Debt Service	\$ 4,503,760
PUBLIC TRANSPORTATION FUND	
Public Transportation	\$ 2,769,889
FLEET MAINTENANCE FUND	
Fleet	\$ 4,667,056
SANITATION FUND	
Sanitation Service	\$ 7,395,210

STORMWATER MANAGEMENT UTILITY FUND

Stormwater Management Utility \$ 10,063,355

COMMUNITY DEVELOPMENT HOUSING FUND

Community Development Housing/CDBG \$ 1,453,265

HEALTH FUND

Health Fund \$ 13,387,670

CAPITAL RESERVE FUND

Capital Reserve Fund \$ 1,779,000

VEHICLE REPLACEMENT FUND

Vehicle Replacement Fund \$ 3,832,662

TOTAL CITY OF GREENVILLE APPROPRIATIONS \$ 134,655,462

SHEPPARD MEMORIAL LIBRARY FUND

Sheppard Memorial Library \$ 2,385,621

PITT-GREENVILLE CONVENTION AND VISITORS AUTHORITY

Pitt-Greenville Convention and Visitors Authority \$ 976,334

Section III: Encumbrances. Appropriations herein authorized and made shall have the amount of outstanding purchase orders as of June 30, 2013, added to each appropriation as it appears in order to account for the expenditures in the fiscal year in which it was paid.

Section IV: Taxes Levied. There is hereby levied a tax rate of 52 cents per one hundred dollars (\$100) valuation of taxable properties, as listed for taxes as of January 1, 2013, for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimates of revenue, and in order to finance the foregoing appropriations.

Section V: Salaries.

(a) Salaries of Elected Officials. The annual salaries of the Mayor, Mayor Pro-Tem, and other members of the City Council shall be as follows:

Mayor	\$ 13,900
Mayor Pro-Tem	\$ 9,600
Council Members	\$ 8,700

(b) Salary Cap of Greenville Utilities Commission Members. Pursuant to Section 4 of the Charter of the Greenville Utilities Commission of the City of Greenville, the monthly salaries of members of the Greenville Utilities Commission shall not exceed the following caps:

Chair	\$ 350
Member	\$ 200

Section VI: Amendments.

(a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the City Manager is authorized to transfer funds from one appropriation to another within the same fund in an amount not to exceed \$10,000. Any such transfers shall be reported to the City Council at its regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the City Manager may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the City Council as soon as possible, and the appropriate budget amendments are submitted at the next regular meeting.

Section VII: The Manual of Fees, dated July 1, 2013, is adopted herein by reference.

Section VIII: Community Development. The City Council does hereby authorize grant project funds for the operation of FY 2013-2014 CDBG Entitlement and Community Development Home Consortium programs under the Community Development Block Grant Program and Home Consortium Program for the primary purpose of housing rehabilitation and other stated expenditures.

Section IX: Greenville Utilities Commission. The City Council adopts a separate ordinance for the budget of the Greenville Utilities Commission.

Section X: Distribution. Copies of this ordinance shall be furnished to the City Manager and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

ADOPTED this the 13th day of June, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

City of Greenville
Financial Services Department
Summary of Carry Forward Funds as of May 30, 2013

DEPARTMENT	FUND	ACCOUNT DESCRIPTION	CARRY FORWARD
COMMUNITY DEVELOPMENT			
	010-9500-403.76-60	HISTORIC LOAN PILOT PROJECT	\$ 70,000
	010-9500-403.77-44	BUILD. REUSE RESTOR. GRANT	250,000
			\$ 320,000
	010-8084-402.29-00	FACADE GRANT AWARD	56,008
			\$ 56,008
		Community Development Total	\$ 376,008
FIRE & RESCUE			
	010-9500-403.75-46	F/R TRAFFIC SIGNAL	\$ 100,000
		Fire & Rescue Total	\$ 100,000
INFORMATION TECHNOLOGY			
	010-9500-403.75-05	FINANCIAL MGMT. SYSTEM	\$ 72,475
		Information Technology Total	\$ 72,475
PUBLIC WORKS			
	010-9500-403.75-06	PW EXP. & PURCH. RELOCATION	\$ 200,000
	010-9500-403.76-99	SOUTH TAR RIVER GREEWAY - (\$14,908 Transfer to 7743)	-
	010-9500-403.77-34	CITY HALL ROOF REPLACE	127,789
	010-9500-403.77-35	MUNICIPAL BLDG. ROOF REPLACEMENT	257,760
	010-9500-403.77-36	MUNICIPAL BLDG. WATERPROOF	187,947
	010-9500-403.77-39	NORF. SOUTH. RR BRIDGE PAIN	11,342
	010-9500-403.77-43	TRAFFIC SERV. BLDG. IMPROVE (Already Had \$32,738)	74,411
	010-9500-403.78-70	PW YARD FENCE	49,004
	010-9500-403.78-71	PW ROOF REPAIRS/REPLACE	50,000
	010-9500-403.78-85	STREET LIGHTING IMPROV.	50,000
	010-9500-403.78-92	CITY HALL UPGRADE	49,562
	010-9500-403.78-96	700MHZ RADIO SYSTEM - (\$26,764 Transfer to 7743)	-
			\$ 1,057,814
Power Bill Fund			
	015-9576-433.75-52	TRAFFIC SIGNAL IMPROVEMENT	\$ 100,000
	015-9576-433.75-90	SIDEWALK CONST. PROGRAM	40,630
	015-9576-433.76-14	STREET RESURFACING	554,751
			\$ 695,381

City of Greenville
Financial Services Department

Summary of Carry Forward Funds as of May 30, 2013

DEPARTMENT	FUND	ACCOUNT DESCRIPTION	CARRY FORWARD
<u>Stormwater Mgmt. Utility Fund</u>	037-9500-403.78-86	SW EMERGENCY REPAIRS	\$ 76,864
<u>Fleet Maintenance Fund</u>	TRANSFER TO	TRANSFER FROM	
	200-9600-492.12-00	031-0000-370.64-00	\$ 175,000
<u>Vehicle Replacement Fund</u>	200-1400-463.74-01	CAPITAL EQUIPMENT	\$ 59,713
RECREATION & PARKS		Public Works Total	\$ 2,064,772
	010-9500-403.75-08	EPPE CENTER IMPROVEMENTS	25,875
	010-9500-403.75-51	PARK MAINT. SHOP IMPROVEMENT	144,755.00
	010-9500-403.78-01	DREAMPARK	80,867.00
	010-9500-403.78-74	RENOVATION GAFC	2,694.39
		Recreation & Parks Total	\$ 254,190.93
POLICE			
	010-5060-412.07-00	Supplies and Materials - (ANIMAL)	\$ 9,771
	010-5060-413.74-01	Equipment - (TECH 10)	\$ 18,488
	010-5060-413.74-01	Equipment - (TECH 11)	18,204
	010-5060-412.07-00	Supplies - (TECH 11)	699
			\$ 18,902
	010-5060-413.74-01	Equipment - (JAG10)	1,685
	010-5060-412.07-00	Supplies - (JAG10)	146
			\$ 1,831
		Police Development Total	\$ 48,992
		Total Grants and Capital Funds Carry Forward	\$ 2,916,438
		Total General Fund Carryover items	\$ 2,604,861
		Total Other Fund Carryover items	\$ 311,577

CITY OF GREENVILLE NORTH CAROLINA



JULY 1, 2013
Last Revised June 30th 2013
Document Number 700646v13

MANUAL OF FEES

INTRODUCTION

The Manual of Fees represents the compilation into one document the fees and charges established by the City Council.

Revisions may be made in this Manual as fees and charges are subsequently amended, established, or altered. All changes and amendments shall be filed with the City Clerk, and such changes shall become effective when filed.

The Manual of Fees was adopted by the City Council and first printed on March 12, 1981. The second printing of the Manual of fees was amended by the City Council on June 9, 1983.

The third printing of the Manual of Fees was amended and revised by the City Council on June 24, 1991, by Ordinance No. 2341.

The fourth printing of the Manual of Fees was amended and revised by the City Council on June 8, 1992, by Ordinance No. 2471.

The fifth printing of the Manual of Fees was amended and revised by the City Council on June 10, 1993, by Ordinance No. 2653.

The sixth printing of the Manual of Fees was amended and revised by the City Council on June 9, 1994, by Ordinance 94-87.

The seventh printing of the Manual of Fees was amended and revised by the City Council on June 8, 1995, by Ordinance 95-67.

The eighth printing of the Manual of Fees was amended and revised by the City Council on June 13, 1996, by Ordinance 96-49.

The ninth printing of the Manual of Fees was amended and revised by the City Council on June 12, 1997, by Ordinance 97-61.

The tenth printing of the Manual of Fees was amended and revised by the City Council on August 14, 1997, by Ordinance 97-72.

The eleventh printing of the Manual of Fees was amended and revised by the City Council on June 15, 1998, by Ordinance 98-85.

The twelfth printing of the Manual of Fees was amended and revised by the City Council on June 10, 1999, by Ordinance 99-77.

The thirteenth printing of the Manual of Fees was amended and revised by the City Council on June 8, 2000, by Ordinance 00-83.

The fourteenth printing of the Manual of Fees was amended and revised by the City Council on June 14, 2001, by Ordinance 01- 82.

The fifteenth printing of the Manual of Fees was amended and revised by the City Council On June 15, 2002 by Ordinance 02-64.

INTRODUCTION Continued

The sixteenth printing of the Manual of Fees was amended and revised by the City Council on June 12, 2003 by Ordinance 03-54.

The seventeenth printing of the Manual of Fees was amended and revised by the City Council on June 10, 2004 Ordinance by 04-70.

The eighteenth printing of the Manual of Fees was amended and revised by the City Council on June 9, 2005 Ordinance by 05-66.

The nineteenth printing of the Manual of Fees was amended and revised by the City Council on June 8, 2006 Ordinance by 06-58.

The twentieth printing of the Manual of Fees was amended and revised by the City Council on September 25, 2006 by Ordinance 06-100 and on September 14, 2006 by Ordinance 06-96.

The twenty-first printing of the Manual of Fees was amended and revised by the City Council on February 5, 2007 by Ordinance 07-14.

The twenty-second printing of the Manual of Fees was amended and revised by the City Council on June 14, 2007 by Ordinance 07-93.

The twenty-third printing of the Manual of Fees was amended and revised by the City Council on June 12, 2008 by Ordinance 08-73.

The twenty-fourth printing of the Manual of Fees was reviewed by the City Council on June 11, 2009 and *remains in effect* by Ordinance 08-73.

The twenty-fifth printing of the Manual of Fees was amended and revised by the City Council on June 10, 2010 by Ordinance 10-57.

The twenty-fifth printing of the Manual of Fees was amended and revised by the City Council on October 11, 2010 by Ordinance 10-80.

The twenty-fifth printing of the Manual of Fees was amended and revised by the City Council on November 8, 2010 by Ordinance 10-97.

The twenty-sixth printing of the Manual of Fees was reviewed by the City Council on June 09, 2011 and *remains in effect* by Ordinance 11-038.

The twenty-sixth printing of the Manual of Fees was amended and revised by the City Council on October 10, 2011 by Ordinance 11-058.

The twenty-sixth printing of the Manual of Fees was amended and revised by the City Council on November 17, 2011 by Ordinance 11-070.

The twenty-seventh printing of the Manual of Fees was amended and revised by the City Council on June 14, 2012 by Ordinance 12-027.

The twenty-eighth printing of the Manual of Fees was amended and revised by the City Council on June 13, 2013 by Ordinance 13-XXX

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CERTIFICATION, COPY FEES AND MISCELLANEOUS FEES

Account Number	Code	Service	Fee
Administrative Services			
010-0000-340-12-01	MR	Notary - 1 Signature	3.00
		2 Signatures	4.00
		3 Signatures	5.00
010-0000-340-12-01	MR	Rental of Council Chambers by Outside Groups (3 Hr Minimum)	Actual Staff cost but minimum \$150
010-0000-340-12-01	MR	Citizens Academy Fee	\$25.00
Publications			
010-0000-340-12-01	MR	For cemetery lot ownership when original deeds are lost	10.00
010-0000-340-12-01	MR	For reports, manuals, and other official documents	10.00
010-0000-340-12-01	MR	Schedule of Traffic Regulations	30.00
Copies			
010-0000-340-12-01	MR	Any Information not specifically listed	.25/page (For each page over seven pages)
010-0000-340-12-01	MR	Requiring research of Council, Board, or Commission minutes twenty years old and older	2.00/page
010-0000-340-12-01	MR	Video Copy Fee	15.00
010-0000-340-12-01	MR	Video Mailing Fee (to cover postage & envelope)	3.00
010-0000-330-03-00	MT	Motor Vehicle Fee	20.00
Miscellaneous			
010-0000-101-00-00	MR	Returned Check Fee	25.00
010-0000-340-12-25	MR	Flag Sales	Varies/Cost plus 10% plus Tax

INFORMATION TECHNOLOGY FEES

Account Number	Code	Service	Fee
Provide Existing Database Information			
010-0000-340-12-01	MR	8mm Tape Cartridge	\$20.00
010-0000-340-12-01	MR	CD	2.00
010-0000-340-12-01	MR	DLT 4 Tape Cartridge	75.00
010-0000-340-12-01	MR	4mm Tape Cartridge	15.00
			For each page over seven pages
010-0000-340-12-01	MR	14.875" x 11" Computer Paper	.25/page
010-0000-340-12-01	MR	8.5" x 11" Computer Paper	.25/page
010-0000-340-12-01	MR	Digital GIS – Non-Profit/Public User	
		Per Layer (CDROM)	25.00
		Citywide Layers (CDROM)	25.00
010-0000-340-12-01	MR	Digital GIS – Commercial User	
		Per Layer (CDROM)	100.00
		Citywide Layers (CDROM)	500.00
010-0000-340-12-01	MR	AS400 Magstar Tape Cartridge	80.00
010-0000-340-12-01	MR	Service Charge for Research Labor	25.00

***No charge if less than one hour of research; \$25 for research requiring from 1 to 5 hours
Additional Charge of \$25 for research exceeding 5 hours for a maximum of \$50***

MISCELLANEOUS PUBLICATIONS

Account Number	Code	Service	Fee
010-0000-340-12-01	MR	Audit	25.00
010-0000-340-12-01	MR	Budget	25.00
010-0000-340-12-01	MR	Capital Improvement Program	15.00
010-0000-340-12-01	MR	City Code	125.00
010-0000-340-12-01	MR	City Code Supplement	30.00
010-0000-330-18-12	LL	Comprehensive Plan (on disk)	40.00
010-0000-330-18-12	LL	Economic Base Report	15.00
010-0000-330-18-12	LL	Landscape Ordinance	5.00
010-0000-330-18-12	LL	Land Development Ordinance (on disk)	10.00
010-0000-340-12-01	MR	Manual of Fees	10.00
010-0000-340-12-01	MR	Manual of Standard Design and Detail	15.00
010-0000-340-12-01	MR	M/WBE Directory (Minority/Women Business Enterprise)	25.00
010-0000-340-12-01	MR	Noise Ordinance	5.00
010-0000-340-12-01	MR	Parking Ordinance	5.00
010-0000-330-02-00	OL & OR	Privilege License (see Privilege License Section)	
010-0000-340-12-01	MR	Pay Plan	5.00
010-0000-340-12-01	MR	Peat Marwick Convention Center Report	10.00
010-0000-340-12-01	MR	Personnel Policies Manual	10.00
010-0000-340-12-01	MR	Purchasing Procedures Manual	10.00
010-0000-340-12-01	MR	Special District Report	5.00
010-0000-340-12-01	MR	Subdivision Ordinance	10.00
010-0000-340-12-01	MR	Zoning Ordinance	40.00
010-0000-340-12-01	MR	Zoning Ordinance Supplements	10.00

PUBLIC WORKS FEES

Account Number	Code	Service	Fee
Administration			
010-0000-340-10-00	BC	Charter Bus Rates (1 hr. Minimum):	
		*City Tour Bus	70.00/hr.
		Waiting Time	40.00/hr.

***Note: City Tour Bus Guidelines**

1. The rate charged is \$70 per hour with a \$40 per hour waiting time charge when the vehicles cannot return to the Public Works Department.
2. Please make your request in writing for use of the bus to the Public Works Department a minimum of two weeks in advance if possible. Include all the pertinent information in your request. You will be advised of the availability of the bus promptly.
3. The bus will be reserved on a "first come-first serve" basis.
4. The driver will be provided by the Public Works Department except as specified by the City Manager. (CDL Required)
5. Any damages occurring to the bus through the negligence of the passengers will be the responsibility of the individual requesting the vehicle.
6. The bus seats 25 passengers plus the driver. There are overhead compartments for storage.
7. The City Manager may waive or reduce the hourly charter for City sponsored activities and actual costs will be absorbed by the City. If you are requesting that the \$70 per hour be waived or reduced, please submit your request in writing to the City Manager for his approval. Once approved by the City Manager, a copy will be forwarded to the Public Works Department. Specify that you are requesting **NOT** to pay the \$70 per hour for use of the bus. However, when the \$70 per hour is waived or reduced, other expenses such as fuel, driver's fee, etc. must be paid.
8. No overnight or out-of-state trips unless sponsored by the City of Greenville.
9. Call 329-4532 if you have questions or need further information.

Sanitation

032-0000-330-16-00	Refuse Fee-Backyard Pickup (Premium)	\$42.30 /per month
	Refuse Fee-Curbside Pickup (Basic)	\$13.25 /per month
	Multi-Family Containers	\$13.25 /per month
	Containers 6 or 8 yards	\$100 over cost Rounded to the Nearest Dollar
	Roll Out Carts	\$65
	Each additional curbside container	\$5/ per month
	Yard waste over 4 Cubic Yards	\$25/per collection
032-0000-330-16-00	Sanitation Nuisance Abatement Fee	\$150 for the first hour and \$125 each additional hour

PUBLIC WORKS FEES Continued

Account Number	Code	Service	Fee
Buildings and Grounds			
010-0000-340-07-00	C3	Grave/Crypt Openings & Closings	450.00
010-0000-340-07-00	C3	Cremation Niche Openings & Closings	150.00
010-0000-340-07-00	C3	Wait Time Per Hour	50.00
010-0000-340-07-00	C3	Tree Removal	50.00
010-0000-340-07-00	C3	Shrubbery Removal Per Lot	50.00
010-0000-340-06-00	C2	Crypt/Mausoleum Installation Permit	100.00
010-0000-340-06-00	C2	Monument Permit**	40.00
010-0000-340-06-00	C2	Certification of Cemetery Lots	10.00
010-0000-340-06-00	C2	Trading or Resale of Cemetery Lots	25.00

**A permit for a government issued Veteran's flush mounted foot marker is required but the permit fee will be waived for the foot marker. (Foot marker only, the fee will apply to government issued headstones.)

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee	
Buildings and Grounds Cont.				
		Sale of Cemetery Spaces	City – Resident	Non-Resident
010-0000-340-06-00	C2	Single Grave Lot	550.00	750.00
010-0000-340-06-00	C2	Four Grave Lot	2200.00	3000.00
010-0000-340-06-00	C2	Eight Grave Lot	4400.00	6000.00
010-0000-340-06-00	C2	Inside Mausoleum Space	5000.00	5200.00
010-0000-340-06-00	C2	Outside Mausoleum Space	2500.00	2700.00
010-0000-340-06-00	C2	Outside Cremation Niche Space	1750.00	1950.00
010-0000-340-06-00	C2	Hillside West Mausoleum Space	2000.00	2200.00
<i>Prices are for Monday through Friday, 8AM-5PM. Grave opening/closing before 8AM and after 5PM Monday through Friday, holidays, Saturdays, and Sundays; add \$50 per grave. Wait Time will be billed at the rate of \$50 per hour when the funeral director does not comply with the scheduled closing time as indicated on the "Request for Opening/Closing Grave". Grave lots are no longer available in Cherry Hill and Brownhill Cemeteries.</i>				
Garage				
010-0000-340-09-00	TE	Labor/ECU		67.50
010-0000-340-09-00	TE	Fuel Overhead		.25
010-0000-340-09-00	TE	Parts Overhead		.12
Streets				
010-0000-340-03-01	USC	Utility Cuts		See Tables
010-0000-340-03-02	USC1	Other Cuts		See Tables

ASPHALT CUTS:

1-25 Sq Ft	Minimum	275.00
26-50 Sq Ft	(Per Sq Ft)	10.68
51-100 Sq Ft	(Per Sq Ft)	7.22
101-200 Sq Ft	(Per Sq Ft)	6.80
200+	(Per Sq Ft)	4.38

Note: The above table is based on 2 inch thickness of asphalt. The fees will be increased 30% per 2 inches of additional thickness.

PUBLIC WORKS FEES continued

CURB & GUTTER CUTS:

1-10	(Per Lin Ft)	488.00
11-50	(Per Lin Ft)	39.00
51-100	(Per Lin Ft)	38.82
101-200	(Per Lin Ft)	29.79
200+	(Per Lin Ft)	25.28

CONCRETE CUTS:

1-25	(Per Sq Ft)	355.00
26-50	(Per Sq Ft)	12.47
51-100	(Per Sq Ft)	7.15
101-200	(Per Sq Ft)	5.28
200+	(Per Sq Ft)	4.21

Note: The above table is based on 4 inch thickness of cement. The fees will be increased 20% per 2 inches of additional thickness.

Note: For repair work outside of the City limits, there is a \$5.00 per mile additional charge.

Account Number	Code	Service	Fee
Transit			
030-0000-340-15-00	TF	Bus Fares:	
		Elderly & Handicap	.50
		Regular	1.00
		Transfers	Free
		(Bus passes/ticket books transfer free of charge)	
030-0000-340-16-00	TS	Bus Passes:	
		44 Rides (E & H)	20.00
		22 Rides (E & H)	10.00
		44 Rides (Regular)	40.00
		22 Rides (Regular)	20.00
		Day Pass (Regular)	2.00
		Day Pass (E & H)	1.00
		Kid's Summer Pass (Ages 6 to 16)	15.00
	NA	*Paratransit Per Trip	2.00

*** Note: These riders must be unable to access the Great Bus due to disability.**

PUBLIC WORKS FEES continued

Various DESCRIPTION	Equipment Rentals/Hourly		See Table CITY
	NCDOT	FEMA	
Truck, Pickup	10.18	14.00	12.22
Sport Utility Vehicle	4.06	14.00	9.86
Truck, 10,000 GVW Utility Body	10.06	20.00	12.07
Truck, 10,000 GVW w/Crew Cab	8.60	20.00	17.01
Truck, 24,000 GVW, SWB, Dump	14.40	25.00	25.25
Truck, 50,000 GVW, Tandem	25.25	60.00	61.54
Tractor, Wheel 30 to 40 DBHP	28.75	39.00	52.88
Tractor, Backhoe & Loader	18.31	23.50	43.75
Tractor, Crawler	44.69	65.00	53.63
Grader, Motorized 25,000 lb & up	30.45	58.00	36.54
Street Sweeper, Dual Vacuum	69.00	59.00	125.00
Air Compressor 750 CFM	9.27	20.00	11.12
Bucket Truck, 36 Feet	19.30	15.35	61.53
Bucket Truck, 47 Feet	19.30	15.35	61.53
Bucket Truck, 65 Feet	35.63	15.35	72.25
Excavator HYD Backhoe	40.85	65.00	80.27
Loader, Wheel	28.38	40.00	34.06
Mixer, Concrete	3.00	3.00	3.60
Mower, Rotary Flail	23.00	26.40	27.60
Mower, Flail Boom	23.00	27.71	27.60
Mower, Riding	13.54	13.54	16.24
Trailer 15 Ton Low Bed	9.75	10.25	11.70
Pump, Water 3" Centrifugal	4.88	4.10	5.86
Brush Chipper	20.38	16.00	24.46
Sprayer, 3PT Hitch	19.10	4.00	22.92
Stump Cutter	10.75	11.82	12.90
Welder	4.88	5.00	5.86
Spreader Body 5 CY	6.45	5.50	11.86
Snow Plow	32.75	38.00	39.30
Concrete Saw	6.00	6.00	7.20
Fork Lift	21.63	23.00	25.96
Soil Compactor Hand Held	3.00	11.00	3.60
Chain Saw w/12" to 16" Bar	1.50	1.75	1.80
Chain Saw w/17" to 26" Bar	3.00	3.20	3.60
Cutoff Saw	1.50	2.87	1.80
Brush Cutter, Hand Held	1.60	3.30	1.92
Sand Blaster	15.10	22.00	18.12
Traffic Line Striper	29.50	37.00	35.40
Striper	10.10	3.35	12.12
Line Grinder	8.40	9.00	10.08

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee
Square Footage	Costs of Construction		
Type Construction			Rate: \$/Sq.Ft.
Commercial			65.00
General:			
	Multi-family (apartments., townhouses, condos)		55.00
	Shell (exterior walls, roof, floor slab or some combination thereof)		30.00
Residential			
	Single-family and/or duplex		50.00
	Additions (commercial or residential)		45.00
	Storage buildings		20.00

Example: (Actual square footage) x (square footage cost) = Computed construction cost;
1970 square feet x \$50.00 per square foot = \$98,500

Building Permit Fees

Service: Single-family, multi-family, multi-family additions, multi-family alterations, commercial, commercial additions, commercial alterations, industry, industry additions, industry alterations, church, Hotel/motel and roofing.

(Computed costs of construction)			
010-0000-330-10-01	IB	\$100.00 to 5,000.00	35.00
010-0000-330-10-01	IB	5,001.00 to 15,000.00	50.00
010-0000-330-10-01	IB	15,001.00 to 30,000.00	75.00
010-0000-330-10-01	IB	30,001.00 to 50,000.00	110.00
010-0000-330-10-01	IB	50,001.00 to 75,000.00	150.00
010-0000-330-10-01	IB	75,001.00 to 100,000.00	200.00
010-0000-330-10-01	IB	100,001.00 & over	200.00 + \$3.00/\$1,000 over \$100,000

Example: Computed cost = \$98,500; Permit Fee = \$200

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee
Inspections			
Service: New duplex, duplex additions, duplex alterations, residential additions, residential alterations, new storage additions, storage alterations, new garage/carports, garage/carport additions, garage/carport alterations, swimming pools and signs.			
(Computed costs of construction)			
010-0000-330-10-01	IB	\$ 100.00 to 5,000.00	35.00
010-0000-330-10-01		5,001.00 to 15,000.00	65.00
010-0000-330-10-01		15,001.00 to 30,000.00	100.00
010-0000-330-10-01		30,001.00 to 50,000.00	135.00
010-0000-330-10-01		50,001.00 to 75,000.00	170.00
010-0000-330-10-01		75,001.00 to 100,000.00	245.00
010-0000-330-10-01		100,001.00 & over	245.00 + 3.00/1,000 Over \$100,000
Other Permit Fees			
010-0000-330-10-02	IP	Sewer, septic tank, gas and water	25.00
010-0000-330-10-01	IB	Insulation (insulation work only)	35.00
010-0000-330-10-01	IB	Demolition	100.00
010-0000-330-10-04	ID	Driveway (single-family and duplex)	30.00
010-0000-330-10-04	ID	Driveway (multi-family and commercial)	45.00
010-0000-330-10-02	IP	Plumbing (per fixture)	For 1 st , plus \$20.00 each additional \$6.00 each w/minimum of \$50.00
010-0000-330-10-02	IP	Lawn Irrigation w/new construction (considered a per fixture)	6.00
		Lawn Irrigation existing property	25.00
010-0000-330-10-03	IM	Mechanical (per unit)	50.00
010-0000-330-10-01	IB	Mobile Home	50.00
010-0000-330-10-01	IB	House moving	125.00
010-0000-330-10-01	IB	Tent	40.00
010-0000-330-10-02	IP	Sprinkler Systems	150.00
010-0000-330-10-03	IM	Refrigeration, Installation & Repair	50.00/unit
010-0000-330-10-03	IM	Off Six Months Minimum Housing	35.00
010-0000-330-10-03	IM	Off Six Months Gas	25.00

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee
Electrical Permits			
010-0000-330-11-00	IE	Commercial: General: Hospitals, hotel/motel, business occupancies, industrial, and manufacturing (Service Equipment Included)	\$.08/sq.ft. for 1 st 6,000 sq.ft. plus .04/sq.ft. over 6,000 sq.ft. each floor
010-0000-330-11-00	IE	Commercial storage and warehouse, farm buildings (Up to 75 outlets) (Service Equipment Included)	65.00 Flat Fee
010-0000-330-11-00	IE	Residential: General: Single-family, duplex, multi-family (apts., townhomes, and condominiums) (Service Equipment Included)	\$.06/sq.ft. each floor
Example: (Actual square footage) x (square footage cost) = Permit fee; 1970 square feet x \$.06 square feet = \$118.20 Actual Permit Cost			
010-0000-330-11-00	IE	Mobile homes/office trailer services	50.00
010-0000-330-11-00	IE	Change of electrical service	50.00
010-0000-330-11-00	IE	Temporary construction service	50.00
010-0000-330-11-00	IE	Signs (electrical)	50.00
010-0000-330-11-00	IE	Pole service	50.00
010-0000-330-11-00	IE	Swimming pool	50.00
010-0000-330-11-00	IE	Mobile Home Park Pedestal Minimum: Up to 20 outlets (storage buildings, additions, additional circuits, dryers, HVAC, etc.)	50.00 50.00

NOTE: Over 20 outlets, use appropriate square footage rate.

NOTE: Service Fees below apply to all Inspection Division Fee areas:

010-0000-330-10-05	IR	Re-inspection	50.00 for 1 st time, \$100 each time after
010-0000-330-10-10	MR	Temporary Utility Permit	50.00
010-0000-330-24-00	MR	Penalty Fee (Minimum)	100.00

NOTE: Will be assessed on anyone who actually begins construction without securing all proper permits pursuant to the North Carolina State Building Code.

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee
Engineering			
010-0000-330-21-01	EE	Erosion control plan (Grading Permit)	100.00 per acre of land disturbing activity
010-0000-330-21-02	ES	Street closings (right of way abandonments)	600.00 per street plus \$100/ each additional street or portion thereof
010-0000-330-21-03	ER	Right of way Encroachment Agreements *No fee when the City of Greenville provides funding for either wholesale or partial improvements that require an encroachment agreement through The Neighborhood Grant Program.	500.00*
010-0000-340-12-13	SB	Handicapped Signs	18.00
010-0000-340-12-13	SB	Maximum Penalty Signs	8.00
010-0000-340-12-13	SB	Maximum Penalty Stickers	3.00
010-0000-340-12-13	SB	Van Accessible Signs	8.00

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee	
Engineering cont.				
010-0000-340-12-13	SB	Barricade Delineator (Left or Right)	13.00	
010-0000-340-12-13	SB	2-Way Street Name Signs	For 9"	For 6"
		(Under 36")	58.00	50.00
		(36" – 48")	74.00	60.00
		(49" – 60")	90.00	75.00
010-0000-340-12-13	SB	4 Way Street Name Signs	For 9"	For 6"
		(Under 36")	91.00	75.00
		(36" – 48")	123.00	99.00
		(49" – 60")	156.00	118.00
		(Over 60")	188.00	132.00
010-0000-340-12-13	SB	No Parking-Fire Lane	18.00	
010-0000-340-12-13	SB	Community Watch	20.00	
010-0000-340-12-13	SB	11' Channel Posts	23.00	
		12'	26.00	
		14'	38.00	
010-0000-340-12-13	SB	10' Aluminum Pole	36.00	
010-0000-340-12-13	SB	Hardware (1 set)	2.00	
Color CAD/GIS Maps				
010-0000-330-21-04	EP	City map (1" = 1000')	30.00	
010-0000-330-21-04	EP	City map (1" = 1500')	25.00	
010-0000-330-21-04	EP	City map (1" = 2000')	20.00	
010-0000-330-21-04	EP	GIS (8 ½" x 11")	5.00	
010-0000-330-21-04	EP	GIS (11" x 17")	17.00	
010-0000-330-21-04	EP	GIS (30" x 42")	30.00	
010-0000-330-21-04	EP	Special Map Requests	20.00	
Blueprint/Photocopy Maps				
010-0000-330-21-04	EP	Planimetric (1" = 100')	10.00	
010-0000-330-21-04	EP	Topos, (1" = 100')	10.00	
010-0000-330-21-04	EP	Topos, (1" = 200')	15.00	
010-0000-330-21-04	EP	City Map (1' – 1000')	10.00	
010-0000-330-21-04	EP	City Map (1' – 2000')	5.00	

PUBLIC WORKS FEES continued

Account Number	Code	Service	Fee
Publications			
010-0000-330-21-04	EP	Storm Drainage Ordinance	1.50
010-0000-330-21-04	EP	Erosion Control Ordinance	3.00
010-0000-330-21-04	EP	Flood Damage Prevention Ordinance	3.00
010-0000-330-21-04	EP	Driveway Ordinance	3.00
010-0000-330-21-04	EP	Street List	3.00
010-0000-330-21-04	EP	Subdivision List	3.00
010-0000-330-21-04	EP	MSDD	25.00
010-0000-330-21-04	EP	MSDD (shipping)	5.00
<u>Printing/Misc.</u>			
<u>Photocopies</u>			
010-0000-330-21-04	EP	Bond (20" x 24") small	3.00
010-0000-330-21-04	EP	Vellum (20" x 24") small	4.00
010-0000-330-21-04	EP	Film mylar (20" x 24") small	8.00
010-0000-330-21-04	EP	Bond (24" x 36") medium	4.00
010-0000-330-21-04	EP	Vellum (24" x 36") medium	5.00
010-0000-330-21-04	EP	Film mylar (24" x 36") medium	10.00
010-0000-330-21-04	EP	Bond (30" x 42") large	5.00
010-0000-330-21-04	EP	Vellum (30" x 42") large	8.00
010-0000-330-21-04	EP	Film mylar (30" x 42") large	15.00
010-0000-330-21-04	EP	Small photo copies (8 ½" x 11", 8 ½" x 14")	.25/page over seven pages \$2.00 minimum
010-0000-330-21-04	EP	Photo copies (11" x 17")	1.00
010-0000-330-21-04	EP	Shipping	3.00
037-0000-331-00-00		Stormwater Utility Fees - For each equivalent rate unit, as defined by Section 8-3-2 of the Greenville City Code, there shall be a service charge per month for the purposes of supporting stormwater management programs and structural and natural stormwater and drainage systems, said charge to be effective on and after July 1, 2003. One Unit equals 2,000 square feet.	3.35/ per unit/per month

POLICE FEES

Account Number	Code	Service	Fee
010-0000-330-20-05	PT	Accident Report First Copy Only for Driver/Individual involved Additional Accident Copies and all Incident Copies	No Charge 5.00
		Mail Order Requests (fee to cover postage, envelope stationery & storage)	Additional 2.00
010-0000-330-20-06	PU	Fingerprinting	15.00
010-0000-330-20-07	PV	Photographs 8 X 10 5 X 7 3 X 5	15.00 10.00 7.00
010-0000-330-20-08	PW	Police Fees/Miscellaneous House Moving Demolition Security Application for Street Blocking	50.00* 50.00 25.00
010-0000-330-20-09	PX	Parade Permits	50.00
010-0000-330-20-09	PX	Parade Staffing	110.00/ per hr (Rate provides for 2 officers and 2 Cars)
010-0000-330-20-10	PY	Solicitation Permits	30.00
010-0000-330-20-11	PZ	Outdoor Amplified Sound Permits	50.00
010-0000-330-20-12	TI	Semi - Annual Taxicab Inspection	20.00
010-0000-330-20-14	T2	Taxi License Renewal Application	19.00
010-0000-330-20-15	T3	Taxi License Initial Application	30.00
010-0000-330-20-08	PW1	Administrative Tow Fee	30.00
010-0000-330-20-17	LF	Peddler's License Application Fee	60.00
010-0000-330-20-17	I6	Itinerant Merchant License	374.00

POLICE FEES continued

Account Number	Code	Service	Fee
	I6	Itinerant Merchant License Renewal	219.00
010-0000-330-20-08	PW	Towing Operator Inspection Fee	25.00
*		<i>This fee will be collected by the Engineering Department.</i>	
010-0000-340-12-16		Off-Duty Fee	Employee Pay
		Company Charge	\$27.00
		\$30.00	
010-0000-330-2019		Alarm Permit Fee	\$15/first Yr \$ 5/subsequent yrs
010-0000-321-32-16	RL	Pal Program	\$0 - \$25

Revised 6/07

ANIMAL CONTROL FEES

Account Number	Code	Service	Fee
010-0000-330-08-00	AP	Animal Control Civil Penalties:	
		Public Nuisance	25.00
		Failure to acquire Rabies Vaccination	50 /1 st Offense 100 2 nd /150 3 rd
		Cruelty to Animals	50 /1 st Offense 100 2 nd /150 3 rd
		Unkept Kennels or Pens	25 /1 st Offense 50 2 nd / 75 3 rd
		Lack of restraint by chain or leash (Leash Law Violation)	50.00/1 st Offense 100 2 nd /150 3 rd
		All other sections	15.00
		Animal Noise	100.00
010-0000-330-08-00	AP	Exotic Animal Fees:	
		Circus, exhibitions, shows	250.00
		Pet store permit	150.00
		Individual permit	75.00

PARKING FEES

Account Number	Code	Service	Fee
Leased Parking			
* Refer to Account Number and Revenue Codes listed below		<u>Monthly Rates:</u> Single space in paved lot Single space in un paved lot Contractor (maximum 4 spaces/month)	According to Lease Agreement
010-0000-340-04-30	LP# 1	Merchant Lot # 1	
010-0000-340-04-39	LP#10	Harris Lot # 10	
010-0000-340-04-32	LP# 3	Moseley Lot # 3	
010-0000-340-04-33	LP# 4	Texaco Lot # 4	
010-0000-340-04-34	LP# 5	Crepe Myrtle Lot # 5	
010-0000-340-04-35	LP# 6	Blount Harvey Lot # 6	
010-0000-340-04-36	LP# 7	Edwards Lot # 7	
010-0000-340-04-37	LP# 8	Holiday Lot # 8	
010-0000-340-04-38	LP# 9	Hooker Lot # 9	
042-0000-120-00-00	LCD	Community Development Lot	

PILOT PROGRAM – USE OF FIVE POINTS PLAZA PARKING LOT - UPTOWN GREENVILLE

The City of Greenville welcomes persons, organizations or groups to use the Five Point Plaza for various purposes provided that the proposed use enhances the vibrancy of the Uptown District and generates increased patronage of the Uptown businesses and venues. The nature and scheduling of all activities must be approved by the *Five Point Plaza Activities Committee*. A "Special Event Permit Application" must be completed and signed by the applicant. Applications may be submitted on-line through the City's web site by visiting www.greenvillenc.gov/fivepoints or a hardcopy may be picked up at the front desk of the Greenville City Hall, 200 West 5th Street.

The application packet contains "*Rules for Use of the Five Points Plaza*", a listing of other information and documents required as a part of the application process, and the fees associated with the use of Five Points Plaza. Applications must be submitted a maximum of 10 months prior to the event and a minimum of 4 months (120 days) prior to the event. Please allow fourteen days from the submission date of the application packet for review and approval processes by the committee. All fees are due at the time application is made and are refundable should the request be denied less a \$25 non-refundable processing fee.

PARKING FEES – PENALTIES

Account Number	Code	Service	Fee
Parking Penalties			
010-0000-360-09-00	PB	Overtime Parking Downtown:	
		If paid within 10 calendar days	\$ 5.00
010-0000-360-09-00	PB	If paid between the 11 th calendar day after issuance and the 30 th day	10.00
010-0000-360-09-00	PB	If paid after 30 days	15.00
Overtime Parking Residential & All Areas Not Otherwise Designated:			
010-0000-360-09-00	PB	If paid within 10 calendar days	20.00
010-0000-360-09-00	PB	If paid between the 11 th calendar day after issuance and the 30 th day	35.00
010-0000-360-09-00	PB	If paid after 30 days	50.00
Illegal Parking Downtown:			
010-0000-360-09-00	PB	If paid within 10 calendar days	15.00
010-0000-360-09-00	PB	If paid between the 11 th calendar day after issuance and the 30 th day	20.00
010-0000-360-09-00	PB	If paid after 30 days	25.00
Illegal Parking Residential & All Areas Not Otherwise Designated:			
010-0000-360-09-00	PB	If paid within 10 calendar days	20.00
010-0000-360-09-00	PB	If paid between the 11 th calendar day after issuance and the 30 th day	35.00
010-0000-360-09-00	PB	If paid after 30 days	50.00
010-0000-360-05-00	RX	Residential Parking Permit Decals	5.00 per decal per year
010-0000-360-05-00	RX	Duplicate Residential Parking Permit Decals	5.00
Parking in a Fire Lane:			
010-0000-360-09-00	PB	If paid within 10 calendar days	50.00
010-0000-360-09-00	PB	If paid between the 11 th calendar day after issuance and the 30 th day	65.00
010-0000-360-09-00	PB	If paid after 30 days	80.00
Designated Handicap Spaces:			
010-0000-360-09-01	HP	If paid within 10 calendar days	100.00
010-0000-360-09-01	HP	If paid between the 11 th calendar day after issuance and the 30 th day	150.00
010-0000-360-09-01	HP	If paid after 30 days	200.00
010-0000-360-09-01	HP	If paid after 60days	250.00
010-0000-360-26-00	UP	Parking on Unimproved Surfaces	25.00 per occurrence

PARKING FEES – PENALTIES continued

The following lots are subject to penalties as described in the previous section.

Account Number	Code	Service	Fee
010-0000-340-19-08	PC	Harris Lot #10	
010-0000-340-19-05	PD	Blount Harvey Lot #6	
010-0000-340-19-04	PE	Moseley Lot #3	
010-0000-340-19-03	PF	Hodges Lot #2	
010-0000-340-19-03	PF	Hodges Lot #2	
010-0000-340-19-06	PG	Edwards Lot #7	
010-0000-340-19-07	PH	Hooker Lot #9	
010-0000-340-19-11	PJ	Georgetown Lot #13	
010-0000-340-19-02	PM	Merchants Lot #1	
010-0000-340-19-01	PO	On Street Parking	
010-0000-340-19-09	PR	Roses Lot #11	
 Parking Fees Meters			
		Meters	
010-0000-340-04-20		City Meters – Single Post 30 minutes	\$.25
010-0000-340-04-23		Multi-Space 2 Hour Limit w/ \$.75 for 1 hour (1 hour minimum) \$ 1.50 for 2 hours (2 hours maximum)	.75

PRIVILEGE LICENSE FEES

Account Number	Code	Service	Fee
010-0000-330-01-00		The annual privilege license tax for business activity not otherwise set forth in the schedule of fees or by state statute shall be as follows:	
		Annual gross receipts not exceeding \$25,000	50.00
		Annual gross receipts exceeding \$25,000 annually	50.00
			Plus \$.50 for each additional \$1,000 or fraction thereof of gross receipts, provided the maximum tax for each separate location shall be \$2,000.
		A schedule of privilege license taxes shall be maintained in the office of the Collections Supervisor and shall be open for public inspection (Ordinance No. 963, 5-8-80; Ordinance No. 1494, § 2, 5-13-85)	

TAXICAB FARES

Taxi Cabs operating within the jurisdictional city limits may elect to charge fares and fees by the installation and use of a taximeter or by use of the approved zone map and the fares and fees provided herein. The election decision is made by the franchise holder and will apply to all taxicabs operating under the particular franchise.

Taximeter Rates and Fees:

- \$2.75 Drop fee
- \$0.25 per 1/6th of mile
- \$0.50 surcharge night time from 11 pm to 6 am per person
- \$0.30 per minute wait time at fares request
- \$1.25 per luggage bag over two
- \$2.00 per person over first two
- \$2.00 per trunk or large suitcase
- \$0.10 per grocery bag over 3

Pedi-Cab Rates and Fees:

- \$1.50 per person per 1/2 mile or fraction thereof
- \$0.30 per minute wait time at fares request
- \$1.25 per luggage bag over two
- \$2.00 per person over first two
- \$2.00 per trunk or large suitcase
- \$0.10 per grocery bag over 3

The following rates shall be applicable for each standard zone fare:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.35	6.70	7.05	7.40	7.75	8.10	8.50
2	6.35	6.35	6.70	7.05	7.40	7.75	8.10	8.50
3	6.70	6.70	6.70	7.05	7.40	7.75	8.10	8.50
4	7.05	7.05	7.05	7.05	7.40	7.75	8.10	8.50
5	7.40	7.40	7.40	7.40	7.40	7.75	8.10	8.50
6	7.75	7.75	7.75	7.75	7.75	7.75	8.10	8.50
7	8.10	8.10	8.10	8.10	8.10	8.10	8.10	8.50
8	8.50	8.50	8.50	8.50	8.50	8.50	8.50	8.50

The fare charged shall be the amount of the highest zone which is traveled through. Only one fare shall be charged for one or two persons traveling from the same point of origin to the same point of destination.

TAXICAB FARES, continued

The following rates are for fares across town:

ZONES	1	2	3	4	5	6	7	8
1	6.00	6.60	7.20	7.80	8.40	9.00	10.60	10.20
2	6.60	7.20	7.80	8.40	9.00	9.60	11.20	10.80
3	7.20	7.80	8.40	9.00	9.60	10.20	11.80	11.40
4	7.80	8.40	9.00	9.60	10.20	10.80	11.40	12.00
5	8.40	9.00	9.60	10.20	10.80	11.40	12.00	12.60
6	9.00	9.60	10.20	10.80	11.40	12.00	12.60	13.20
7	9.60	10.20	10.80	12.40	12.00	12.60	13.20	13.80
8	10.20	10.80	11.40	12.00	12.60	12.20	13.80	14.50

Ironwood/Bradford Creek Standard Fare 9.50

Across Town 14.50

Over two persons (per person extra)

Waiting time (per hour) 18.00

Trunks or footlockers (each) 2.00

Baggage (each) 1.50

Grocery bags (each bag over 3) .10

Rates outside zones unless previously specified (per mile) 2.75

Pedi-cab rates: \$1.50 per person per ½ mile or fraction

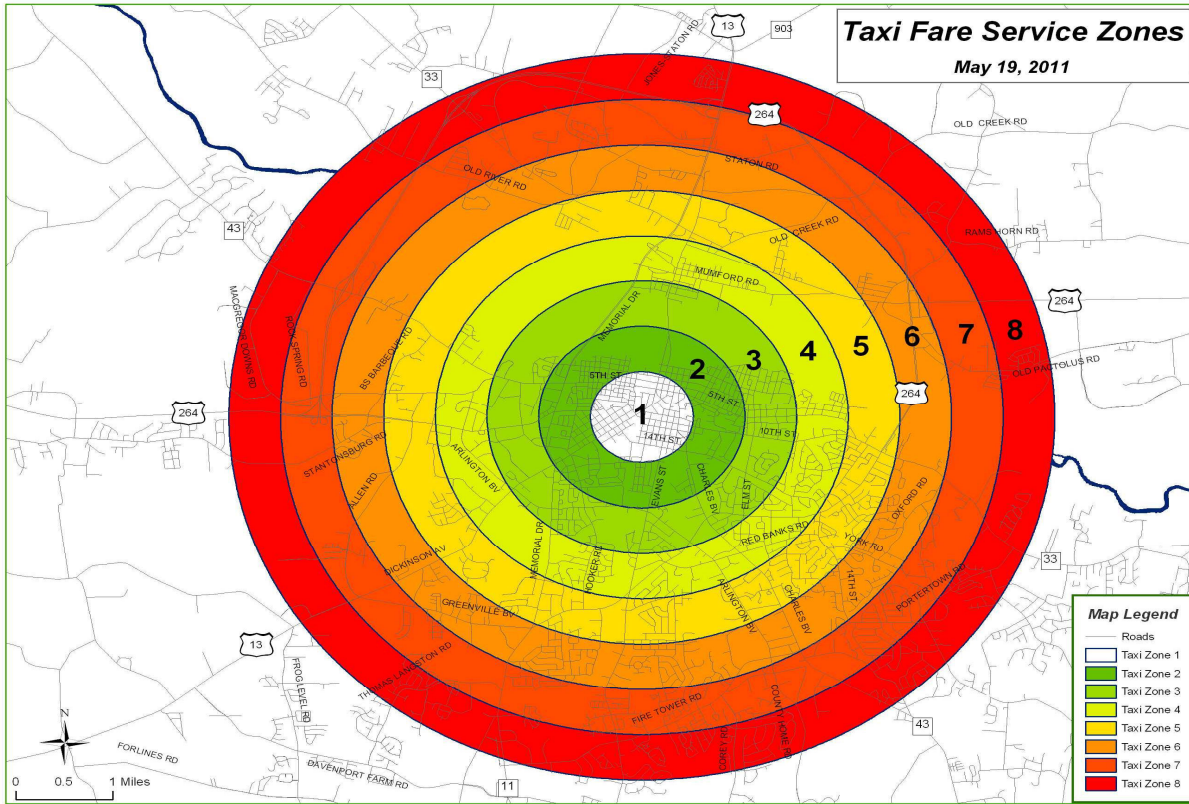
Waiting time (per hour) 18.00

Trunks or footlockers (each) 2.00

Baggage (each) 1.50

Grocery bags (each bag over 3) .10

TAXICAB FARES, continued



FIRE/RESCUE FEES

Account Number	Code	Service	Fee
010-0000-330-22-07	FR	EMS/Call Reports Pursuant to G.S. 90-411 Walk-In Requests Mail Order Requests (fee to cover postage, envelope, stationery & storage) Per G.S. 44-49 Attorney's Exempt From Payment	10.00 .25/page over seven pages 2.00+ .25/page over seven pages
010-0000-330-22-07	FR	Extraction Tank Permit	125.00/tank
010-0000-330-22-07	FR	Installation Tank Permit	150.00/tank
010-0000-330-22-07	FR	Re-piping Permit	50.00
010-0000-330-22-07	FR	Tank Abandonment	50.00/tank
010-0000-330-22-07	FR	Follow-up Tank Inspection	50.00
010-0000-330-22-09	FM	Burn Permit: Burning	50.00
010-0000-330-22-07	FR	Permits: Fair/Carnival, Tents, Explosives, Pyrotechnics Fumigate/Fogging , Exhibits, Trade Shows	50.00
010-0000-330-22-07	FR	Permits: Mall Displays, Private Fire Hydrant	50.00
010-0000-340-01-00	RI	EMS Basic Transport Fee: BLS BLS – Emergency ALS ALS – Emergency ALS 2 Oxygen Delivery No transport/treatment fee No transport/treatment fee (ALS) Head Immobilization Ground Mileage, Per Statute Mile	0.00 375.00 0.00 475.00 600.00 30.00 100.00 200.00 30.00 9.00
010-0000-340-25-00	EM	EMS Dedicated Standby Unit & Crew Crew Only	100.00/hr. 35.00/hr.
010-0000-330-22-10	FE	ETJ Business Inspections: Minimum Hourly Except for those under fire protection contracts (initial inspection)	60.00 30.00
010-0000-330-22-11	FL	State Required Inspection for Licenses: City ETJ	50.00 80.00

FIRE/RESCUE FEES continued

Account Number	Code	Service	Fee
010-0000-330-22-09	FB	Special Requested Business Inspections: City	50.00
		ETJ	80.00
010-0000-330-22-11	FL	Special Requested Business Inspections w/plan reviews City	60.00 /per building
		ETJ	90.00 /per building
010-0000-330-22-11	FL	Sprinkler Review and Field Test City	100.00/per building
		ETJ	130.00/per building
010-0000-330-22-11	FL	Sprinkler Review and Field Test Follow Up (Reinspection) City	50.00
		ETJ	65.00
010-0000-330-22-09	FM	Hazardous Materials Spills	30.00 per man-hour
010-0000-330-22-09	FM	Fire Inspection Follow Up (Reinspections)	50.00
010-0000-330-22-07		Extrication/Disentanglement Fee	250.00

Fire Protection Service: The following formula is hereby established for determining the extraterritorial fire protection fee each fiscal year: Total property value divided by 100 multiplied by 10% equals the billed amount. In no event shall the annual cost of service under this agreement exceed the sum of \$50,000.

PLANNING FEES

Account Number	Code	Service	Fee
010-0000-330-18-01	AA	Preliminary Plat	\$550 base fee plus \$50 per acre or additional major fraction thereof Min \$600
010-0000-330-18-02	BB	Final Plats (including minor subdivisions)	\$440 base fee plus \$50 per acre or additional major fraction thereof Min \$490
010-0000-330-18-03	AB	Rezoning	\$550 base fee plus \$50 per acre or additional major fraction thereof Min \$600
010-0000-330-18-04	AE	Board of Adjustment Cases	\$385 flat fee for residential related special use permits included under Sec 9-4-78 (f)(2) & (3); \$50 flat fee for an appeal of an administrative decision to issue a citation for parking on an unimproved surface as a violation of a parking area surface material requirement as set forth in Section 9-4-248 (a) : All other cases \$500 flat fee ; refund of Appeals of Administrative Decisions or Interpretation case fee where the Board of Adjustment finds in favor of the applicant
010-0000-330-18-04	AE	Board of Adjustment Renewal Cases – Special Use Permit Renewals for public or private clubs and billiard parlors or pool halls in any zoning district	\$275
010-0000-330-18-05	AF	Site Plans	\$495 base fee plus \$50 per acre or additional major fraction thereof Min \$545
010-0000-330-18-09	JJ	Landscape Plans	1st Inspection: \$110 base fee plus \$25 per acre or additional major fraction thereof (\$150 minimum) not to exceed \$500; Each Additional Inspection, \$75 flat fee

NOTE: Planning fees are based on the minimum charge.

PLANNING FEES continued

Account Number	Code	Service	Fee
010-0000-330-18-06	FF	Preliminary Plat Minor Alterations	\$ 330.00 Flat fee
010-0000-330-18-07	GG	Final Plat Minor Alterations	330.00 plus 30/sheet
010-0000-330-18-08	HH	Site Plan Minor Alterations	330.00 Flat fee
010-0000-330-18-09	II	Landscape Plan Minor Alterations	165.00 Flat fee
	JJ		
010-0000-330-18-10		Landscape Plan Inspection	210.00
010-0000-330-18-11	KK	Street Name Change	440.00 base fee +\$10/ certified notice
010-0000-330-18-14	AM	Amendments (Zoning/Subdivision Text, Comprehensive Plan)	495.00 flat fee
010-0000-330-18-13	AX	Annexation; Petition (voluntary)	440.00 flat fee
010-0000-330-18-15	SU	Planning & Zoning Commission Special Use Permit (Planned Unit Development-PUD; Land Use Intensity-LUI)	880.00 flat fee
010-0000-330-18-16		Zoning Certificate Letter	\$25 Flat Fee
010-0000-330-18-17		COA Major Works General Public	\$50 Flat Fee
010-0000-330-18-18		COA Minor Works In-House	\$20
010-0000-330-04-50		Rental Income	\$5 Flat Fee

Maps from the Planning Department:

010-0000-330-18-12 LL

- 8 1/2" x 11" (color)
- 11" x 17" (color)
- 17" x 24" (color)
- 24" x 36" (color)
- 34" x 48" (color)

Readily Available Maps: (All maps include property lines unless otherwise indicated.)

Hydric Soils:

- 1. \$ 25.00; 2. \$30.00

PLANNING FEES continued

Account Number	Code	Service	Fee
Black and White Laser Printer:			
		City Limits, ETJ, and Industrial Area	\$ 5.00
			\$ 17.00
			\$ 22.00
			\$ 27.00
			\$ 30.00
Historic District:			
			\$ 7.50
			\$ 10.00
			\$ 12.50
			\$ 15.00
			\$ 17.50
Special Area Plans:			
			\$ 15.00
			\$ 20.00
			\$ 25.00
			\$ 30.00
Special Request: (May require multiple data layers)			
		(Black and White)	\$ 10.00
		(Color)	\$ 20.00
		(Color)	\$25.00
		(Color)	\$30.00
		(Color)	\$35.00

If the time exceeds 30 minutes in designing a special request map, then a programming fee of \$25 per hour will be applied and \$25 for each subsequent hour. Any maps produced for display, public hearing, and City Council meetings will follow the same prices as the Special Area Plans.

RECREATION AND PARKS FEES

NOTE: As a result of the diversity of programs, programs may be added or dropped at any time and, therefore, the fees are subject to change as approved by the Recreations and Parks Commission. Additionally, the Recreation and Parks Commission may waive, in whole or in part, fees which are related to programs conducted in cooperation with another organization or individual which is assuming all or a portion of the expense of the program. NR means Non-City Resident, NCR means Non-County Resident and NM means Non-Members. Non Resident Fees equal 150% of Resident Fees unless otherwise indicated. All Recreation and Parks programs listed are examples and may not be inclusive of all offerings at all times. Similar programs may be offered or substituted at staff discretion.

Revenue Account	Code	Service	Fee
010-0000-340-02-02	RP	Pedal Boat Rental / Group Rental Science & Nature Center	\$4 /30 min \$32/hour \$10/\$3 NR Under 12 / \$2/\$3 NR 12& Over
<u>Effective 9/1/12</u>			
		Annual Fishing Permit	\$12 R / \$20 NR
		Boat Launch Fees	\$ 2 R / \$4 NR
		Camping Fee	\$4 R/ \$8 NR \$10 per campsite
		Jon Boat Rental	\$7.00 / 5 Hours
		Fishing Permits	\$1.50/ \$3 NR
		Large Shelter Reservation	Full day \$30 Resident Full day \$45 Non-Resident
		Small Shelter Reservation	Full day \$20 Resident Full day \$30 Non-Resident
		Cleanup Fee	\$50
010-0000-340-02-01	RR	Adult Recreation and Fitness Karate/Self Defense Weightlifting Ladies Exercise Adult Dance	\$0 - \$200/\$0 - \$300 NR
010-0000-340-02-12		Riverbirch Adult Tennis Lessons Youth Tennis Lessons	\$0 - \$200/\$0 - \$300 NR \$0 - \$50/\$0-\$75 NR
010-0000-340-02-01	RR	Sports Connection Entrance Fee/Individual Gym Fee Tokens for batting Cage (1-12 rounds) Pitching/Hitting Lessons Packages Concessions Birthday Parties	\$1 - \$150 R \$1 - \$200 NR \$100 - \$300 R \$150 - \$450 NR

RECREATION AND PARKS FEES continued

Revenue Account	Code	Service	Fee
010-0000-340-02-10	R4	Arts Classes Youth Arts & Crafts Ceramics Classes Potters Club Drawing & Painting Decorative Arts Fiber Arts Dance	\$20 - \$250 Residents/ \$30-\$375 Non-Residents
010-0000-340-02-11	R5	Public Outdoor Pool (Community Pool) Admission Swimming Lessons Instructor Training Life Guarding	\$1.50 - \$2.50 Daily Resident \$10 - \$50 Season Pass Resident \$2.25 - \$3.25 Daily Non-Resident \$15 - \$55 Season Pass Non-Resident New Rates Effective June 1, 2013 \$20 - \$100 R /\$30- \$150 NR \$100- \$300
010-0000-340-20-00	R7	Youth Sports Greenville Jr. Champ Youth Basketball Youth Indoor Soccer Future Stars Soccer Youth Flag Football Small Fry/Big Fry Baseball Mini Fry Baseball Babe Ruth Transitional League Karate/Self Defense Cheerleading Youth Weightlifting Gymnastics Sports Plus Day Camp	\$0 - \$50 Residents/ \$0 - \$75 Non-Residents

RECREATION AND PARKS FEES continued

Account Number	Code	Service	Fee
010-0000-340-20-00	R7	Adult Sports Adult Basketball Leagues Adult Whiffle Ball Leagues Adult Softball Leagues Adult Summer Basketball Indoor Soccer	\$75-\$550 Team Fee Individual Participation Fee \$10-\$50 R -\$15-75 NR
010-0000-340-20-00	R7	Mens Exercise	\$0 - \$200/\$0 - \$300 NR
010-0000-340-02-01	R4	Special Events Kid's Dog Show Fourth of July KidsFest Sunday in The Park MLK Day Celebration Black History Month Celebration	\$0 - \$15
010-0000-340-23-01		PirateFest Town Common Vendor Fees	\$0 - \$300
010-0000-340-21-00	R8	Summer Camps Camp Escape Extended Care Tot Lot Outdoor Living Skills / Nature Sports Camps Day Camps Creative writing Sports Mini Camp CIT/Jr Leadership	\$0 -\$150/per week Residents \$0 – 225/per week Non-Resident
010-0000-340-02-16	RI	Senior Recreational Programs Bridge Classes Senior Olympics Senior Clubs Gone Fishing Senior Trips	\$0-\$35/Resident \$0 - \$53/Non-Resident \$10 - \$2500 Residents \$12 - \$3200 Non-Residents

RECREATION AND PARKS FEES continued

Account Number	Code	Service	Fee
010-0000-340-04-01	RT	Amphitheater Call 329-4567	Class I - \$600/day Class I - \$900/day NR Class II- \$300/day Class II- \$450/day NR Class III-\$100/day Class III-\$150/day NR \$20 Hour Staff Fee
010-0000-340-04-01	RT	Barnes-Ebron-Taft Building at Greenfield Terrace	Class I - \$65/hr Class I - \$98/hr NR Class II- \$35/hr Class II- \$53/hr NR Class III-\$25/hr Class III-\$38/hr NR
010-0000-3401-0401	RT	Meeting Rooms Multipurpose Rooms / Jaycee Auditorium Elm Street Center	Class I - \$60/hr Class I - \$90/hr NR Class II- \$30/hr Class II- \$45/hr NR Class III-\$15/hr Class III-\$23/hr NR
036-0000-340-34-02	B2	Bradford Creek Clubhouse Call 329-GOLF	\$100 - \$200 per hour; \$100 Deposit
010-0000-340-04-01	RT	Community Pool Call 329-4041	Class I - \$40/hr Class I - \$60/hr NR Class II- \$20/hr Class II- \$30/hr NR Class III-\$12/hr Class III-\$18/hr NR Per 10 Attendees
		Elm Street Lawn Games Area Call 329-4550	\$50 per hour; Staff may be required

RECREATION AND PARKS FEES continued

Account Number	Code	Service	Fee
		Greenville Aquatics & Fitness Center (Gym, Gym & Pool, Pool, Entire Facility) Call 329-4041 for details	Varies
010-0000-340-04-01	RT	Guy Smith +Stadium Call 329-4567	Class I - \$300/day Class I - \$450/day NR Class II - \$200/day Class II - \$300/day NR Class III - \$100/day Class III - \$150/day NR All Classes – \$35/hr light fee; \$30/marketing fee
010-0000-340-04-01	RT	Sarah Vaughn Field of Dreams	Class I - \$60/hr Class I - \$90/hr NR Class II- \$30/hr Class II- \$45/hr NR Class III-\$15/hr Class III-\$23/hr NR
010-0000-340-04-01	RT	Softball / Baseball / Cricket Field Rentals Call 329-4550	Class I - \$30/hr Class I - \$45/hr NR Class II- \$20/hr Class II- \$30/hr NR Class III-\$10/hr Class III-\$15/hr NR All Classes – \$35/hr light fee; \$30/marketing fee
		Soccer / LaCrosse / Football Multipurpose Fields	Class I - \$30/hr Class I - \$45/hr NR Class II- \$20/hr Class II- \$30/hr NR Class III-\$10/hr Class III-\$15/hr NR All Classes – \$35/hr light fee; \$100/marketing fee

RECREATION AND PARKS FEES continued

Account Number	Code	Service	Fee
010-0000-340-04-01	RT	GYMNASIUMS Drew Steele Eppes H. Boyd Lee South Greenville	Class I \$100 /hr R Class I \$150/hr NR Class II \$ 50/hr R Class II \$ 75/hr NR Class III \$ 25/hr R Class III \$ 38/hr NR
010-0000-340-04-01	RT	Skate Park/Roller Hockey Rink at JC Park	Class I \$100 /hr R Class I \$150/hr NR Class II \$ 50/hr R Class II \$ 75/hr NR Class III \$ 25/hr R Class III \$ 38/hr N
010-0000-340-04-01	RT	Tennis Courts Call 329-4559	Class I - \$10/hr Class I - \$15/hr NR Class II- \$5/hr Class II- \$3/hr NR Class III-\$2/hr Class III-\$4/hr NR
010-0000-340-04-01		Family Rental for Athletic Tournaments	For tournament rates, call Athletic Office, 329-4550
010-0000-340-02-02		Science & Nature Center Facility Deck & Surrounding Theater Entire Facility (6) Tables, (50) Chairs	\$25/hr R \$37.00/hr NR \$75.00/h R \$112.00/hr NR \$375/8hrs R \$563/8hr NR \$290/3 hrs R \$435/3hrs NR \$50/ per event

CLASS DEFINITIONS

Class I Any event for which admission is charged or any other type of compensation is realized including donations. This class does not include non-profit organizations. All Class I rentals must receive administrative approval.

Class II Any event where no admission is charged nor any other type of compensation is realized.

Class III Any event hosted by an organization which can provide proof of non-profit/federal tax exempt status.

RECREATION AND PARKS FEES continued

Account Number	Code	Service	Fee
010-0000-340-04-01	RT	River Park North Large Picnic Shelter, Thomas Foreman Park Large Picnic Shelter Call 329-4562	Half Day Rentals: \$30 for residents; \$45 for non- residents Full Day Rentals: \$60 for residents; \$90 for non-residents ½ day is 4 hours maximum 250 maximum capacity; groups of 75 or more pay \$50 cleanup fee
010-0000-340-04-01	RT	Matthew Lewis, Boyd Lee Park Shelters	Half Day Rentals: \$30 for residents; \$45 for non- residents Full Day Rentals: \$60 for residents; \$90 for non- residents ½ day is 4 hours maximum 250 maximum capacity; groups of 75 or more pay \$50 cleanup fee
010-0000-340-04-01	RT	All other Shelters Call 329-4567	Half Day Rentals: \$20 for residents; \$30 for non-residents Full Day Rentals: \$40 for residents; \$60 for non-residents ½ day is 4 hours maximum 250 maximum capacity; groups of 75 or more pay \$50 cleanup fee
Extras:			
010-0000-340-04-01	RT	Press box; Scoreboard/Panel Box Call 329-4550 Staging Call 329-4539	\$50 (up to 4 hours); 10 per hour staff fee \$35 for 4x8 section
		Bingo Game Call 329-4542	\$25 per day
		Bunny Suit Call 329-4542	\$25 per day

Greenville Aquatics and Fitness Center Membership Fees

Revenue Account	Code	Service	Fee
010-0000-340-02-06	Q4	Family Membership (City Employee)	13.00/Mthly
010-0000-340-02-07	Q5	Family Membership (GUC Employee)	13.00/Mthly
010-0000-340-02-09	Q7	GAFC Recreational Programming Strength and Conditioning Resistance Training Senior Strength Karate at GAFC Tai Chi at GAFC Womens Self Defense Workshop Bench Press Competition Chair Aerobics Water Aerobics Swim Lessons Dolphin Swim Club Master Swim Pool Parties Concession Sales	\$0-\$150/ Members \$0-\$200/Non-Members \$0-\$400/Non-Member/Resident (Effective 09/01/12)
010-0000-340-02-03	Q1	Memberships	

Membership Type For Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family, Individual, Student, Senior, Corporate	\$190-\$550	\$50-\$250	\$16-\$200
Membership Type For Non-Residents	Yearly Fees	Quarterly Fees	Monthly Draft Fee
Family, Individual, Student, Senior, Corporate	\$225-\$700	\$75 - \$500	\$20 - \$300

Non-Resident Rates Effective September 1, 2012

Quarterly Memberships – application fee included in first three months; Bank Draft Memberships pay 3 months in advance plus application fee.

Bradford Creek Golf Course

Revenue Account	Code	Service	Fee
010-0000-340-30-00	GF	Golf Green and Ball Fees All Range Ball and Range Fees Various Play Offerings	\$5 to \$45
010-0000-340-3100	B1	Golf Classes and Tournaments Golf Clinics	\$10 to \$150
010-0000-340-3200		Summer Youth Golf Camp	
010-0000-340-3300		Spring Youth Camp	
010-0000-340-3400		Junior Golf Team	
010-0000-340-3500		Coastal Plains Tournament	

COMMUNITY DEVELOPMENT FEES

Code Enforcement

Revenue Account	Code	Violation	Fee
N/A		Abandoned vehicles	50.00 + cost of towing and storage
N/A		Public Nuisance	50.00 + cost of mowing
010-0000-340-1201		Administrative Filing Fee for Grass Liens	\$10.00

ORDINANCE NO. _____
CITY OF GREENVILLE, NORTH CAROLINA
2013-14 GREENVILLE UTILITIES COMMISSION BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section I. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and fund balances will be available during the fiscal year beginning July 1, 2013 and ending June 30, 2014 to meet the subsequent expenditures, according to the following schedules:

<u>REVENUE</u>		<u>BUDGET</u>
A. <u>Electric Fund</u>		
Rates & Charges	\$193,576,676	
Fees & Charges	970,000	
U.G. & Temp. Service Charges	95,000	
Miscellaneous	654,219	
Interest on Investments	135,000	
Installment Purchase	<u>1,146,091</u>	
 Total Electric Fund Revenue		 \$196,576,986
B. <u>Water Fund</u>		
Rates & Charges	\$15,657,316	
Fees & Charges	308,000	
Miscellaneous	165,995	
Interest on Investments	37,843	
Installment Purchase	<u>265,676</u>	
 Total Water Fund Revenue		 \$16,434,830
C. <u>Sewer Fund</u>		
Rates & Charges	\$17,178,507	
Fees & Charges	278,000	
Miscellaneous	209,689	
Interest on Investments	21,000	
Installment Purchase	612,367	
Appropriated Fund Balance	<u>1,365,947</u>	
 Total Sewer Fund Revenue		 \$19,665,510
D. <u>Gas Fund</u>		
Rates & Charges	\$39,104,068	
Fees & Charges	133,500	
Miscellaneous	136,256	
Interest on Investments	54,000	
Installment Purchase	120,068	
Appropriated Fund Balance	<u>9,000,000</u>	
 Total Gas Fund Revenue		 <u>\$48,547,892</u>
 TOTAL REVENUE		 <u><u>\$281,225,218</u></u>

Section II. Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission to be expended for managing, operating, improving, maintaining, and extending electric, water, sewer and gas utilities during the fiscal year beginning July 1, 2013 and ending on June 30, 2014, according to the following schedules:

		<u>BUDGET</u>
Electric Fund	196,576,986	
Water Fund	16,434,830	
Sewer Fund	19,665,510	
Gas Fund	<u>48,547,892</u>	
TOTAL EXPENDITURES		<u><u>\$281,225,218</u></u>

Section III. Estimated Net Revenues and Fund Balances. It is estimated that the following non-tax revenues and long term debt proceeds will be available to fund capital project expenditures that will begin in the fiscal year beginning July 1, 2013:

		<u>BUDGET</u>
Electric Fund - Long Term Debt Proceeds		9,572,500
Water Fund - Long Term Debt Proceeds		2,865,750
Sewer Fund - Long Term Debt Proceeds		8,970,750
Gas Fund - Long Term Debt Proceeds		<u>9,731,000</u>
TOTAL CAPITAL PROJECT REVENUE		<u><u>\$31,140,000</u></u>

Section IV. Capital Project Expenditures. The following amounts are hereby estimated for the Greenville Utilities Commission capital projects budgets that will begin during the fiscal year beginning July 1, 2013:

		<u>BUDGET</u>
Electric OPTICS		14,405,000
Electric Bells Fork to Hollywood Substation Upgrade Project		2,370,000
Water Treatment Plant Sedimentation Basin Upgrade Project		355,000
Water Treatment Plant Impoundment Dredging Project		350,000
Wastewater Treatment Plant Ultraviolet Disinfection Equipment Replacement Project		3,360,000
Wastewater Southside Pumping Station Upgrade Project		3,450,000
Gas Systems Western Loop High Pressure Gas Main Extension Project		2,850,000
Gas Systems LNG Plant Tank Additions Project		<u>4,000,000</u>
TOTAL CAPITAL PROJECT EXPENDITURES		<u><u>\$31,140,000</u></u>

Section V: Amendments. (a) Pursuant to General Statutes 159-15, this budget may be amended by submission of proposed changes to the City Council.

(b) Notwithstanding Subsection (a) above, the General Manager/CEO of Greenville Utilities Commission is authorized to transfer funds from one appropriation to another in an amount not to exceed \$100,000. Any such transfers shall be reported to the Greenville Utilities Commission and the City Council at their next regular meeting and shall be entered in the minutes.

(c) In case of emergency which threatens the lives, health, or safety of the public, the General Manager/CEO may authorize expenditures in an amount necessary to meet the emergency so long as such amount does not exceed the amount in contingency accounts and the expenditure is reported to the Greenville Utilities Commission as soon as possible, and appropriate budget amendments are submitted to the City Council, if necessary, at its next regular meeting.

Section VI: Appropriation. The capital project revenue and expenditure authorizations shall extend from year to year until each project is completed.

Section VII: Distribution. Copies of this ordinance shall be furnished to the General Manager/CEO and the Chief Financial Officer of the Greenville Utilities Commission, and the Director of Financial Services of the City of Greenville to be kept on file by them for their direction in the disbursement of funds.

Adopted this the _____ day of June, 2013.

Allen M. Thomas, Mayor

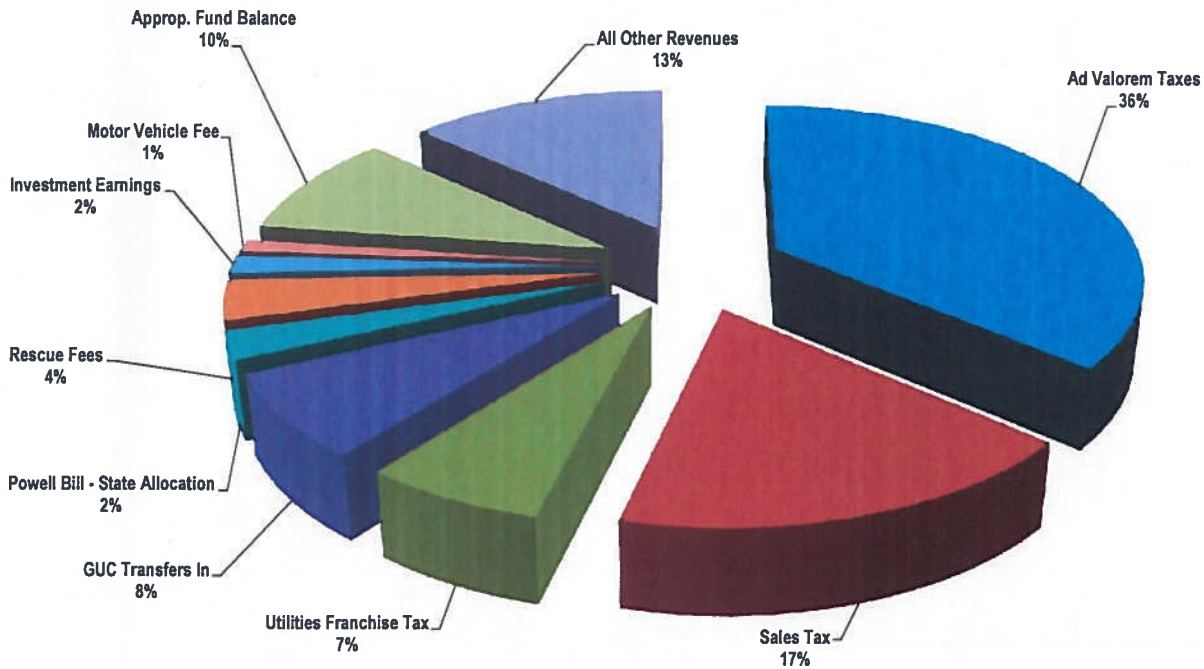
Attest:

Carol L. Barwick, City Clerk

**CITY OF GREENVILLE
BUDGET PROPOSAL FOR GENERAL FUND REVENUES
FOR FISCAL YEAR 2014**

	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>Inc/ (Dec)</u>	<u>2013 Adj. Budget</u>	<u>Inc/ (Dec)</u>	<u>2014 Original</u>	<u>Inc/ (Dec)</u>	<u>2014 PROPOSED</u>	<u>Inc/ (Dec)</u>
Ad Valorem Taxes	\$ 29,920,115	\$ 30,624,236	-4%	\$ 29,312,043	2%	\$ 29,860,288	3%	\$ 30,725,377	3%
Sales Tax	13,393,038	14,694,474	-1%	14,611,439	2%	14,910,654	0%	14,910,654	0%
Utilities Franchise Tax	5,575,851	5,488,817	-2%	5,540,166	1%	5,650,969	2%	5,650,969	0%
GUC Transfers In	5,442,790	5,729,419	5%	5,913,275	3%	5,380,104	-9%	6,443,463	20%
Powell Bill - State Allocation	2,022,579	2,125,754	5%	2,157,640	1%	2,190,005	2%	2,190,005	0%
Rescue Fees	3,061,073	2,875,125	-6%	3,062,835	7%	3,109,570	2%	3,109,570	0%
Investment Earnings	893,683	950,327	6%	1,768,922	86%	1,804,264	2%	1,416,062	-22%
Motor Vehicle Fee	828,527	943,079	14%	880,925	-7%	893,250	1%	947,925	6%
All Other Revenues	9,654,880	10,372,842	7%	9,766,631	-6%	9,855,128	1%	11,276,825	14%
Sub-Total	<u>\$ 70,792,536</u>	<u>\$ 73,804,073</u>	4%	<u>\$ 73,013,876</u>	-1%	<u>\$ 73,654,232</u>	1%	<u>\$ 76,670,850</u>	4%
Appropriated Fund Balance	-	-	0%	4,346,300	100%	1,250,000	-71%	7,047,025	>100%
General Fund									
Appropriated Fund Balance	-	-		559,706		335,720		1,085,720	
Powell Bill									
Total	<u>\$ 70,792,536</u>	<u>\$ 73,804,073</u>	4%	<u>\$ 77,919,882</u>	6%	<u>\$ 75,239,952</u>	-3%	<u>\$ 84,803,595</u>	13%

FISCAL YEAR 2014 PROPOSED



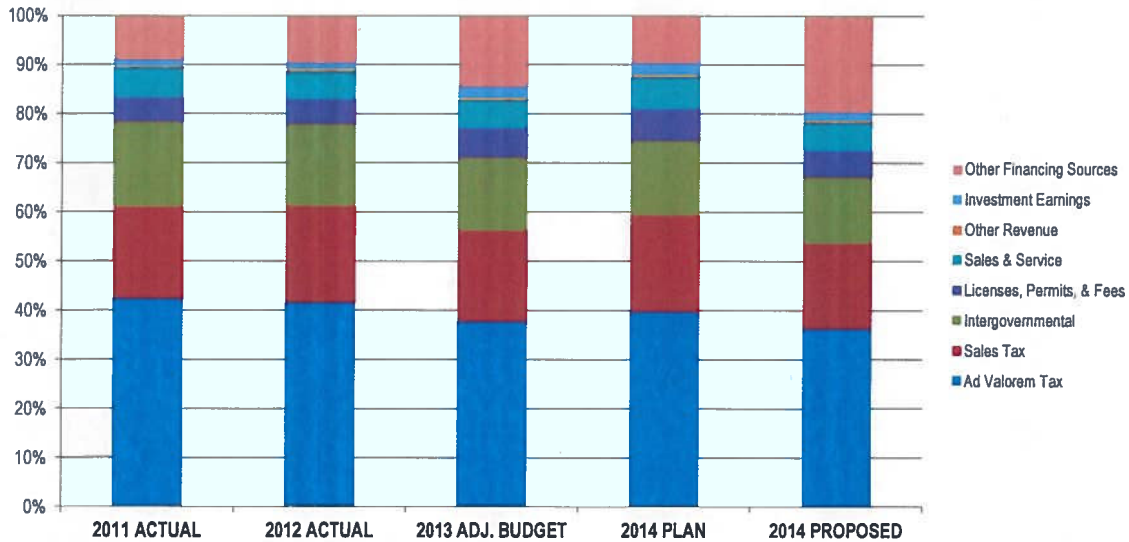
**CITY OF GREENVILLE
BUDGET FOR GENERAL FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Unrestricted Intergovernmental					
Ad Valorem Taxes					
Current Year Taxes	\$ 29,868,760	\$ 30,425,540	\$ 29,207,880	\$ 29,792,038	\$ 30,625,127
Prior Years Taxes	382,136	519,143	467,410	468,250	468,250
Tax Penalties & Interest	183,813	185,311	143,000	112,000	144,000
Tax Discounts	(361,192)	(382,012)	(401,247)	(410,000)	(410,000)
Tax Refunds	(153,402)	(123,746)	(105,000)	(102,000)	(102,000)
Subtotal	\$ 29,920,115	\$ 30,624,236	\$ 29,312,043	\$ 29,860,288	\$ 30,725,377
Other Unrestricted Intergovernmental					
Sales Tax	\$ 13,393,038	14,694,474	\$ 14,611,439	\$ 14,910,654	14,910,654
Rental Vehicle - Gross Receipts	108,065	121,759	123,321	124,554	124,554
Video Program & Supplemental Peg	912,877	953,187	970,000	988,360	988,360
Motor Vehicle Fee	828,527	943,079	880,925	893,250	947,925
Payment in Lieu of Taxes	24,666	-	8,200	8,500	15,000
Utilities Franchise Tax	5,575,851	5,488,817	5,540,166	5,650,969	5,650,969
Wine & Beer	363,923	368,940	361,800	363,609	363,609
Subtotal	\$ 21,206,947	\$ 22,570,256	\$ 22,495,851	\$ 22,939,896	\$ 23,001,071
Restricted Intergovernmental					
Street Sweeper Agreement	\$ 25,035	\$ 25,035	\$ 25,035	\$ 25,035	\$ 25,035
Reimbursable Agreements	-	71,360	-	-	-
Federal Forfeiture Money	26,370	153,045	50,000	-	-
Powell Bill State Allocation	2,022,578	2,125,754	2,157,640	2,190,005	2,190,005
Housing Authority Police Officers	136,461	127,952	120,000	120,000	120,000
Special State/Federal/Local Grants	948,241	860,627	574,491	255,000	255,000
Controlled Substance Tax	41,080	47,297	54,382	-	-
Police Dept Grants	544,385	432,363	142,263	105,809	105,809
Police Athletic League Program	6,852	-	35,000	40,000	-
Police DARE Program	2,300	4,500	4,500	4,500	4,500
Task Force Overtime Reimbursement	-	101,217	-	-	-
Section 104F Planning Grant MPO	173,930	121,333	315,493	426,856	426,856
Fire/Rescue Safer Grant	447,169	268,794	156,000	93,600	93,600
Subtotal	\$ 4,374,401	\$ 4,339,277	\$ 3,634,804	\$ 3,260,805	\$ 3,220,805
Licenses, Permits & Fees					
Privilege Licenses	\$ 615,943	\$ 551,249	\$ 627,800	\$ 829,939	\$ 635,694
Inspection Division Permits	800,481	983,102	976,700	993,000	993,000
Planning Fees	78,694	111,002	119,505	122,405	122,405
Recreation Dept Activity Fees	1,219,865	1,344,056	2,091,300	2,111,900	2,055,550
Police Fees	298,740	279,869	321,705	338,978	323,978
Engineering Fees	13,979	12,338	13,200	14,200	14,200
State Fire Protection	356,706	395,352	395,352	395,352	395,352
Fire/Rescue Fees	176,755	173,377	170,700	171,700	171,700
Subtotal	\$ 3,561,163	\$ 3,850,345	\$ 4,716,262	\$ 4,977,474	\$ 4,711,879
Sales and Services					
Rescue Service Transport	\$ 3,061,073	\$ 2,875,125	\$ 3,062,835	\$ 3,109,570	\$ 3,109,570
Utilities Street Cuts	335,344	238,407	334,000	350,000	350,000
Leased Parking & Meters	94,495	105,110	108,102	118,568	120,760
Parking Violation Penalty	197,435	174,679	240,000	260,000	200,000
Rental Property Income	22,922	8,391	25,011	25,011	25,011
Sale of Property	36,802	72,958	74,000	78,000	78,000
Cemetery Lots	91,145	90,100	88,000	90,000	90,000
Grave Opening	86,030	100,265	93,000	95,000	95,000
City Bus Revenue	3,000	8,720	6,500	7,000	7,000
Fuel Sales to Housing Authority	3,973	-	-	-	-
Sale of Signs	866	1,847	1,500	1,500	1,500
Beautification / Tree Replacement	5,325	720	1,300	1,300	1,300
Contracted Off-Duty Police	265,820	277,655	260,000	265,000	265,000
Contract Hours	5,042	4,816	25,200	25,200	25,200
Special Events	10,218	11,391	7,591	1,400	1,000
Pitt Co. Board of Education	-	-	-	324,072	324,072
EMS Dedicated Standby	7,985	11,606	12,000	13,000	13,000
Residential Parking	1,944	1,989	2,500	2,800	2,800
Lot Sweeping	1,100	1,600	1,200	1,200	1,200
Child Support Fees	2,646	2,754	3,068	3,068	3,068
Subtotal	\$ 4,233,165	\$ 3,968,133	\$ 4,345,807	\$ 4,771,689	\$ 4,713,481

**CITY OF GREENVILLE
BUDGET FOR GENERAL FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Other Revenues					
M/WBE Support Receipts	\$ 4,153	\$ 9,035	\$ 3,500	\$ 3,500	\$ 3,500
GUC Joint Programs	38,917	34,210	38,917	38,917	38,917
Employee Computer Purchase	82,909	117,922	150,000	150,000	150,000
Other Entity Payroll	-	10,855	11,000	11,000	11,000
Donations	76,947	55,815	-	-	-
Other Revenue	(18,876)	149,469	148,575	151,375	151,375
Subtotal	\$ 184,050	\$ 377,306	\$ 351,992	\$ 354,792	\$ 354,792
Investment Earnings					
Investments Earnings	\$ 893,683	\$ 950,327	\$ 1,768,922	\$ 1,804,284	\$ 1,416,062
Other Financing Sources					
Transfer in GUC	\$ 5,442,790	\$ 5,729,419	\$ 5,913,275	\$ 5,380,104	\$ 6,443,463
Capital Reserve	752,511	394,129	70,000	-	1,779,000
Transfer in Closed Capital Projects	118,791	692,701	-	-	-
Transfer from Sanitation	104,920	104,920	104,920	104,920	104,920
Transfer from General Fund	-	-	300,000	200,000	200,000
Other Transfers	-	183,024	-	-	-
Appropriated Fund Balance General Fund	-	-	4,346,300	1,250,000	7,047,025
Appropriated Fund Balance Powell Bill	-	-	559,706	335,720	1,085,720
Subtotal	\$ 6,419,012	\$ 7,104,193	\$ 11,294,201	\$ 7,270,744	\$ 16,680,128
Total Revenues not including Other Financing Sources	\$ 64,373,524	\$ 66,699,880	\$ 66,625,681	\$ 67,969,208	\$ 68,143,467
Total Revenues including Other Financing Sources	\$ 70,792,536	\$ 73,804,073	\$ 77,919,882	\$ 75,239,952	\$ 84,803,595

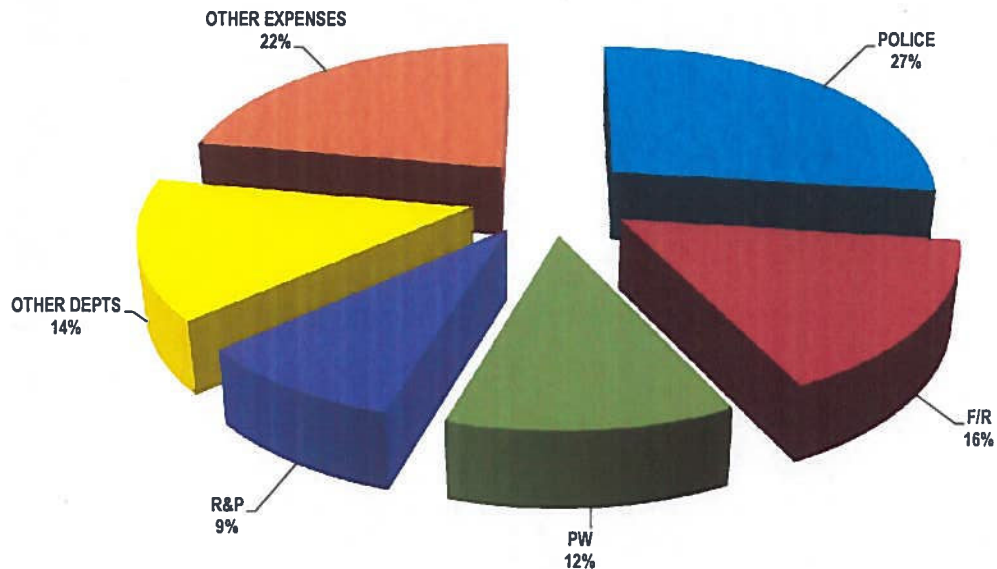
TOTAL REVENUES



**CITY OF GREENVILLE
BUDGET FOR GENERAL FUND EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Mayor & City Council	\$ 355,104	\$ 366,777	\$ 308,647	\$ 388,957	\$ 388,957
City Manager	964,054	1,004,025	1,291,018	1,216,547	1,305,185
City Clerk	244,254	230,830	271,798	273,243	273,769
City Attorney	418,229	431,687	446,673	452,801	453,843
Human Resources	2,153,306	2,153,506	2,518,492	2,575,779	2,629,432
Information Technology	2,402,788	2,758,250	2,965,501	2,899,957	2,904,800
Fire/Rescue	12,549,309	12,791,728	13,433,175	13,748,061	13,404,759
Financial Services	2,189,029	2,154,877	2,354,342	2,385,370	2,388,770
Police	22,160,843	21,649,549	22,860,563	22,810,729	22,912,155
Recreation and Parks	7,060,403	6,572,707	7,380,192	7,415,214	7,483,635
Public Works	8,057,286	8,562,137	9,965,633	9,920,981	9,970,627
Community Development	1,573,707	1,668,323	1,809,887	1,743,335	1,902,446
Total by Departments	<u>\$ 60,128,312</u>	<u>\$ 60,344,396</u>	<u>\$ 65,605,921</u>	<u>\$ 65,830,974</u>	<u>\$ 66,018,378</u>
In-Direct Cost Reimbursement	<u>\$ (373,081)</u>	<u>\$ (601,354)</u>	<u>\$ (1,014,572)</u>	<u>\$ (1,014,572)</u>	<u>\$ (1,014,572)</u>
Other Post-Employment Benefits	<u>\$ 250,000</u>	<u>\$ 250,000</u>	<u>\$ 300,000</u>	<u>\$ 350,000</u>	<u>\$ 350,000</u>
Contingency	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 141,440</u>	<u>\$ 585,975</u>	<u>\$ 200,000</u>
Total Expenses by Department	<u>\$ 60,005,231</u>	<u>\$ 59,993,042</u>	<u>\$ 65,032,789</u>	<u>\$ 65,752,377</u>	<u>\$ 65,553,806</u>
Transfers To Other Funds	6,729,016	7,364,789	6,710,190	6,570,547	13,283,400
Total Capital Improvements	<u>3,646,896</u>	<u>3,626,076</u>	<u>6,176,903</u>	<u>2,917,028</u>	<u>5,966,389</u>
Total General Fund	<u>\$ 70,381,143</u>	<u>\$ 70,983,907</u>	<u>\$ 77,919,882</u>	<u>\$ 75,239,952</u>	<u>\$ 84,803,595</u>

FY 2014 PROPOSED



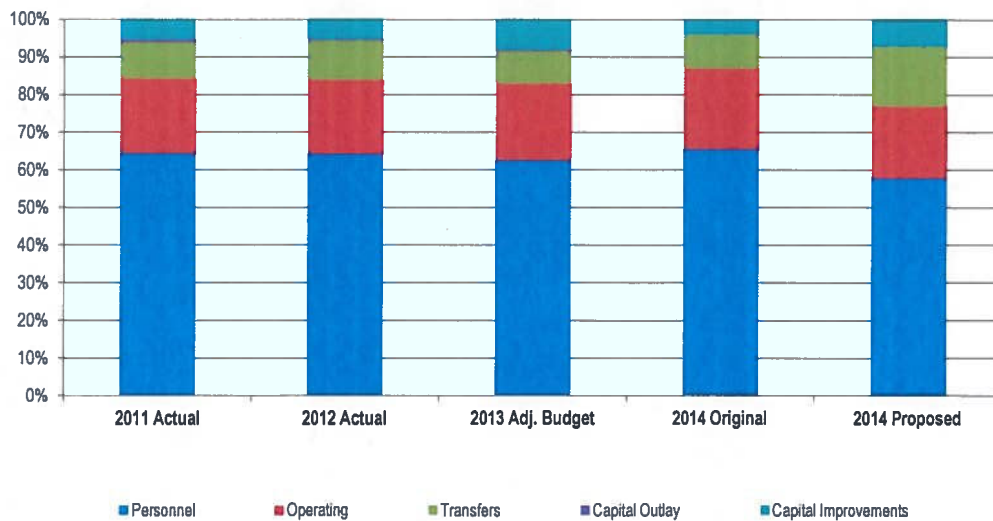
CITY OF GREENVILLE
GENERAL FUND EXPENDITURES BY LINE ITEM
FOR FISCAL YEAR 2014

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel					
Salaries	\$ 32,394,226	\$ 32,305,523	\$ 34,464,780	\$ 34,425,007	\$ 34,012,550
Allowances	355,843	339,893	422,063	422,063	422,063
FICA	2,342,644	2,370,202	2,294,689	2,305,932	2,305,932
Group Life Insurance	85,107	77,469	84,420	84,420	84,420
Group Life Insurance Retirees	522	521	600	600	600
Retirement	2,010,570	2,160,568	2,173,571	2,203,457	2,316,182
Health Insurance	5,553,640	5,900,976	6,309,871	6,809,832	6,809,832
Retirees Supplemental BC/BS	215,277	180,399	225,708	244,668	244,668
Health Insurance - Retirees	639,433	519,360	758,124	821,806	821,806
401K Regular Employees	436,915	425,115	337,006	337,006	337,006
401K Police	505,320	489,951	461,254	461,138	461,138
Workers Comp Premium	69,334	86,453	135,107	141,823	141,823
Workers Comp Loss	467,082	484,235	718,764	717,261	717,261
ICMA	16,783	14,133	16,989	16,989	16,989
Unemployment Compensation	48,027	54,055	70,000	75,000	75,000
Employee Medical Services	72,147	89,580	140,175	138,470	138,470
Educational Assistance	19,311	12,700	17,100	17,100	17,100
Fees Paid to Elected Officials	56,800	57,780	67,000	67,000	67,000
Total Personnel	\$ 45,288,981	\$ 45,568,913	\$ 48,697,221	\$ 49,289,572	\$ 48,989,840
Operating					
Printing	\$ 62,114	\$ 76,059	\$ 116,103	\$ 115,985	\$ 113,485
Travel/Training	281,753	369,012	342,537	366,148	363,348
Equipment Maintenance	175,720	217,457	218,790	247,805	247,805
Vehicle Maintenance	508,772	524,023	575,927	575,927	575,927
Building Maintenance	269,460	259,302	324,357	305,346	305,346
Fleet Labor	572,482	532,046	517,549	516,752	516,026
Fleet Service Cost-Fixed	1,087,981	1,087,981	1,073,088	1,076,282	1,074,204
Demolitions	185,659	107,525	165,000	165,000	165,000
Radio Maintenance	106,764	110,074	121,953	120,432	120,432
Copier Maintenance	63,915	57,090	61,141	62,622	62,622
Supplies & Materials	1,103,385	1,151,993	1,277,170	1,347,019	1,334,520
Computer Hardware & Software	296,448	329,100	628,081	516,093	516,093
Fire Fighting Gear	87,927	95,355	144,008	147,875	147,875
Signs	69,204	51,990	79,000	88,172	88,172
Small Tools	59,964	61,826	78,870	77,570	77,570
Traffic Signals Maintenance	70,104	45,141	75,175	60,000	60,000
Contracted Services	2,707,817	2,705,023	2,773,647	2,733,850	2,865,000
Commissions Pitt County	464,060	482,663	500,000	500,000	500,000
Dues & Subscriptions	149,469	152,287	195,193	207,112	204,062
Advertising	89,811	81,034	126,416	130,452	130,452
Postage	80,996	123,466	71,500	74,606	74,606
Telephone	331,868	327,282	342,453	339,567	339,567
Utilities	1,242,681	1,145,504	1,246,393	1,295,797	1,351,797
Street Lighting	1,285,118	1,289,067	1,417,212	1,430,266	1,476,990
Fuel	820,364	951,750	1,044,862	1,156,149	1,155,265
Insurance	638,331	829,107	1,027,823	1,040,820	1,040,820
Uniforms	192,678	195,222	345,088	312,874	311,874
Other Expenses	604,944	575,861	949,642	933,781	1,082,581
Special Investigations & Drug Task Force	250,000	252,567	280,000	295,000	295,000
Special Programs	71,698	96,508	70,500	70,500	70,500
Police Athletic League	72,935	16,670	58,000	58,000	58,000
Grants & Donations	266,181	162,863	327,631	26,600	156,600
Total Operating	\$ 14,270,603	\$ 14,462,848	\$ 16,575,089	\$ 16,394,402	\$ 16,881,539
Indirect Cost Reimbursement	(373,081)	(601,354)	(1,014,572)	(1,014,572)	(1,014,572)
Contingency	\$ -	\$ -	\$ 141,440	\$ 585,975	\$ 200,000
Other-Post Employment Benefits	\$ 250,000	\$ 250,000	\$ 300,000	\$ 350,000	\$ 350,000

**CITY OF GREENVILLE
GENERAL FUND EXPENDITURES BY LINE ITEM
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Transfers					
Debt Service	\$ 4,447,710	\$ 4,131,344	\$ 3,987,306	\$ 3,956,358	\$ 3,995,586
Capital Reserve Fund	-	250,000	-	-	-
Public Transportation	-	-	84,804	436,170	214,889
Sanitation	190,000	284,021	139,163	439,200	252,597
Sheppard Memorial Library	1,116,388	1,200,006	1,110,181	1,178,914	1,178,914
Group Benefits	75,000	-	-	-	783,044
Insurance Loss Reserve	168,299	-	-	-	-
Housing Fund	148,001	168,590	342,158	209,905	211,369
Vehicle Replacement	73,201	-	-	-	-
Maintenance Fund	-	-	-	150,000	150,000
Emergency Operations Center	-	400,000	48,700	-	-
Greenways	-	-	68,790	-	-
BANA - ERP	-	-	-	-	2,500,000
Way Finding Signs	-	-	52,906	-	-
Public Safety FC	-	-	8,750	-	-
South Greenville Recreation Center	-	-	-	-	200,000
Dream Park Capital Project	-	-	534,841	-	-
Tar River Study	-	-	-	-	200,000
South Tar River	-	226,902	-	-	-
Unemployment Reserve Fund	-	-	-	-	172,000
Bradford Creek Golf Course	-	-	-	-	-
Governor's Crime Commission	-	50,536	-	-	-
Dickson Avenue Landuse	-	-	-	-	150,000
Street Improvement Program	-	-	-	-	3,075,000
Green Mill Run Fund	-	343,600	-	-	-
Green Street Parking Lot	-	74,890	-	-	-
King George Road	-	101,000	-	-	-
Powell Bill	-	-	300,000	200,000	200,000
Thomas Langston	176,968	-	-	-	-
Drew Steele	333,449	133,900	-	-	-
Total Transfers	\$ 6,729,016	\$ 7,364,789	\$ 6,677,599	\$ 6,570,547	\$ 13,283,399
Capital Outlay	\$ 568,728	\$ 312,635	\$ 366,202	\$ 147,000	\$ 147,000
Capital Improvements	\$ 3,646,896	\$ 3,626,076	\$ 6,176,903	\$ 2,917,028	\$ 5,966,389
Total General Fund Capital	\$ 4,215,624	\$ 3,938,711	\$ 6,543,105	\$ 3,064,028	\$ 6,113,389
Total Expenditures	\$ 70,381,143	\$ 70,983,907	\$ 77,919,882	\$ 75,239,952	\$ 84,803,595

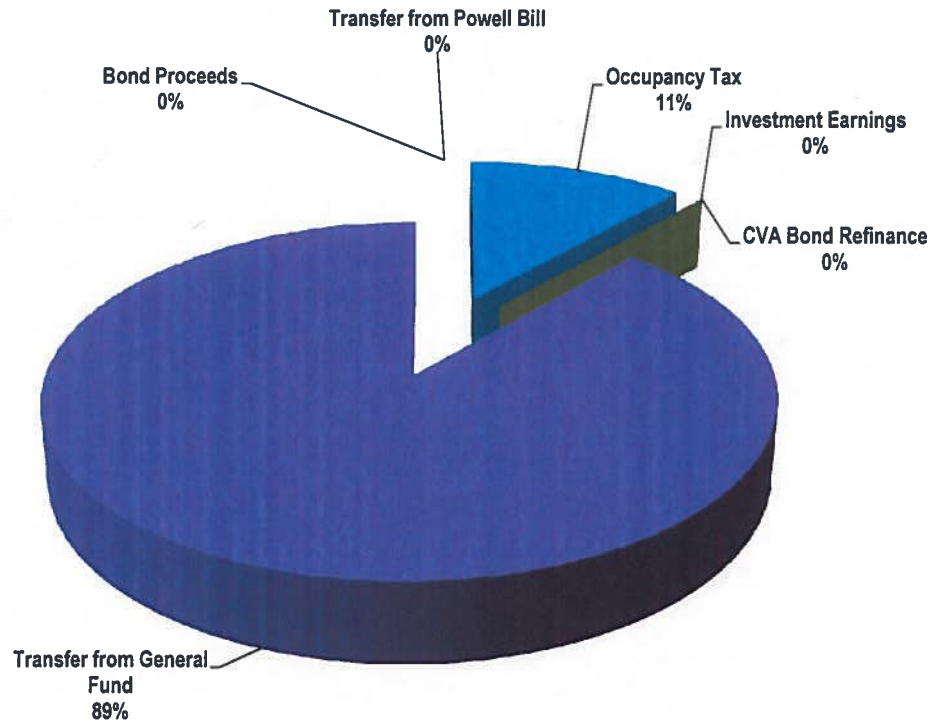
TOTAL EXPENSES



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR DEBT SERVICE FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Occupancy Tax	\$ 569,511	\$ 550,372	\$ 509,589	\$ 508,173	\$ 508,173
CVA Bond Refinance	-	4,292,944	-	-	-
Investment Earnings	3,044	534	-	-	-
Transfer from General Fund	4,413,577	4,066,158	3,926,882	3,892,351	3,931,579
Transfer from Powell Bill	34,133	65,186	60,424	64,008	64,008
Bond Proceeds	-	-	19,950,000	-	-
Total	\$ 5,020,265	\$ 8,975,194	\$ 24,446,895	\$ 4,464,532	\$ 4,503,760

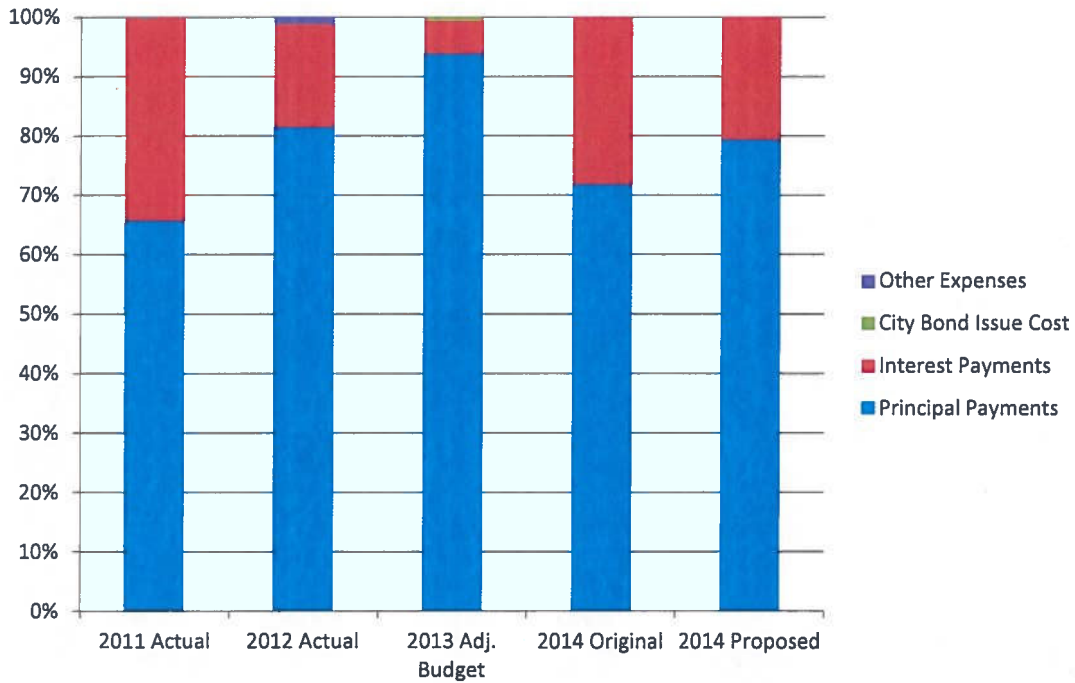
FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR DEBT SERVICE FUND EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Principal Payments	\$ 3,389,085	\$ 7,309,639	\$ 22,962,543	\$ 3,207,991	\$ 3,577,233
Interest Payments	1,753,959	1,564,942	1,369,779	1,256,541	926,527
City Bond Issue Cost	-	-	114,573	-	-
Other Expenses	8,543	91,356	-	-	-
Total	\$ 5,151,587	\$ 8,965,937	\$ 24,446,895	\$ 4,464,532	\$ 4,503,760

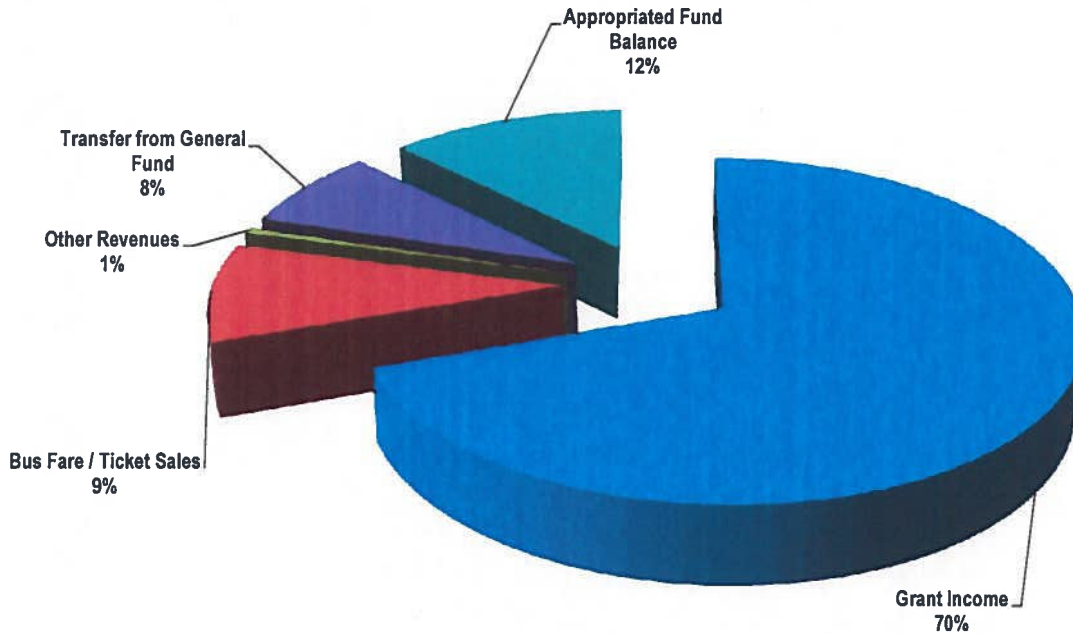
Total Expenses



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR TRANSIT FUND REVENUES
FOR FISCAL YEAR 2014**

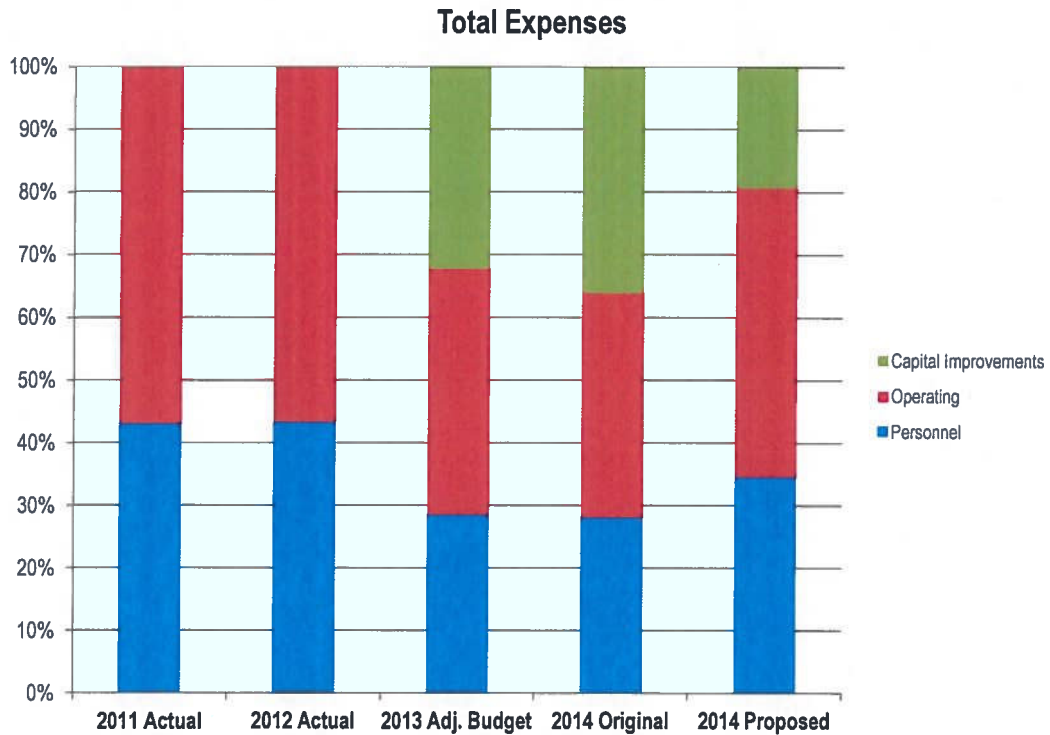
	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 Proposed</u>
Grant Income	\$ 830,129	\$ 1,009,120	\$ 2,382,279	\$ 2,067,927	\$ 1,927,627
Bus Fare / Ticket Sales	256,532	292,666	260,785	264,000	264,000
Other Revenues	17,967	67,673	16,221	16,221	16,221
Transfer from General Fund	-	-	84,804	436,170	214,889
Appropriated Fund Balance	-	-	490,498	539,678	347,152
Total	\$ 1,104,628	\$ 1,369,459	\$ 3,234,587	\$ 3,323,996	\$ 2,769,889

FY 2014 PROPOSED



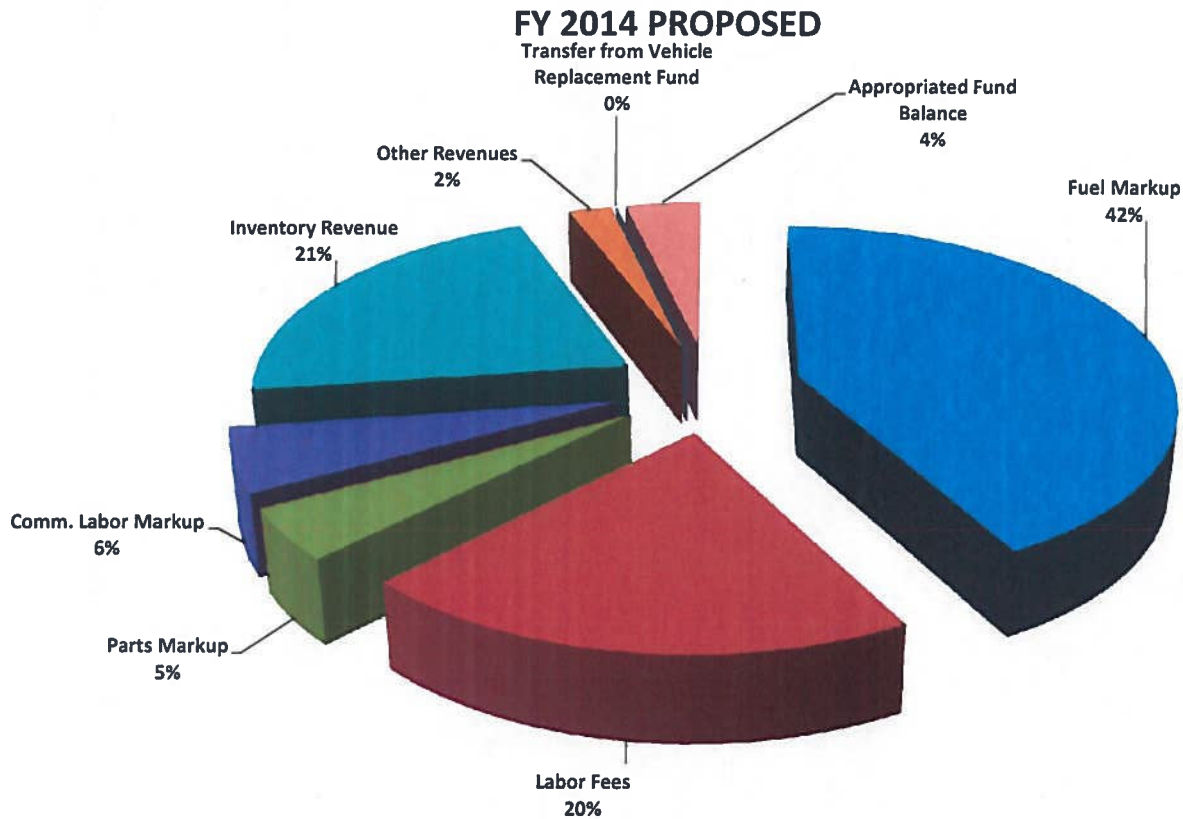
**CITY OF GREENVILLE
BUDGET PROPOSAL FOR TRANSIT FUND EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 790,993	\$ 922,302	\$ 922,309	\$ 933,688	\$ 957,392
Operating	1,045,910	1,205,801	1,274,237	1,195,308	1,280,483
Capital Improvements	-	-	1,038,041	1,195,000	532,014
Total	\$ 1,836,903	\$ 2,128,103	\$ 3,234,587	\$ 3,323,996	\$ 2,769,889



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR FLEET FUND REVENUES
FOR FISCAL YEAR 2014**

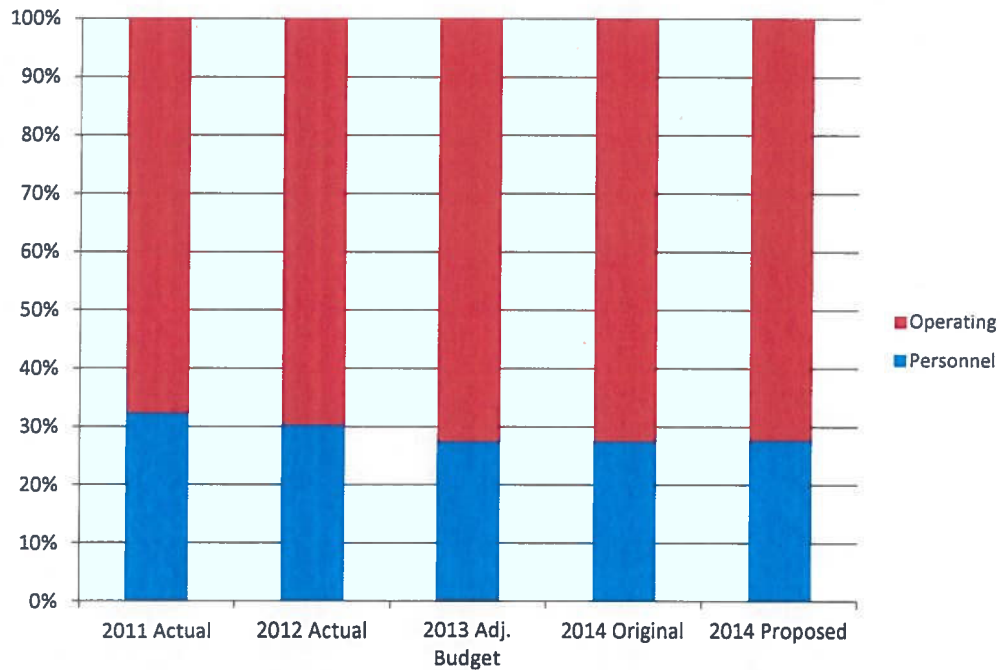
	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Fuel Markup	\$ 1,453,359	\$ 1,666,913	\$ 1,736,695	\$ 1,965,015	\$ 1,965,015
Labor Fees	953,295	883,291	884,661	876,967	949,699
Parts Markup	160,209	206,702	213,500	213,500	213,500
Comm. Labor Markup	125,849	225,503	264,000	265,000	265,000
Inventory Revenue	494,903	619,771	1,000,000	1,000,000	1,000,000
Other Revenues	84,065	104,391	93,585	98,842	98,842
Transfer from Vehicle Replacement Fund	-	-	175,000	-	-
Appropriated Fund Balance	-	-	1,180	-	175,000
Total	\$ 3,271,680	\$ 3,706,571	\$ 4,368,621	\$ 4,419,324	\$ 4,667,056



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR FLEET FUND EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 1,058,894	\$ 1,174,993	\$ 1,198,922	\$ 1,215,425	\$ 1,292,148
Operating	2,219,411	2,705,582	3,169,699	3,203,899	3,374,908
Total	\$ 3,278,305	\$ 3,880,575	\$ 4,368,621	\$ 4,419,324	\$ 4,667,056

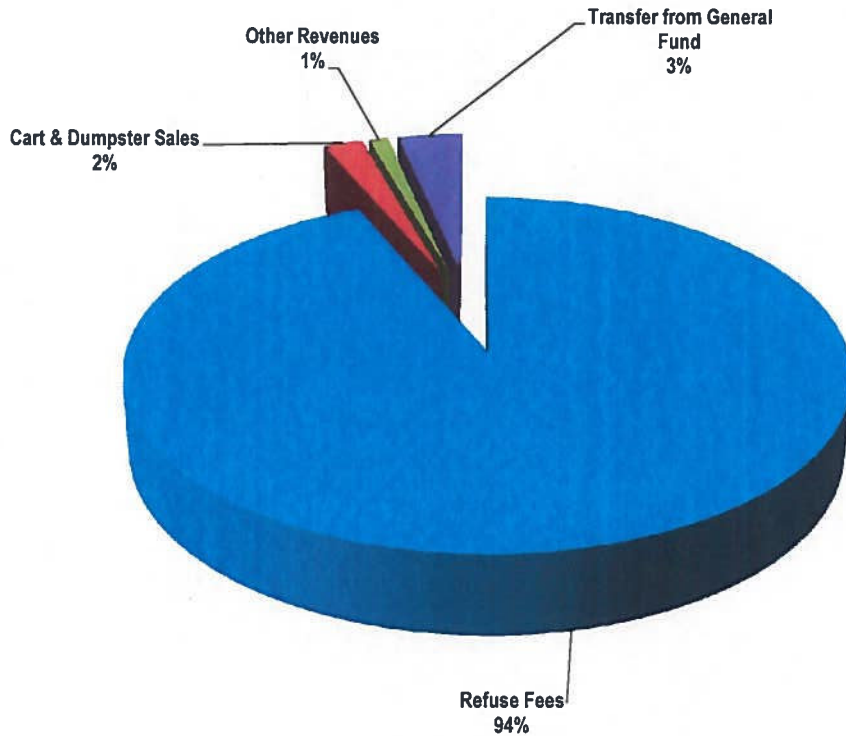
Total Expenses



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR SANITATION FUND REVENUES
FOR FISCAL YEAR 2014**

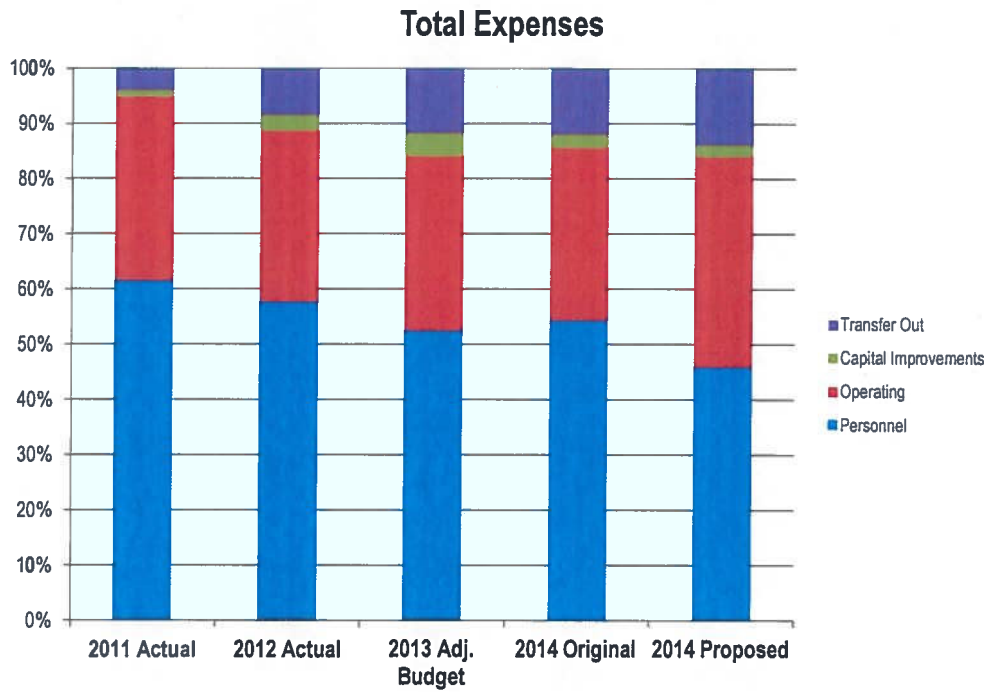
	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 PROPOSED</u>
Refuse Fees	\$ 5,242,815	\$ 5,216,407	\$ 6,863,640	\$ 6,551,916	\$ 6,911,561
Cart & Dumpster Sales	141,367	133,147	155,000	155,000	155,000
Other Revenues	61,586	81,944	72,480	62,000	76,052
Transfer from General Fund	190,000	284,021	139,163	439,200	252,597
Transfer from FEMA	-	148,158	-	-	-
Appropriated Fund Balance	-	-	104,929	-	-
Total	\$ 5,635,768	\$ 5,863,677	\$ 7,335,212	\$ 7,208,116	\$ 7,395,210

FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR SANITATION FUND EXPENSES
FOR FISCAL YEAR 2014**

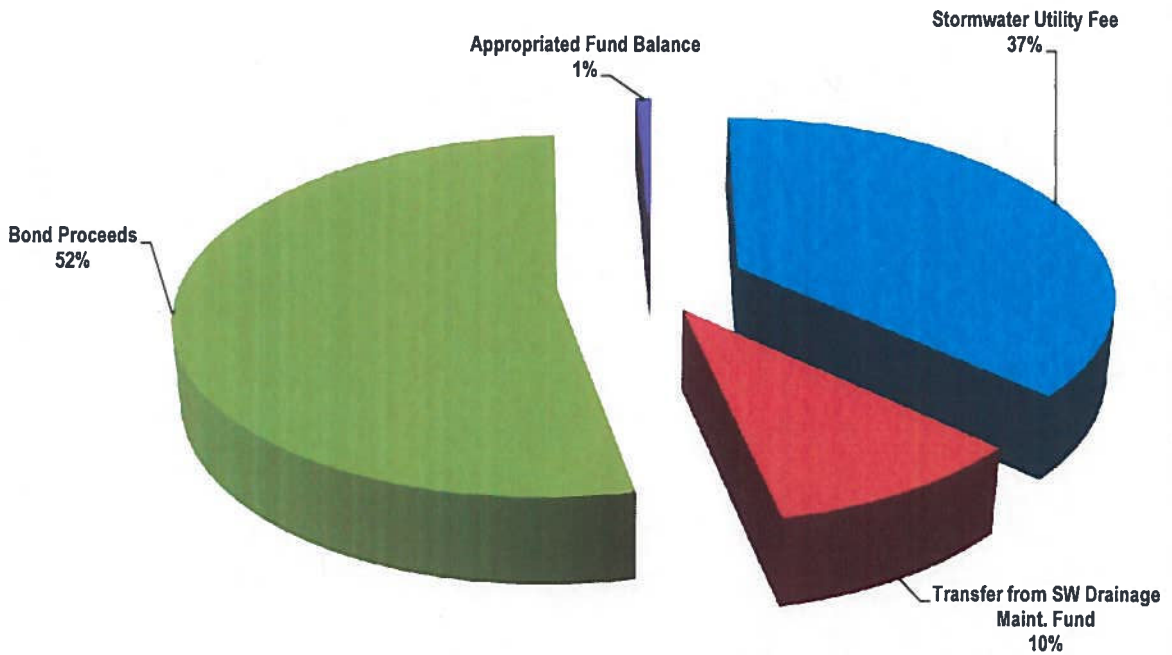
	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 3,763,160	\$ 3,872,086	\$ 3,855,414	\$ 3,922,477	\$ 3,397,911
Operating	2,047,852	2,086,569	2,322,223	2,256,678	2,828,383
Capital Improvements	64,751	184,593	303,614	175,000	150,000
Transfer Out	239,702	562,509	853,961	853,961	1,018,916
Total	\$ 6,115,465	\$ 6,705,757	\$ 7,335,212	\$ 7,208,116	\$ 7,395,210



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR STORMWATER FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Stormwater Utility Fee	\$ 3,058,078	\$ 3,113,557	\$ 3,182,587	\$ 3,246,238	\$ 3,710,491
Other Revenue	852	15,320	-	-	-
Transfer from SW Drainage Maint. Fund	-	-	-	-	976,000
Bond Proceeds	-	-	-	-	5,300,000
Appropriated Fund Balance	-	-	689,841	696,131	76,864
Total	\$ 3,058,930	\$ 3,128,877	\$ 3,872,428	\$ 3,942,369	\$ 10,063,355

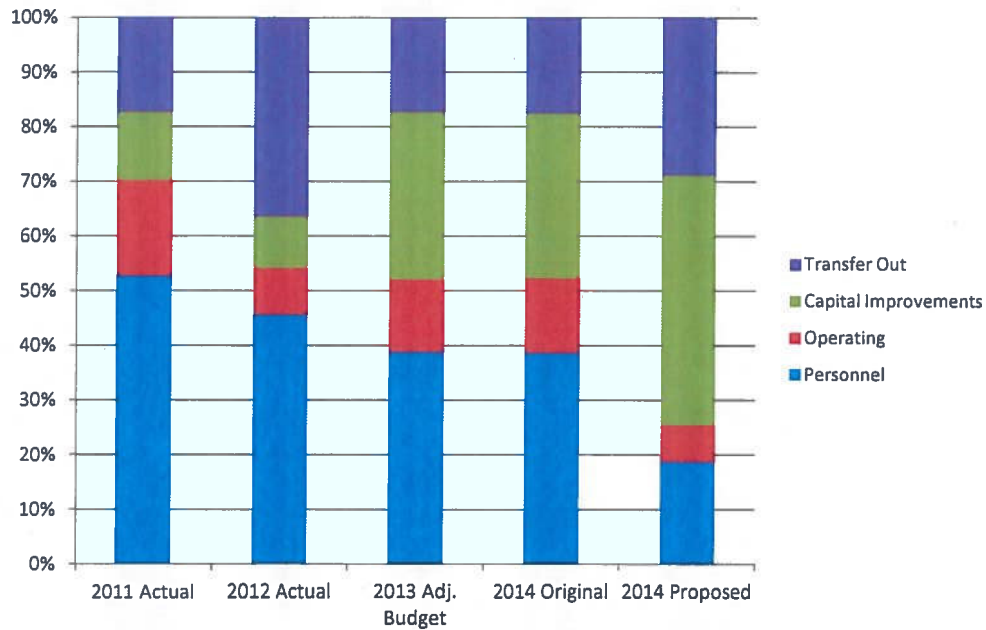
FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR STORMWATER FUND EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 1,732,731	\$ 1,813,676	\$ 1,504,912	\$ 1,523,153	\$ 1,884,753
Operating	579,328	342,447	515,018	543,496	687,237
Capital Improvements	407,247	371,126	1,184,996	1,186,458	4,592,499
Transfer Out	565,882	1,447,218	667,502	689,262	2,898,866
Total	\$ 3,285,188	\$ 3,974,467	\$ 3,872,428	\$ 3,942,369	\$ 10,063,355

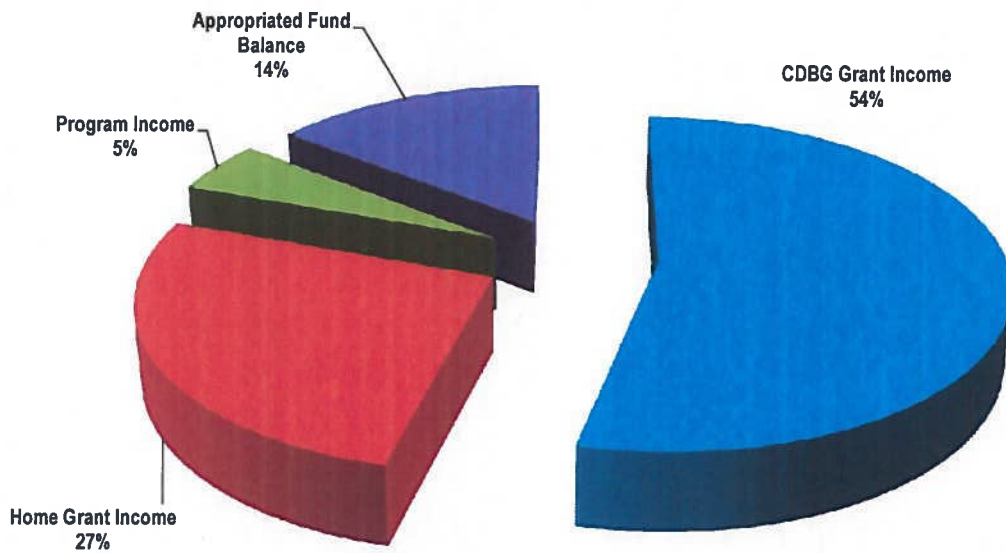
Total Expenses



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR COMMUNITY DEVELOPMENT HOUSING FUND REVENUES
FOR FISCAL YEAR 2014**

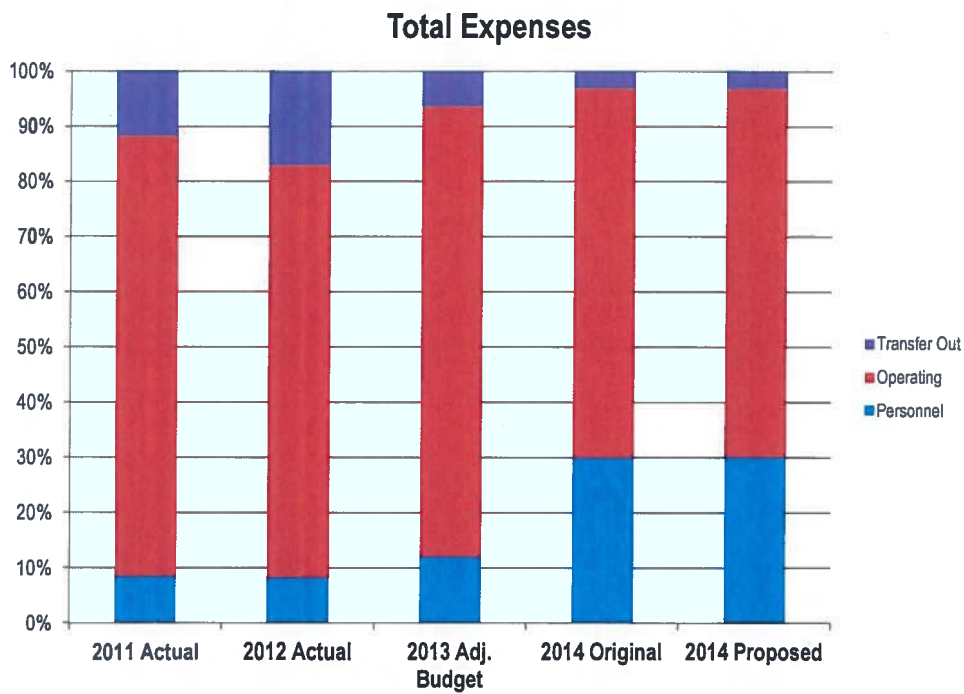
	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 Proposed</u>
CDBG Grant Income	\$ 13,779,418	\$ 1,162,929	\$ 16,310,253	\$ 781,037	\$ 781,037
Home Grant Income	3,531,267	1,145,010	4,580,309	387,237	387,237
Program Income	847,332	107,146	948,770	73,622	73,622
Appropriated Fund Balance	1,149,020	168,590	2,097,962	209,905	211,369
Total	\$ 19,307,037	\$ 2,583,675	\$ 23,937,294	\$ 1,451,801	\$ 1,453,265

FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR COMMUNITY DEVELOPMENT HOUSING FUND EXPENSES
FOR FISCAL YEAR 2014**

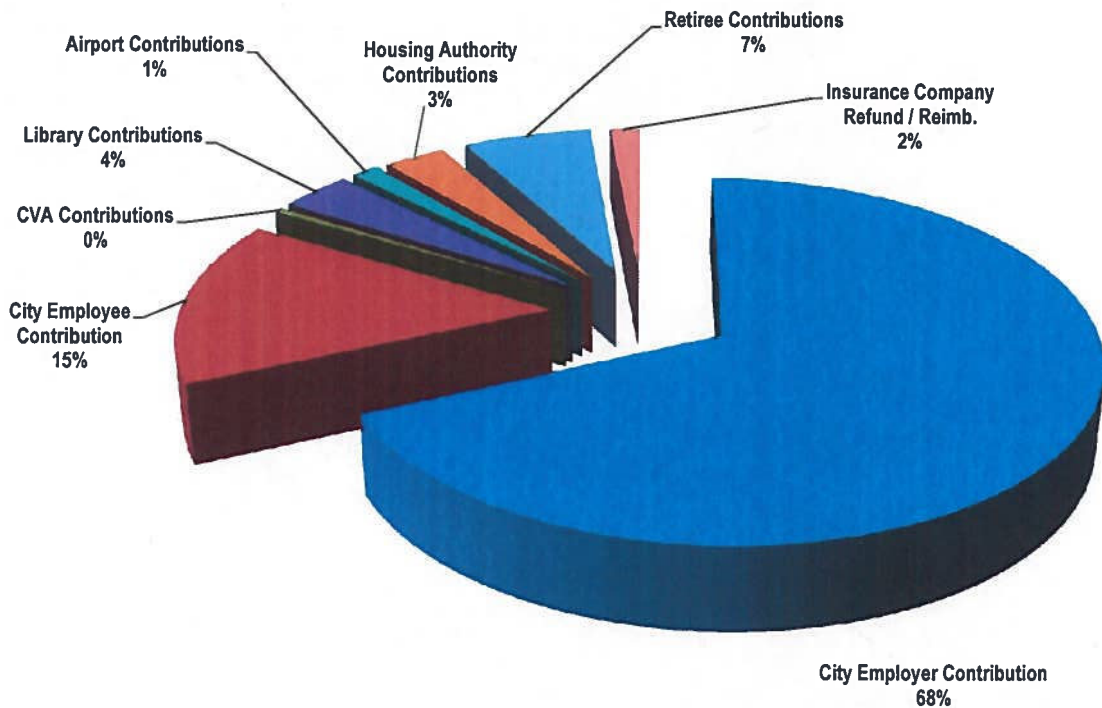
	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 1,621,410	\$ 219,981	\$ 2,868,358	\$ 435,338	\$ 436,802
Operating	15,295,802	2,011,042	19,549,606	971,463	971,463
Transfer Out	2,252,846	457,446	1,519,330	45,000	45,000
Total	\$ 19,170,058	\$ 2,688,469	\$ 23,937,294	\$ 1,451,801	\$ 1,453,265



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR HEALTH INSURANCE FUND REVENUES
FOR FISCAL YEAR 2014**

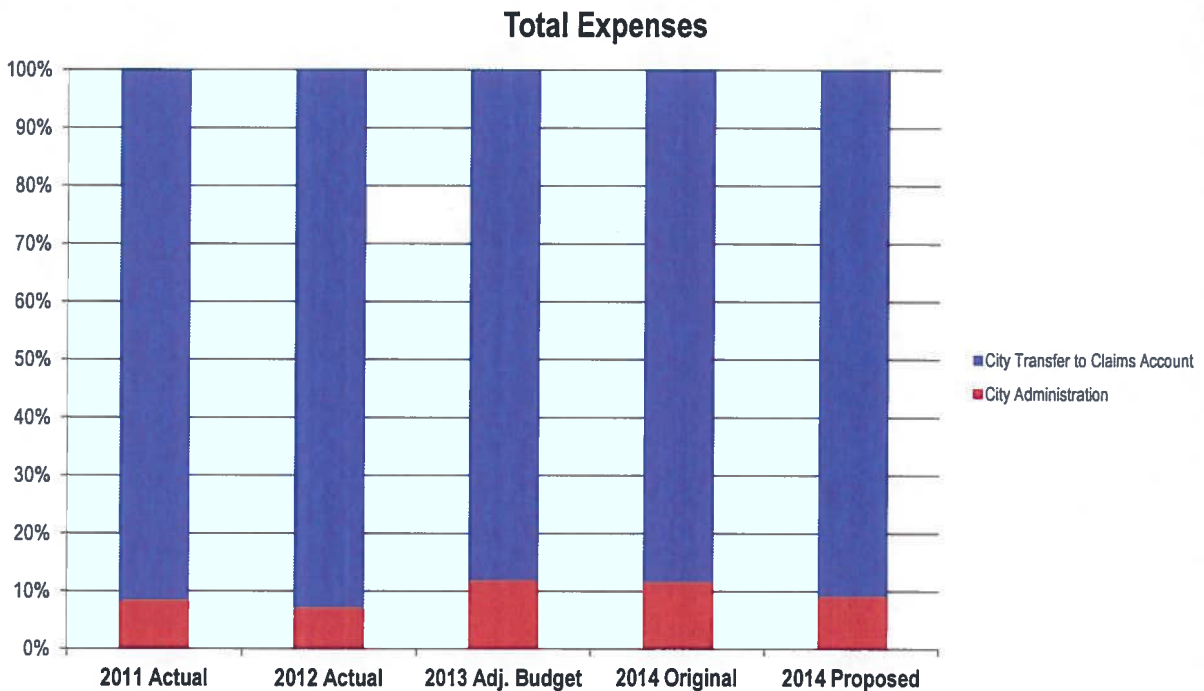
	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 PROPOSED</u>
City Employer Contribution	\$ 9,948,252	\$ 16,873,886	\$ 7,649,334	\$ 8,338,146	\$ 9,138,498
City Employee Contribution	2,241,716	4,176,434	2,520,517	2,750,362	2,024,039
CVA Contributions	78,135	153,756	47,845	56,791	56,458
Library Contributions	322,039	672,887	443,273	499,302	487,153
Airport Contributions	191,598	404,164	143,555	164,233	185,741
Housing Authority Contributions	599,219	1,152,583	342,057	387,947	422,505
Retiree Contributions	980,198	1,732,356	869,051	938,575	873,276
Other Revenues	1,001	1,205	-	-	-
Mercer Fees	216,673	232,873	-	-	-
Insurance Company Refund / Reimb.	202,625	361,951	-	-	200,000
Total	\$ 14,781,456	\$ 25,762,095	\$ 12,015,632	\$ 13,135,356	\$ 13,387,670

FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR HEALTH INSURANCE FUND EXPENSES
FOR FISCAL YEAR 2014**

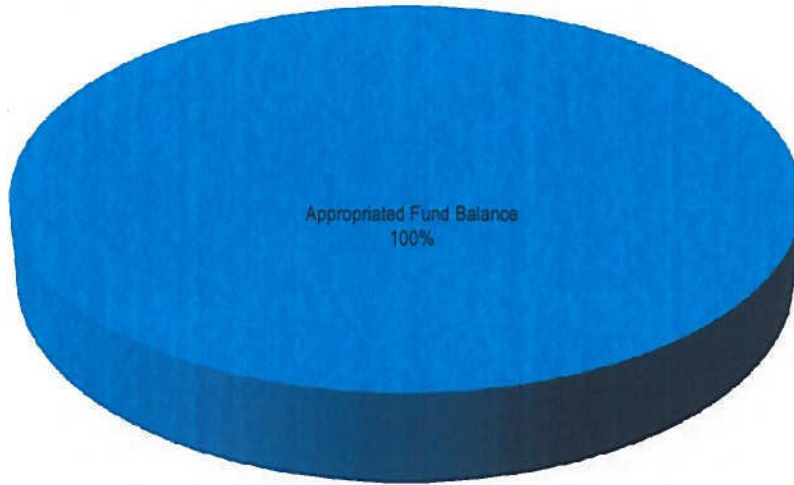
	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
City Administration	\$ 961,390	\$ 1,383,006	\$ 1,100,194	\$ 1,157,816	\$ 1,013,486
City Transfer to Claims Account	10,545,191	18,138,937	8,183,323	8,837,989	10,107,021
City Stop Loss	222,691	519,797	272,167	277,610	329,257
Library Administration	16,332	26,147	22,232	23,627	22,264
Library Transfer to Claims Account	188,442	358,082	509,508	550,269	211,056
Library Stop Loss	6,115	14,163	7,319	7,465	9,029
CVA Administration	3,436	5,405	5,535	5,920	5,411
CVA Transfer to Claims Account	43,957	80,389	37,204	40,180	46,935
CVA Stop Loss	1,193	2,570	1,277	1,303	1,536
Housing Authority Administration	39,108	61,864	55,673	67,354	24,069
Housing Authority Transfer to Claims Account	645,929	1,018,912	511,519	552,441	447,350
Housing Authority Stop Loss	15,086	34,274	17,764	18,120	20,942
Airport Administration	10,997	17,005	14,692	15,656	15,034
Airport Transfer to Claims Account	114,644	212,676	146,658	158,391	150,110
Airport Stop Loss	4,195	9,285	4,405	4,493	6,313
Retiree	1,035,720	1,878,227	966,681	1,038,158	887,857
Wellness Program	-	9,380	90,000	90,000	90,000
Increase in Reserve	-	-	69,481	288,564	-
Total	\$ 13,854,426	\$ 23,770,119	\$ 12,015,632	\$ 13,135,356	\$ 13,387,670



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR CAPITAL RESERVE FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Investment Earnings	\$ 1,253	\$ 699	\$ -	\$ -	\$ -
Transfer from General Fund	-	250,000	12,591	-	-
Appropriated Fund Balance	-	-	320,000	-	1,779,000
Total	\$ 1,253	\$ 250,699	\$ 332,591	\$ -	\$ 1,779,000

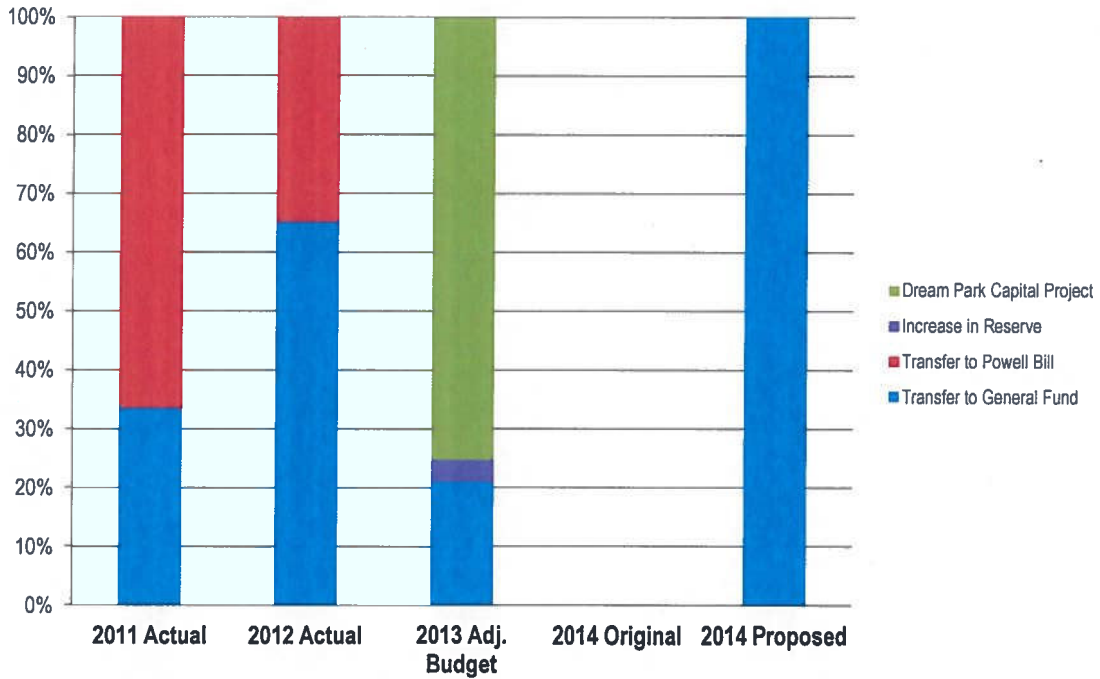
FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR CAPITAL RESERVE FUND EXPENSES
FOR FISCAL YEAR 2014**

	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 PROPOSED</u>
Transfer to General Fund	\$ 252,511	\$ 256,938	\$ 70,000	\$ -	\$ 1,779,000
Transfer to Powell Bill	500,000	137,191	-	-	-
Increase in Reserve	-	-	12,591	-	-
Dream Park Capital Project	-	-	250,000	-	-
Total	\$ 752,511	\$ 394,129	\$ 332,591	\$ -	\$ 1,779,000

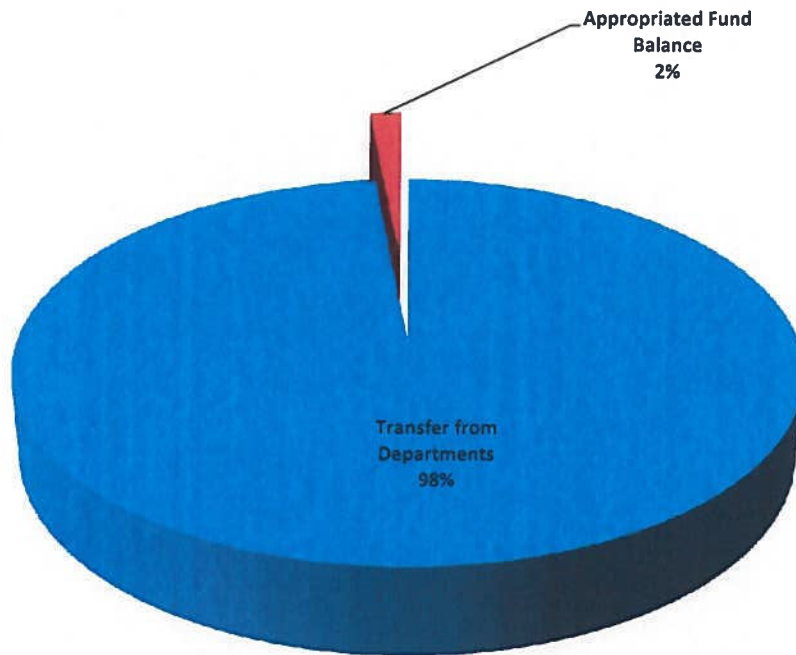
Total Expenses



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR VEHICLE REPLACEMENT FUND REVENUES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 Proposed
Transfer from Departments	\$ 3,106,147	\$ 3,266,051	\$ 3,769,058	\$ 3,772,949	\$ 3,772,949
Other Revenues	119,154	34,138	-	-	-
Transfer from General Fund	73,201	-	-	-	-
Transfer from Sanitation	-	121,766	-	-	-
Appropriated Fund Balance	-	-	1,639,659	-	59,713
Total	\$ 3,298,502	\$ 3,421,955	\$ 5,408,717	\$ 3,772,949	\$ 3,832,662

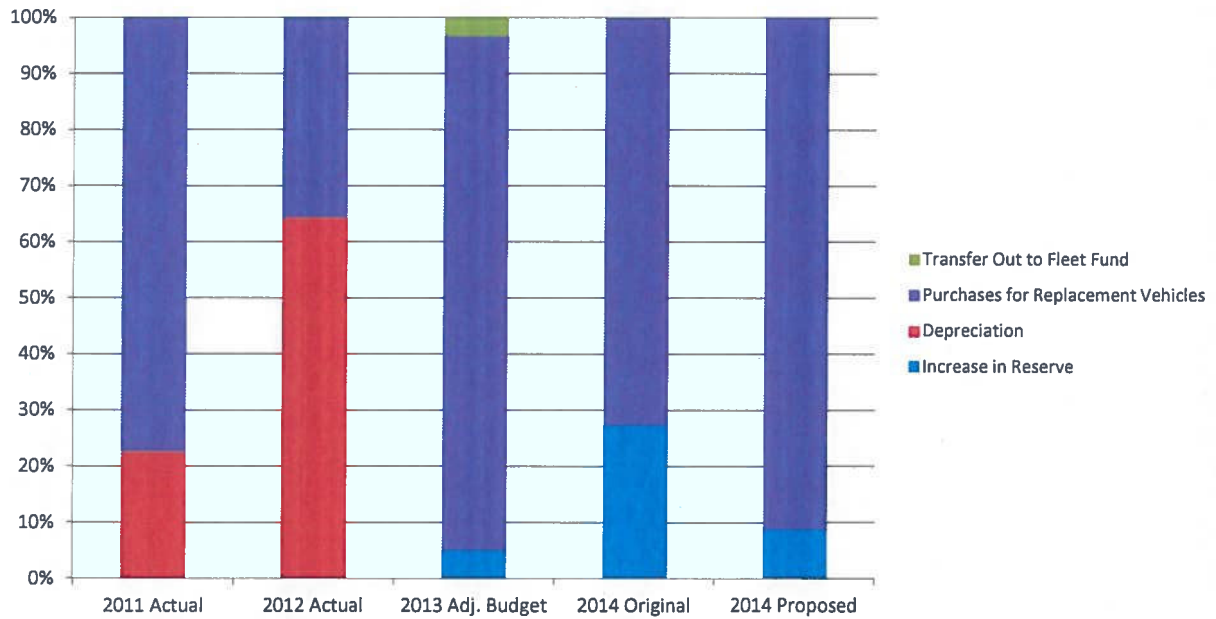
FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR VEHICLE REPLACEMENT FUND EXPENSES
FOR FISCAL YEAR 2014**

	<u>2011 Actual</u>	<u>2012 Actual</u>	<u>2013 Adj. Budget</u>	<u>2014 Original</u>	<u>2014 PROPOSED</u>
Increase in Reserve	\$ -	\$ -	\$ 272,437	\$ 1,031,949	\$ 336,949
Depreciation	710,950	895,969	-	-	-
Purchases for Replacement Vehicles	2,440,224	495,372	4,961,280	2,741,000	3,495,713
Transfer Out to Fleet Fund	-	-	175,000	-	-
Total	\$ 3,151,174	\$ 1,391,341	\$ 5,408,717	\$ 3,772,949	\$ 3,832,662

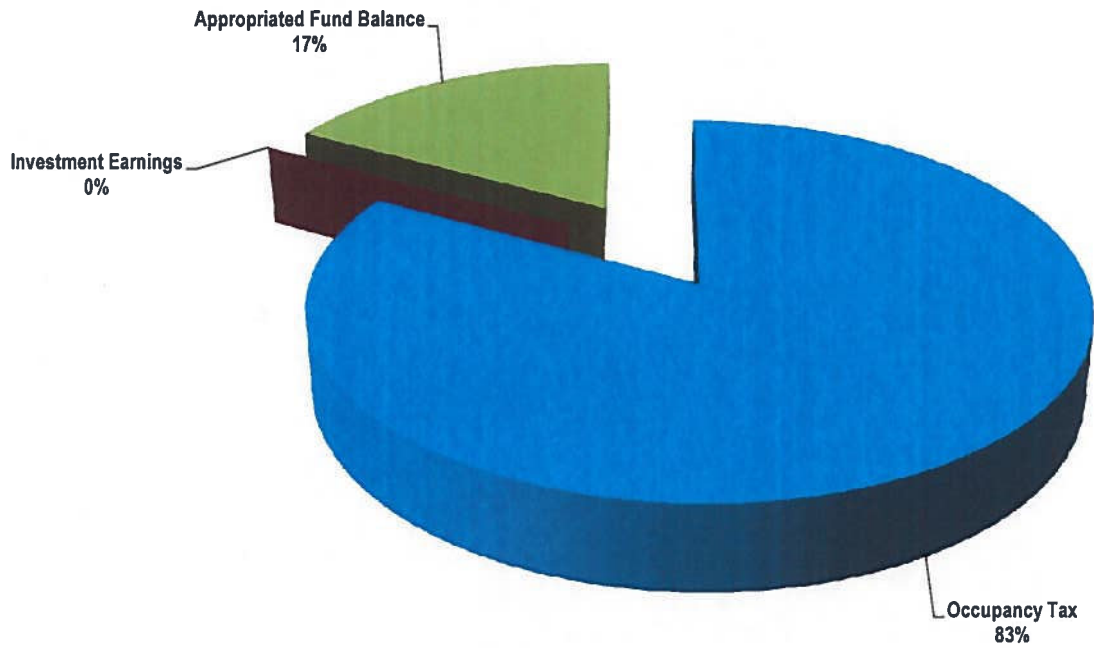
Total Expenses



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR CONVENTION & VISITORS BUREAU (CVB) REVENUES
FOR FISCAL YEAR 2014**

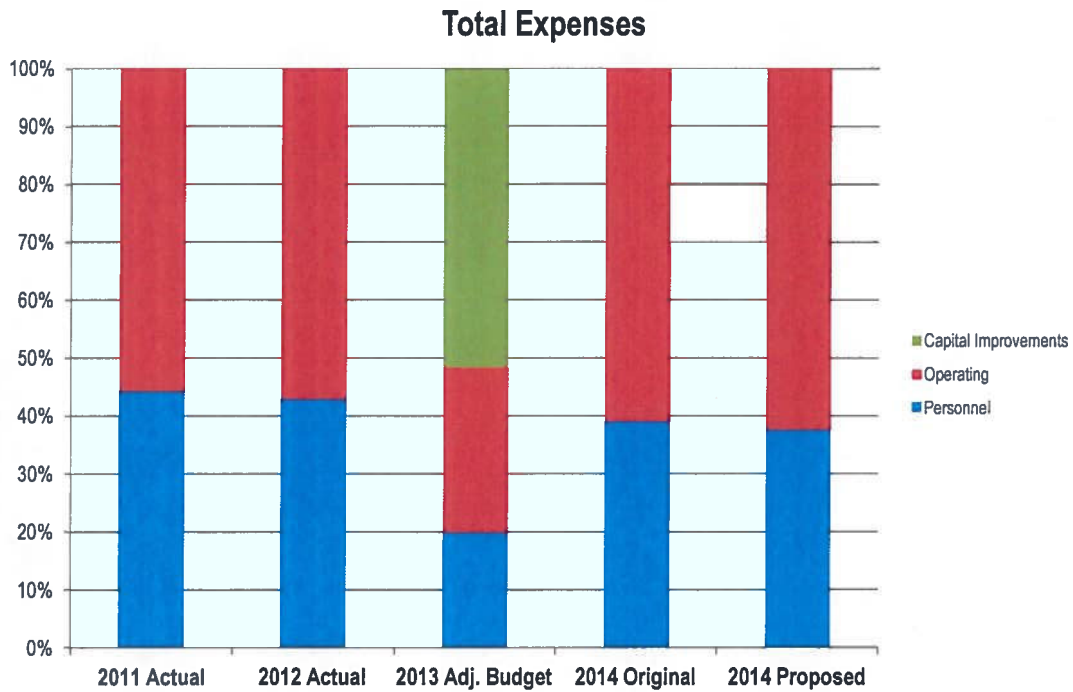
	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Occupancy Tax	\$ 877,046	\$ 792,510	\$ 800,000	\$ 850,000	\$ 810,000
Investment Earnings	6,225	3,365	100	100	100
Appropriated Fund Balance	-	-	850,000	-	166,234
Total	\$ 883,271	\$ 795,875	\$ 1,650,100	\$ 850,100	\$ 976,334

FY 2014 PROPOSED



**CITY OF GREENVILLE
BUDGET PROPOSAL FOR COVENTION & VISITORS BUREAU (CVB) EXPENSES
FOR FISCAL YEAR 2014**

	2011 Actual	2012 Actual	2013 Adj. Budget	2014 Original	2014 PROPOSED
Personnel	\$ 300,001	\$ 304,126	\$ 326,900	\$ 331,900	\$ 367,000
Operating	378,261	405,681	473,200	518,200	609,334
Capital Improvements	-	-	850,000	-	-
Total	\$ 678,262	\$ 709,807	\$ 1,650,100	\$ 850,100	\$ 976,334





City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Second public hearing for the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan for CDBG and HOME Programs

Explanation: **Abstract:** The Consolidated and Annual Action Plans are required strategies which identify housing objectives and resources that will be used to address the identified needs in the City of Greenville. This Consolidated Plan identifies the proposed goals and objectives for the Housing Division over the next five years.

Explanation: The Community Development Department, Housing Division, has drafted the update of the five (5) year Consolidated Plan, which is mandated by the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is designed to assist municipalities in assessing their needs in affordable housing, community development, and economic development. Furthermore, the plan is a data-driven approach which takes into consideration market conditions and community needs. Ultimately, the plan helps ensure that the City is making good place-based investment decisions.

The current Consolidated Plan was last updated in 2008 and remains in effect until 2013. In addition to the Consolidated Plan update, the Housing Division also developed activities for the upcoming 2013-2014 Annual Action Plan in concert with the findings of the Consolidated Plan. The Annual Action Plan is the annual allocation of resources for housing activities utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. The proposed activities must tie back to the identified objectives of the Consolidated Plan. As a requirement for receiving CDBG and HOME Investment Partnership Funds, the City must prepare an Annual Action Plan each year.

The City of Greenville is an "Entitlement City" under the CDBG program and a "Participating Jurisdiction" under the HOME Investment Partnership Funds program. Those designations result in an annual formula allocation of CDBG and HOME funds to the City by HUD to benefit low to moderate income residents. Expenditure of CDBG and HOME funds must meet grant program

national objectives.

Both the Consolidated Plan and Annual Action Plan processes require the City to hold two (2) separate public hearings prior to the adoption of a final resolution approving each plan. The first public hearing is considered a “planning” hearing to allow for public participation in the process. This will help identify possible activities that might be carried out within the five years (Consolidated Plan) and/or the current fiscal year (Annual Action Plan). The second and final public hearing is to approve the plans and direct staff to implement the plans.

Goals and objectives were identified so that the City and staff can direct resources more effectively and efficiently to address the needs in the community. These goals were created and confirmed after two community meetings. The first community meeting was held at the Carver Library on February 27, 2013, at 5:30 p.m. The second community meeting was held at Sheppard Memorial Library on March 13, 2013, at 6:00 p.m. Furthermore, there has been a 30-day comment period extending from May 8, 2013 through June 8, 2013.

Over the course of the Consolidated Plan/Annual Action Plan analysis, staff finds that the following broad program goals should be pursued over next the five (5) year period to advance the goals of City Council:

1. Reduce substandard housing and blight;
2. Preserve and increase owner-occupied housing for low income families and individuals;
3. Improve public infrastructure within communities of low wealth;
4. Increase and cultivate economic development opportunities within low wealth communities;
5. Preserve housing for lower income households through scattered site rehabilitation;
6. Produce affordable housing opportunities for both owner occupants and renters;
7. Eliminate environmental hazards in targeted low income communities;
8. Promote efforts to develop and maintain housing for special needs populations; and,
9. Support programs that provide enrichment to low income communities.

Fiscal Note:

The City has been authorized to use HUD funding in the amount of \$781,037 in CDBG funds and \$387,815 from the HOME program for fiscal year 2013-2014. Below is the proposed budget for the 2013-14 budget year. Staff proposes that the funds be used for the following activities.

Proposed Activities	HOME	CDBG
Administration/Planning	\$ 37,000.00	\$154,000.00
Housing Rehabilitation	\$200,000.00	\$340,000.00
Down payment Assistance	\$ 20,000.00	
CHDO/New Construction	\$ 52,000.00	

Public Service		\$ 75,000.00
Acquisition/Clearance		\$ 60,000.00
Relocation		\$ 15,037.00
Economic Development		\$137,000.00
New Construction	\$ 78,815.00	
TOTAL	\$387,815.00	\$781,037.00

Recommendation: Conduct the second public hearing to further allow citizen participation in the planning of the 2013-2018 Consolidated Plan and the 2013-2014 Annual Action Plan for CDBG and HOME programs. Approve each plan for implementation and authorize the Mayor and/or City Manager, as appropriate, to sign all required documents.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [DRAFT Consolidated Plan and Annual Action Plan](#)

Public Comment: May 8 – June 8, 2013

City of Greenville

DRAFT 2013 -2018 Consolidated Plan and 2013 – 2014 Annual Action Plan



For information regarding the Plan,
Contact:

Niki Jones, Housing Administrator

nsjones@greenvillenc.gov

252-329-4518



Consolidated Plan

GREENVILLE

OMB Control No: 2506-0117 (exp. 07/31/2015)

2013 Consolidated Plan

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Executive Summary

ES-05 Executive Summary

1. Introduction

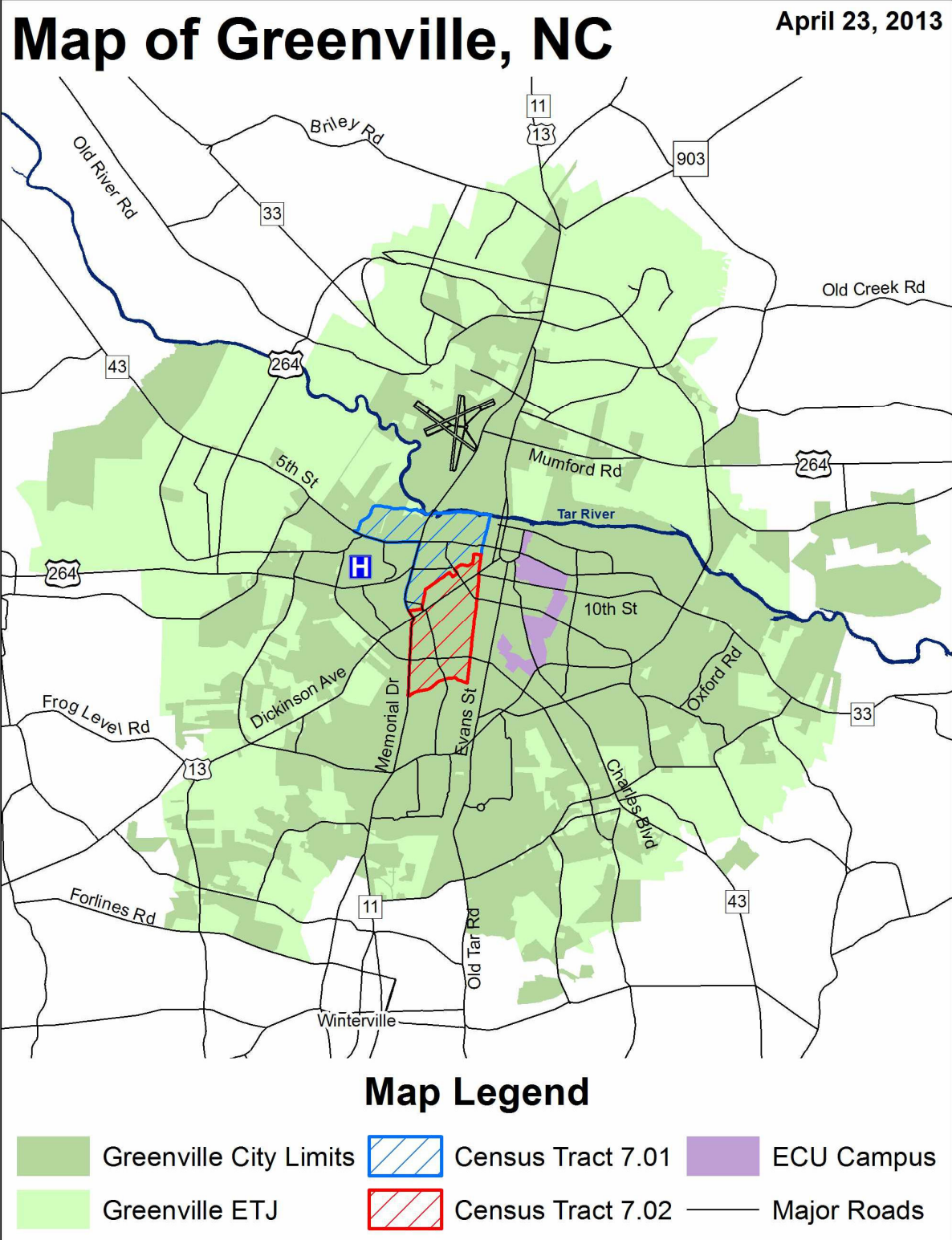
The City of Greenville is a rapidly growing municipality, and there is a mixture of housing opportunities within the city limits. These opportunities range from large non-affordable single-family structures to one (1), two (2), and three (3) bedroom apartments which are somewhat affordable. The affordable housing in Greenville has grown over the past five (5) years; however, the affordable housing that is decent is few and far between.

The vast majority of the rental housing stock in Greenville, NC was built prior to 1980. There is a very high concentration of undesirable rental housing within the West Greenville Redevelopment Area. Many families and individuals are forced to live in sub-par conditions due to fixed incomes, lack of job opportunities, and lack of job training.

A large percentage of extremely low-income and low-income households in the City of Greenville experience one (1) or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one (1) person per room, or that pay more than 30% of their income to cover housing expenses.

For many of the persons or families within the 30% to 80% AMI, workforce development is a great need. Over the next five (5) years the City of Greenville will provide resources and assist in implementing workforce training. Greenville has many jobs to offer; however, many of them are unattainable if one does not have the proper training. In partnership with Pitt Community College and other local non-profits, the city will focus on assisting the low - moderate population in obtaining the 21st century job training.

The current Consolidated Plan was last updated in 2008 and remains in effect until 2013. In addition to the Consolidated Plan update, the Housing Division is also in the process of identifying activities for the upcoming 2013-2014 Annual Action Plan. The Annual Action Plan is the annual allocation of resources for housing activities utilizing Community Development Block Grant (CDBG) and HOME Investment Partnership Funds. The proposed activities must tie back to the identified objectives of the Consolidated Plan.



2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Five (5) Year Consolidated Plan and the Annual Action Plan is a requirement of the U.S. Department of Housing and Urban Development as a condition of receiving funding under certain federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide more opportunities in decent-affordable housing establish and maintain suitable living environments, and expand economic opportunities.

This plan serves as the City's application for federal funding for the following federal entitlement programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program

This Plan identifies a comprehensive strategy to address community needs for the five (5) year period of 2013 – 2018. The Plan associates goals and objectives with current needs throughout the five (5) year period. The goals and objectives identified throughout the plan serve as a guide for staff and policymakers to select activities that will be implemented during each fiscal year. The top priorities and goals determined in the Consolidated Plan include the following:

1. Reduce substandard housing and blight
2. Preserve and increase owner-occupied housing for low income families and individuals
3. Improve public infrastructure within communities of low wealth
4. Increase and cultivate economic development opportunities within low wealth communities
5. Preserve housing for lower income households through scattered site rehabilitation
6. Produce affordable housing opportunities for both owner occupants and renters
7. Elimination of environmental hazards in targeted low income communities
8. Promotion of efforts to develop and maintain housing for special needs populations
9. Support of programs that provide enrichment to low income communities

3. Evaluation of past performance

The focus on demonstrating performance and results is present at all levels of business, including government. Performance measurement is a program tool that can help housing and community development practitioners collect data, track progress, and report on program results in a way that speaks to the impact a specific program has on a community as a whole. Performance measurement is an organized process for gathering information to determine how well programs

and activities are meeting the established needs and goals. There are three (3) primary components to the Outcome Performance Measurement System: They are (1) Objectives, (2) Outcomes, and (3) Indicators.

1. Objectives:

Performance Measurement offers three possible objectives for each activity. These objectives are based on the broad statutory purposes of the four Community Planning and Development programs:

a. **Creating Suitable Living Environments**

This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. The activities are intended to address a wide range of issues faced by low and moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.

b. **Providing Decent Housing**

This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.

c. **Creating Economic Opportunities**

This applies to activities related to economic development, commercial revitalization or job creation.

2. Outcomes:

The second component of the system is outcomes, which are closely related to objectives. The program outcome helps further refine the objectives and is designed to capture the nature of the change or the expected result of the objective to achieve. The following are the three identified:

a. **Availability/Accessibility**

This applies to activities that make infrastructure, public services, public facilities, housing or shelter available or accessible to low and moderate income people, including persons with disabilities.

b. **Affordability**

These are activities that provide affordability in a variety of ways to low and moderate income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups or services such as transportation or day care.

c. Sustainability

This applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

3. Indicators:

Once the program purpose (objective) has been established and intended result (outcome), the next step is to identify how to measure progress towards achieving the intended results. There are four common indicators that are relevant for most activities:

- Amount of money leveraged from other sources
- Number of persons, households, businesses, units or beds assisted
- Income level of persons or households by: 30%, 50%, 60% or 80%
- Race, ethnicity and disability data

A successful performance measurement system is tailored to the specific goals and objectives of the program. To meet its obligation to assess program performance, HUD requires grantees to provide information on their achievements and investments since program objectives and activities are determined and implemented locally.

The City of Greenville has continued to implement activities that were identified as the needs and priorities identified within the 2008-2013 Five (5) year Consolidated Plan. Priority needs from 2008 through 2013 call for a concentrated effort within the Certified West Greenville Redevelopment Area. These efforts were designed to preserve the existing housing stock. Within the City of Greenville, all efforts during the course of the five year period will primarily focus on the needs within the boundaries of the Certified West Greenville Redevelopment Area bounded by West Fifth Street on the north side, the Uptown District on the east, Dickinson Avenue on the south and Memorial Drive on the west.

The following activities are being carried out in addressing the needs in this area: housing assistance through rehabilitation, (preservation of the existing housing stock), new construction or infill on vacant lots, down payment assistance, homeownership counseling, continue working with lenders to identify special programs/products for low to moderate income homebuyers, addressing lead-based paint issues, support and implement revolving loans for rehabilitation, support local Continuum of Care Plan, and overall neighborhood revitalization.

In addition, to avoid deterioration of other parts of the City, funds were made available for housing rehabilitation and down payment assistance for residents citywide.

The City of Greenville expended the majority of CDBG and HOME allocations in the Certified West Greenville Redevelopment Area. Pitt County HOME Consortium members expended their allocations throughout low to moderate income Pitt County communities.

Consolidated Plan Priority – Affordable Housing

Owner-Occupied Rehabilitation

At the beginning of the fiscal year 2011-12, funds for rehabilitation of substandard dwellings were budgeted. \$230,621 in CDBG and \$100,000 of HOME funds were set aside to rehabilitate seven single family homes. During FY 2011-12, a total of twelve (12) units were completed utilizing past year funding and current year funding.

Rental Housing Production and Rental Rehabilitation

At the beginning of fiscal year 2011-12, HOME funds of \$226,000 was set aside to provide assistance for the production of Multi-Family affordable rental housing in the West Greenville 45-Block Revitalization Area. A total of three units were scheduled to be produced for low income families. Additionally, \$50,000 in CDBG funds was budgeted to rehabilitate two rental dwellings. The City awarded \$450,000 to the NRP group for the development of Winslow Pointe consisting of eighty four (84) units of affordable rental multi-family housing the development. In addition Streets to Home a Certified CHDO converted two (2) housing units to affordable rental dwellings (600 Ford Street and 414 Cadillac Street). However, none of the FY 2011 set aside was used for these activities as prior year funds were expended.

Property Acquisition

During the 2011-12 fiscal year, six (6) dilapidated properties were acquired to remove blighting conditions. Properties were acquired to either rehabilitate into suitable affordable housing, to remove a dilapidated structure for the construction of new affordable housing or for economic development initiatives.

Tenant Displacement/Relocation

Tenants of properties that were displaced as a result of acquisition of occupied properties were relocated to standard housing in accordance with the Uniform Acquisition and Relocation Act. During the 2011-12 fiscal year, four (4) households were relocated.

Down payment Assistance

During the program year, four (4) down payment loans were made to first time low and moderate income homebuyers from Federal and locally funded sources. These loans enabled homebuyers to purchase homes for owner occupancy.

Consolidated Plan Priority – Other Special Needs

Transitional / Affordable Housing Production

At the beginning of FY 2011-12, \$100,340 of HOME funds were allocated for certified Community Housing Development Organization (CHDO) new affordable home construction activities for eligible first time homebuyers. During the fiscal year, two (2) units were converted by Streets to Home for Transitional housing. Six (6) homes were started by Metropolitan Housing Community Development Corporation and Streets to Home for eligible First Time low income homebuyers.

In addition, Streets to Home developed a second single family unit in partnership with Center for Family Violence Prevention. The substandard unit was acquired with CDBG funds, conveyed to Streets to Home for a CHDO project to rehab for purposes of a transitional unit for displaced women and children residing in a “safe house” as a result of domestic violence.

Consolidated Plan Priority – Non Housing Community Development

The goal of the CDBG Program for non-housing community development is to support the expansion of economic opportunities for low to moderate income persons and to support the community’s involvement and participation efforts in relation to supporting non housing priority needs. The following are allocated public service and public facility projects for approved non-profit organizations.

Public Service – Subrecipient Projects

The following is summary of approved public service projects for FY 2011-12.

Name of Agency: Boys & Girls Club of Pitt County, Inc.
Program: Triple Play – Prevention of Childhood Obesity
Accomplishments: Total youth served 135.
Amount of Funding Allocated: \$11,000 **Expenditures through June 30, 2012:** \$10,980

Name of Agency: N.C. Rural Fund for Development
Program: Homebuyer Education and Counseling
Accomplishments: 11 families received counseling

Amount of Funding Allocated: \$5,800 **Expenditures through June 30, 2012:** \$2,066

Name of Agency: L.I.F.E. of N.C., Inc.

Program: Re-Entry Program – Job Training

Accomplishments: 90 individuals benefited, 27 jobs created.

Amount of Funding Allocated: \$20,000 **Expenditures through June 30, 2012:** \$6,124

Name of Agency: Building Hope Community Life Center, Inc.

Program: Workforce Development

Accomplishments: 30 very low to low income youth served, two homeless

Amount of Funding Allocated: \$15,000 **Expenditures through June 30, 2012:** \$14,090

Name of Agency: EXCEED, Inc.

Program: Job Training

Accomplishments: Total persons served: 6

Amount of Funding Allocated: \$5,000 **Expenditures through June 30, 2012:** \$3,209

Name of Agency: Center for Family Violence Prevention

Program: Hispanic Outreach & Supervised visitations

Accomplishments: 43 supervised visitations.

Amount of Funding Allocated: \$22,200 **Expenditures through June 30, 2012:** \$12,800

Name of Agency: Center for Family Violence Prevention (Safe House)

Program: Employment Training Center

Accomplishments: 152 Clients benefited from training

Amount of Funding Allocated: \$6,000 **Expenditures through June 30, 2012:** \$5,869.62

Name of Agency: Greenville Police Athletic League (PAL)

Program: Youth Enrichment

Accomplishments:

Amount of Funding Allocated: \$13,500 **Expenditures through June 30, 2012:** \$0

Name of Agency: Lucille Gorham Intergenerational Center

Program: Youth Enrichment

Accomplishments:

Amount of Funding Allocated: \$3,000 **Expenditures through June 30, 2012:** \$0

Public Facility Improvements – Sub-recipient Projects

The following is a summary of approved projects:

Name of Agency: Operation Sunshine, Inc.
Repair: Roof, HVAC, Mechanical Gate
Accomplishments: 24 very low to low income youths served
Amount of Funding Allocated: \$11,795 **Expenditures through June 30, 2012:** \$11,542.32

Name of Agency: L.I.F.E of N.C., Inc.
Repair: Program Equipment & general repairs
Accomplishments: Total of 90 individuals benefited, 27 jobs created.
Amount of Funding Allocated: \$20,345 **Expenditures through June 30, 2012:** \$18,404

Name of Agency: Center for Family Violence Prevention, Inc. (Safe House)
Repair: Handicap accessibility ramp
Accomplishments: 152 persons benefited from improvement.
Amount of Funding Allocated: \$2,800 **Expenditures through June 30, 2012:** \$2,800

Name of Agency: Building Hope Community Life Center, Inc.
Repair: Expand workroom & computer laboratory
Accomplishments: Total of 30 very low to low income youth served
Amount of Funding Allocated: \$26,700 **Expenditures through June 30, 2012:** \$26,700

4. Summary of citizen participation process and consultation process

The City of Greenville continues to acknowledge the importance of citizen participation when developing activities for each upcoming year. There were revisions made in 2003 to the Citizen Participation Plan in an effort to increase public awareness. Despite the changes to the plan, the City will always seek out new avenues to increase the level of participation by the community. Furthermore, the City will seek guidance from HUD, other municipalities, and most importantly people from target communities.

In the past, the City has also encouraged participation in developing the Five (5) Year Consolidated Plan and the Annual Action Plan by making a copy of the plan available to the Affordable Housing and Loan Committee, Redevelopment Commission, Continuum of Care, and has always made a copy of the accessible to the community at several locations. These locations are at the following locations: (1) City Community Recreational Centers, Library, and the Housing Division Office.

The general public, boards and commissions, non-profits, and other interested parties are asked to review and submit comments from May 8, 2013 - June 8, 2013. In addition, there were two (2) community meetings held. The first community meeting was held at the Carver Library on February 27, 2013 at 5:30 PM. The second community meeting was held at Sheppard Memorial Library on March 13, 2013 at 6:00 PM. These meetings were held so the community would have input on the Plan.

5. Summary of public comments

The following comments were received at the 1st and 2nd Community Meetings:

1. Consider a lease-purchase program to assist in homeownership
2. Increase credit and personal budget education
3. Assist in providing decent and affordable rental housing
4. Support the Greenville Housing Authority with more funds for housing
5. Support and provide transitional and supportive housing opportunities for veterans and homeless
6. Support re-entry programs for ex-felons, veterans, and those that have lost their jobs
7. Provide and support workforce development programs
8. Provide and support senior programs
9. Provide and support child care programs for single parents
10. Increase partnerships among government agencies, non-profits, and the private sector

The following comments were received at the Affordable Housing and Loan Committee (05/08/2013):

1. Consider a lease-purchase program to assist in homeownership
2. Conduct more homeownership workshops throughout the year – Carver Library
3. Recruit and groom more non-profits to carryout activities
4. Partner with other agencies to leverage more dollars on top of the 15% Public Service Cap
5. Focus on commercial activity for the Dickinson Avenue Corridor
6. Provide and support senior programs

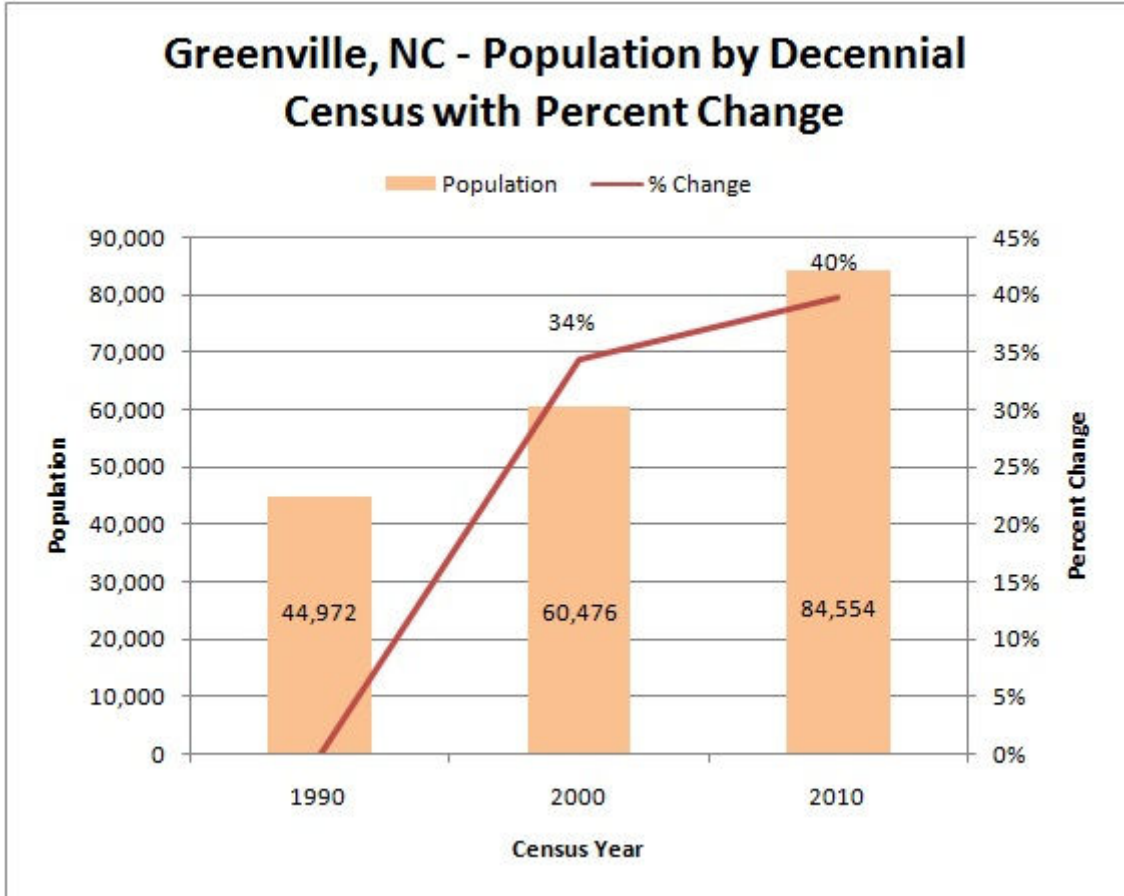
6. Summary of comments or views not accepted and the reasons for not accepting them

All comments public comments were valid, and staff made notes of each. Staff reviewed all comments after the meeting was over, and noted that all comments should be accepted.

7. Summary

The Consolidated Plan is designed to help the City of Greenville to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the: Community Development Block Grant (CDBG), and the HOME Investment Partnership (HOME). Key components of the Consolidated Plan include:

- **Consultation and Citizen Participation:** Allows the City and staff to both consult and collaborate with other public and private entities, non-profits, and the public in order to align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact in the communities and target areas.
- **The Consolidated Plan.** The Five (5) Year Consolidated Plan describes the jurisdiction's community development priorities and multiyear goals based on a needs assessment of housing and community development, a strategic plan, and a market analysis of housing and economic market conditions and available resources.
- **The Annual Action Plan.** The Consolidated Plan is carried out through Annual Action Plans, which provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.
- **Consolidated Annual Performance and Evaluation Report (CAPER).** In the CAPER, grantees report on accomplishments and progress toward Consolidated Plan goals in the prior year.



The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GREENVILLE	

Table 1 – Responsible Agencies

Narrative

The City of Greenville is no longer part of a consortium. The Greenville City Council voted on January 7, 2008 to approve disbanding the Pitt County HOME consortium. The consortium was officially dissolved on June 30, 2009. The City completed an application to become a separate Participating Jurisdiction for the HOME Investment Partnership funds. The City was also approved to become a Participating Jurisdiction.

The City of Greenville is both proud and humbled to be an Entitlement Community and a Participating Jurisdiction. Funding received from the U.S. Department of Housing and Urban Development is vital for Greenville, NC and the low-moderate income population that lives here.

Consolidated Plan Public Contact Information

Staff Contact Information:

Niki Jones

Community Development/Housing Administrator

252-329-4518

City of Greenville, NC

201 West Fifth Street

Greenville, NC, 27834

PR-10 Consultation

The City of Greenville is aware that over the next five (5) years partnerships and sharing resources will become more important than ever before. Due to budget cuts, lack of resources, and increased demand for assistance and services, the organizations, agencies, and a groups working to assist the low-moderate population are having to stretch each dollar further. Through partnerships, these services can remain at current levels and possibly expand in some areas.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City works with other public and private agencies to identify and prioritize community needs, develop strategies, create action plans, identify key community resources, and promote the coordination of those resources. Representatives from public and private agencies, as well as the private sector involved in assisted housing, health services, and social services participate in individual and group meetings to obtain information and provide input to the development of the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Greenville City Council and the Pitt County Board of Commissioners in 2007 passed resolutions to develop a 10-year plan to need chronic homelessness in Pitt County. From the collaboration, the Continuum of Care was created to address the needs of the homeless population and seek Continuum of Care funding from HUD in order to address the needs for permanent supportive housing, transitional housing and HMIS. A staff liaison is appointed by the City to serve as a member of the Pitt County Regional, NC Balance of State North Carolina Balance of State Continuum of Care committee. The committee meets on a monthly basis to discuss the needs of the homeless population, discuss policy guidelines and receive monthly updates for ongoing projects. The staff liaison also serves as a member of sub-committee's as needed, participates in the annual Point-in-Time count and the annual Project Homeless Connect.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Balance of State Continuum of Care (BoS CoC) was created in 2005 in order to help rural communities apply for Continuum of Care funding from HUD. Because the Balance of State is the largest geographic CoC in the North Carolina, representing 79 out of 100 counties, it is organized into Regional Committees that coordinate local work and planning. Pitt County is an active regional committee in the BoS. The BoS CoC is responsible for determining how to

allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS. All Regional Committees are required to use BoS Coc's Carolina Homeless Information Network (CHIN) for uniform reporting and data management.

On the local level, the City's staff liaison serves on the Pitt County Regional Committee. The Committee, through subcommittees, create and develop policies and procedures, project applications and reviews. The information is taken back to the full committee for review and approval. Once applications are approved on the local level, they are sent to the BoS CoC for approval and funding.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by	How was the Agency/Group/Organization consulted and what are the
GREENVILLE COMMUNITY SHELTER	Housing PHA Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	The Greenville Community Shelter was consulted over the phone and by proxy. Staff consulted with a representative from the CoC and the 10 year project to end homelessness. The anticipated outcomes are an increase in beds for transitional and supportive housing.
PITT COUNTY PLANNING DEPARTMENT	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless	The Pitt County Planning Department was consulted through one-on-one meetings and phone conversations. Staff consulted with the Homeless Project Coordinator about specific needs. The anticipated outcome of this

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by	How was the Agency/Group/Organization consulted and what are the
	Services-homeless Planning organization	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy	consultation is an increase in beds for transitional and supportive housing. Furthermore, staff will begin to promote new programs that may come online within the next couple of years that support veterans and their families.
Greenville Housing Authority	Housing PHA Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment	Lead-based Paint Strategy Public Housing Needs Homeless Needs - Chronically homeless Homelessness Needs - Veterans HOPWA Strategy Anti-poverty Strategy	The Greenville Housing Authority was consulted through one-on-one meetings and phone conversations. The GHA and the city have always been great partners in decent affordable housing. Over the next five (5) years this partnership will continue. The anticipated outcome will be the production of new affordable housing units.
Vidant Health	Health Agency Major Employer	Housing Need Assessment Anti-poverty	Vidant Health was consulted through a meeting with a city staff person and several Vidant Health

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by	How was the Agency/Group/Organization consulted and what are the
		<p>Strategy Workforce Housing</p>	<p>staff people. After careful discussion, it was decided that a slow and meticulous process was necessary for this partnership to grow. The anticipated outcome of this consultation is that Vidant Health employees will be marketed toward living in one of the City's target areas. West Greenville is located directly across from the regional health center.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

The City does not discriminate on who is consulted. Any and every resource in the community can play a role in making Greenville, NC a better place to live, work, and do business.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Plan	City of Greenville	The Consolidated Plan targets on several neighborhoods that are considered high priority areas within the Comprehensive Plan
Strategic Economic Plan	City of Greenville	The Strategic Plan discusses the importance of economic development within the West Greenville and the improvement of infrastructure.
Continuum of Care	Pitt County	The Consolidated Plan aligns itself with the CoC by assisting in the programming of homeless prevention.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Greenville will work with the State and other local government agencies to ensure that the goals and objectives discussed in the Consolidated Plan are implemented in the most effective and efficient way possible.

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language:</p> <p>Hispanic</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>There were two (2) community meetings held in two (2) different locations. Each location was strategic to target areas. The attendance at the first meeting was poor, but the second meeting was attended by many more people. These people were from the community, non-profits, private sector, and local government.</p>	<p>The following comments were received:</p> <ol style="list-style-type: none"> 1. Consider a lease-purchase program to assist in homeownership 2. Increase credit and personal budget education 3. Assist in providing decent and affordable rental housing 4. Support the Greenville Housing Authority with more funds for housing 5. Support and provide transitional and supportive housing opportunities for veterans and homeless 6. Support re-entry programs for ex-felons, veterans, and those that have lost their jobs 7. Provide and support workforce development programs 8. Provide and support senior 	n/a	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			programs 9. Provide and support child care programs for single parents 10. Increase partnerships among government agencies, non-profits, and the private sector		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Greenville is a rapidly growing municipality, and there is a mixture of housing opportunities within the city limits. These opportunities range from large not affordable single-family structures to one (1), two (2), and three (3) bedroom apartments which are somewhat affordable. The affordable housing in Greenville has grown over the past five (5) years; however, the affordable housing that is decent is few and far between. The vast majority of the rental housing stock in Greenville, NC was built prior to 1980. There is a very high concentration of undesirable rental housing within the West Greenville Redevelopment Area. Many families and individuals are forced to live in sub-par conditions due to fixed incomes, lack of job opportunities, and lack of job training.

A large percentage of extremely low-income and low-income households in the City of Greenville experience one (1) or more housing problems. Households with housing problems are those households occupying units without a complete kitchen or bathroom, that contain more than one (1) person per room, or that pay more than 30% of their income to cover housing expenses.

For many of the persons or families within the 30% to 80% AMI, workforce development is a great need. Over the next five (5) years the City of Greenville will provide resources and assist in implementing workforce training. Greenville has many jobs to offer; however, many of them are unattainable if one does not have the proper training. In partnership with Pitt Community College and other local non-profits, the city will focus on assisting the low - moderate population in obtaining the 21st century job training.

NA-10 Housing Needs Assessment

Summary of Housing Needs

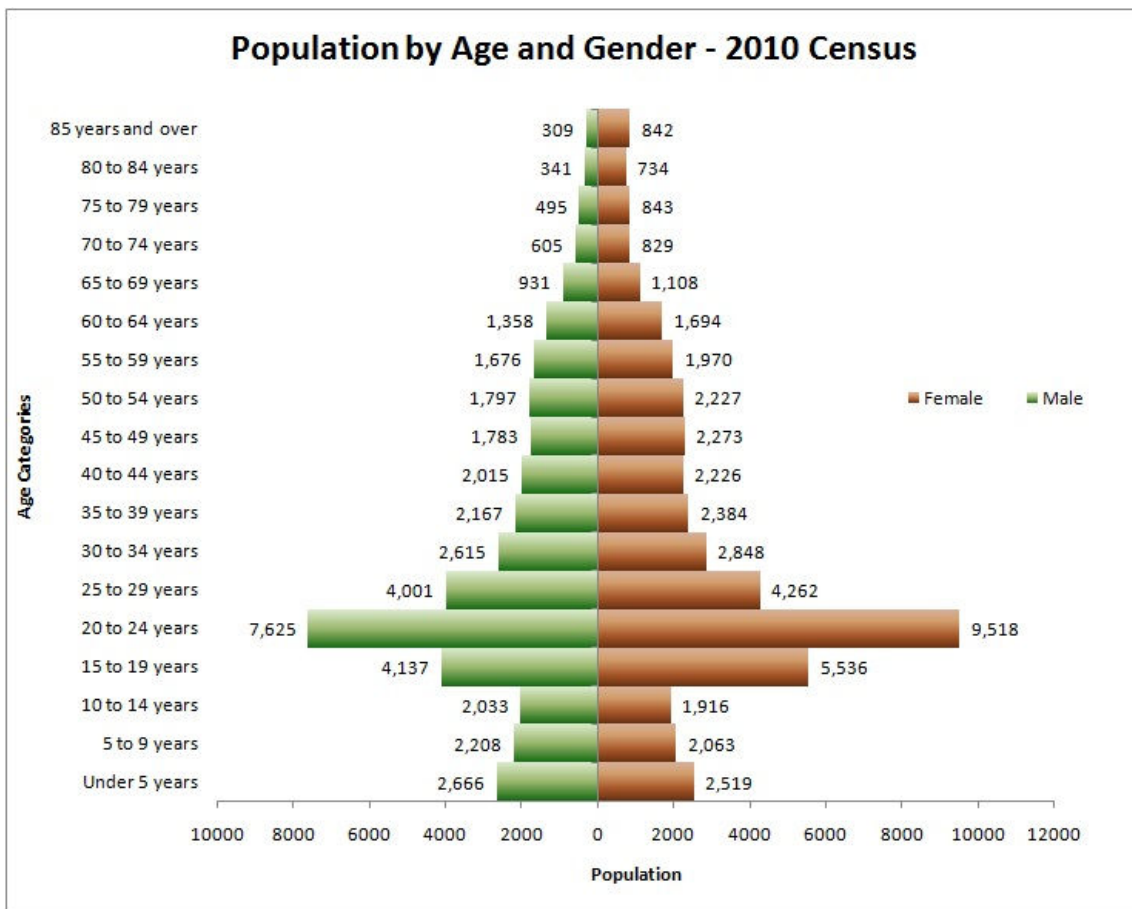
A large percentage of the very low and low-income households in Greenville, NC experience one or more housing problems. These housing problems range from having more one (1) person per room, to those paying more than 30% of their income to cover housing costs, to those occupying units without a complete kitchen or bathroom. The housing needs within the City of Greenville vary from different ages, different ethnicities, to different geographies.

The one constant with all low-moderate households in Greenville - the rents paid are typically more than the household can afford. A second primary barrier is the age of the housing stock. Many renters are living in units that are twenty-five (25) years old or more. Older homes typically translate to more cost. For example, older homes are less energy efficient, and are more likely to need home repairs.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	60,476	76,327	26%
Households	28,145	33,969	21%
Median Income	\$28,648.00	\$31,714.00	11%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

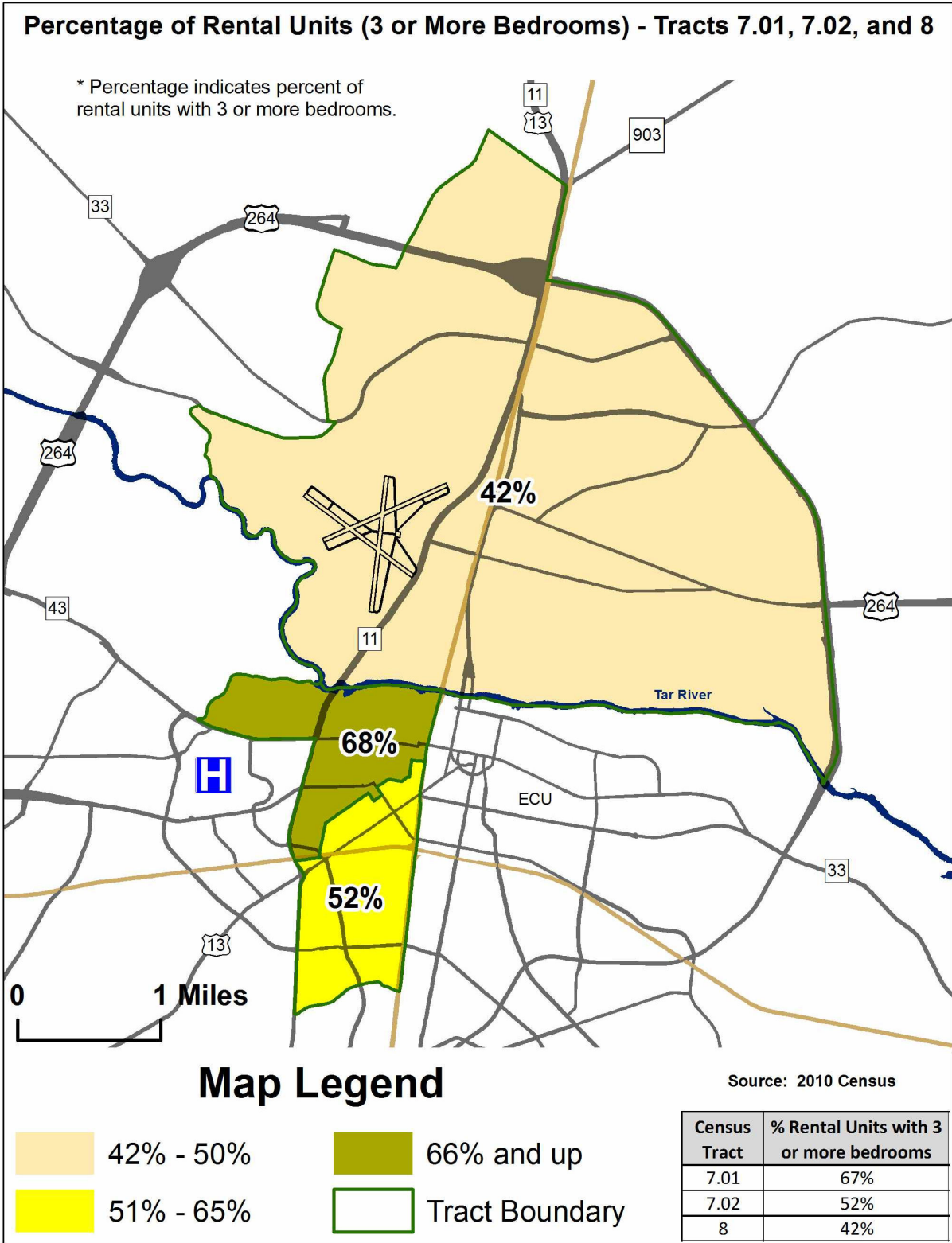


Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	7,625	4,865	5,405	2,754	
Small Family Households *	2,050	1,045	2,010	7,184	
Large Family Households *	150	80	310	625	
Household contains at least one person 62-74 years of age	320	375	470	234	1,605
Household contains at least one person age 75 or older	360	670	480	205	1,045
Households with one or more children 6 years old or younger *	1,394	580	665	1,989	

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table
Data Source: 2005-2009 CHAS



Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	155	30	15	15	215	15	40	15	25	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	30	0	0	30	60	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	15	110	65	355	0	20	15	25	60
Housing cost burden greater than 50% of income (and none of the above problems)	5,005	1,390	335	10	6,740	515	420	260	95	1,290
Housing cost burden greater than 30% of income (and none of the above problems)	700	2,070	1,815	260	4,845	54	180	500	225	959
Zero/negative Income (and none of the above problems)	520	0	0	0	520	30	0	0	0	30

Table 7 – Housing Problems Table
Data Source: 2005-2009 CHAS

City of Greenville, NC			
Housing Units by Size and Tenure			
	Occupied Housing Units	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Occupied housing units	32,771	11,793	20,978
1, detached	36%	81%	10%
1, attached	6%	11%	4%
2 apartments	13%	6%	17%
3 or 4 apartments	3%	1%	4%
5 to 9 apartments	11%	0%	18%
10 or more apartments	29%	1%	45%
Mobile home or other type of housing	2%	1%	3%
1 room	0%	0%	1%
2 or 3 rooms	19%	4%	27%
4 or 5 rooms	50%	28%	62%
6 or 7 rooms	20%	39%	9%
8 or more rooms	11%	29%	2%
<i>Source: 2011 American Community Survey, 1 YR Estimate</i>			

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter				Owner					
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	5,350	1,430	460	120	7,360	530	480	285	150	1,445
Having none of four housing problems	1,085	2,520	3,550	1,789	8,944	109	425	1,110	695	2,339
Household has negative income, but none of the other housing problems	520	0	0	0	520	30	0	0	0	30

Table 8 – Housing Problems 2
Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,640	760	750	3,150	184	160	305	649
Large Related	155	50	90	295	0	30	44	74
Elderly	355	280	245	880	154	280	114	548
Other	3,875	2,420	1,120	7,415	245	165	290	700
Total need by income	6,025	3,510	2,205	11,740	583	635	753	1,971

Table 9 – Cost Burden > 30%
Data Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter			Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,430	215	0	1,645	165	105	120	390

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	115	15	15	145	0	10	4	14
Elderly	170	105	80	355	150	175	19	344
Other	3,530	1,070	245	4,845	215	145	115	475
Total need by income	5,245	1,405	340	6,990	530	435	258	1,223

Table 10 – Cost Burden > 50%

Data Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Single family households	185	15	85	360	0	20	0	45
Multiple, unrelated family households	4	0	20	24	0	0	15	15
Other, non-family households	0	0	0	20	0	0	0	0
Total need by income	189	15	105	404	0	20	15	60

Table 11 – Crowding Information

Data Source: 2005-2009 CHAS

What are the most common housing problems?

Individuals and families within the 0% - 80% Area Median Income range typically have been affected by housing problems themselves or know someone who has been affected by housing problems. Some of those individuals and families are affected more harshly than others. Many those individuals and families are even affected by numerous housing problems. In Greenville, NC, our population is most commonly affected by two (2) housing problems. Those problems are (1) cost burden and (2) overcrowding.

The data above shows that the vast majority of the housing problems observed are by those renting properties. There are homeowners who are dealing with housing problems, and many of those are the elderly. Overall, the renters in Greenville are burdened by the cost of housing.

Are any populations/household types more affected than others by these problems?

The data in the tables above do show that there are a couple of target population/ household types that are more affected by the housing problems. This data gives both city staff and policy makers a more clear picture of whom needs help. The data tell us that renters with small families in which live in single-family homes need the most help.

Throughout the 2013 - 2018 Consolidated Plan, one would notice that there are several barriers to affordable housing. One of those barriers is high rent. Moreover, those on fixed-incomes or with limited earning potential will always struggle with this problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Many low-income families with children are at risk of becoming homeless. Whether these families are currently in a home, a shelter, or a rapid re-housing program - they still face the some of the same barriers. Some of those major barriers are (1) jobs, (2) job training, and (3) childcare.

Aside from the barriers mentioned above, affordable housing is, and will be one of the greatest challenges the City of Greenville will face over the next five (5) years.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The operational definition that the City and our partners use for the "at-risk" population is: Anyone living at 50% or below of median income could be considered "at risk". This is also a standard benchmark for other HUD housing assistance programs.

The amount of people living in the City of Greenville that are considered "at risk" can be generated by looking at the 2007 – 2011 ACS data. For a single individual in Greenville, NC – 50% AMI is equal to \$20,010.00 and for a family of three (3) 50% AMI is equal to \$25,850.00. The ACS data shows that there are approximately 13,195 households are "at risk" within the city limits.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

In Consultation with the Continuum of Care, the City of Greenville has gathered data that notes the vast majority of the chronic homeless have substance abuse and/ or mental disabilities. The housing side of the instability of occupancy relates to jobs, education, and affordability of the unit.

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 75% of the low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need identified.

A large percentage of very low and low-income households in the City of Greenville experience one (1) or more housing problems. The U.S. Department of Housing and Urban Development define housing problems as (1) Lack of complete kitchen facilities, (2) Lack of complete plumbing facilities, (3) More than one (1) person per room, and (4) Cost burden greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,630	445	550
White	3,390	230	345
Black / African American	2,875	215	175
Asian	100	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	0	10

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four (4) housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,170	700	0
White	1,635	375	0
Black / African American	2,220	310	0
Asian	4	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	195	10	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,060	2,345	0
White	1,805	950	0
Black / African American	1,105	1,285	0
Asian	10	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	50	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

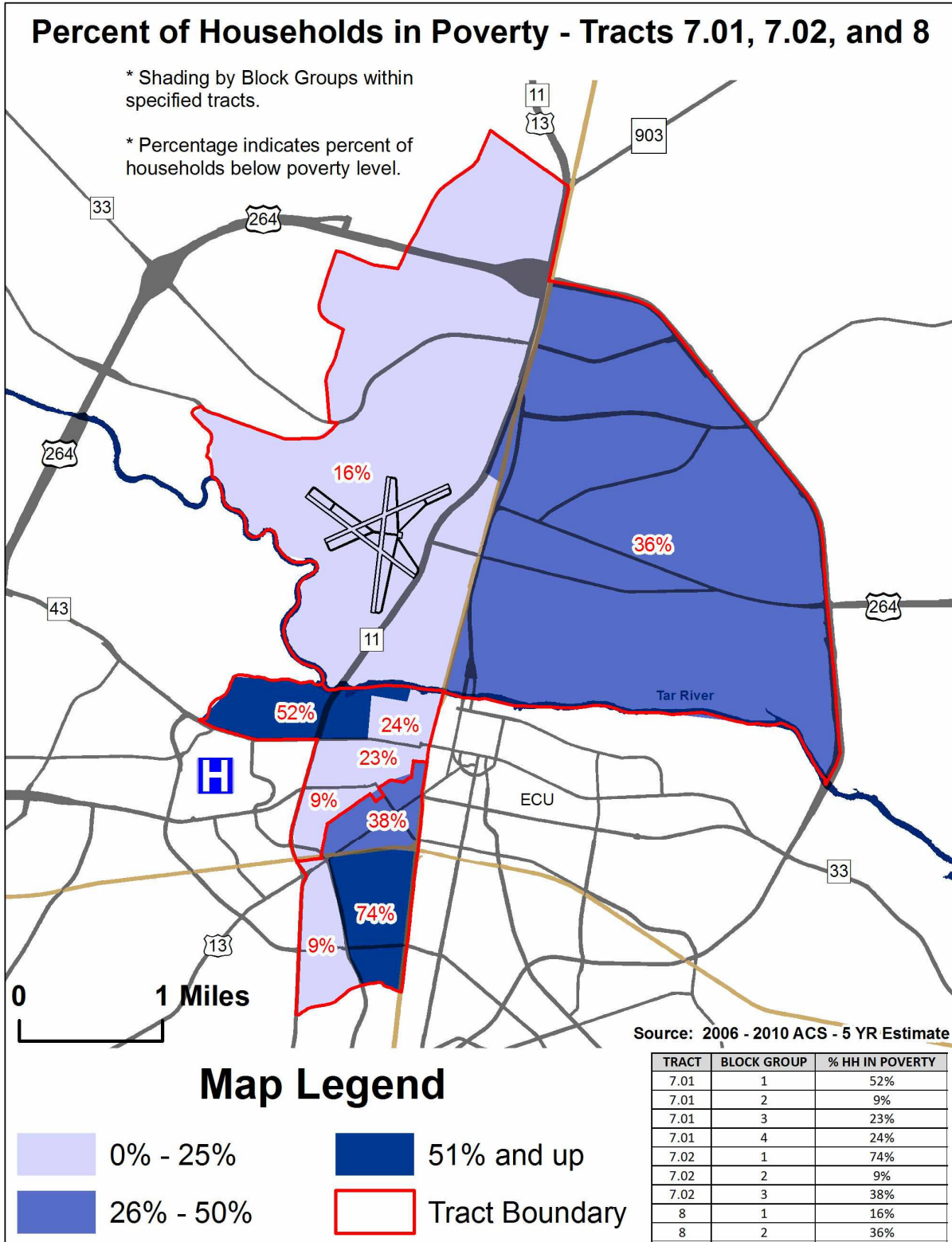
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	750	2,010	0
White	375	1,260	0
Black / African American	340	600	0
Asian	10	25	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	20	45	0

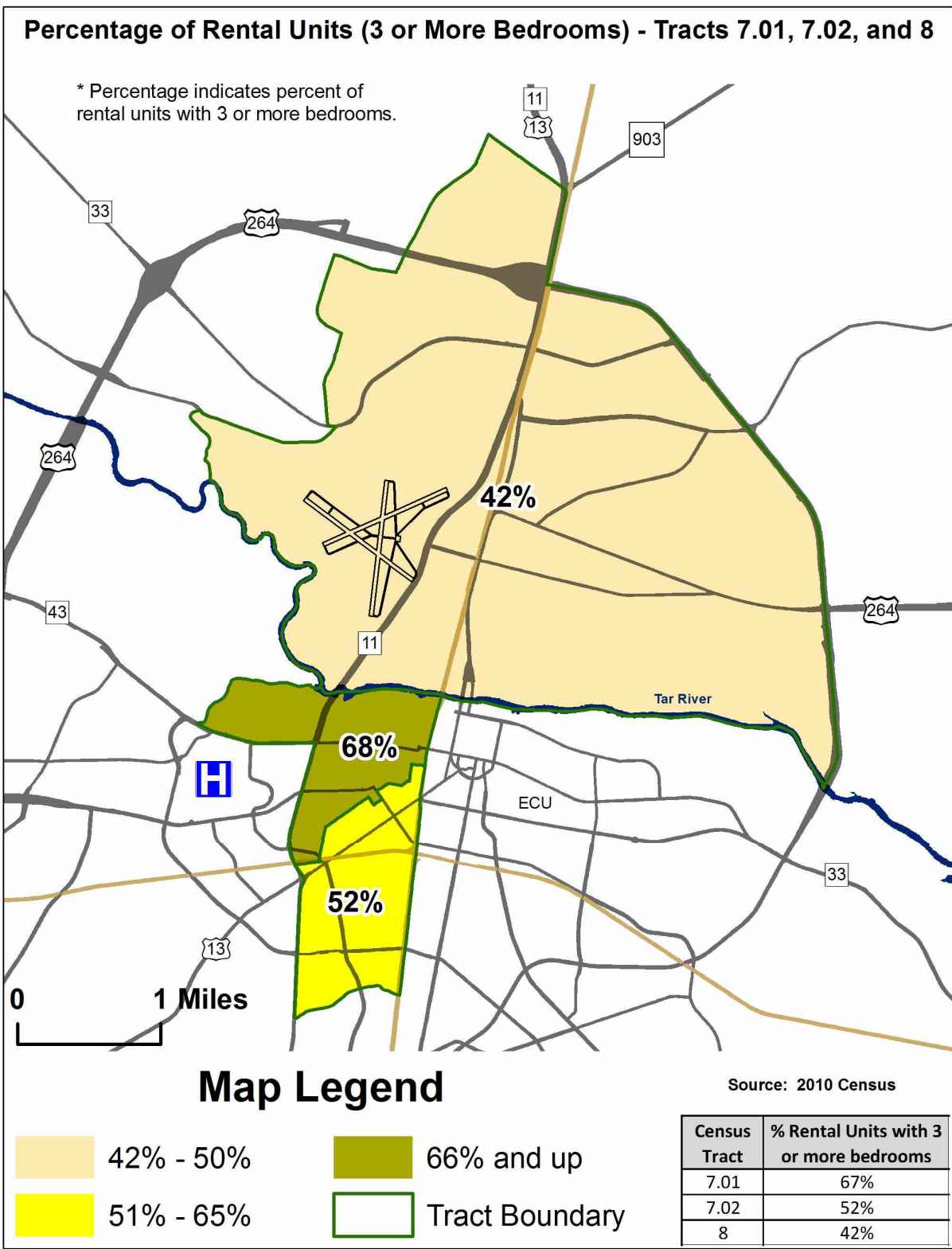
Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%





NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 75% of the low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need identified.

A large percentage of very low and low-income households in the City of Greenville experience one (1) or more housing problems. The U.S. Department of Housing and Urban Development define **SEVERE** housing problems as (1) Lack of complete kitchen facilities, (2) Lack of complete plumbing facilities, (3) More than one and a half (1.5) person per room, and (4) Cost burden greater than 50%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,875	1,200	550
White	3,185	440	345
Black / African American	2,335	755	175
Asian	100	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	4	10

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,915	2,950	0
White	900	1,115	0
Black / African American	915	1,615	0
Asian	0	4	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	90	120	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	745	4,665	0
White	520	2,230	0
Black / African American	175	2,220	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	50	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	2,490	0
White	50	1,590	0
Black / African American	190	750	0
Asian	10	25	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	20	45	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The housing cost burden amongst families and individuals who are 0% - 80% of the Area Median Income are very high. According to the 2009 Census data, nearly 44% of the Greenville's population is within the range of 0% - 80% of the Area Median Income (\$31,714). The cost burden affects most of the races and ethnicities equally. However, there is one segment of the population whom is adversely affected more so than others - which is the Hispanic population.

"The Hispanic population would more than double, from 53.3 million in 2012 to 128.8 million in 2060. Consequently, by the end of the period, nearly one in three U.S. residents would be Hispanic, up from about one in six today." - US Census Bureau.

With the expected growth of the Hispanic population and the known disproportionate needs of the population; the City of Greenville must plan for this issue appropriately.

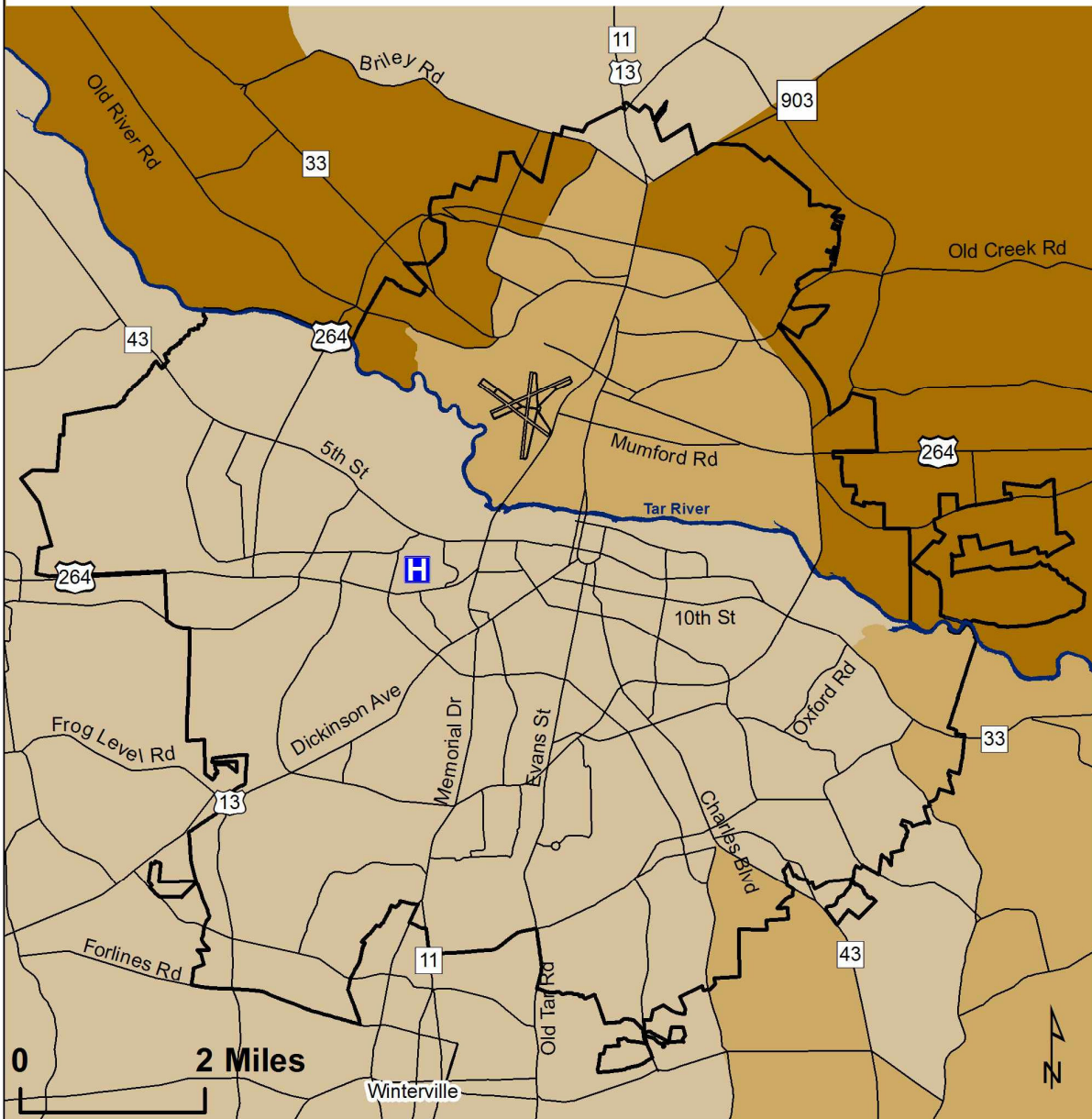
Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,845	7,060	8,485	585
White	11,785	3,420	4,740	355
Black / African American	5,175	3,240	3,250	205
Asian	355	15	130	20
American Indian, Alaska Native	94	0	10	0
Pacific Islander	0	0	0	0
Hispanic	300	190	155	10

Table 20 – Greater Need: Housing Cost Burdens AMI





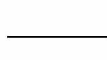
Data Source: 2005-2009 CHAS

Hispanic Population by Census Tract



Map Legend

Source: 2007 - 2011
ACS, 5 YR Estimate

- | | | |
|--|---|---|
|  1% - 5% |  11% and up |  Greenville Jurisdiction |
|  6% - 10% |  Major Roads | |

NA-30 Disproportionately Greater Need: Discussion

Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

The Hispanic population showed a disproportionately greater need in both housing problems and severe housing problem throughout the 0% - 80% AMI range. Meanwhile, the other groups did show a great need within the same range, but not at the same rate. It was clear after conducting the calculations from the 2005-2009 CHAS data, that the Hispanic population shows the greatest need.

Needs not previously identified

The Hispanic population has many of the same needs that all other individuals and families who are low income need. Everyone within the low-moderate income ranges face the same barriers to affordable housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The 2011 ACS data shows that the vast majority of the Hispanic population in Greenville lives north of the Tar River, or on the eastern boundaries of the city limits. These areas are more rural in character.

NA-35 Public Housing

Introduction

Families below 30% of the Area Median Income are typically those served by public housing. The Greenville Housing Authority owns and operates 714 units of public housing. The GHA receives federal funds annually. These funds have been cut over the past five (5) years. These funds are used for programming, administration, modernization, and repairs. The next five (5) years may trend the same way. If this is the case, many of the families and individuals on the waiting list may never have the opportunity to benefit from GHA services.

The Greenville Housing Authority is currently at 90% of Fair Market Rent with their Section 8 vouchers. This is a strategic move on the part of the GHA staff - by doing so, the vouchers are able to extend to more families.

Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	700	753	20	703	21	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	9,890	10,123	10,172	10,113	7,465	0	0
Average length of stay	0	0	9	5	3	5	0	0	0
Average Household size	0	0	2	2	1	2	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	145	120	6	114	0	0	0
# of Disabled Families	0	0	155	176	14	142	18	0	0
# of Families requesting accessibility features	0	0	700	753	20	703	21	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

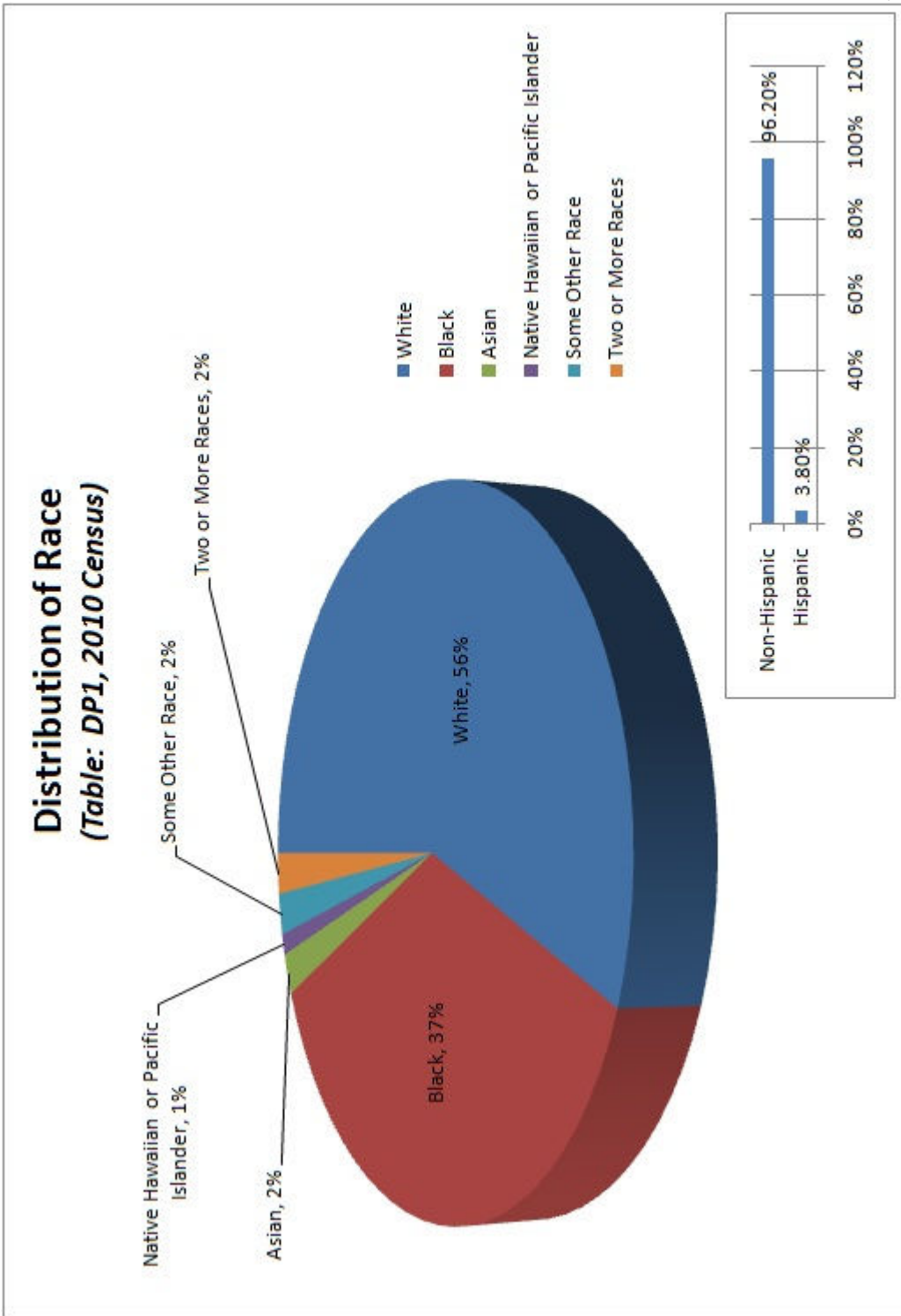
Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	8	38	7	26	5	0	0
Black/African American	0	0	690	713	13	675	16	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)



Ethnicity of

Residents

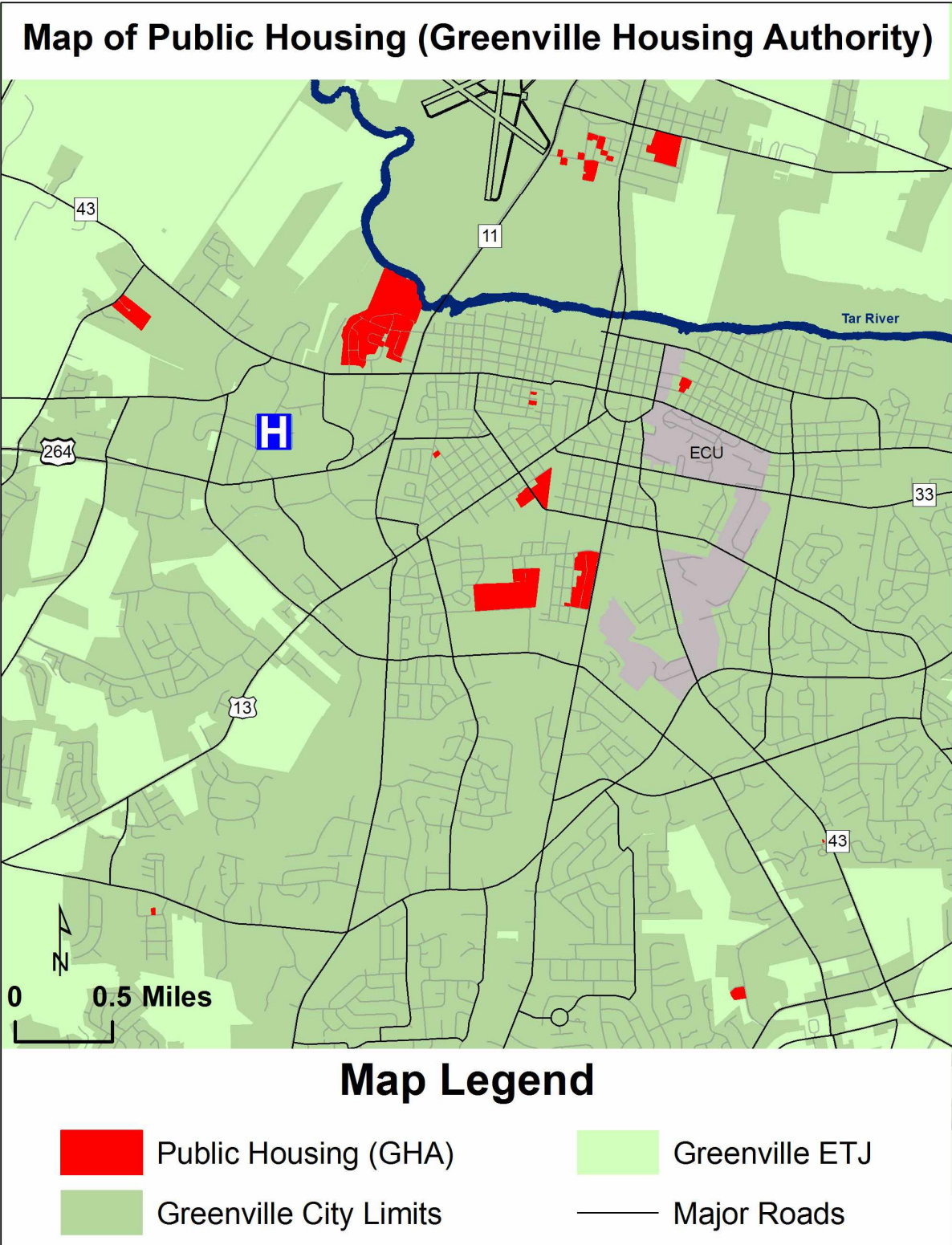
Program Type	Certificate	Mod-Rehab	Public Housing	Total	Project -	Tenant -	Special Purpose Voucher
Race							

							based	based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	7	4	0	4	0	0	0	0	0
Not Hispanic	0	0	693	749	20	699	21	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)



Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

Many of those families and individuals discussed in the disproportionate needs section are the same people that are describe in this section. Families and individuals that are 0% - 30% primarily reside in public housing, and if they do not - many of them are on the waiting list. Greenville Housing Authority reports a public housing waiting list of 250 families at or below the 30% AMI range. There is an annual turnover of about 15%.

There are a range of needs for families in public housing. Many of these needs are addressed through programs that GHA already has in place. These are programs such as the Pathways to Self-Sufficiency, Neighborhood Networks, and Home Ownership Classes.

The City of Greenville would like to partner with Pitt Community College and non-profit groups to bring workforce development programs to families and individuals who reside in public housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Greenville Housing Authority reports a public housing waiting list of over 500 families at or below 30% of Area Median Income for Section 8 assistance. The annual turnover rate is over 25%.

There are a range of needs for families in public housing. Many of these needs are addressed through programs that GHA already has in place. These are programs such as the Pathways to Self-Sufficiency, Neighborhood Networks, and Home Ownership Classes.

The City of Greenville would like to partner with Pitt Community College and non-profit groups to bring workforce development programs to families and individuals who reside in public housing.

How do these needs compare to the housing needs of the population at large

The majority of Greenville's population does not have to deal with the housing problems that the low-moderate income individuals and families do. The four (4) housing problems are mostly affecting low income households. The 80% and above AMI may have to deal with these issues on a small scale, but data shows that there is a direct correlation between annual income and housing conditions.

The City of Greenville and staff will continue to promote education programs, job creation programs, and job training programs. These types of programs have the ability to help individuals and families increase their annual income.

NA-40 Homeless Needs Assessment

Introduction

The 2013 Housing Needs Survey reported that 123 homeless persons in Pitt County/City of Greenville are now housed in one of three programs detailed below.

The City of Greenville has been a partner in the homeless strategic planning process. As part of the 10-Year Plan to End Chronic Homelessness in Pitt County – there are two (2) main goals that we intend to partner in.

1. Assist in providing community-based services and support to prevent homelessness prior to it happening, and mitigate the reoccurrences of homelessness.
2. Assist in the creation of short-term housing options and supportive housing for those who are chronically homeless or at risk of becoming homeless.

As part of the strategic plan, the city has supported the development of programs that provide expanded services to homeless. We will continue to support these types of programs if our annual budget allows it.

SOAR: SSI/SSDI Outreach Access and Recovery was established in Pitt County in 2008. This program works with homeless individuals with disabilities to access entitlement benefits. This program utilizes specially trained case managers who work with the individuals to apply for and receive entitlement benefits in a short period of time.

Homeless Prevention and Rapid Re-housing Grant (2009-2012): This grant has helped provide financial assistance to eligible homeless and at-risk clients to maintain or obtain stable housing.

Emergency Solutions Grant 2012-2013: This Grant specially targets homeless individuals and families by providing financial assistance (rent & utilities) to get back into stable housing.

Supportive Housing Programs: This program has the ability to help expand housing options for homeless individuals by increasing bed inventories in supportive housing settings. These settings include Shelter+Care, VASH (VA-Homeless Veterans Program), and Permanent Supportive Housing.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 - Homeless Needs Assessment Data Source

Comments:

Jurisdiction's Rural Homeless Population

The Pitt County Homeless Coordinator has documented that the vast majority of the rural homeless population consists of single adults, who historically have had issues such as: mental health issues, substance abuse issues, physical disabilities, and lack of personal resources.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

Unsheltered = these individuals are typically the chronic homeless individuals. They normally have mental health and substance abuse problems, and are typically older males.

Sheltered = these families and individuals are typically not substance abusers. The Greenville Community Shelter is a "dry sheltered". There is an intake process to determine whether or not these families or individuals are indeed substance abusers. Traditionally, there are more families in shelters. The families normally do not stay in the shelter long periods of time.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The top three (3) categories which are experiencing homelessness are Households with Adults and Children, Households with ONLY Adults, and Veterans. The same three (3) categories are also exiting homelessness at a high rate. The numbers exiting homelessness are higher than those that are becoming homeless.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Point-in-Time Survey was conducted over a six (6) year period. There were an estimated six hundred (600) individuals that were experiencing homelessness over that time. On average that means about one hundred (100) homeless individuals per year.

Nature and Extent of Homelessness by Racial and Ethnic Group

The vast majority of homeless families and individuals are "Not Hispanic", according to the Point-in-Time Survey conducted. The data shows that the majority of homeless families and individuals are Black (378), but the White populations in the area are very close to those numbers (205). The population that does not show any signs of homelessness is the Asian population.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

The Point-in-Time Survey data clearly shows that the vast majority of homeless are sheltered.

NA-45 Non-Homeless Special Needs Assessment

Characteristics of Special Needs Populations

According to the 2007-2011 ACS demographic data for Greenville, NC, the amount of elderly in the city has increased every since 2000. There are many factors in the City of Greenville that will continue to increase this number every year. For example, there is a regional medical center in Greenville. Many older families and individuals are planning their lives around the proximity to medical facilities. Furthermore the poverty level for households in Greenville, NC is nearly 25% for a household of one (1). Many of these households are people with mental and physical disabilities. Therefore, homelessness also becomes an issue. There are studies that show there is a direct correlation between poverty and homelessness.

Housing and Supportive Service Needs and Determination

The concept of transitional housing has a long history in the fields of mental health and corrections, predating its application to the homeless arena by decades. State and local public mental health and corrections departments developed these residential programs to ease the transition back into regular housing for people leaving mental hospitals or prisons.

Today transitional housing has many other users. These users range from the mentally disabled, to homeless, and to those on the brink of becoming homeless. In Greenville – Pitt County, the typical individual or family that stays in transitional housing usually has demonstrated an inability to sustain housing. They have either defaulted on their lease, been evicted from their homes, and/or have a poor credit history.

The City of Greenville will not differentiate between the already homeless and those individuals and families who are on the brink of becoming homeless. The City will provide resources and funding the both the CoC and the Greenville Community Shelter to assist both types of the aforementioned cases. The City agrees that both transitional housing and supportive housing has the ability to assist with breaking down the barriers to affordable housing.

Public Size and Characteristics of Population with HIV / AIDS

According to the CHIN data provided by Pitt County, the HIV/AIDS population is not the typical client of the Greenville Shelters. The CHIN database has only documented three (3) persons with HIV/AIDs in the area, and only two (2) of whom were in the City of Greenville. The Greenville Housing Authority had approximately \$180,000 budgeted to help those with HIV/AIDS in the fiscal year 2012. However, the number of families that are receiving assistance from programs that assist those with HIV/AIDS is not clear.

NA-50 Non-Housing Community Development Needs

Public Facilities

The US Housing and Urban Development Department list examples of public facilities as senior, handicapped, youth, or neighborhood centers, shelters for the homeless, and child care centers. The City of Greenville has several centers around the community that cater to a wide array of demographics. However, the West Greenville Redevelopment Area does not have many of these public facilities.

Public facilities serve the community in many different capacities. These facilities are necessary to support and maintain the high quality and standards of social, physical and economic health, safety, comfort, and general well being. For example, the West Greenville Redevelopment area is extremely fortunate to have a library. The library receives a large amount of traffic on a day-to-day basis. Both young and old take advantage of the books, technology, and services.

West Greenville would benefit from more facilities similar to the library. There are a large number of elderly who would benefit from a senior center, and there are a large number of single moms who would benefit from child care center.

Need Determination

These needs were suggested at the second public meeting for the Consolidated Plan.

Public Improvements

Public improvements provide benefits to communities as a whole, rather than very specific individuals and families. The City of Greenville has and will continue to provide Infrastructure improvements. These include street, sidewalk, water, sewer, flood, and drainage improvements. Over the past five (5) years, the City of Greenville has implemented Phase I of its streetscape plan, added sidewalks, and made storm water improvements in some areas.

The primary criterion for investment in infrastructure should be a positive social net benefit/cost ratio. That is, the overall equation between net benefits and costs for the community as a whole – subject to there being budgetary scope to fund the servicing costs of the public component of the investment. The West Greenville Redevelopment area needs more streetscape improvements, more storm water improvements, more sidewalks, and improved lighting among other needs.

Need Determination

These needs were suggested during the creation of the Redevelopment Plan, during public meetings held in West Greenville for the Streetscape Projects, and for the Consolidated Plan.

Public Services

The public service category is an extremely valuable tool that every Community Development Department should capitalize on. Non-profits can be a great resource for getting programs out in the community. Public service activities include housing referral and counseling services, personal budget classes, homeownership counseling, food distribution (food bank services), health education, or workforce development.

The entire city and the target areas can benefit from the services that non-profits provide. More specifically, the West Greenville Redevelopment Area can benefit from homeownership workshops, housing counseling, personal budgeting classes, GED classes, and 21st century job training.

Need Determination

These needs were suggested during the second meeting of the Consolidated Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Greenville, N.C. lies in the eastern portion of the state. It is approximately an hour and half from both the beach and the state capital (Raleigh). Greenville, N.C. is the county seat of Pitt County. Not only is Pitt County one of the largest counties in N.C., but Pitt County also has 646 square miles of agricultural land. The county has a population of 164,798, with the City of Greenville having a population of 84,554 according to the 2010 census data. This makes Greenville the tenth (10th) largest city in the State of North Carolina. Greenville covers 31.8 square miles of Pitt County, and its extra-territorial jurisdiction extends one mile outside the city limits.

According to 2010 Census data, there are 36,071 occupied housing units within the city. The majority of the housing units within the City of Greenville are rental. In fact, only 37% (13,381 units) are owner-occupied. The population of the rental occupied units equate to 47,872 individuals - more than half of the population. Furthermore, the total number of housing units built before 1990 equate to 17,481 units, which is nearly half of all units within the city. Thus, the housing stock is becoming more and more in adequate.

The number of vacant properties for sale are significantly lower (634) than the number of vacant properties for rent (3,076). The City of Greenville's for rent ratio is 4 to 1, whereas the states ratio is nearly 2 to 1 according to the 2011 ACS. The 2011 data shows that the vacancy rate in Greenville has increased since the last five (5) year plan was drafted. The current vacancy rate is 16%, whereas the vacancy rate five (5) years ago was 11%.

The housing market has suffered all throughout the nation, and we have seen some of this here within the City of Greenville. However, our market has made significant progress over the past year. Staff will continue to monitor the condition of the market over the next five (5) years, and strategically implement activities accordingly.

MA-10 Number of Housing Units

Introduction

The City of Greenville has many rental units available within the city limits. However, the number is very deceiving due to the fact that a very high number of those units were specifically built for college students. Many of these units are not affordable; they may give a false impression on paper. There are some vacant affordable housing units, but many are in disrepair (poor conditions) and many do not have enough room for families.

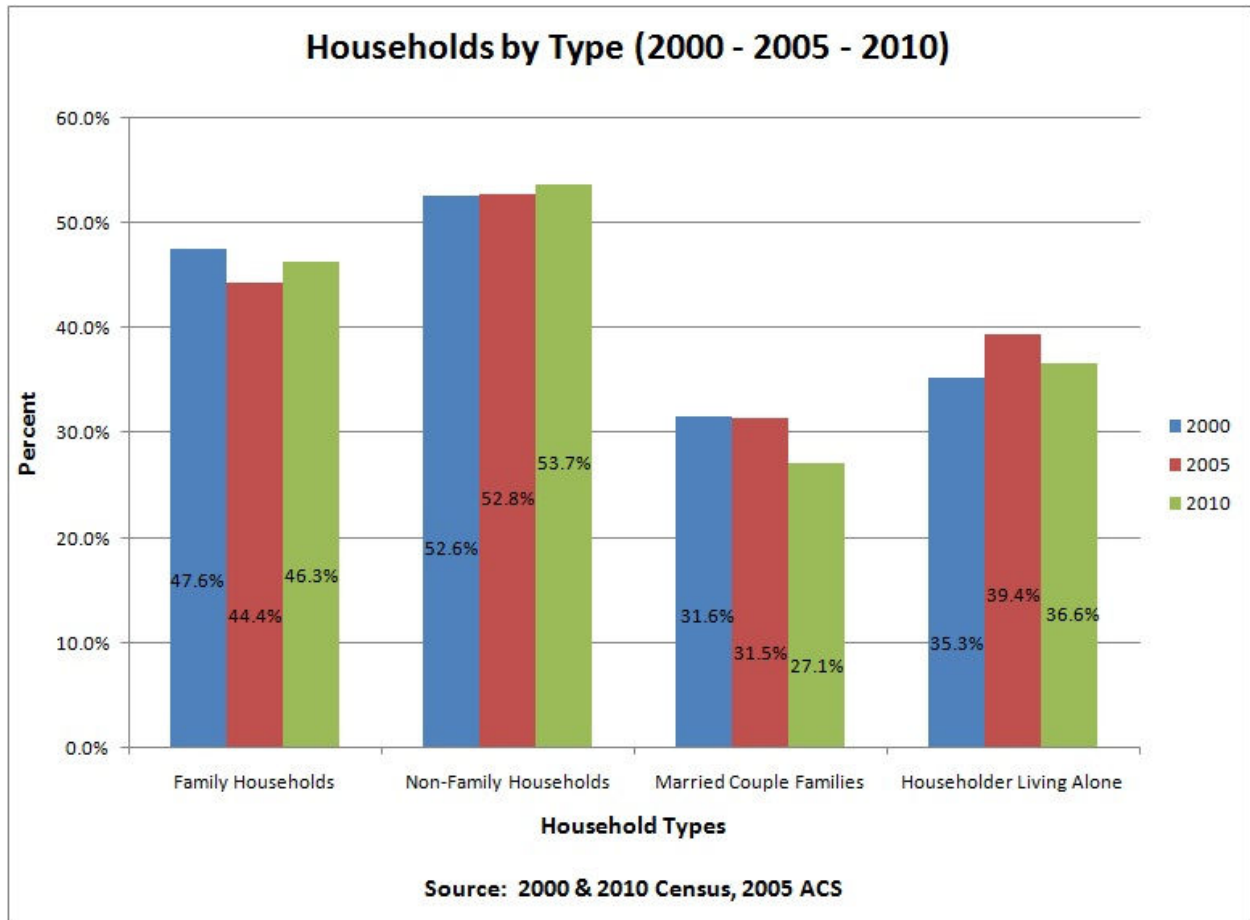
Moreover, there are a significant amount of affordable rental properties that were built prior to 1980. Therefore, over the next five (5) years their age may adversely affect their ability to be rented. As noted in the tenure table below, there is a significant amount of three (3) or more bedroom units which are outdated and for renters - the two (2) bedroom units are very popular, but out-of-date. Also note, the two (2) bedroom is by far the most utilized, but the amount of new two (2) bedroom units on the market are few.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,874	33%
1-unit, attached structure	2,099	5%
2-4 units	5,294	14%
5-19 units	14,374	37%
20 or more units	3,024	8%
Mobile Home, boat, RV, van, etc	987	3%
Total	38,652	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2005-2009 ACS Data



Percentage of Rental Units - 3 or more bedrooms Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	27	0%	194	1%
1 bedroom	66	1%	6,156	29%
2 bedrooms	2,091	17%	10,582	49%
3 or more bedrooms	10,399	83%	4,454	21%
Total	12,583	101%	21,386	100%

Table 29 – Unit Size by Tenure
Data Source: 2005-2009 ACS Data

Number and Targeting of Units

The city will target low - moderate income families with our programs. Families typically need two (2) - three (3) bedroom units. We can utilize our CHDOs and other private groups to leverage additional dollars with construction or rehabilitation.

Units Expected to be lost from Inventory

In consultation with the Greenville Housing Authority, staff has identified a gap in affordable housing units. Over the next five (5) years, we anticipate that this gap will widen. For example, the Greenville Housing Authority currently has seven hundred forty-six units (746) under Annual Contribution Contract; of those units, only six hundred eighty (680) can be utilized due to budget cuts. That is a total of sixty-six (66) units not meeting their potential. Furthermore, the Section 8 waiting list is at three hundred plus (300+) individuals.

Does the availability of housing units meet the needs of the population?

No, the housing does not meet the needs of the population in two (2) very contrasting ways. First, the housing stock is aging more rapidly than new housing is being developed. Second, the amount of available affordable housing is limited.

Need for Specific Types of Housing

Over the past (5) five years the market conditions have changed dramatically. The nation has witnessed a sharp decline in demand for housing while the supply has recognized a very small lapse. Therefore, speculation building is no longer feasible. Also, potential homebuyers have grown more reluctant due to current market conditions.

The City of Greenville recognizes the flux in the market, and we have made a conscience effort to pivot. The Community Development Department will continue to promote homeownership, but will also provide other options for affordable housing. For example, staff will begin promoting a new lease purchase program. The market is for single-family housing is slowly growing; however, staff will require each CHDO to provide a market analysis with each proposed new home construction.

Within the City of Greenville, there are several housing needs for low to moderate income families and individuals. (1) Home Ownership Opportunities, (2) Lease-Purchase Programs for Single-Family Homes, (3) Rental Housing Opportunities for Single-Family Homes, and (4) Multi-Family Housing Rental Opportunities.

MA-15 Cost of Housing

Introduction

The cost of housing is one of the major barriers to affordable housing. From 2000 -2009 the median home value has increased \$42,700 - that is a 46% change. While the city has recognized a pretty significant increase in home values, rents have increased a moderate \$100. Although, that 26% change in rent can still become a barrier to affordable housing for those who are on fixed incomes - such as the elderly.

The 2009 data below describes how there are 22,000 + units that are rental. Only 1325 of those units are 30% or below of HAMFI (Housing and Urban Development Area Median Family Income). This indicates that only 16% of rental property is affordable under HUD standards.

Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	92,100	134,800	46%
Median Contract Rent	392	493	26%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	11,379	53.2%
\$500-999	8,736	40.8%
\$1,000-1,499	752	3.5%
\$1,500-1,999	339	1.6%
\$2,000 or more	180	0.8%
Total	21,386	100.0%

Table 31 - Rent Paid

Data Source: 2005-2009 ACS Data

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,325	No Data
50% HAMFI	6,585	869

% Units affordable to Households earning	Renter	Owner
80% HAMFI	14,225	1,969
100% HAMFI	No Data	3,089
Total	22,135	5,927

Table 32 – Housing Affordability
Data Source: 2005-2009 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	541	545	704	954	1,247
High HOME Rent	518	536	661	879	946
Low HOME Rent	472	506	607	702	783

Table 33 – Monthly Rent
Data Source: HUD FMR and HOME Rents

Availability of Sufficient Housing

According to the 2007 -2011 ACS 5-year estimates, there are a total of 39,152 housing units within Greenville. The same data notes that 17,481 of the aforementioned units were built prior to 1990. Nearly half of the total housing units available are almost twenty-five (25) years of age.

The total number of rental-occupied units is 20,499. There are 16,702 total rental units with the estimated gross rent at or above \$500.00. The median rent paid within the City of Greenville is nearly seven hundred (\$700) dollars. The ACS Gross Rent as a Percentage of Household Income (GRAPI) notes that there are an estimated 10,135 units that are NOT affordable. This is just under half of all the rental-occupied units in the City of Greenville.

The answer is NO. There is not enough housing for all income levels. Furthermore, the housing that is available is already out-of-date, or will quickly become out-of-date.

Expected Change of Housing Affordability

The median rent contract in 2000 according to ACS was \$392. Then in 2005-2009 ACS the median rent contract was \$493, and in the 2007-2011 ACS the data showed that the median rent contracts within Greenville, NC were nearly \$700. Over the past decade, Greenville has observed

approximately a 44% increase in median rent contracts. This data alone suggests that over the next five (5) years we should expect our rents to move even higher than they are today.

The median home value in 2000 according to ACS was \$92,100. Then in 2005-2009 ACS the median home values was \$134,800, and in the 2007-2011 ACS the data showed that the median home values within Greenville, NC were nearly \$147,600. Over the past decade, Greenville has observed approximately a 38% increase in median home values. Greenville has been very fortunate in the sense that our community has observed such an increase in the latest economic recession. This data alone suggests that over the next five (5) years we should expect our home values to begin to increase.

Rent Comparison

According to the HUD FMR and HOME rents table above, the Fair Market Rents for the two (2) - three (3) bedroom units are both \$700 and above. As noted in the 2007 - 2011 ACS survey the median rent contracts for Greenville are extremely close to \$700. The actual number is \$696. The vast majority of clients that the city serves are at or below the 50% AMI level. Thus, the data suggests that there is a large gap in the FMR and the Low Home Rent.

Our strategy will not change. We will continue to assist in activities which produce affordable 2 - 3 bedroom units. These units will be for homeownership, rental, and lease-purchase.

MA-20 Condition of Housing

Introduction

The City of Greenville uses two (2) terms to describe both substandard condition **NOT** suitable for rehabilitation, and substandard condition suitable for rehabilitation. These two (2) terms are "dilapidated structures" and "deteriorated structures". Our Code Enforcement Department uses these terms to note in a case not only the condition of the structure, but the priority in which these structures will be addressed.

The City of Greenville Minimum Housing Code notes that a "**dilapidated** shall mean that a dwelling is unfit for human habitation and **cannot** be repaired, altered or improved to comply with all of the minimum standards established by this article at a cost not in excess of 50% of its value".

The code also notes that "**deteriorated** shall mean that a dwelling is unfit for human habitation and **can** be repaired, altered, or improved to comply with all of the minimum standards established by this article at a cost not in excess of 50% of its value".

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,389	27%	11,976	56%
With two selected Conditions	72	1%	424	2%
With three selected Conditions	0	0%	13	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,122	72%	8,973	42%
Total	12,583	100%	21,386	100%

Table 34 - Condition of Units

Data Source: 2005-2009 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,263	26%	5,587	26%
1980-1999	4,672	37%	9,471	44%
1950-1979	4,036	32%	5,665	26%
Before 1950	612	5%	663	3%
Total	12,583	100%	21,386	99%

Table 35 – Year Unit Built

Data Source: 2005-2009 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,648	37%	6,328	30%
Housing Units build before 1980 with children present	1,419	11%	375	

Table 36 – Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	62	31	93
Abandoned Vacant Units	62	31	93
REO Properties	7	3	10
Abandoned REO Properties	7	3	10

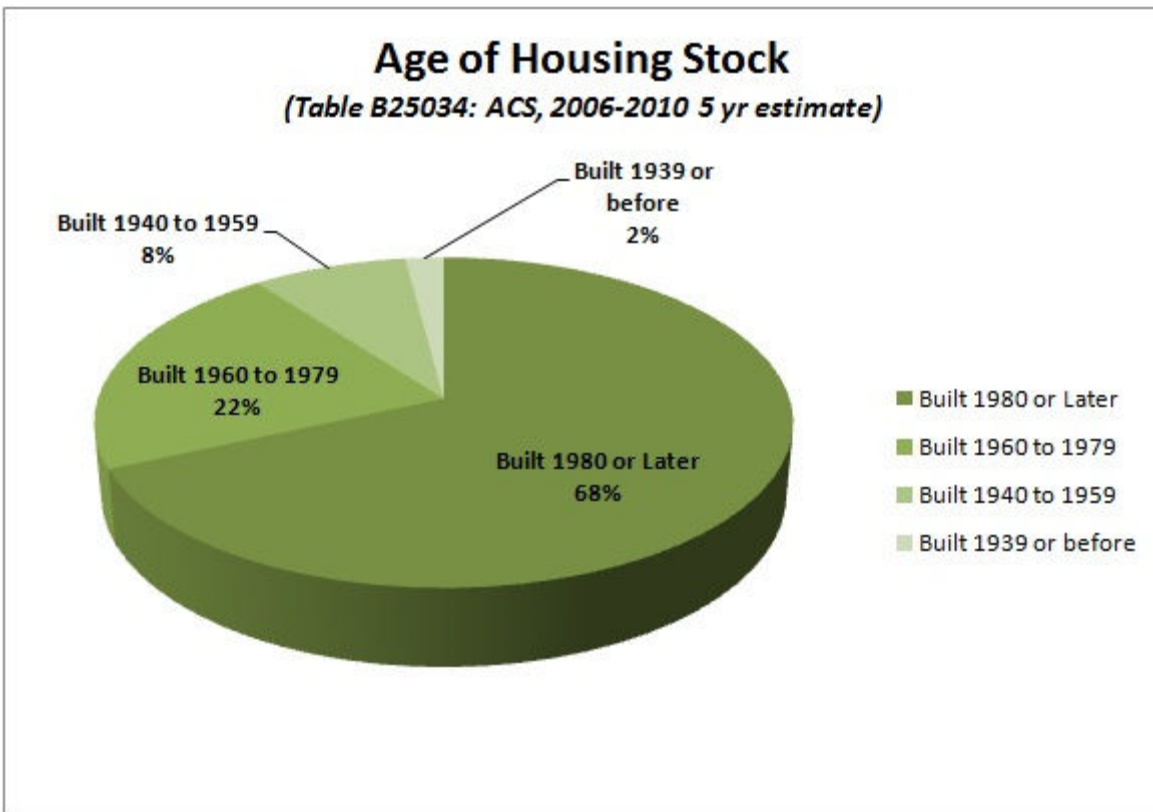
Table 37 - Vacant Units

Alternate Data Source Name:

Code Enforcement Windshield Survey

Data Source

Comments:

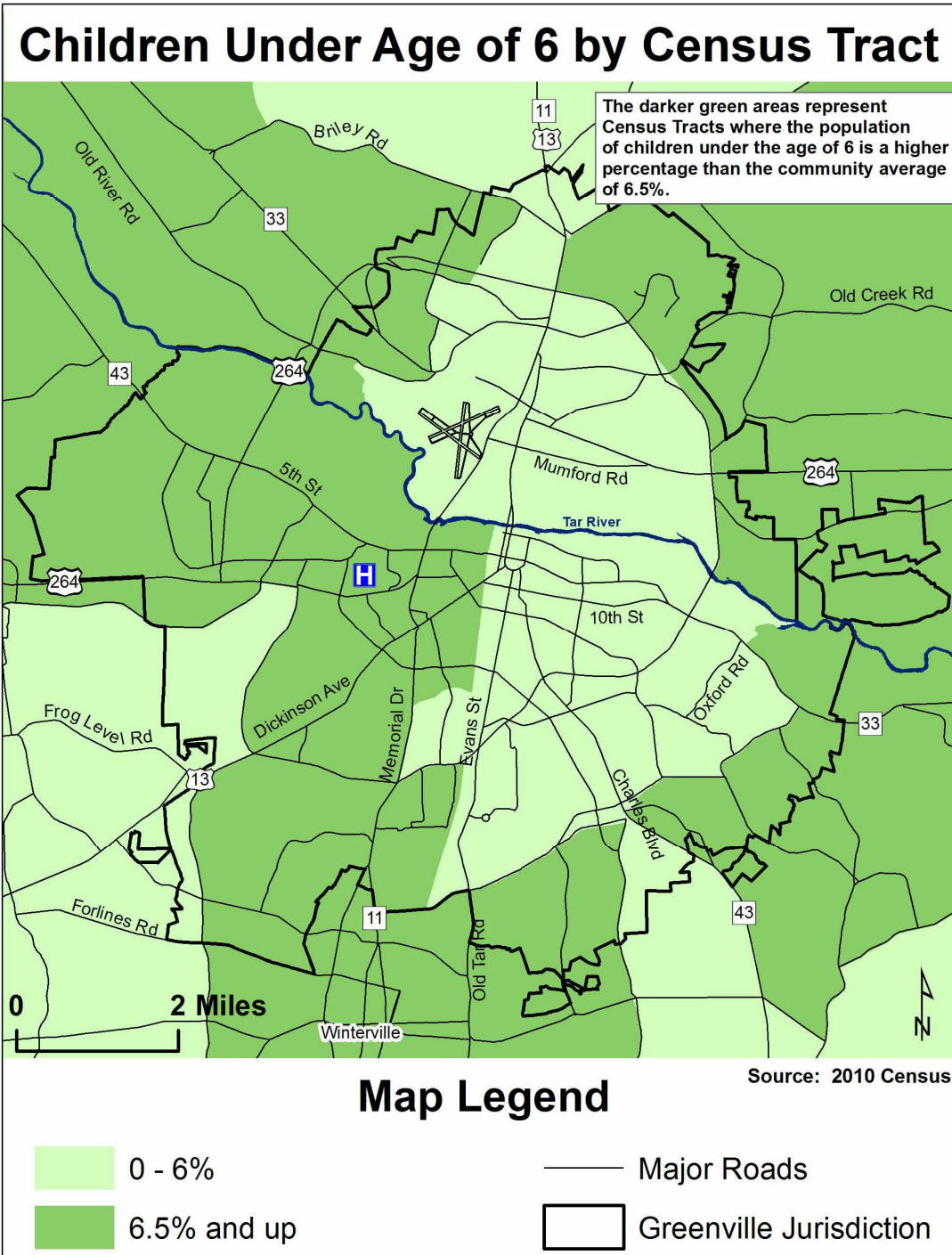


Need for Owner and Rental Rehabilitation

The City of Greenville has many old homes which need rehabilitation. Many of these homes are within areas that Community Development has deemed as focus areas. The City of Greenville has been conducting owner-occupied rehabilitation since the early 1970's. It is our intention and goal to continue this service over the next five (5) years. Every year our waiting list for owner-occupied rehabilitation grows. Staff currently is implementing a list that has over two-hundred fifty (250) households recorded.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on housing stock information provided in the 2010 Census for the City of Greenville there are 11,878 housing units built before 1978. Of the total number of pre-1978 units 3,133 (26.4%) are located in low/moderate income census tracts 6.02, 7.01 and 7.02. The corresponding breakdown of the pre-1978 units in percentage is 18.6%, 73.1 % and 86.1%. This means that there are 8,745 (73.6%) pre-1978 units that could be occupied by low/moderate income households in non-low/mod census tracts.



MA-25 Public and Assisted Housing

Introduction

Totals Number of Units

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	714	746	26	720	297	0	0
# of accessible units									
# of FSS participants									
# of FSS completions									

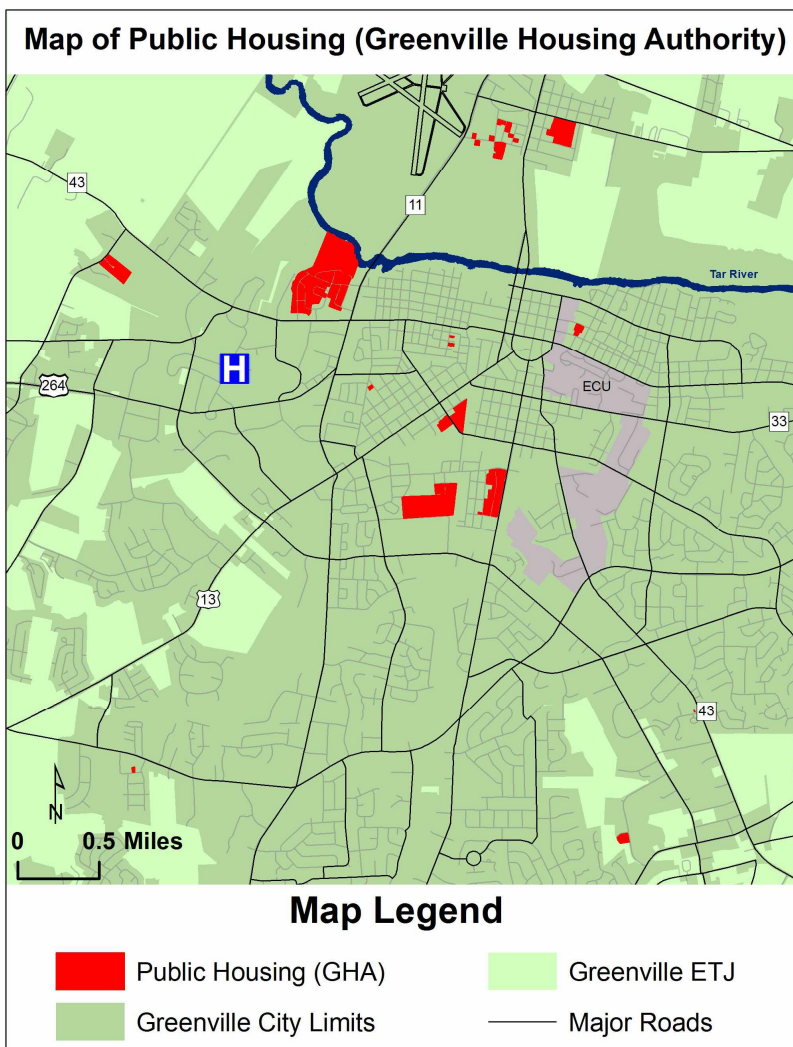
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Supply of Public Housing Development

The Greenville Housing Authority operates a total of 714 public housing units. GHA annually receives Federal funds to modernize and repair public housing units. The GHA renovates a number of units annually and largely replaces floor tile, kitchen cabinets, countertops, water heaters, and complete bathroom renovations and painting. The GHA has a replacement cycle on all appliances, and has installed roofs, A/C siding, and security doors on much of the housing stock over the past several years.



Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

Although the Greenville Housing Authority has a replacement and restoration cycle on its units, much of their housing stock is already or quickly becoming out dated. Over the next five (5) years it is going to be tough to sustain their current cycle - due to funding cuts. The GHA must continue to apply for grant funds to both construct new units, and renovate its current stock.

Strategy of Improving the Living Environment of low- and moderate Income Families

The Greenville Housing Authority does have a strategy to improve the living environments of the families who utilized their services. The will continue to seek funding from a variety of sources to construct new units and renovate the current units. For example, the GHA has completed two (2) EPC Contracts over the past five (5) years. These contracts have totaled over \$5 million dollars. These funds were used for new HVAC and PHA units. Furthermore, other energy efficiencies were addressed, such as: lighting, water-use, and E300 standards.

MA-30 Homeless Facilities

Introduction

According to the U.S. Department of Housing and Urban Development (HUD), a person is considered homeless only when he or she: (1) Resides in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings, (2) Resides in an emergency shelter, (3) Resides in transitional housing for persons who originally came from the streets or emergency shelters, (4) Resides in any of the aforementioned places but is spending a short time (up to thirty (30) consecutive days) in a hospital or other institution, (5) Is being evicted within a week from a private dwelling unit and no subsequent residence has been identified and the person lacks the resources and support networks needed to obtain housing, (6) Is being discharged within a week from an institution, such as mental health or substance abuse treatment facility or a jail/prison, in which the person has been a resident for more than thirty (30) consecutive days and no subsequent residence has been identified, and (7) Is fleeing a domestic violence situation and no subsequent residence has been identified.

There is one (1) major homeless facility within the Greenville city limits. The Greenville Community Shelter has the ability to house seventy (78) individuals for emergency shelter and sixteen (16) individuals for transitional housing needs. The Center for Family Violence Prevention is in a close second when it comes to emergency shelter capacity. They have the ability to shelter twenty-eight (28) individuals.

The City of Greenville intends to continue to support and assist those organizations that help mitigate and abolish homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds			Transitional Housing Beds Current & New	Permanent Supportive Housing	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New		Under Development	
Households with Adult(s) and Child(ren)	21	0	8	57	6	
Unaccompanied Youth	79	0	0	71	22	
Households with Only Adults	0	0	0	91	10	
Chronically Homeless Households	0	0	0	56	0	
Veterans	0	0	0	0	0	

Table 40 - Facilities Targeted to Homeless Persons

Data Source CHIN Database

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

SOAR Program: This program works with homeless individuals with disabilities to access entitlement benefits. There are specially trained case managers who work with the individuals to apply for and receive entitlement benefits in a short period of time.

Homeless Prevention and Rapid Re-housing Grant: This grant provided financial assistance to eligible homeless and at-risk clients to maintain or obtain stable housing.

Emergency Solutions Grant: This grant targets homeless individuals and families. It provides financial assistance for both rent and utilities, which allow the persons to get back into stable housing as soon as possible.

Permanent Supportive Housing Programs: Through the work of the 10-Year Plan and Pitt County Regional Committee of the North Carolina Balance of State, several agencies in the City of Greenville have expanded housing options for homeless individuals by increasing bed inventories of permanent supportive housing. These include Shelter+Care, VASH, and Permanent Supportive Housing programs.

In the Housing Needs Survey conducted in January 2013, it was reported that 123 homeless persons in Greenville/Pitt County are housed in one of these permanent supportive housing programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically homeless individuals is defined as "an unaccompanied, disabled individual who has been persistently homeless for more than a year or who has been homeless for four (4) or more episodes over a period of three (3) years." Professionals in the field of homelessness note that, "people who are chronically homeless are highly likely to cycle in and out of housing, the streets, emergency shelters, hospitals, mental health facilities, and/or jails for varying periods of time.

Within the Greenville Area, there are several services and facilities that meet the needs of the chronically homeless and the homeless. For example, there is the Greenville Community Shelter, Greenville Housing Authority, Center for Family Violence, Streets to Homes, STRIVE, Pitt Community College, Medical Center within the Greenville Community Shelter, Local Faith Based Community Organizations, Public Health Department, Department of Social Services.

The wide varieties of services and facilities have the ability to provide several levels of resources to those in need. These resources range from emergency housing and transitional housing to workforce development and medical services.

MA-35 Special Needs Facilities and Services

Introduction

As the City of Greenville becomes a larger community, the need for facilities and services for the special needs population will increase. The latest data shows that Greenville, NC has nearly 90,000 people within its city limits. Over the next five (5) years, the city may reach the 100,000 mark. The Veterans Clinic is currently under construction. The new VA Hospital will serve as a regional VA magnet.

In a study conducted in 2006, approximately 200,000 veterans were homeless on any given night. Veterans make up a disproportionate share of people who are homeless (+/- 26%).

Greenville/Pitt County must prepare itself for a potential influx of individuals who need both facilities and services. In the sections below, there are strategies for mitigating some potential issues that may arise in the future. Furthermore, there are strategies that discuss how to assist with the current conditions.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Greenville will partner with several agencies to provide services to populations mentioned above. Both the City and the Greenville Housing Authority have programs and services to support the elderly. The City has an elderly homeowner rehabilitation program, the GHA provides both housing and services for this particular population. The elderly population will continue to increase in both Pitt County and Greenville due to our regional medical center, and a newly constructed VA hospital. Over the next five (5) years the City of Greenville will pursue new partnerships with the medical community, the Veterans Administration, and non-profit groups who are working with the elderly population.

The City will also provide assistance to those non-profits whose mission is to provide housing and supportive services to individuals with disabilities. GHA is currently a partner in providing some of these services, but they also provide housing to those with HIV/AIDS in the form of 61 dedicated rental units. These units are funded through HUD's HOPWA and Shelter + Care programs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Through the work of the 10-Year Plan to End Homelessness and the Pitt County Regional Committee of the NC Balance of State; agencies within and around the City of Greenville have expanded housing options for homeless individuals by increasing bed inventories of permanent supportive housing. Keep in mind that those individuals who are chronically homeless are those that have mental health and substance abuse problems. When these individuals return from institutional rehabilitation, supportive housing is necessary.

The Shelter+Care program (three (3) programs through GHA), the VASH program (VA-Homeless Veterans Program administered through GHA), and Permanent Supportive Housing programs (two (2) funded through the Greenville Community Shelter) all provide resources for aforementioned population.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Supportive housing certainly benefits those who are homeless. However, supportive housing can also act as a means to prevent homelessness. Many individuals with disabilities and other special needs can benefit for the preventative nature of this program. The City of Greenville intends on partnering and assisting those organizations whose mission is to support those in danger of becoming homeless.

In our annual goals, the city states that we shall provide resources to the special needs population. Those resources include, but are not limited to transitional housing assistance, supportive housing assistance, and counseling.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Supportive housing certainly benefits those who are homeless. However, supportive housing can also act as a means to prevent homelessness. Many individuals with disabilities and other special needs can benefit for the preventative nature of this program. The City of Greenville intends on partnering and assisting those organizations whose mission is to support those in danger of becoming homeless.

In our annual goals, the city states that we shall provide resources to the special needs population. Those resources include, but are not limited to transitional housing assistance, supportive housing assistance, and counseling.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policy will always affect groups or individuals in one way or the other. However, most of the time policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, NC, there are a couple of policies that create barriers to affordable housing.

Non-living wages: The City of Greenville housing prices are among the highest in the county, yet wages have not gone up at the pace of rents and housing prices. A working adult earning a \$7.25/hour wage makes \$15,080.00 /year, which places them in just above 30% AMI for an individual. An adult would have to work two full-time jobs to place themselves near 80 percent of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI) receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food, and healthcare. Some of these fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001 the State Legislature created the "Mental Health Systems Reform Act". The state privatized the arrangement of local and regional mental health services; thus, requiring that local jurisdictions contract out delivery of services. As a result, most would note the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the Family Care Homes around the state. This would certainly adversely affect a small group of people, and potentially make them homeless.

MA-45 Non-Housing Community Development Assets

Introduction

The nation is just now crawling out of an economic recession - very close to depression. The housing market has seen a very steep decline throughout the country; this same market has had a major economic impact within Greenville. The development community in the past decade has been one of the economic giants of the area, which helped Ad Valorem Tax revenues to reach the heights that they did. The Ad Valorem Tax is the city's largest revenue generator, but in the future this tax cannot be solely relied upon as much as in the past. The city will have to use all of its current and potential resources in order to create the revenue needed for operating expenses and for Capital Improvement Projects (CIPs). Capital Improvement Projects serve as one of the largest assets to a municipality. They have the ability to help ensure the health, safety, and general welfare of the public. These projects both raise the quality of life and stimulate the local economy.

There are several ways that the City of Greenville can grow the tax base. (1) Retain the current business structure and help facilitate their expansion (2) Recruit new business into the community, (3) Promote entrepreneurship and small business development, and (4) grow a 21st Century workforce.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	268	17	1	0	-1
Arts, Entertainment, Accommodations	5,782	6,335	16	16	0
Construction	1,425	1,105	4	3	-1
Education and Health Care Services	12,886	15,636	35	39	4
Finance, Insurance, and Real Estate	2,137	2,380	6	6	0
Information	609	844	2	2	0
Manufacturing	2,718	743	7	2	-5
Other Services	1,472	2,016	4	5	1
Professional, Scientific, Management Services	2,545	1,190	7	3	-4
Public Administration	1,150	2,456	3	6	3
Retail Trade	4,309	6,796	12	17	5
Transportation and Warehousing	616	289	2	1	-1
Wholesale Trade	752	526	2	1	-1
Total	36,669	40,333	--	--	--

Table 42 - Business Activity

Data Source: 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Labor Force

Total Population in the Civilian Labor Force	41,141
Civilian Employed Population 16 years and over	36,669
Unemployment Rate	10.87
Unemployment Rate for Ages 16-24	35.38
Unemployment Rate for Ages 25-65	4.93

Table 43 - Labor Force

Data Source: 2005-2009 ACS Data

Occupations by Sector

Management, business and financial	14,725
Farming, fisheries and forestry occupations	185
Service	7,579
Sales and office	9,395
Construction, extraction, maintenance and repair	1,814
Production, transportation and material moving	2,971

Table 44 – Occupations by Sector

Data Source: 2005-2009 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,914	86%
30-59 Minutes	3,925	11%
60 or More Minutes	1,063	3%
Total	34,902	100%

Table 45 - Travel Time

Data Source: 2005-2009 ACS Data

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,328	194	1,320
High school graduate (includes equivalency)	4,134	567	1,970
Some college or Associate's degree	7,635	625	2,219

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	10,414	211	1,658

Table 46 - Educational Attainment by Employment Status

Data Source: 2005-2009 ACS Data

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	126	108	84	422	939
9th to 12th grade, no diploma	1,385	736	407	1,085	1,017
High school graduate, GED, or alternative	4,809	1,772	1,937	2,976	1,698
Some college, no degree	11,749	2,965	1,603	2,874	1,098
Associate's degree	773	1,046	830	1,261	317
Bachelor's degree	2,806	3,051	2,065	2,294	863
Graduate or professional degree	51	1,090	1,274	2,531	890

Table 47 - Educational Attainment by Age

Data Source: 2005-2009 ACS Data

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	13,214
High school graduate (includes equivalency)	21,424
Some college or Associate's degree	27,169
Bachelor's degree	41,123
Graduate or professional degree	54,924

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three (3) largest employment sectors in Greenville, NC are (1) Education and Healthcare, (2) Arts, Entertainment, and Accommodations, and (3) Retail. There are a couple of sectors that are close 4ths and 5ths, but the premier employers in Greenville, NC are Vidant Medical Center, East Carolina University, and Pitt Community College.

Describe the workforce and infrastructure needs of the business community:

The overwhelmingly high number of people in the age group 14-55 is definitely one of Pitt County’s greatest resources. This depicts a ready and willing workforce for this part of the state.

Economic development has many driving factors. One of the most important factors in economic development is human capital. In 2009, approximately 27% of people Pitt County had college degrees. This means that approximately 27,000 people in Pitt County had college degrees in 2009. Also, the high school graduation rate in Pitt County was nearly 80% in 2009.

Source: <http://accrpt.ncpublicschools.org/app/cgrest>

According to 2009-10 data from the North Carolina Department of Public Instruction (LEA Cohort Graduation Rates), Pitt County Public Schools showed gains in the number of students who start the ninth grade and graduate within five years. Pitt County Schools showed a 4.7% gain in five-year graduation rates from the 08-09 school years to 09-10. Local education is a very important factor in the recruitment of industry and business. Pitt County has a long way to go; however, as Table 3 indicates, the rate of graduation is getting better. Hopefully, this trend will continue in the future.

When industries are searching for a site to locate their business, they take into account the current stock of human capital and potential stock of human capital (Pitt Community College – Business and Industry Services)[i]. Pitt County and Greenville have both. We also have the ability to train the labor force to suit each business through our community college system.

Over the past decade the state of North Carolina has seen a large increase in population and the state net migration percentage has remained at one (1) or close to one since 1990. In Pitt County both net migration and natural increase has occurred over the past two decades (numbers to illustrate your point). The county has seen more natural increase than it has net migration. This means that more children are being born rather than people dying, and our county has outside population influence. The growth in the natural increase indicates that many of the people who live in the county are actually born here. Our outside population is influenced by several factors, some of which include: the university, hospital, and the industries.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

Over the next five (5) years, Greenville, NC expects to have numerous local and regional private investments that will generate a great deal of economic activity. Within the next year, Greenville will be observing the opening of a new Dental School, VA Hospital, Federal Courthouse, Children's Hospital Expansion, and large retail projects. The City of Greenville has recently approved an incentive policy that will help market and attract companies and businesses to this area. It is our goal to improve the quality of life in Greenville, NC by using policies that focus on the triple-bottom line.

There have been several economic development assessments in Greenville over the past year. The City of Greenville has completed our own ED assessment. From the assessment we learned several things. One, our workforce is becoming stronger every day. Pitt Community College (PCC) is a leading community college in North Carolina. Unlike in other parts of the state, where community colleges and universities may be at cross purposes, PCC has a great working relationship with the University. One good example of their partnership is Operation Re-Entry. It is a program to support veterans as they upgrade skills and re-enter the workforce. PCC leads the way helping veterans through the Career Readiness Certificate program, Six Sigma White Belt, and OSHA 10 training.

Our infrastructure is solid. Over the next five (5) years, the public sector will be funding many of the Capital Improvement Projects. For example, there are three (3) large transportation projects slated to begin within the next five (5) years. Greenville must work on our Utility Cost. Pitt County Development Commission noted that one of the most often used points of elimination is utility cost. Investor-owned electric utilities have special economic development rate riders for large customers. Public power, for example, touts the ability to negotiate rates, but companies often want a rate sheet to review and will not go the extra step of negotiating. Greenville Utilities is an active partner in economic development.

Greenville places in the middle of the pack on water and sewer costs compared to the benchmark communities in the ED assessment. Generally, our water rates are more competitive than sewer. Given Greenville's abundant water supply, we need to market this to companies and businesses that are water-use intensive. Another infrastructure asset is our Airport Service. Currently Pitt Greenville Airport has one carrier with six daily flights to Charlotte.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Greenville, NC is very fortunate to have two (2) higher educational institutions within the city limits. These two (2) institutions produce very different workforces. Of course, there are some similarities such as nursing; for the most part one produces technical skills and the other produces professional skills. This combination works great because the community has jobs for both workforces. The workforce that needs the most help is those who do not finish high school, or did not go to college.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

Pitt Community College (PCC) is a leading community college in North Carolina. Unlike in other parts of the state, where community colleges and universities may be at cross purposes, PCC has a great working relationship with the University. One good example of their partnership is Operation Re-Entry. It is a program to support veterans as they upgrade skills and re-enter the workforce. PCC leads the way helping veterans through the Career Readiness Certificate program, Six Sigma White Belt, and OSHA 10 training.

These efforts will assist in the implementation of the workforce development strategies referred to throughout the Consolidated Plan. However, the aforementioned training alone will not

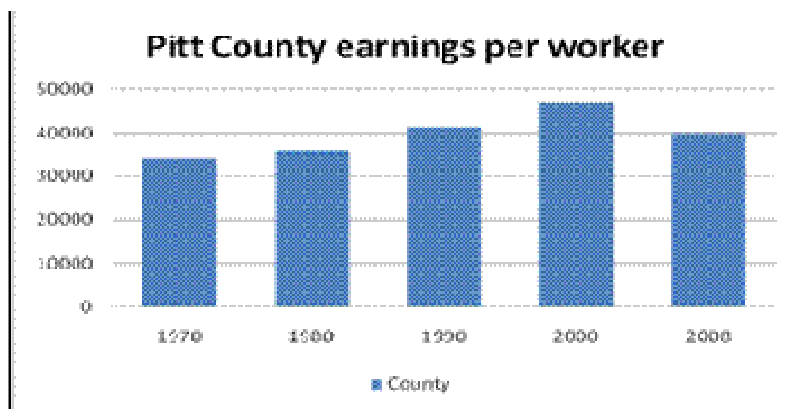
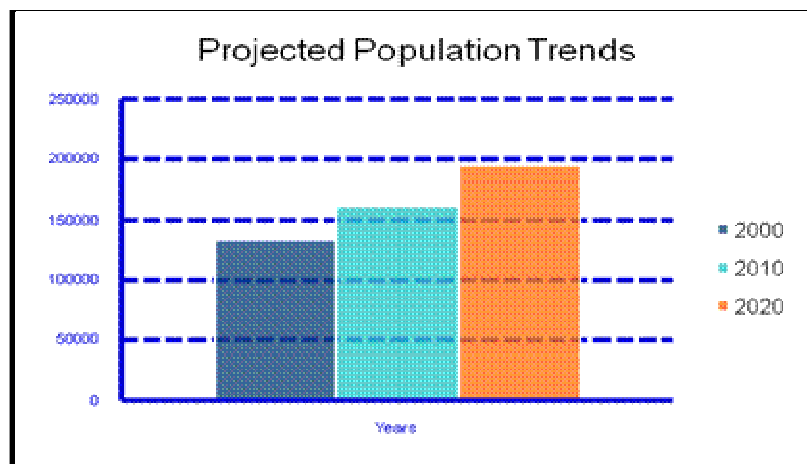
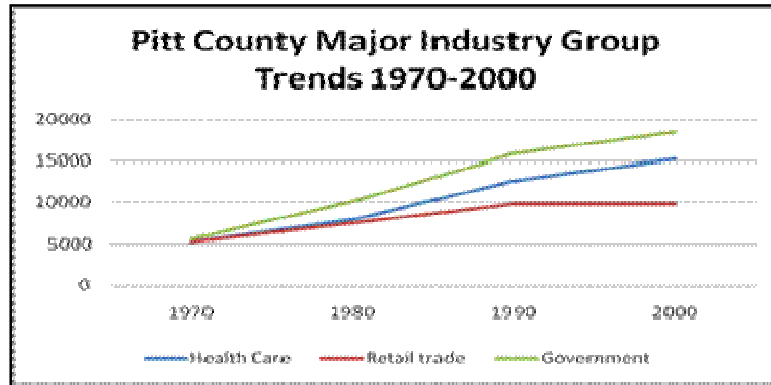
Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Greenville will take on several economic development initiatives within the Certified Redevelopment Areas. For example, the city will continue to provide assistance to both small business and entrepreneurs through grants, loans, and infrastructure. The City will also partner with organizations that provide workforce development opportunities for youth, high school drop outs, those re-entering the population after imprisonment, disabled, special needs, and the elderly.

The City of Greenville will also provide assistance for recruitment of commercial uses in HUB Zones, and provide consultation in redevelopment activities.



MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

For the purposes of the Five-year Consolidated Plan and this section, the term concentration will be used to refer to the low-income census tracts within the Greenville city limits. There are two (2) specific areas within the city limits where there "concentrations" of housing problems. These areas are (1) the West Greenville Redevelopment Area, and (2) the area north of the Tar River.

Are there areas in the Jurisdiction where these populations are concentrated?

For the purposes of the Five-year Consolidated Plan and this section, the term concentration will be used to refer to the low-income census tracts within the Greenville city limits. There are two (2) specific areas within the city limits where there "concentrations" of housing problems. These areas are (1) the West Greenville Redevelopment Area, and (2) the area north of the Tar River.

What are the characteristics of the market in these areas/neighborhoods?

These "concentrated" areas are typically characterized by old housing stock, low and fixed-incomes, and specified racial demographic. Another characteristic that can be assumed through data is a lower educational attainment level.

Are there any community assets in these areas/neighborhoods?

Yes. There are many concrete community assets in these "concentrated" areas. For instance, West Greenville has an elementary school, a library, a police substation, a youth recreation center, a baseball field, a workforce development center, and an afterschool center. Furthermore, there are abstract community assets. Meaning that the average person would not be able to perceive these assets. For example, these communities with the "concentrated" issues typically have the ability the rally together through atypical systems. These systems can help feed families, raise money, and even shelter families.

Are there other strategic opportunities in any of these areas?

Both of the aforementioned areas have a tremendous amount of opportunity. Both of these areas are within close proximity to very important resources to the entire City of Greenville. The area north of the river is close the Pitt-Greenville Airport. The opportunities for this area are endless, if there is a significant amount of public investment - followed by private investment.

The potential in West Greenville is not so inconspicuous. West Greenville lies in between the university/ Uptown district and the regional medical district. The opportunity for housing development, commercial development, and job growth are endless.

Strategic Plan

SP-05 Overview

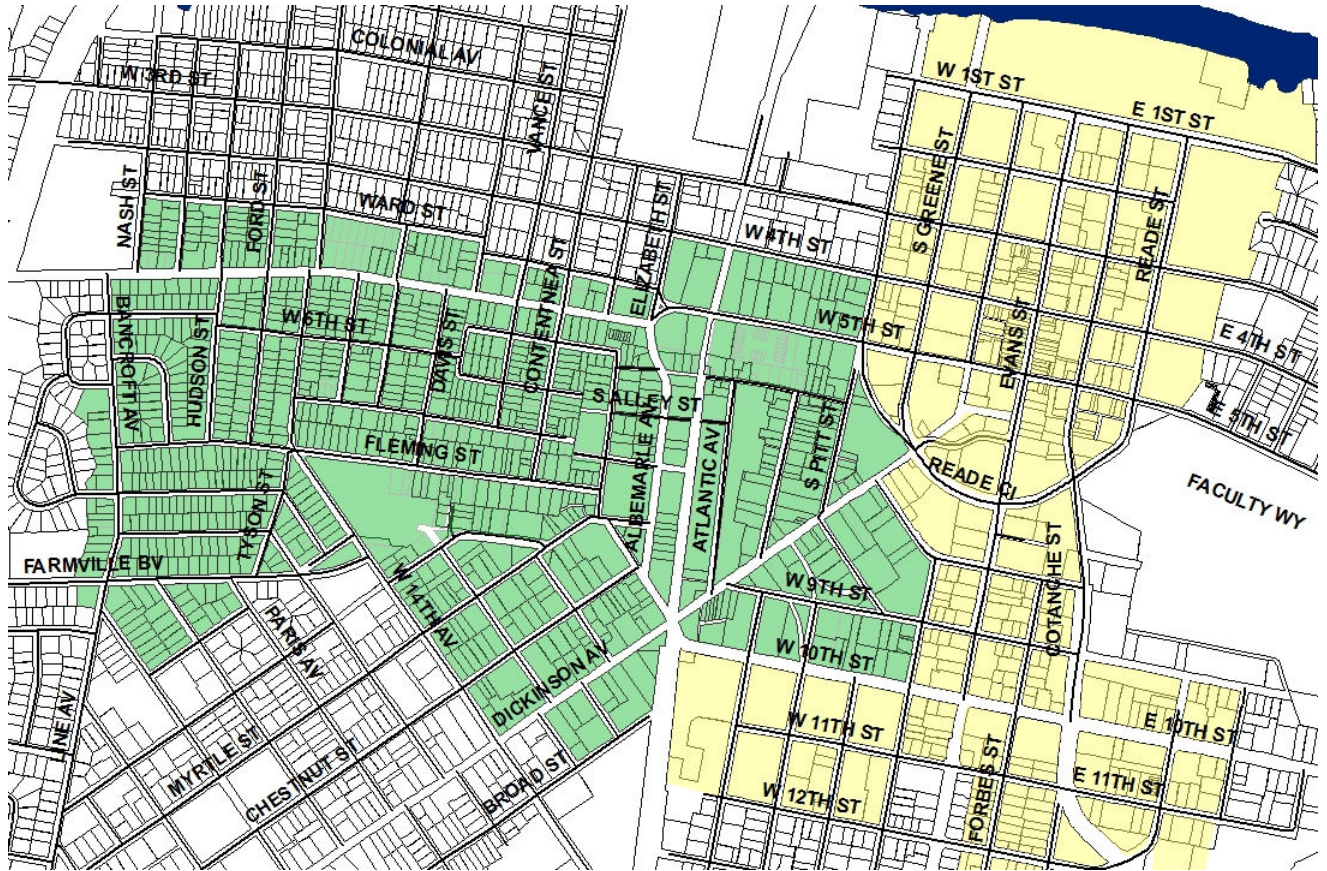
Strategic Plan Overview

The mission of the City is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities. The City of Greenville is not a Participating Jurisdiction. The Consolidated Plan serves as our application for funding. The Community Development Department, Housing Division is charged with the task to manage resources, deliver services, and implement strategies noted in the Five (5) Year Consolidated Plan.

The Consolidated Plan establishes a unified, coordinated vision of community development actions for the upcoming five (5) years. Key elements of the Consolidated Plan are its emphasis on citizen participation and the collaborative nature of the process. The City uses the input from citizens and its community development partners to determine its housing and community development needs, and to undertake specific actions consistent with those strategies. Specifically, the City is actively involved with, and obtains significant input from specialized organizations, agencies, and committees focused on the needs of the city and its residents. Input is also gathered throughout the year through public meetings, citizen participation, and interaction with residents and business and community leaders.

SP-10 Geographic Priorities

Geographic Area



1. WEST GREENVILLE REVITALIZATION

Local Target area

The West Greenville Redevelopment Area is bounded the Medical District to the west, the Tar River to the north, the downtown to the east, and a newly planned major thoroughfare (10th Street Connector) to the south.

The West Greenville Redevelopment Area has many old homes. A vast majority of these homes need significant repair. The majority of the single-family homes are built in a craftsman style. This area has a few surviving businesses, but the vast majority of existing commercial stock is dilapidated. Furthermore, the commercial building stock needs to be expanded. For example, a grocery store and office space has been expressed as a neighborhood priority.

The Community Development Department held the first consultation and citizen participation meeting within the West Greenville Redevelopment Area. The second was held outside of the West Greenville Redevelopment Area. The second meeting was the most attended, and many of the people there were from West Greenville. The suggestion that were made at the meeting, primarily dealt with issues that are part and parcel to living in West Greenville is not only a target area and a Certified Redevelopment Area, but it also lies within the two (2) lowest-income census tracts in Greenville, NC.

- Reduce substandard housing and blight
- Preserve and increase owner-occupied housing for low income families and individuals
- Improve public infrastructure within communities of low wealth
- Increase and cultivate economic development opportunities within low wealth communities
- Produce affordable housing opportunities for both owner occupants and renters
- Elimination of environmental hazards in targeted low income communities
- Promotion of efforts to develop and maintain housing for special needs populations
- Support of programs that provide enrichment to low income communities.

1. Increase in the affordable housing stock 2. Removal of blighted, deteriorated, and dilapidated structures 3. Lower number of housing units that contain lead 4. A new commercial center with a grocery store and business opportunities 5. Addition of available office space for small businesses that want to locate in the area 6. Improved sidewalks, lighting, storm water, and fiber optics. Yes.

The City of Greenville, in partnership with other agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable

housing.

Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.

Promote, implement, and assist with educational programs that will provide future opportunities for home-ownership, job options, and family stability.

Support non-profits who help those that have made bad decisions in the past, to work towards better opportunities.

Provide and Assist in down-payment assistance programs, workforce development programs, and financial management programs.

2. GREENVILLE SCATTERED SITE AREAS

Local Target area

The Greenville Scattered Site target area encompasses the entire City of Greenville, and all of the low-income census tracts. The City of Greenville lies in the eastern portion of the state of North Carolina, and within Pitt County. It is approximately 85 miles east of the state capitol (Raleigh, NC), and approximately 80 miles west of the beaches on North Carolina. Greenville, NC is the tenth (10th) largest municipality within the state of North Carolina, and is also among the fastest growing. The population in Greenville is just above 86,000 and the city limits cover approximately 66 square miles.

The City of Greenville is the retail, health care, educational and cultural hub of Eastern North Carolina. You can find everything from a major retail store, to a world-class regional medical facility and heart center, to the state's second largest university. There is a mixture of housing stock in Greenville. There are many single-family neighborhoods, duplex neighborhoods, and multi-family neighborhoods. The majority of the multi-family developments in Greenville cater to the large student population.

The consultation and citizen participation process showed that there are needs throughout the city. Many of the suggestions that were made during this process focused on the West Greenville Redevelopment Area; however, the public voiced concerns about areas all across the city. For example, the area north of the river has come up in discussions on several different occasions. The 2005-2009 ACS data notes that the vast majority of the Hispanic population resides in this area. Furthermore, it has been documented throughout this plan that the Hispanic population is disproportionately in greater need than every other racial group.

- Reduce substandard housing and blight
- Preserve and increase owner-occupied housing for low income families and individuals
- Improve public infrastructure within communities of low wealth
- Increase and cultivate economic development opportunities within low wealth communities
- Preserve housing for lower income households through scattered site rehabilitation
- Produce affordable housing opportunities for both owner occupants and renters
- Elimination of environmental hazards in targeted low income communities
- Promotion of efforts to develop and maintain housing for special needs populations
- Support of programs that provide enrichment to low income communities.

1. Increase affordable housing 2. Increase of job opportunities 3. Increase of job training opportunities 4. Improve infrastructure and transportation network 5. Improve the quality of life related concerns 6. Improve the resources available to those with disabilities/ special needs, those that are homeless, and those that have been incarcerated.

There are several barriers to affordable housing within the City of Greenville. These barriers include lack of decent affordable housing, education, criminal history, bad credit, and lack of financial resources. The City of Greenville, in partnership with other agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing.

Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.

Promote, implement, and assist with educational programs that will provide future opportunities for home-ownership, job options, and family stability.

Support non-profits who help those that have made bad decisions in the past, to work towards better opportunities.

Provide and Assist in down-payment assistance programs, workforce development programs, and financial management programs.



Table 49 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Our focus will remain in the Certified Redevelopment areas – more specifically, concentrating in the West Greenville Redevelopment Area. Our Redevelopment Areas are in a great location. They lie between the university area and the Medical District. This geographic location will serve as a great asset in the future for housing, business, senior programs, and educational opportunities.

Another area of focus for the city is north of the Tar River. This area has many extremely low and low households. There is a lack of affordable housing and commercial uses in this area. In 1999, the area north of the Tar River was decimated by Hurricane Floyd and the subsequent flood.

The City of Greenville has always conducted scattered site activities. Low income households are not limited to one (1) or two (2) portions of the city. These households can be in many places throughout the city limits.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Reduce substandard housing and blight	High	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence	Creation of decent affordable housing Provide resources to special needs population
Preserve and increase affordable housing	High	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence	Creation of decent affordable housing Provide resources to special needs population
Improve public infrastructure	High	Extremely Low – Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans	Create economic opportunities for low to mod Provide resources to special needs population

	<p>Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>		
<p>Increase economic opportunities</p>	<p>Extremely Low – Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>	<p>High</p>	<p>Create economic opportunities for low to mod Support and create valuable programs Provide resources to special needs population</p>
<p>Scattered Site Rehabilitation</p>	<p>Extremely Low Low Moderate Families with Children</p>	<p>Low</p>	<p>Creation of decent affordable housing Provide resources to special needs</p>

		<p>Elderly Individuals Families with Children veterans Elderly Frail Elderly Persons with Physical Disabilities</p>	<p>population</p>
<p>Produce affordable housing</p>	<p>Low</p>	<p>Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence</p>	<p>Creation of decent affordable housing Provide resources to special needs population</p>
<p>Elimination of environmental hazards</p>	<p>Low</p>	<p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly</p>	<p>Eliminate environmental hazards Provide resources to special needs population</p>

	<p>Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>			<p>Creation of decent affordable housing Provide resources to special needs population</p>
<p>Maintain housing for special needs population</p>	<p>High</p>			<p>Support and create valuable programs Provide resources to special needs population</p>
<p>Support non-profits</p>	<p>High</p>	<p>Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly</p>		<p>Support and create valuable programs Provide resources to special needs population</p>

			Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
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Table 50 – Priority Needs Summary

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The City of Greenville recognizes the flux in the market, and we have already made a conscience effort to pivot. Over the past five (5) years we have targeted some areas for new home construction. For the most part, these homes have sold within a reasonable amount of time. Staff intends on changing our strategy a bit. Over the next five (5) years our intention is to build new homes only when we or our partners have eligible buyers lined-up and ready to go.
Rehabilitation	The Community Development Department understands that our current housing stock is aging, and the need of owner occupied rehabilitation will continue to increase. Since we plan on being more strategic with our new home construction - this should free up some resources for rehabilitation.
Acquisition, including preservation	Staff will continue to pursue properties for acquisition. These properties will be both residential and commercial in use. It is always our intention to keep the character and design of the neighborhood intact. In many cases, the properties we purchase are damaged beyond repair. In those cases, we will demolish and rebuild with past character in mind.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Expected Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	781,000	28,000	0	809,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	387,000	45,000	0	432,000	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Staff intends on leveraging the U.S. Housing and Urban Development Funds when and where projects prove themselves to be feasible. Over the past (5) five years the City of Greenville has invested in (3) three multi-family developments. The most recent of those developments is Winslow Pointe. In this one (1) activity, we were able to leverage nearly \$11.5 million dollars.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Over the past five (5) years staff has strategically acquired properties within our target/focus areas. These properties are slated to be combined and then subdivided (many of the properties are narrow lots) for both owner-occupied, lease-purchase, and rental property.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
	CHDO	Ownership Rental	Jurisdiction
	Government	Homelessness	Jurisdiction
	Non-profit organizations		
	Non-profit organizations	Homelessness	Jurisdiction
	Sub-recipient	public services	Region
L.I.F.E. of N.C.	Non-profit organizations	Economic Development	Jurisdiction
Literacy Volunteers - Pitt County	Sub-recipient	public services	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The delivery structure for CDBG and HOME services within the City of Greenville are developing as planned. Staff has cultivated many programs through sub-recipient dollars and partnerships with non-profits. We have also increased our partnerships with other institutional organizations and government agencies throughout the years.

Currently, one of our only gaps in delivery is through our CHDO's. We are currently working with two (2) CHDOs. It is our goal to recruit two (2) -three (3) more over the next five (5) years, and build capacity in our region. Also, staff identified another gap during our public meetings - workforce development was a concern that was stated several times.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

There are several services offered by government agencies, non-profit agencies, and private groups that target both the homeless and those with HIV. The largest mainstream service to the HIV population is through GHA, and their HOPWA housing program. Currently, they have \$187,000.00 allocated toward assisted housing for this population.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		X
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
Other			
Transitional Housing Opportunities	X		

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Service delivery begins at the Greenville Community Shelter. The Shelter serves as a first level, the families and individuals that utilize this service are filtered to agencies or organizations that provide programs and opportunities to assist those individuals.

The programs offered range from transitional and supportive housing to job training programs. These programs allow families and individuals to become self sufficient.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The existing infrastructure for the homeless and special needs population is the biggest strength that Greenville has to offer. There are many groups and organizations that provide programs to benefit those that are in need of becoming self-sufficient. For example, there are agencies that provide domestic violence programs, substance abuse programs, education programs, and health services programs. Furthermore, the emergency shelter and transitional housing inventory is good.

There are a few gaps in the delivery system. During the citizen participation/ community meetings, staff was made aware that child care and job training were not readily accessible. Moreover, it was stated that the city should be prepared for an influx of veterans – many of which will need both supportive and transitional housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

As stated above, one of our community's largest gaps is the capacity of our CHDOs. In theory, these organizations should be able to work more diligently in low-mod income communities than anyone else. Our responsibility as the PJ is to build this capacity. Staff will continue to provide resources to existing CHDO's, but we will also recruit new CHDO's over the next five (5) years. Furthermore, staff will continue to provide resources to non-profits who are conducting workforce development initiatives. We will partner with all capable and effective agencies that provide these types of programs for low-mod communities.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Creation of decent affordable housing	2012	2018	Affordable Housing Public Housing	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Reduce substandard housing and blight Preserve and increase affordable housing Scattered Site Rehabilitation Produce affordable housing Maintain housing for special needs population	CDBG: \$340,000 HOME: \$298,000	Rental units constructed: 3 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted
Create economic opportunities for low to mod	2012	2018	Non-Housing Community Development	WEST GREENVILLE REVITALIZATION	Improve public infrastructure Increase economic opportunities	CDBG: \$137,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
							Public service activities for Low/Moderate Income Housing Benefit: 3 Households Assisted Jobs created/retained: 10 Jobs Businesses assisted: 7 Businesses Assisted
Support and create valuable programs	2012	2018	Non-Housing Community Development	WEST GREENVILLE REVITALIZATION	Increase economic opportunities Support non-profits	CDBG: \$75,000	Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
Eliminate environmental hazards	2012	2018	Environmental	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Elimination of environmental hazards	CDBG: \$100,000	Brownfield acres remediated: 1 Acre Other: 15 Other
Provide resources to special needs population	2012	2018	Homeless Non-Homeless Special Needs	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Reduce substandard housing and blight Preserve and increase affordable housing Improve public infrastructure Increase economic	CDBG: \$300,000 HOME: \$100,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 2 Households Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					opportunities Scattered Site Rehabilitation Produce affordable housing Elimination of environmental hazards Maintain housing for special needs population Support non-profits		Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted Homelessness Prevention: 5 Persons Assisted Housing for Homeless added: 3 Household Housing Unit

Table 55 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Greenville will do its best to serve all the very low, low, and moderate-income families within the city limits. We will continue to focus our services and resources within our two (2) Certified Redevelopment Areas. More specifically, the vast majority of the very low and low-income families lie within two (2) Census Tracts. These tracts are identified as 7.01 and 7.02.

The total population amount within these two (2) Census Tracts is 6,871 individuals. Nearly half of the population within these Census Tracts are 35 years of age and older. Furthermore, the racial demographic is much skewed towards African-Americans.

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Greenville Housing Authority has a gap in the amount of units and the amount of units accessible to the public. With funding shortages and budget cuts, the total of seven hundred forty-six (746) units cannot be all utilized. Currently, the Greenville Housing Authority is only utilizing six hundred eighty (680) units of the seven hundred forty-six (746) which are online.

Activities to Increase Resident Involvements

The Greenville Housing Authority already provides several avenues for resident involvement. They would like to continue and increase some of these programs. For example, they provide residents with (1) neighborhood networking opportunities (2) Home-ownership counseling, and (3) classes to self-sufficiency.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The Greenville Housing Authority does not have the “troubled” designation.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

Public policy will always affect groups or individuals in one way or the other. However, most of the time policies are put in place to make environments more equitable. There are instances where public policy will adversely affect a minority group more so than others. In Greenville, NC, there are a couple of policies that create barriers to affordable housing.

Non-living wages: The City of Greenville housing prices are among the highest in the county, yet wages have not gone up at the pace of rents and housing prices. A working adult earning a \$7.25/hour wage makes \$15,080.00/year, which places them in just above 30% AMI for an individual. An adult would have to work two full-time jobs to place themselves near 80 percent of AMI. In addition, families receiving public assistance, such as Temporary Assistance for Needy Families (TANF) or Supplemental Security Income (SSI) receive a fixed amount of a few hundred dollars a month for basic needs, such as housing, food, and healthcare. Some of these fixed incomes are always in danger of being cut.

Mental illness: The State of North Carolina has pivoted several times in the business of handling mental illness. In 2001 the State Legislature created the "Mental Health Systems Reform Act". The state privatized the arrangement of local and regional mental health services; thus, requiring that local jurisdictions contract out delivery of services. As a result, most would note the quality of care that North Carolinians with mental illness receive has declined. Moreover, allegations of fraud and waste have increased. The most recent pivot is to cut funding to many of the Family Care Homes around the state. This would certainly adversely affect a small group of people, and potentially make them homeless.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Greenville, in partnership with other agencies and organizations will both implement and support programs that help eliminate and mitigate the barriers to affordable housing.

1. Provide and assist in the construction, rehabilitation, and planning of low to moderate income communities and housing.
2. Promote, implement, and assist with educational programs that will provide future opportunities for home-ownership, job options, and family stability.
3. Support non-profits who help those that have made bad decisions in the past, to work towards better opportunities.
4. Provide and Assist in down-payment assistance programs, workforce development programs, and financial management programs.

SP-60 Homelessness Strategy

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Greenville partners with the Pitt County Continuum of Care to combat homelessness and provide assistance for the creation of a seamless continuum of housing and support services. It is the ultimate goal to provide services and housing to all homeless and subpopulations of homeless in the city and county. However, as the system stands today, there are multiple agencies and coalitions working on this issue. Over the course of the next five (5) years, the city and its partners must strengthen the coordination of homeless prevention activities by taking a comprehensive approach to the issue. This is not a housing issue, nor is it a support service issue. We must begin to treat homelessness as a community development activity - meaning workforce development, job creation, support services, and housing all combined.

There will continue to be Point-in-Time surveys conducted to identify both sheltered and unsheltered persons. Through these surveys, the COC and partners will implement strategies that will:

- Identify the chronically homeless persons within the City of Greenville and Pitt County
- Create programs that prevent homelessness prior to it occurring
- Provide supportive and transitional housing for those in need

Addressing the emergency and transitional housing needs of homeless persons

The Greenville Community Shelter will continue to apply annually for the State of North Carolina Emergency Shelter Funds. Furthermore, the GCS will partner with the city, county, and other organizations to add more beds for transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Several programs and a team to implement the Ten (10) Year Plan to end Chronic Homelessness. One (1) strategy in the plan is to move families and individuals into both transitional and permanent supportive housing. The City will assist the CoC, GHA, and GCS with such programs.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The cause, nature and full extent of the homeless problem in Pitt County is both varied and complex. With the different homeless populations described here and the level of services offered as they relate to the Continuum of Care initiative, it is obvious that there is no single cause of homelessness.

As stated above, there are several programs and a team to implement the Ten (10) Year Plan to end Chronic Homelessness. One (1) strategy in the plan is to move families and individuals into both transitional and permanent supportive housing. The City will assist the CoC, GHA, and GCS with such programs.

SP-65 Lead Based Paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

HUD required that all residential properties built before 1978 receiving federal funds are tested for lead based paint and the any lead hazards discovered are to be addressed. At this time the City of only provides assistance to owner occupied housing and housing provided by non-profits and CHDOs. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead based paint testing and abatement to rental properties and to address healthy homes issues.

How are the actions listed above related to the extent of lead poisoning and hazards?

Based on housing stock information provided in the 2010 Census for the City of Greenville there are 11,878 housing units built before 1978. Of the total number of pre-1978 units 3,133 (26.4%) are located in low/moderate income census tracts 6.02, 7.01 and 7.02. The corresponding breakdown of the pre-1978 units in percentage is 18.6%, 73.1 % and 86.1%. This means that there are 8,745 (73.6%) pre-1978 units that could be occupied by low/moderate income households in non-low/mod census tracts.

How are the actions listed above integrated into housing policies and procedures?

Since the majority of the City of Greenville CDBG and HOME funds are spend on owner occupied housing stock it is imperative that the City find other resources to address the hazard of lead based paint and health home issues from other funding sources. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead based paint testing and abatement to eligible rental properties.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

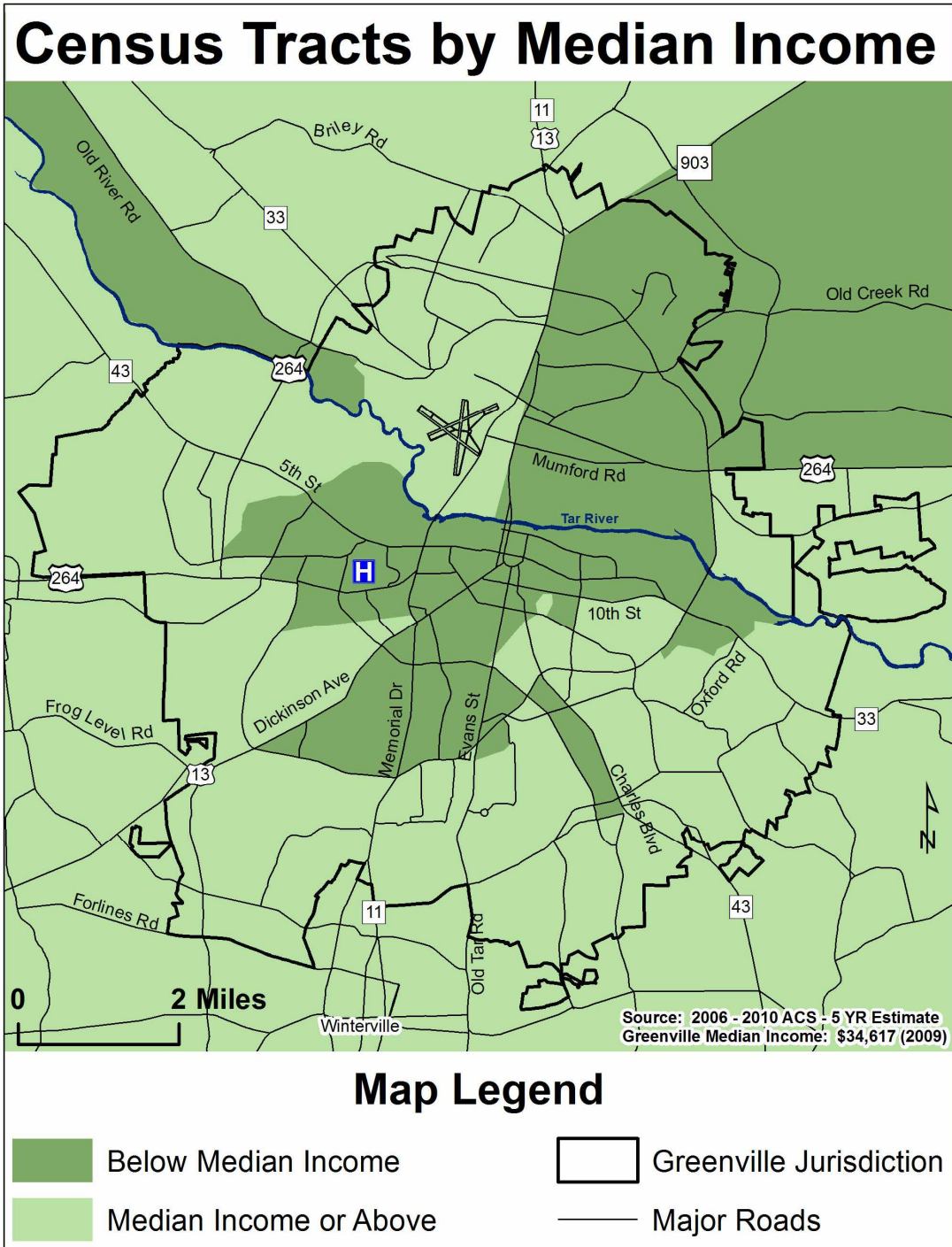
The City of Greenville's housing programs were created to address poverty and the lack of resources through providing housing opportunities for low-income households. Without these housing opportunities many low-income households would not be able to afford housing rehabilitation costs, renting, or purchasing a home.

The City envisions a strategy that can reduce the number of families and individuals in poverty through a comprehensive process. This process includes workforce development and training, job creation through the expansion of economic opportunities, and affordable housing. The Community Development Department intends to use its own resources along with CBO's, FBO's, private sector groups, and other public agencies to create an eco-system of partners that nurture the low-income families and households.

The idea is to provide every resource for low-income families and individuals to improve their situation. For example, the City will continue to provide affordable housing to both potential homeowners and renters. However, low-income families will not be able to remain in affordable housing if they do not have jobs. The City will assist in providing economic opportunities through small business development, entrepreneurship initiatives, and business attraction. Although, we will also use other private economic development partners to leverage the amount of funding we provide. Moreover, the City will provide funding for non-profits to assist and create workforce development programs. We understand that without proper training - individuals cannot hope to ever gain decent employment.

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Funding through CDBG Public Service activities of transitional housing providers such as Streets to Home, a non-profit agency, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons and families living in poverty.



Median Household Income

SP-80 Monitoring

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Greenville prides itself as a compliant PJ of the U.S. Department of Housing and Urban Development. Staff understands that the effectiveness and efficiency of federal dollars determine whether the funds will continue to be allocated. Thus, we do our absolute best to ensure that every dollar is not only spent properly, but also leveraged to the maximum amount possible.

HOME rules for oversight have been changed to improve the performance of new projects and activities. Staff has already begun the implementation of CPD notice 12-007. Over the next five (5) years we will create a market analysis and needs assessment on every project or activity that we conduct. This will help ensure the feasibility of the development, and may give staff some indication of several potential outcomes.

As part of the aforementioned analysis, we must also place more scrutiny on the CHDO's that we use and their capacity. Over the next five (5) years, when we monitor the CHDO's, we will also make notes on the necessary resources CHDO's need to be successful. We have done this in the past, but with infrequency.

A final component to our monitoring change will be within IDIS. Staff will be more vigilant in the time frame of projects and activities. Although we cannot make some developments progress more quickly, we can track them more closely in IDIS and report on them more frequently.

Monitoring Objective

Primary

- To ensure that sub-recipients are:
- Complying with all applicable federal requirements
- Complying with administrative and financial management standards
- Performing and delivering services in a timely manner

Secondary

- To identify any potential areas of non-compliance and offer technical assistance.

Monitoring Procedure

- In-house reviews of sub-recipient materials and regulations review
- Pre-monitoring visits with sub-recipient
- Conduct visit as follow:
 - Notify of date, scope, focus of review
 - Hold entrance conference with chief official
 - Document, gather and analyze
 - Hold exit conference to report results, hear reaction and form conclusions
- Follow-up with letter of results to include findings and/ or concerns

On-Site Visits

Staff performs on-site monitoring reviews at least annually, depending on the assessment of risks for non-compliance. Program operations are observed, staff interviewed, client eligibility confirmed, financial and programmatic reports verified.

Long-Term Compliance

Activities involving real property acquisition or improvement require long-term compliance with original purpose of the federal assistance. The City of Greenville's Community Development Department maintains a CDBG Real Property Inventory that is updated annually, and confirms that such property is still being used for the intended purpose. Staff carries out an annual review of HOME-assisted rental units, to ensure compliance with Housing Quality Standards, tenant eligibility, and rent ceilings.

Rental Housing Monitoring

Staff must review annual Project Compliance Reports and perform regular on-site visits throughout the affordability period to ensure continued compliance with:

- Rent and occupancy requirements
- Property standards
- Other Federal requirements (e.g. fair housing, lead-based paint, and affirmative marketing)

Expected Resources

AP-15 Expected Resources

Introduction

Resources available to support activities identified in the Consolidated Plan and this Annual Action Plan will include Community Development Block Grant, Home Investment Partnership, general fund revenues, local Bond program, North Carolina Housing Finance Agency, private lending institutions, and private developers.

The City of Greenville is aware that over the next five (5) years, it will be critical to leverage as much outside funding as possible to assist in carrying out activities planned. Through partnerships, the annual federal funding the city receives is has a higher potential to reach more low-moderate-income families and individuals.

Below are the three (3) primary funding sources for the Community Development Department's Housing Division.

(1) CDBG Program

The Housing and Community Development Act of 1974 created the Community Development Block Grant program in 1974. Since 1975, the City of Greenville has participated in the program with a variety of activities. The City of Greenville became an Entitlement Community in 1994. As an Entitlement Community, the City receives an annual funding allocation from the U.S. Department of Housing and Urban Development. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. All activities carried out must meet one (1) of the three (3) National Objectives. Those objectives are:

- (1) Benefit low-moderate-income persons
- (2) Aid in the prevention or elimination of slums and blight, and
- (3) Addressing an "urgent need".

(2) HOME Investment Partnerships Program

The HOME Investment Partnerships program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower income households. This program seeks to encourage local jurisdictions to work with non-profit organizations and private investment to achieve this goal. Cities receiving HOME funds must reserve 15% of the HOME funds to Community Housing Development Organizations (CHDO's) for affordable housing development.

In 1997, the Pitt County HOME Consortium was formed. The Consortium included the City of Greenville as the lead entity, the Towns of Farmville, Ayden, Bethel, Grifton and Pitt County. The Town of Winterville became a member in 2001. The in January of 2008, the Greenville City Council approved disbanding the Consortium partnership and submitted an application to become a “Participating Jurisdiction” of HOME funding. This Action Plan represents Greenville’s third year as a HOME Participating Jurisdiction.

Local match requirement for the 2013-2014 HOME Program is approximately \$96,750. These funds come from local funds earmarked for Affordable Housing and for meeting match requirements. The funds will be used to augment HOME funded projects. The Greenville HOME program currently has a match credit of _____, which will be carried over. Despite the match credit, the City continues to identify a match with all projects – evidenced by the match log.

(3) Affordable Housing Bond Program

On November 2, 1992, the citizens of Greenville approved a \$5 million bond referendum for affordable housing. The funding was divided into three (3) revolving loan categories. The categories included homeownership, land banking, and elderly housing rehabilitation. Loans are continually recaptured and reinvested into the program fund to further the City’s efforts to promote and preserve affordable housing. This bond led to the production of one hundred sixty-one (161) affordable homes for the first time low and moderate-income homebuyers and flood survivors. Furthermore, it led to over one hundred fifty-three (153) loans to low and moderate-income families for home purchases and more rehabilitation of low income elderly homeowner residences. These funds have been recycled since 1992, and are available for the Certified West Greenville Redevelopment Area and other affordable housing initiatives within the City of Greenville.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	781,000	28,000	0	809,000	0
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	387,000	45,000	0	432,000	0

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Staff intends on leveraging the U.S. Housing and Urban Development Funds when and where projects prove themselves to be feasible. Over the past (5) five years the City of Greenville has invested in (3) three multi-family developments. The most recent of those developments is Winslow Pointe. In this one (1) activity, we were able to leverage nearly \$11.5 million dollars.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Over the past five (5) years staff has strategically acquired properties within our target/focus areas. These properties are slated to be combined and then subdivided (many of the properties are narrow lots) for both owner-occupied, lease-purchase, and rental property.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Creation of decent affordable housing	2012	2018	Affordable Housing Public Housing	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Reduce substandard housing and blight Preserve and increase affordable housing Produce affordable housing Maintain housing for special needs population	CDBG: \$340,000 HOME: \$298,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit
Create economic opportunities for low to mod	2012	2018	Non-Housing Community Development	WEST GREENVILLE REVITALIZATION	Improve public infrastructure Increase economic opportunities	CDBG: \$137,000	Businesses assisted: 2 Businesses Assisted
Support and create valuable programs	2012	2018	Non-Housing Community Development	WEST GREENVILLE REVITALIZATION	Preserve and increase affordable housing Increase economic opportunities Support non-profits	CDBG: \$75,000	Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted
Eliminate environmental hazards	2012	2018	Environmental	WEST GREENVILLE REVITALIZATION GREENVILLE	Elimination of environmental hazards	CDBG: \$34,000 HOME:	Homeowner Housing Rehabilitated: 6 Household Housing Unit

Consolidated Plan

GREENVILLE

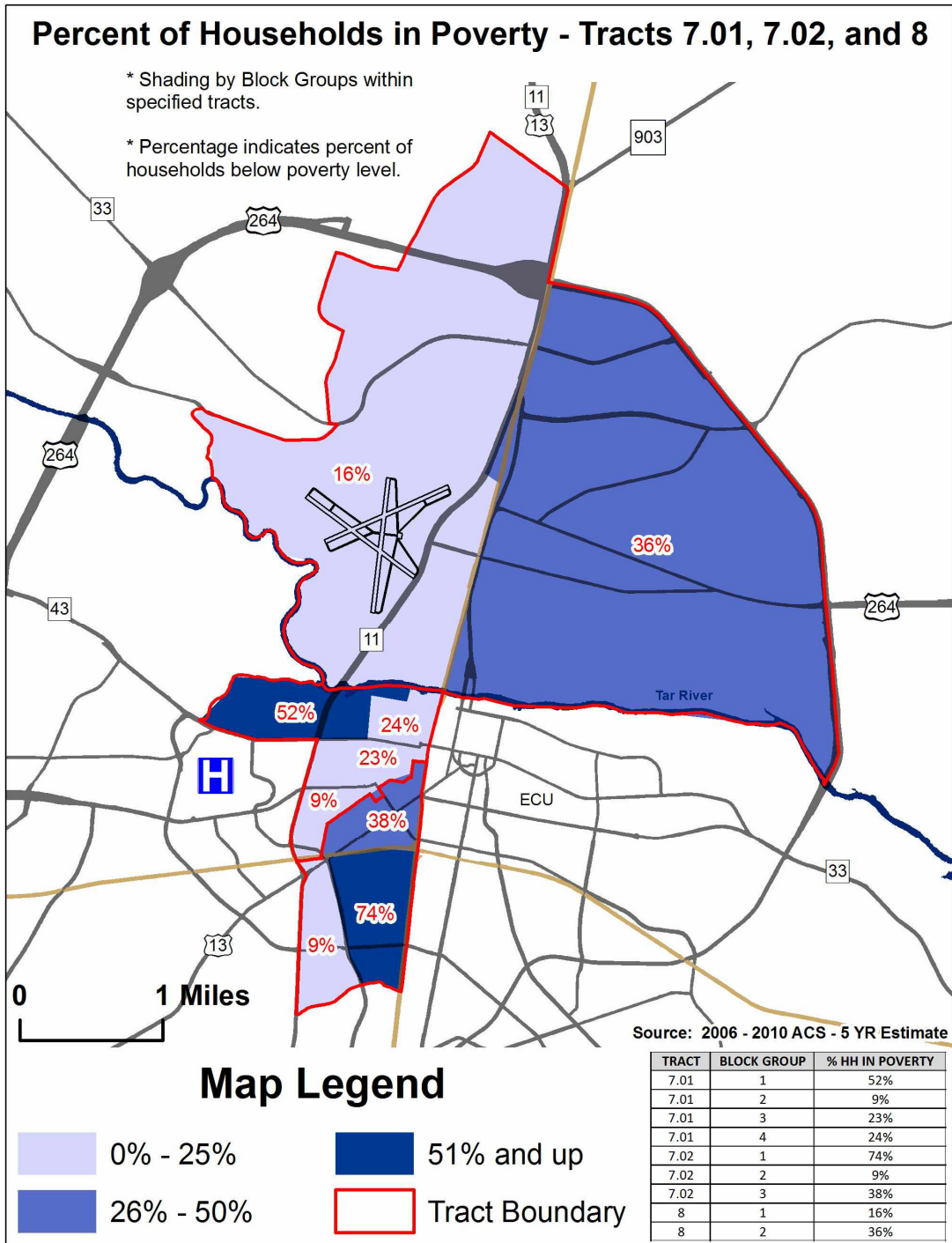
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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Provide resources to special needs population	2012	2018	Homeless Non-Homeless Special Needs	SCATTERED SITE AREAS WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Scattered Site Rehabilitation Produce affordable housing Maintain housing for special needs population	\$29,800 CDBG: \$75,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 2 Beds

Table 57 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

According to the 2007-2011 ACS Survey there are approximately 10,677 households out of 33,786 that fall within the 30% - 80% AMI in the City of Greenville.



Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Program Administration	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Creation of decent affordable housing Create economic opportunities for low to mod Support and create valuable programs Eliminate environmental hazards Provide resources to special needs population	Reduce substandard housing and blight Preserve and increase affordable housing Improve public infrastructure Increase economic opportunities Scattered Site Rehabilitation Produce affordable housing Elimination of environmental hazards Maintain housing for special needs population Support non-profits	CDBG: \$781,037 HOME: \$387,815
Housing Rehabilitation	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Creation of decent affordable housing Eliminate environmental hazards Provide resources to special needs population	Reduce substandard housing and blight Preserve and increase affordable housing Scattered Site Rehabilitation Elimination of environmental hazards Maintain housing for special needs population Support non-profits	CDBG: \$340,037 HOME: \$200,815
Public Service	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Support and create valuable programs	Support non-profits	CDBG: \$75,000 HOME: \$0

Economic Development	WEST GREENVILLE REVITALIZATION	Create economic opportunities for low to mod	Increase economic opportunities	CDBG: \$137,000 HOME: \$0
Acquisition of Substandard/Dilapidated Properties	WEST GREENVILLE REVITALIZATION	Eliminate environmental hazards	Reduce substandard housing and blight Improve public infrastructure Elimination of environmental hazards	CDBG: \$22,000 HOME: \$0
Relocation/Displacement Assistance	WEST GREENVILLE REVITALIZATION	Creation of decent affordable housing	Reduce substandard housing and blight Elimination of environmental hazards	CDBG: \$15,000 HOME: \$0
Clearance/demolition	WEST GREENVILLE REVITALIZATION	Creation of decent affordable housing Create economic opportunities for low to mod Eliminate environmental hazards	Reduce substandard housing and blight Preserve and increase affordable housing Improve public infrastructure Increase economic opportunities Produce affordable housing Elimination of environmental hazards	CDBG: \$60,000 HOME: \$0
Down Payment Assistance	WEST GREENVILLE REVITALIZATION GREENVILLE SCATTERED SITE AREAS	Creation of decent affordable housing	Preserve and increase affordable housing	CDBG: \$0 HOME: \$20,000
Community Housing Development Organizations		Creation of decent affordable housing	Preserve and increase affordable housing Produce affordable housing	CDBG: \$0 HOME: \$52,000

Table 58 – Project Summary

AP-35 Projects

Introduction

The City of Greenville has established the following two (2) categories of strategies for meeting the needs of the underserved in the community. These categories are Housing Strategies and Community Development Strategies. Each category has several projects associated with them. The Housing Strategy projects include down payment assistance, development of affordable housing, and partnerships. The Community Development Strategy projects include revitalization, leveraging multi-family development, infrastructure improvements, and creating economic development opportunities.

#	Project Name
1	Program Administration
2	Housing Rehabilitation
3	Public Service
4	Economic Development
5	Acquisition of Substandard/Dilapidated Properties
6	Relocation/Displacement Assistance
7	Clearance/demolition
8	Down payment Assistance
9	Community Housing Development Organizations

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Over the past twenty plus (20+) years, the City of Greenville has been dedicated to assisting low-moderate income families and individuals. The City's programs are created to help overcome the barriers to affordable housing. Over the next five (5) years, city staff will implement a strategy that comprehensively breaks down the barriers that many low-moderate families and individuals face.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Program activities carried out by the City of Greenville will occur city-wide. However, over the past ten (10) years the City has focused the vast majority of its Community Development resources within the Certified Redevelopment Area, and more specifically the 45-block Revitalization Area. There are two (2) components of the Certified Redevelopment Area. The first is the West Greenville Redevelopment Area and the second is the Center-City Revitalization Area.

The 45-block area lies within the West Greenville Redevelopment Area. "West Greenville" is bound by the Tar River to the north, the downtown (Center-City) to the west, 10th Street Connector to the south, and Memorial Boulevard to the east. The city considers this area our primary target area. We have focused housing, public service, code enforcement, and economic development activities in this area over the past ten (10) years. Census Tracts 7.01 and 7.02 are both low income tracts, and they both lie within the aforementioned boundaries.

According to the 2011 ACS, the vast majority of the populations within the West Greenville Redevelopment Area are African-Americans. However, the city supports all low-moderate income families and individuals. Our programs and marketing incorporate the entire city.

Geographic Distribution

Target Area	Percentage of Funds
WEST GREENVILLE REVITALIZATION	90
GREENVILLE SCATTERED SITE AREAS	10

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Staff has several reasons for allocating the vast majority of our resources within a specific target area. First, the City established a Certified Redevelopment Area because there was a great need, and there was a lack of investment within the urban core. Through the establishment of the Redevelopment Area, the City has been able to advocate a need for investment within the urban core.

Second, our urban core is comprised of three (3) low-income Census Tracts. These tracts include 7.01, 7.02, and 1.00. These tracts have the data to show that both families and individuals that live here need assistance - which includes workforce training, decent affordable housing, jobs, and other goals that the city has presented over the past ten (10) years.

Finally, our community has the ability to turn a negative into a positive in this area. We have the ability to leverage funding from both private and public agencies in this area due to the amount of poverty. This means that the city can "stretch" its dollars even more in this area. In an economic downturn, cities are forced to look for additional funding.

Affordable Housing

AP-55 Affordable Housing

Introduction

In an attempt to address the barriers to developing affordable housing, the City of Greenville will continue to create single-family affordable housing opportunities. Moreover, we will continue to try and leverage additional dollars for multi-family affordable housing. Properties are purchased by the City with local public bond funds. Upon acquisition and installation of infrastructure, the City then makes lots available to non-profit agencies for development. All non-profit proposals are accepted based on a reasonable price per square foot and the non-profits or private developer's ability to meet building specifications as required by the Request for Proposal. Purchase of land and improvements increase the affordability of the lot or units, which in turn drives the cost down for the potential tenant. As lots or units are sold, leased, or rented - a portion of the funds may be recaptured to fund future developments.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	2
Special-Needs	2
Total	5

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	2
Total	14

Table 62 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing

Introduction

Families below 30 percent of AMI are traditionally served by Public Housing. The Greenville Housing Authority owns and operates 714 units of public housing. These units are spread out amongst eight (8) locations within the city limits. The GHA has control over 746 Housing Choice Vouchers at this time with only 679 as leasable. There are 124 units of Elderly Section 8 vouchers. Over the past five (5) years, sixty-four (64) units have been added. In addition, twelve (12) units from the Initiative 400 have been added through a partnership with NC Housing Finance for the disabled.

The GHA has reported that there is a waiting list of 632 families at or below 30 % of Area Median Income, with an annual turnover rate of about 15 %. Furthermore, there are 253 families at or below 30 percent on the waiting list for Section 8 assistance. GHA has not taken Section 8 applications for the past five (5) - six (6) years. They are currently at 90% of Fair Market rent to help ensure that they can help as many families as possible.

Actions planned during the next year to address the needs to public housing

- Produce new affordable units
- Provide housing for People with HIV
- Maintain current units
- Provide grants for resident self-sufficiency
- Establish a mortgage prevention program
- Make improvements to energy saving items

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The City of Greenville and the Greenville Housing Authority formed a partnership over the past five (5) years. During the partnership, both agencies held bi-monthly homeownership workshops to public housing residents. The city anticipates this partnership continuing and utilizing the GHA Housing Choice Voucher program along with the city's down payment assistance (gap funding) program toward homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The Greenville Housing Authority is not a "troubled agency".

AP-65 Homeless and Other Special Needs Activities

Introduction

The Greenville Community Shelter annually applies to the North Carolina Department of Health and Human Services for U.S. Department of Housing and Urban Development Emergency Shelter Grant (ESG) funds.

Over the past five (5) years, the GCS has been successful in both securing and implementing the ESG funds. In addition to the GCS grant funds for the homeless, the City of Greenville provides assistance in several different programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The City of Greenville, in conjunction with the CoC, Greenville Housing Authority, and the Greenville Community Shelter will provide programs to both reduce and end homelessness. These goals may include, but are not limited to (1) providing funding for homeless essential services to include outreach and counseling, and (2) providing funding for facilities for the homeless.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City of Greenville is committed to the continuance of support for the regional committee Continuum of Care through programs and services that reduce and eliminate homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The City of Greenville is committed to the continuance of support for the regional homeless shelter managed by the Greenville Community Shelter. Furthermore, the city is committed to providing resources and assistance to mitigating homelessness before it happens through programs and services that reduce and eliminate homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The concept of transitional housing has a long history in the fields of mental health and corrections, predating its application to the homeless arena by decades. State and local public mental health and corrections departments developed these residential programs to ease the transition back into regular housing for people leaving mental hospitals or prisons.

Today transitional housing has many other users. These users range from the mentally disabled, to homeless, and to those on the brink of becoming homeless. In Greenville – Pitt County, the typical individual or family that stays in transitional housing usually has demonstrated an inability to sustain housing. They have either defaulted on their lease, been evicted from their homes, and/or have a poor credit history.

The City of Greenville will not differentiate between the already homeless and those individuals and families who are on the brink of becoming homeless. The City will provide resources and funding the both the CoC and the Greenville Community Shelter to assist both types of the aforementioned cases. The City agrees that both transitional housing and supportive housing has the ability to assist with breaking down the barriers to affordable housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Although the City does not receive ESG assistance, the city remains committed to assisting partners such as the Greenville Community Shelter. The GCS has programs such as Rapid Re-housing, Stable Solutions, and Solid ground that assist up to thirty (30) individuals and families at a time. These programs serve as permanent supportive housing until these families and individuals are prepared to leave the program.

AP-75 Barriers to Affordable Housing

Introduction

The City of Greenville has identified several barriers that impede efforts to develop affordable housing or that make decent, safe, and sanitary housing unobtainable by lower income families in Greenville. Financial barriers to affordable housing exist for both homeowners and renters. Many low and moderate-income families do not have the funds needed for down payment and closing costs for the purchase of a home. The aforementioned barrier coupled with poor credit histories does not make acquiring a home easy.

Many low and moderate-income households lack the education and job skills necessary to obtain adequate housing. In addition, first-time homebuyers may not fully understand the home buying and lending process, making them less willing or ready to enter into homeownership. For lower income renters, a lack of understanding concerning the laws and requirements of landlords and the rights to tenants can further act as a barrier.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing. The land for the subdivisions is purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. The purchase of the land and installation of the infrastructure improvements increases the affordability of the lots, while reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the lot cost is recaptured and used to fund future developments.

The City of Greenville partners with local non-profit agencies to provide homeownership counseling and workshops for potential homebuyers. The Community Development staff will also assist, and sometimes even offer a Homeownership Academy that provides the participants with the opportunity to gain a working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville Redevelopment Area.

Over the next five (5) years, the city will focus on a comprehensive approach to affordable housing. We will not only provide the resources to becoming a homeowner or finding suitable living environments, but we will also provide and assist with workforce training. The economy

has changed over the past couple of decades and even more so over the past five (5) years. We must prepare both young and older individuals for the 21st Century workforce. This includes computer classes, high tech manufacturing, and new age healthcare. We will still promote basic literacy and community college classes; however, city staff will begin to think more progressively.

AP-85 Other Actions

Introduction

Continue to provide low to moderate income home owners with a **rehabilitation program** that ensures that their homes are energy efficient, that they are suitable living environments, and remain affordable.

- Complete fifteen (15) overall home owner rehabilitations each year in the 2013 – 2018 Consolidated Plan.
- Ten (10) within the Redevelopment Areas and five (5) scattered site.
- Provide **Public Service funding** to a wider variety of agencies.
- Create a new marketing plan that includes social media.
- Fund at least five (5) new non-profits every year.
- Reduce **blight** and dilapidated housing via acquisition and demolition.
- Strategically acquire both commercial and residential property along major corridors.
- Partner with the private sector, non-profits, and public sector agencies to produce more **affordable housing** units.
- Provide monthly homeownership classes in the Carver Library
- Create and promote a lease/purchase program.
- Invest in new multi-family units when possible - by providing gap funding.
- Continue to cultivate and recruit CHDO's to build single-family homes for both renters and home buyers.
- Eliminate **environmental** issues throughout the Redevelopment Areas.
- Clean-up Brownfields.
- Apply for lead grants to help off-set the expenses for removing lead in the older West Greenville neighborhoods.
- Resolve storm water issues when conducting activities within the Redevelopment Areas.
- Continue efforts to assist the **special needs** population with both permanent and transitional housing.
- Continue partnering with the Continuum of Care.
- Continue partnering with the 10 year project to end homelessness.
- Work with the new Veterans Administration hospital on affordable housing opportunities.
- Increase the amount of **economic opportunities** throughout the Redevelopment Areas, and more specifically within West Greenville.
- Provide small businesses with both loans and grants to both expand and/ or start business
- Assist in creation of a Small Business Incubator.
- Assist in creation of a mixed-use commercial center.
- Partner with Pitt Community College and other agencies to provide 21st century job training.

Actions planned to address obstacles to meeting underserved needs

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create affordable housing and provide support job training and job creation initiatives. Substandard units and vacant lots are purchased by the City with funding from approved public bonds. Upon acquisition and installation of infrastructure, the City then makes lots available to builders for development. All submitted proposals are accepted based on a reasonable price per square foot and the contractor's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increase the affordability of the lots - in turn reducing the cost to the homebuyer. As each lot or home is sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

The City of Greenville partners with local non-profit agencies to provide new lease-purchase programs, homeownership counseling, homeownership workshops, workforce development, and educational programs. The City expects that these types of partnerships will give low-moderate income families and individuals the opportunity to (1) gain a working knowledge of the home buying process (2) prepare financially to purchase a home (3) gain the necessary direction to acquire middle skills jobs (4) and obtain basic education needs.

Actions planned to foster and maintain affordable housing

The City of Greenville intends to take the following actions to foster and maintain affordable housing:

1. Increase homeownership opportunities under programs that maximize HOME resources by providing funding for down payment assistance for first-time homebuyers, and holding monthly homeownership workshops at Carver Library.
2. Sustain housing for existing homeowners by providing both CDBG and HOME funds for owner-occupied rehabilitation
3. Increase homeownership opportunities under programs that maximize HOME and Bond issue resources by providing funding to build single family units in West Greenville.
4. Provide funding for the acquisition of blighted, deteriorated, and dilapidated rental structures for rehabilitation or demolition.
5. Provide HOME funding for multi-family homeownership and rental purchase/new construction
6. Provide both funding and staff-time for a new lease-purchase program
7. Provide the necessary resources to non-profits to help create economic opportunities through youth development programs, job training programs, housing education programs, and personal budget classes.

Actions planned to reduce lead-based paint hazards

Our staff will use the City's existing housing rehabilitation program waiting list and current grant waiting list to begin identifying potential units for testing and abatement. We will continue to pursue grant funding from the Lead Grant and the Brownfields Grant to help support our goal of eliminating environmental hazards.

HUD required that all residential properties built before 1978 receiving federal funds are tested for lead based paint and the any lead hazards discovered are to be addressed. At this time the City of only provides assistance to owner occupied housing and housing provided by non-profits and CHDOs. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead based paint testing and abatement to rental properties and to address healthy homes issues.

Based on housing stock information provided in the 2010 Census for the City of Greenville there are 11,878 housing units built before 1978. Of the total number of pre-1978 units 3,133 (26.4%) are located in low/moderate income census tracts 6.02, 7.01 and 7.02. The corresponding breakdown of the pre-1978 units in percentage is 18.6%, 73.1 % and 86.1%. This means that there are 8,745 (73.6%) pre-1978 units that could be occupied by low/moderate income households in non-low/mod census tracts.

Since the majority of the City of Greenville CDBG and HOME funds are spent on owner occupied housing stock it is imperative that the City find other resources to address the hazard of lead based paint and health home issues from other funding sources. We hope in the future to apply for and receive another Office of Healthy Homes and Lead Hazard Control Grant to provide lead based paint testing and abatement to eligible rental properties.

The City of Greenville is committed to testing, treating and/or abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency had also agreed to provide training for the housing rehabilitation contractors.

Actions planned to reduce the number of poverty-level families

According to the 2007 - 2011 ACS data, there were an estimated 8,212 households (24.3%) with incomes below \$15,000 per year. According to the 2013 Federal Poverty Guidelines an individual who makes \$15,282 per year are considered to be in poverty. The largest number of persons living in poverty is within the same age range as the past five (5) years - the 18-24 cohort.

Greenville housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or to purchase a home. Furthermore, funding through the CDBG Public Service line item allows transitional housing providers such as the Greenville Community Shelter to assist those families and individuals who normally reside in impoverished conditions. They are able to do so through job training and educational programs. The strategy is to find suitable employment for people, thus reducing the number of those in poverty.

Our strategy revolves around our Certified Redevelopment Areas. Within these areas are two (2) census tracts that suffer from very high poverty rates. Census Tracts 7.01 and 7.02 have a population of nearly 7000 individuals. The renter population is just below 5000 individuals (+/- 70%) according to the 2010 Census. Within these two (2) census tracts, there is nearly no racial diversity. The vast majority of the population is African American.

Actions planned to develop institutional structure

The city of Greenville will continue to provide program delivery services through the process established for administering the HOME and CDBG federal funds. No profit agencies are essential to the City of Greenville's institutional structure. Agencies such as: Habitat for Humanity, Greenville Community Shelter, Center for Family Violence, Martin County Community Action, Pitt County Council on Aging are only some of the valuable non-profits that the City relies on within its delivery structure.

There are several city departments/divisions that assist in carrying out the Housing Division's activities. These include, but are not limited to the Community Development Department, Engineering Division, and the IT Department. Pitt County government is also a partner in the city's community development activity. They assist with the Continuum of Care and the Homeless programs.

The Community Development Department has primarily worked with two (2) CHDO's over the past five (5) years, but staff intends on pursuing other non-profits to serve as additional resources in housing delivery. Staff also works with a variety of sub-recipients who utilize the Public Service dollars. These non-profits provide programs that assist with education, physical fitness, workforce development, domestic violence treatment, and small business counseling.

Staff also anticipates that we will be partnering with private industry over the next five (5) years. We understand that in order to continue our level of service amidst the current economic conditions – partnerships are paramount.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Greenville has been very successful over the past five (5) years in partnering with private housing organizations. Just within the past year, the Community Development Department leveraged nearly \$12 million dollars from partnering with the NRP Group to construct an eighty four (84) unit affordable multi-family housing development. In addition to the funds leveraged, the City was also able to obtain three (3) HOME units which must remain affordable over a twenty (20) year period. Over the next five (5) years, staff will continue to pursue these types of opportunities.

In addition to working with private developers, the City of Greenville has also assisted in several transitional housing units. We have partnered with Pitt County and the Greenville Community Shelter in adding beds for both supportive and transitional housing. Over the next five (5) years, staff will continue to assist and partner with other agencies to ensure that both families and individuals have enough resources to fight their way out of poverty.

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one (1), two (2) or three (3) years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220.(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The North Carolina Housing Finance Agency in partnership with the City of Greenville provides up to an additional \$12,000 in down payment assistance to qualified buyers. When combined with the City's down payment assistance program, up to \$32,000.00 is available to reduce the burden of homeownership for low-wealth families.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

In accordance with the applicable homebuyer recapture/resale provision outlined in 24 CFR Part 92.254, City of Greenville has adopted the recapture provision. Greenville provides direct HOME subsidy, on a pro-rata basis, to eligible homebuyers, which includes down payment assistance and closing costs. Greenville provides HOME funds to its CHDO's to develop affordable housing. Greenville CHDO's have adopted the HOME recapture provision, with the exception of development of rental units. When CHDO's develop homeownership single-family housing, down payment assistance is provided by the city.

All CHDO's, sub-recipients and all entities who administer HOME programs will follow recapture provisions that have been adopted by the City of Greenville. The City requires the recapture of its HOME-funded homeownership housing assistance from net sales proceeds when the original homebuyer sells the property during the affordability period.

Net sales proceeds are the funds remaining from the sale of the property by the original homebuyer less the repayment of the outstanding balance on any superior mortgage, sales commission, the original homebuyer's down payment and the cost of any property improvements made by the original homebuyer. To the extent that net proceeds are available at closing, all of the HOME funds are due and payable. In the event of foreclosure, the Lender may not require the Borrower to repay an amount greater than the net proceeds available after the foreclosure sale. The recapture provision is enforced through execution of a Declaration of Deed Restrictions, which identifies the period of affordability, primary residency requirement, and term and conditions required when using the recapture provision.

Homebuyer assistance may be used for down payment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median

income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period at 0% interest. If the property is disposed voluntary, involuntary or is in default, the percentage for repayment is based on the actual year.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

The recapture provision will ensure that each HOME assisted unit will remain affordable for a period of time determined by the recapture schedule below, established in accordance with 24 CFR 92.254(a)(4):

HOME Funds Provided	Period of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years
New Construction	20 years

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$60,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over ten (10) years. In no case may the assistance exceed \$60,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.

Assistance provided to nonprofit agencies through the CDBG Program will be secured with a

sub-recipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

Recaptured HOME funds by Community Housing Development Organizations (CHDO), on behalf of City of Greenville, are not considered to be CHDO proceeds but shall be used by the CHDO's to provide affordable housing for City of Greenville residents.

Recaptured HOME funds provided by an agency other than a CHDO, will be recaptured by City of Greenville to be used for eligible HOME activities in accordance with the requirements of the HOME statute and regulations, in the same manner as program income.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City does not provide funding to refinance existing debt.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Presentations by Boards and Commissions
a. Police Community Relations Committee

Explanation: The Police Community Relations Committee will make their annual presentation to City Council at the June 10, 2013 City Council meeting.

Fiscal Note: N/A

Recommendation: Hear the presentation from the Police Community Relations Committee.

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City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Fiscal Year 2013-2014 Redevelopment Commission Work Plan and Budget

Explanation: **Abstract:** Each year since 2006, the Redevelopment Commission and City Council develop and approve an annual program of work and accompanying budget.

Explanation: As has been the custom since the adoption of the Center City – West Greenville Revitalization Plan in 2006, the Redevelopment Commission prepares a program of work and corresponding budget to run concurrently with the City of Greenville’s fiscal year. The program of work is presented to the City Council each year for consideration and approval. The work plan for FY 2013-2014 was adopted by the Redevelopment Commission on May 7, 2013. A copy of the work plan and budget is included with this agenda item.

Fiscal Note: The majority of Redevelopment Commission projects and programs are funded through the use of 2004 general obligation bond funds approved by Greenville’s citizens for revitalization activities in the Center City and West Greenville revitalization areas. Sources and uses of funding, along with an annual budget, are included in the 2013-2014 work plan.

In order to complete the work plan item associated with improvements to the building slated for occupancy by Go-Science, the Redevelopment Commission is requesting that City Council approve the use of 2004 General Obligation bond funds allocated for Center City projects. City Council has previously authorized the Redevelopment Commission to use Center City bond funds to purchase the building.

As outlined in the attached letter from the City’s bond counsel, it is permissible for Center City bond funds to be used in another revitalization area provided that City Council makes a finding that use of the Center City bond funds in a different revitalization area will promote Center City revitalization efforts. Staff is of the opinion that the use of bond funds for this purpose is consistent with the intent of the bond issue as the proposed science center to be located at 729

Dickinson Avenue will serve as an attraction for all of Greenville's urban core and will bring thousands of visitors a year to Greenville's Center City Revitalization Area and the Uptown Commercial District.

Recommendation: Staff recommends approval of the 2013-2014 Redevelopment Commission Annual Program of Work along with the accompanying budget.

Staff also recommends that the Greenville City Council make a finding that using up to \$200,000 of Center City Revitalization Bond proceeds to complete repairs to the building owned by the Redevelopment Commission at 729 Dickinson Avenue will promote Center City revitalization efforts.

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 [RDC Work Plan for 2013 - 2014](#)

 [Letter](#)

Annual Work Plan



Fiscal Year
2013 - 2014

A. Introduction

The Redevelopment Commission of Greenville is engaged in a multi-year revitalization effort aimed at transforming Greenville's urban core into the premier destination for Eastern North Carolinians to live, work, shop and play. Projects and programs outlined in this work plan are based on the vision outlined in the *Center City - West Greenville Revitalization Plan*, which was adopted in January 2006. In the seven years since the plan was adopted, the Redevelopment Commission has engaged in an ambitious program of public work that has served to leverage significant private investment to include new housing units and significant commercial investment.

In the past six fiscal years, the Redevelopment Commission made selective property acquisitions, which led to the removal of dilapidated buildings, followed by the construction of new, high quality owner-occupied housing and rental projects (e.g., Nathaniel Village) as well as new commercial development opportunities. In fiscal year 2013 – 2014, the Redevelopment Commission will seek to capitalize on its past investments, continue its successful West Greenville and Center City business development programs, and continue seeking opportunities to leverage private investment and spur additional phases of public commitments.

In particular, during the upcoming fiscal year, the Redevelopment Commission will seek to build momentum for key redevelopment projects in the urban core. *In a tight fiscal climate, the RDC will maximize its resources by emphasizing its roles as a community broker, a facilitator of public-private partnerships, and as a venue for analyzing, discussing, and vetting major redevelopment strategies, plans, and proposals. The Redevelopment Commission's overarching mission for Fiscal Year 2013 – 2014 is to help put together processes, plans, and people to achieve success.*

The work plan developed herein has been reorganized compared to previous work plans to account for the Redevelopment Commission's evolving roles. Of the twelve total items outlined in the plan, five represent priority "initiatives" for the Commission, which will emphasize the Commission's role as facilitator and broker. The Commission believes that these initiatives are vital to urban core redevelopment, but much of the funding necessary to realize the vision driving these initiatives will have to be cultivated in response to additional public-private commitments and improving real estate market conditions. The remaining seven work items represent important carry-over items from the previous work plan(s). Continuation of these items is consistent with the Redevelopment Commission's overarching mission to help put together processes, plans, and people to achieve success, while operating on a manageable fiscal basis.

This work plan will guide City of Greenville staff and private contractors who will carry out a defined set of activities listed herein and timed to coincide with the City's fiscal year running from July 1, 2013 through June 30, 2014. Funding for these projects and programs comes from a combination of general obligation bonds, grant funds and general government operating funds.

Activities related to the West Greenville 45-Block Community Development Block Grant (CDBG) project, as listed in the current CDBG Annual Plan, are incorporated into this document by reference.

B. Priority 2013 – 2014 Initiatives

1. West 5th Streetscape Implementation

During Fiscal Year 2013 – 2014, the Redevelopment Commission will develop opportunities for funding West 5th Streetscape – Phase II.

As part of its *2005 – 2006 Annual Work Plan*, the Redevelopment Commission selected a consultant that developed a set of design guidelines for future streetscape improvement projects undertaken within the Revitalization Project area. The final deliverable from that process was the *Center City – West Greenville Streetscape Master Plan* which was subsequently adopted by the Redevelopment Commission and the City Council.

The West Fifth Street Gateway (from Memorial Drive to Cadillac Street) was completed in 2011.

Based on cost estimates and prioritization developed as part of the master planning process, the Redevelopment Commission and Greenville City Council selected a segment of West 5th Street running from Cadillac Street to Tyson Street as a second phase of streetscape design and construction in West Greenville. A key feature of this project will be the realignment of the intersection of West 14th and Tyson streets. This project, West 5th Streetscape - Phase II is being designed but has not yet been funded.

Fiscal Note: W. 5th Streetscape Phase II Design = \$60K West Greenville bond funds; Approximate construction cost \$1.25 million.

2. West Greenville Commercial Center/Business Incubator

The *Center City – West Greenville Revitalization Plan* calls for the establishment of a small-scale commercial center to serve the neighborhoods of West Greenville. Such a center might include a mix of retail and office uses, such as a small grocery store, retail pharmacy, financial services, and additional space for other commercial ventures, as well as office space for a small business incubator or co-working space. The RDC has worked over the past 2-3 years to acquire most of a two-block area along W. 5th Street from Davis Street to Pamlico Avenue, which might be a viable site for a small business incubator/co-working space.

There is a strong opportunity for a public/ private partnership with this project in which the Redevelopment Commission helps to assemble the remaining land required for the commercial center then partners with a commercial center developer to build the improvements and bring in the commercial tenants.

During Fiscal Year 2013 – 2014, the Redevelopment Commission will evaluate the potential of the commercial center to support a West Greenville Business Incubator or co-working space. Development of a business incubator in West Greenville would support the creation and development of small, creative businesses in diverse industries by providing leased spaces for commercial uses at below market rates, along with technical business development assistance, to fledgling companies, retailers, commercial service operators, and entrepreneurs.

Technical assistance allows entrepreneurs to consult with business experts; to collaborate with other tenants on problem solving, lead generation, and new ideas; and to get referrals on

training programs, workshops, and financing. Incubator participants also reach new clients through onsite networking resources.

The incubator/co-working space might be started on a modest scale and the space set aside for the project is incorporated into a larger, market-driven project. Possible advantages of incorporating the incubator/co-working space into the West Greenville Commercial Center include:

- The incubator/co-working space initially could be constructed as one “flex” unit within a much larger commercial project, which might greatly reduce construction costs per square foot of office space; if/when the incubator/co-working facility were successful and growing, the facility might expand into adjacent units of the commercial center.
- The facility might be operated and managed – for a modest management fee plus commission fees - by a private for-profit or non-profit entity that is utilizing commercial space in the Center; such an arrangement might alleviate the need for the City to fully support a full-time incubator staff member, yet while still providing direct consulting advice to incubator/co-working space clients.
- The incubator/co-working space would be located among other active, presumably business and market-savvy commercial activities, possibly imparting lessons to the fledgling incubator/co-working tenants and by contributing to synergies and shared service arrangements among tenants throughout the West Greenville Commercial Center (these fostering of such “synergies” is usually a key goal promoted by incubation projects, but which are usually expected to be generated entirely by and among inexperienced incubator clients).

Fiscal Note: Predevelopment for West Greenville Commercial Center = \$20K West Greenville bond funds; if applicable, \$204,994 in Acquisition funds from West Greenville bond funds.

3. Dickinson Avenue Area Redevelopment

Several important redevelopment projects are being planned, or are in the pipeline, for the Dickinson Avenue Area, including the Federal Courthouse and Greenville Transportation Activity Center (GTAC). Pitt Street is being considered as a location for GTAC, which would support the community’s goal of promoting transportation-oriented development in the Dickinson/Tobacco district, creating connectivity and access linkages between neighborhoods.

The City of Greenville and NC Department of Transportation are pursuing a joint venture to procure a design consultant to complete a detailed streetscape design plan for Dickinson Avenue between Reade Circle and the future route of the 10th Street connector. In the past, it was anticipated that Dickinson Avenue would regain its historic status as a major transportation corridor by providing direct access to the Tenth Street Connector; however, given the pattern of development south of Reade Circle, as well as the final design and alignment of the Tenth Street Connector corridor, Dickinson Avenue is now expected to become the pedestrian-friendly spine of a Dickinson Avenue district more so than a vehicular-oriented through-corridor.

The City’s streetscape plan for Dickinson Avenue and/or adjacent streets will continue to inform streetscape improvements on Dickinson as well as the urban redesign and public arts “concepts” for the Dickinson Avenue Area more generally. The Dickinson Avenue project area,

which is flanked by two historic districts, lies at the fulcrum between Center City and West Greenville. This particular segment of the Dickinson Avenue corridor “sets the character for the entire redevelopment of the Tobacco Warehouse District,” according to the Streetscape Master Plan. To the southwest of this district, the extended Dickinson Avenue corridor is the commercial spine of West Greenville. The Dickinson Avenue streetscape improvements will contribute to broad-based, community-economic revitalization, which can capitalize on synergies with other past and ongoing revitalization activities.

The Redevelopment Commission also oversaw the City’s use of brownfield program funds to complete conceptual redevelopment planning for the former Imperial Warehouse site. That plan envisions that the Imperial site will be redeveloped as a major mixed-use project, which will anchor revitalization of the Dickinson Avenue and Tobacco Warehouse districts in West Greenville, which have the potential to become “downtown edge” arts, restaurant, residential, and cultural districts. Because this area will be highly visible from the elevated 10th Street connector, it also has the potential to become a visual “anchor” and gateway for visitors entering the Center City and ECU main campus.

The next step in realizing the conceptual vision for the Dickinson Avenue Area is for the City to complete a commercial corridor plan. During Fiscal Year 2013- 2014, the Redevelopment Commission will investigate whether any grant funding sources might help support completion of such a plan, while also facilitating connections between public and private sector parties that might be interested in the redevelopment potential of this corridor. In the event that the staff identifies a viable grant funding source to support a commercial corridor plan, the Redevelopment Commission can add that item to its Work Plan. In any case, though, the City must seek creative ways of building momentum for the conceptual vision so that 4-5 years from now, when construction of the 10th Street Connector is in progress and private investment begins to move into the area, the City is prepared to leverage its opportunities.

Fiscal Note: Dickinson Avenue Streetscape Plan = \$150K Center City bond fund; Reade & Dickinson Commercial Corridor Plan = \$90K Center City bond fund.

4. First Street Redevelopment and Town Common Master Plan Implementation

During Fiscal Year 2013 – 2014, the Redevelopment Commission will engage the community in a dialogue concerning the possibilities for First Street redevelopment in relation to the Town Common. The future direction of Town Common is a subject that has the potential to engender policy disagreements; but it has the potential to galvanize economic development in the urban core and increase the City’s tax base.

The *Center City - West Greenville Revitalization Plan* calls for “Improvement of the open space in the Town Common to leverage other adjacent residential and commercial projects” and the “development of medium to high density residential units south of First Street leveraged by the investment in the Common.” The Redevelopment Commission along with the Recreation and Parks Department completed a public visioning process that culminated in the drafting and adoption of the Town Common Master Plan. The plan is intended as a vision document that will guide improvements to the park and surrounding areas in the years ahead. Implementation of the plan, however, is expected to cost as much as \$13 million, which is not yet available.

In Fiscal Year 2012 - 2013, the Redevelopment Commission oversaw the completion of parking improvements along First Street. The corridor will be narrowed with excess road right-of-way re-

allocated toward on-street parking. As additional funding becomes available, such an approach can be expanded to include full streetscaping of the park's frontage along First Street. These improvements will have immediate positive impacts – e.g., providing additional parking for community festivals, Greenway and Town Common recreation, and concerts at the Greenville Amphitheatre – as well as it will contribute to the longer-range goals of making First Street attractive to private redevelopment.

Real estate development professionals who specialize in urban redevelopment have made it clear to City staff that private investment in the First Street corridor is unlikely to happen unless or until a major “draw” or anchor is first developed on First Street or the Town Common.

For the near-term future, the prospects of significant redevelopment on the First Street corridor are unfavorable, until or unless baseline conditions improve. Consequently, the Redevelopment Commission will invite the community, stakeholders, and partners to have an open, creative, critical dialogue concerning the ways to promote First Street Redevelopment and the Town Common Master Plan given existing fiscal constraints and market conditions.

First, the Redevelopment Commission will invite the public to engage in a general discussion of economic policy and community values pertaining to First Street and the Town Common:

- What would it take, in terms of public investment in/around First Street and the Town Common, for private investment to be attracted to this corridor? How much economic impact and/or public value would such private investments generate for the community? In light of any findings that entail from discussion of these issues, is redevelopment of First Street an especially high priority for the Redevelopment Commission, partners, and the community, or is it more of a luxury now that might become a bigger priority under improved future fiscal circumstances?
- What does the idea of infusing public-private space into the Town Common mean to different people in the community? What types of private or public-private projects ought to be considered consistent with the Town Common Master Plan and what types ought not to be considered consistent with that vision?

If First Street Redevelopment is regarded as a high short-term priority, the Redevelopment Commission would also seek additional input concerning the best ways to pursue that priority in the existing fiscal climate. In particular, the Redevelopment Commission would facilitate a dialogue with the community and with partners such as Uptown Greenville and the Recreation and Parks Department to consider the pros and cons of three general approaches to First Street Redevelopment/Town Common Implementation:

1. **Status-quo:** the City continues to seek \$13 million to implement the full Town Common Master Plan vision in its entirety; until or unless funding for the full program becomes available, the City would not attempt to partially implement any of the individual plan elements and/or facilitate any private development on land currently part of the Town Common.
2. **Incremental implementation** of the Town Common Master Plan: commit approximately \$2 - \$3 million to implement key elements of the Town Common Master Plan, with the assumption that they would significantly enhance the redevelopment potential of the First Street corridor. If the City were to complete a few key elements of the plan, which elements are most important to the community and/or most likely to have the greatest

impact in terms of attracting private investment? What is the likelihood that any such partial public investment in the Town Common Master Plan, possibly to include some development on the Town Common, would stimulate private redevelopment investment on the south side of First Street?

3. **Actively seek private development** on the Town Common: in its capacity as a venue for analyzing, discussing, and vetting major redevelopment strategies, plans, and proposals, the Redevelopment Commission could engage the community in a robust debate over the pros and cons of the community immediately pursuing private and/or public-private development opportunities on a portion of the Town Common, even prior to any public investment in Town Common Master Plan implementation.

Fiscal Note: 1st Street parking striping = \$20K Center City bond fund.

5. Downtown “Draw”

For Fiscal Year 2013 - 2014, the Redevelopment Commission will engage in creative, open, analytical discussions with City staff, redevelopment partners, and the public in an effort to identify and promote opportunities to support the creation of activity anchors that would draw greater numbers of shoppers, tourists, businesses, and private investment to the Greenville urban core. The Redevelopment Commission has discussed and/or participated in the planning for several of the projects on the below list; however, for this fiscal year, the Commission will focus its energies on whichever project is expected to have the greatest prospects for success; moreover, the Redevelopment Commission might consider new strategies for implementing a key project that involve broadening the base of partners and/or re-orienting so that it is more responsive to market demands:

- **Uptown Hotel Project:** The development of a hotel in Uptown Greenville continues to be a key revitalization goal for the Center City. The Redevelopment Commission has directed staff to actively recruit potential private development partners to evaluate the economic potential of an Uptown hotel project. Location of a hotel in the City’s central business district would create additional foot traffic in the area and increase patronage for area restaurants and shops. If the right opportunity does present itself, the City of Greenville is prepared to explore a variety of incentive options.
- **Residential & Mixed Use Project Development:** The *Center City – West Greenville Revitalization Plan* calls for mixed use office, residential and retail development in the Central Business District. Toward this end, the Redevelopment Commission will explore redevelopment options for key business corridors. Redevelopment of important but underutilized corridors has the potential to jumpstart downtown office, residential, and retail sectors while creating a vital node for cultural activity. By introducing mixed-use office/residential development around relatively underutilized public and semi-public open spaces such as the Town Common, larger scale mixed-use redevelopment has the potential to energize the overlapping pedestrian, business, and entertainment zones while “pulling” commercial activity down the length of key commercial corridors. Public and private market studies completed over the last few years have confirmed the latent demand within the Uptown Commercial District for mixed use development inclusive of residential, office and commercial uses.
- **Establishment of a Center City Science Center:** The Eastern North Carolina Science Center (Go-Science) is a 501C3 nonprofit focused on enhancing the level of science and

math literacy for the people of Greenville and eastern North Carolina. Envisioned as a teaching, learning and research center, the science center will ultimately offer programs from kindergarten through twelfth grade as well as undergraduate and graduate-level programs for the independent adult learner. Proposed components to be phased in over a number of years include a planetarium, exhibit space capable of hosting a wide range of life and physical science displays, a Challenger Space Shuttle learning center as well as a gift shop and café. The center would be open to the general public as a regional resource. During the 2010-2011 fiscal year, the Redevelopment Commission purchased a commercial building on Dickinson Avenue for the purpose of making the building available to the Go-Science organization to operate a science center. The location of this important resource in Greenville's Center City will provide an important entertainment and cultural resource and will also serve to draw in numerous visitors to the Center City. During the current fiscal year, the Redevelopment Commission will work with the Go-Science organization to develop an agreement for use of the property, and will complete required environmental remediation on the site. *Fiscal Note: 719 Dickinson Avenue repairs = \$250 - \$400K Center City bond fund*

- **Uptown Theatre:** a community theatre in the Center City can become an important cultural arts and entertainment venue, enhancing the community's quality of life and serving as a catalyst for private redevelopment. In December of 2008, the Redevelopment Commission acquired the historic State Theatre and completed a full architectural plan for the theatre. Originally known as White's Theatre and later as the Park, the theatre had been shuttered for more than a decade, and had fallen into disrepair. Working through a partnership with a local volunteer fundraising committee, the Redevelopment Commission sought to assist in the coordination of fundraising efforts to support future construction costs associated with the theatre renovation – which require an estimated \$3.1 million in construction funds. Under that model, it is expected that restoration activities will be completed in two phases, with initial structural stabilization and weatherization activities taking place during the 2013 – 2014 fiscal year followed by a full restoration project once funds have been raised. Another option is for the City to explore public/private partnership models for renovating the theatre as an entertainment venue operated by the private sector, with the venue available on a limited basis for community use. *Fiscal Note: Uptown Theatre Repairs = \$150K Center City bond fund.*
- **Evans Street property:** In lieu of the cessation of the Uptown Office Building Project at 423 Evans Street, the Redevelopment Commission will explore ideas for how to best use this public space. Any proposed use of this space must continue to provide pedestrian access from Evans Street to the adjacent Uptown Parking Deck. The public solicitation for the Uptown Office Building Project had stipulated that the building design include a public pedestrian "cut through" the site, either via an exterior plaza or interior lobby. Construction of the deck will begin in Fiscal Year 2013 – 2014. The Commission is seeking creative ideas for utilizing this public space, which are safe and low maintenance while attracting visitors to the Center City. *Fiscal Note: the \$150K that has been allocated in the budget to create the public venue and walkway as part of the Uptown Office Building Project is still available for that purpose.*

C. Carry-over Items

The Redevelopment Commission identified eight additional work items that will be carried over from Fiscal Year 2012 – 2013. The following items are vital to urban core redevelopment yet do not require new major immediate public commitments.

1. Parking Pay Station – Phase II

Although the City Of Greenville continues to promote mass transit through the existing GREAT bus system as well as with the planned Intermodal Transportation Center, passenger vehicles and the associated parking requirements remain an integral part of the urban environment. The installation and use of parking meters is one of several parking management strategies that many local governments employ in urban settings, and one that the City of Greenville is utilizing in the Central Business District. Based on the early success of the pilot parking pay station project in the Reade and Cotanche Street area, the Commission will install additional parking pay stations along streets in the Central Business District based on recommendations from the City's ongoing Strategic Parking Review.

*Fiscal Note: Potential use of Center City bond funds for purchase of pay stations
(Procurement and installation budget: \$50,000)*

2. Civic Art Initiative

One of the key recommendations of the 2006 *Streetscape Master Plan* was the creation of a civic art program. *The Center City – West Greenville Revitalization Plan* likewise calls for “creating and expanding cultural resources” within the Revitalization Project area. Across the nation, some 350 jurisdictions have established civic art programs, including cities in North Carolina such as Cary, Chapel Hill and Raleigh (Americans for the Arts, 2003). Construction projects associated with two streetscape pilot projects provide opportunities to incorporate civic art into the public realm. It is hoped that such pilot projects may serve as a catalyst for implementing broader, city-wide approaches to civic art. Toward that end, the Redevelopment Commission has contracted with the Pitt County Arts Council to assist with the development of a Cultural Arts Master Plan and the Arts Council in turn received grant funding from the State Arts Council that will be used to advance the process. A draft civic arts plan was completed in Fiscal year 2012 – 2013 and the City is now in the process of implementing the recommendations in that plan. Implementation items to be addresses in during Fiscal Year 2013 – 2014 will include adoption of a policy for the procurement and display of public arts as well as development of a downtown mural program.

Fiscal Note: Use of West Greenville and Center City bond funds for design, construction and purchase of civic artwork.

3. Small Business Assistance Programs

To facilitate the expansion of small business in appropriate locations within the Center City - West Greenville Redevelopment Project area, the Redevelopment Commission has developed and adopted several programs intended to attract and retain small businesses within the adopted revitalization areas. These include a business plan competition program which has been developed in conjunction with the local office of the North Carolina Small Business

Technology Development Center, EXCEED and the Pitt Community College Small Business Center. The program provides grants in the amount of between \$15,000 and \$30,000 to as many as eight competition winners per year. The Commission has also developed the Building Blocks and Dickinson Avenue Corridor grant programs, façade programs that provide up to \$10,000 in grant funds for exterior repairs to non-residential buildings. In addition, staff working on behalf of the Commission, are collaborating with the Uptown Greenville organization and the Pitt County Economic Development Commission to explore the feasibility of tax incentive grant that would leverage private investment to renovate existing buildings in the City's revitalization areas.

Fiscal Note: Use of general operating, West Greenville and Center City bond funds for capitalization of grant programs.

4. Adaptive Reuse of Historic Structures

The Redevelopment Commission will solicit input and receive inquiries from interested parties including architectural and development firms intent on finding new uses for unoccupied and underutilized historic structures within the Center City – West Greenville Revitalization Project area. The Redevelopment Commission will review any proposals, and where appropriate, may take action to partner with an interested developer and/or facilitate the redevelopment of these structures.

Fiscal Note: Potential use of Center City bond funds and tax increment funds for activities including land acquisition, clearance, and infrastructure.

5. Residential and Mixed-Use Projects

The Center City – West Greenville Revitalization Plan calls for mixed use office, residential and retail development in the Central Business District. Toward this end, the Redevelopment Commission will explore redevelopment options for key business corridors. Redevelopment of important but underutilized corridors has the potential to jumpstart downtown office, residential, and retail sectors while creating a vital node for cultural activity. By introducing mixed-use office/residential development around relatively underutilized public and semi-public open spaces such as the Town Common, larger scale mixed-use redevelopment has the potential to energize the overlapping pedestrian, business, and entertainment zones while “pulling” commercial activity down the length of key commercial corridors. Public and private market studies completed over the last few years have confirmed the latent demand within the Uptown Commercial District for mixed use development inclusive of residential, office and commercial uses.

Fiscal Note: Potential use of Center City bond and tax increment funds for activities including land acquisition, clearance, development financing and infrastructure

6. Revitalization Area Marketing

City Council has called for more extensive marketing programs to promote economic development and revitalization as part of recent annual goals statements. The Revitalization Area Marketing Program aims to provide media services, property investors, business interests, and the public with timely revitalization events and stories as well as relevant statistics and

background information. The marketing program utilizes a variety of media - including but not limited to press releases & feature articles; brochures/handbooks; targeted marketing pieces – to promote positive Center City revitalization stories and accomplishments. By the beginning of Fiscal Year 2013 – 2014, the Office of Economic Development’s redesigned website will be completed and online. That new platform will include sections devoted to Center City Revitalization. Having an attractive, accessible website is probably the most important and effective tool for promoting downtown revitalization and economic development. Also, during the upcoming fiscal year, a collaborative partnership between Uptown Greenville, the City of Greenville, and other parties interested in Center City revitalization will complete a downtown brochure designed to market real estate properties in the area.

Fiscal Note: Potential use of general operating and Center City bond funds for marketing activities

7. First Street Parking

The Center City - West Greenville Revitalization Plan calls for “Improvement of the open space in the Town Common to leverage other adjacent residential and commercial projects”. In a similar manner as Central Park in New York City serves as a major attraction to commercial development around its boundaries, the Town Common can serve to attract development to Greenville’s center city, although at a much smaller scale than that of the Central Park example. Toward that end, the Redevelopment Commission along with the Recreation and Parks Department has completed a public visioning process that culminated in the drafting and adoption of the Town Common Master Plan. The plan is intended as a vision document that would guide improvements to the park and surrounding areas in the years ahead. While large scale implementation of the master plan elements will require significant capital funding that is not currently available, one plan element that may be further explored is the narrowing of First Street with excess road right-of-way re-allocated toward on-street parking. Should additional funding become available, such an approach could be expanded to include full streetscaping of the park’s frontage along 1st Street. The design work for the First Street Parking Improvement Project was completed during Fiscal Year 2012 – 2013. The design includes a “road diet” for First Street (narrowing of the vehicular right-of-way), increased parking along First Street and the Town Common, and an enhanced pedestrian crossing. The construction phase of this project will be completed in Fiscal Year 2013 – 2014.

Fiscal Note: Potential use of general and Center City bond funds for planning, design and construction activities (Construction budget: \$25,000)

D. Redevelopment Commission Budget FY 2013 – 2014

Center City Bond Funds

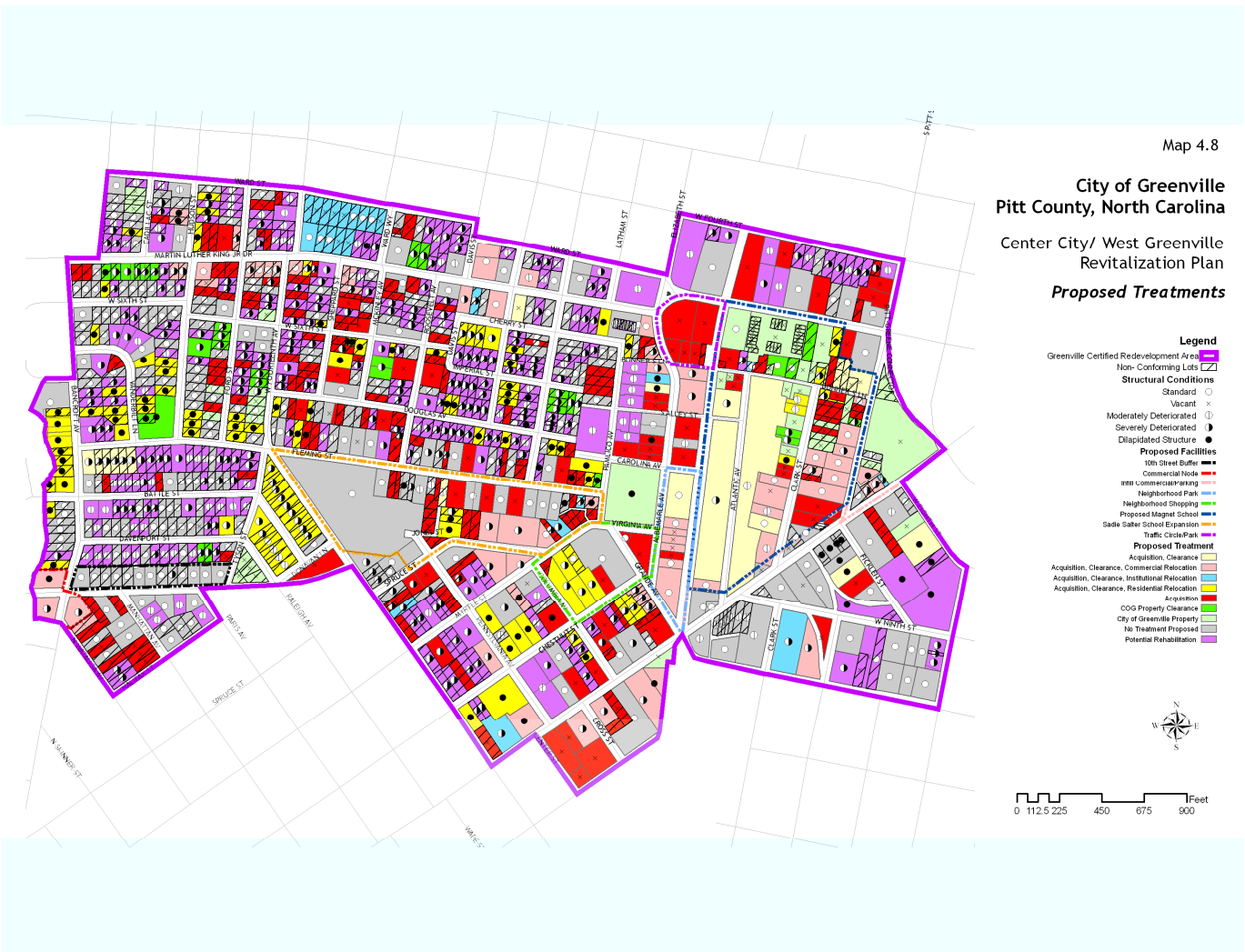
Item	Amount	Notes
Evans Gateway	\$250,000	Gateway treatment at 10th and Evans
Cotanche to Reade alley improvements	\$275,000	To facilitate redevelopment of E. 5th St. commercial buildings
Uptown Theatre repairs	\$148,000	Repair of fly-loft and interior cleaning and demolition
Dickinson Avenue Streetscape Plan	\$150,000	Paid out to NCDOT as part of Dickinson Ave planning process
Parking Pay Station - Phase II	\$50,000	Installation around Pitt County Courthouse area
First Street parking striping	\$20,000	Per First Street parking plan
Small Business Plan Competition	\$60,000	Final year of bond funding
Reade & Dickinson Corridor Plan	\$90,000	Supplemented by \$10,000 from Brownfield grant for market-driven study
Evans Street public space	\$150,000	Create public venue & walkway at 423 Evans in the event that office building not constructed
719 Dickinson Avenue repairs	\$200,000	Prepare building for occupancy by Go-Science (required approval by City Council)
Total	\$1,393,000	

West Greenville Bond Funds

Item	Amount	Notes
West 5th Streetscape, Phase II design	\$60,000	Complete design project
Acquisition	\$220,000	Per RDC acquisition policy
Commercial Center predevelopment	\$45,000	Fifth Street and Vance area
Small Business Plan Competition	\$30,000	Final year of bond funding; supplemented by CDBG program funds
Total	\$355,000	

E. Property Acquisition

In furtherance of the projects outlined above, and in conjunction with the ongoing West Greenville 45-Block CDBG Project, City of Greenville staff will utilize General Obligation Bond, CDBG and City of Greenville general funds to implement a property acquisition program that will focus on the acquisition of blighted properties as well as other properties where current uses do not conform to the intent of the Center City – West Greenville Revitalization Plan. It is expected that the Affordable Housing Loan Committee will continue to provide guidance throughout the acquisition process for purchase of residential properties within the CDBG project area. Real properties within the West Greenville Redevelopment Area (see map below) may be acquired during the current program year based on their compliance with the Center City – West Greenville Revitalization Plan, availability of funding, the willingness of property owners to sell their property, and staff capacity to implement the acquisition. Properties within the Center City Revitalization Area will be considered for acquisition based upon their relevance to projects described within this work plan.



F. Implementation Schedule

Item	Time Frame			
	Q1	Q2	Q3	Q4
Priority 2013 - 2014 Initiatives				
1. West Fifth Street Implementation				
2. West Greenville Commercial Center/Business Incubator				
3. Dickinson Avenue Area Redevelopment				
4. First Street Redevelopment and Town Common Master Plan Implementation				
5. Downtown "Draw"				
Carryover Items				
1. Parking Pay Station - Phase II				
2. Civic Art Initiative				
3. Small Business Assistance Programs				
4. Adaptive Reuse of Historic Structures				
5. Residential and Mixed-Use Projects				
6. Revitalization Area Marketing				
7. First Street Parking				



SIDLEY AUSTIN LLP
787 SEVENTH AVENUE
NEW YORK, NY 10019
(212) 839 5300
(212) 839 5599 FAX

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FOUNDED 1866

March 29, 2010

Mr. David Holec
City Attorney
City of Greenville
200 West Fifth Street
Greenville, NC 27858

Re: Use of Center City Revitalization Bonds proceeds

Dear Mr. Holec:

This letter is a follow up to our March 25, 2010 conversation relating to the use of unspent Center City Revitalization Bonds proceeds ("Center City Unspent Proceeds") from the City of Greenville's (the "City") November 14, 2006 General Obligation Public Improvement Bonds, Series 2006 issuance. Specifically, the City is considering using Center City Unspent Proceeds to finance the purchase of a building to be made into a Science Center (the "Science Center") outside of the Center City revitalization area ("Center City"). The Science Center is located in close proximity Center City, and it is anticipated that the Science Center would contribute to the Center City revitalization.

You requested advice as to whether the proposed use of Center City Unspent Proceeds to finance the Science Center would comply with the intent of the approved bond order and voter approved bond referendum question (collectively, the "Authorization").

On November 2, 2004 a majority of the voters approved the issuance of Center City Revitalization Bonds described in the bond referendum question set forth below:

Center City Revitalization Bonds

Shall the order adopted on August 23, 2004, authorizing not exceeding \$5,000,000 Center City Revitalization Bonds of the City of Greenville, North Carolina, for the purpose of providing funds,



Mr. David Holec, City Attorney

March 29, 2010

Page 2

together with any other available funds, *for acquiring and improving land in the Center City revitalization area including downtown and other revitalization areas within the City*, including the acquisition, demolition, rehabilitation and construction of structures, housing facilities, streets, sidewalks and public utilities; and authorizing the provision of loans, grants and other programs of financial assistance to persons of low or moderate income and small businesses in such areas; and authorizing the levy of taxes in an amount sufficient to pay the principal of and the interest on the bonds, be approved?

A reasonable interpretation of the italicized language above is that Center City Revitalization Bond proceeds can be spent in "*other revitalization areas within the City*" and do not have to be spent solely in the land area designated by the City as Center City. We feel that should City Council make a finding that using Center City Unspent Proceeds to finance the Science Center will promote the Center City revitalization efforts, such use of Center City Unspent Proceeds will be in compliance with and be consistent with the intent of the Authorization of the Center City Revitalization Bonds.¹

If you have any questions or need an additional information relating to this topic, please do not hesitate to contact me.

Best regards,

A handwritten signature in black ink that reads "Eric Hebert".

Eric Hebert

cc: A. Francis Robinson, Esq.

¹ See *Coggins v. City of Asheville*, 278 N.C. 428 (1971). The City of Asheville, North Carolina financing a single joint facility (including the renovation of an existing facility) from the proceeds of voter approved bonds did not deviate from the general purpose for which the bonds were to be issued despite the contemplation in the voter approved bond ordinances that two separate facilities would be constructed.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Bradford Creek Public Golf Course Plan of Action

Explanation: **Abstract:** Staff will present City Council with a recommended Plan of Action for the Bradford Creek Public Golf Course as was requested by Council at their January 14, 2013 meeting. The Plan of Action attempts to provide a roadmap that will allow the golf course to continue to serve as a gateway to the game for the community, while requiring limited City funds to subsidize the overall facility operation, including capital investment.

Explanation: The attached Plan of Action has been developed over the past five months since City Council received the Bradford Creek Public Golf Course Management and Operational Analysis consultant report. The Plan of Action attempts to provide a roadmap that will allow the golf course to continue to serve as a gateway to the game for the community, while requiring limited City funds to subsidize the overall facility operation, including capital investment. It should be noted that an earlier version of the Plan was presented to City Council at a March 25, 2013 workshop.

The attached Plan of Action proposes to:

- Provide increased focus on marketing and customer service;
- Ensure full utilization of available technology;
- Provide greater focus on maintenance of the golf course (city asset);
- Provide the capacity to increase the number and variety of youth programs being offered;
- Ensure that labor is better aligned with seasonal nature of enterprise;
- Provide a funding model that defines and limits the anticipated General Fund contribution to the facility; and
- Identify the facility's capital needs and provide a five-year capital improvement plan.

Fiscal Note:

The Plan of Action proposed an annual \$60,000 General Fund subsidy to the Bradford Creek Public Golf Course. \$10,000 is proposed as an operational subsidy, and the remaining \$50,000 is provided for capital improvements.

Recommendation:

Consider approval of the Plan of Action as provided.

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Attachments / click to download

 [Bradford_Creek_Golf_Course_Plan_of_Action__March_20_2013_949268](#)

Bradford Creek Public Golf Course

Recommended Plan of Action

Contents:

- Section I. Purpose– Page 2
- Section II. Vision Statement – Page 2
- Section III. Background Information – Page 2
- Section IV. Recommended Plan of Action – Page 5
 - A. Operational Modifications – Page 5
 - B. Fee Schedule – Page 7
 - C. Capital Improvements – Page 9
 - D. Financial Model and Impacts – Page 9
- Section V. Conclusions – Page 11

Section I. Purpose

The purpose of this report is to outline the recommended Plan of Action related to the Bradford Creek Public Golf Course which will be presented to City Council at your June 10, 2013 meeting. As the consultant report presented to City Council on January 14, 2013 states, the golf course has many things working against it that cannot be changed (i.e. location, over supply in market, weak demographics). The report further identifies the need for capital investment as a core component of how to achieve long-term viability and further recognizes that the City will need to contribute funding to this capital investment effort. This need for capital funding should be viewed within the context of the Recreation and Parks Department which has significant capital needs associated with existing facilities and overall City budget limitations. As such, the recommended Plan of Action attempts to provide a roadmap that will allow the golf course to continue to serve as a gateway to the game for the community, while requiring limited City funds to subsidize the overall facility operation, including capital investment.

Section II. Vision Statement

Bradford Creek Public Golf Course is an open and inclusive facility that provides a quality and value-based golfing experience for its customers. It serves as a gateway to the game for individuals, including children, who may not otherwise have the opportunity to play. As such, the facility is intended to supplement, rather than compete against, the three high quality private golf courses located within the city. The facility benefits the City by providing a quality recreation program that improves the community's overall quality of life, is supportive of the community's economic development objectives, and is a benefit to citizens.

Section III. Background Information

In 2010, former City Manager Wayne Bowers recommended that City Council pay-off the remaining debt service related to the purchase of the Bradford Creek Public Golf Course. The City Manager further recommended that the golf course be permitted to operate for two years without debt, after which time the golf course's financial situation would be reviewed. The end of this two year period coincided with the early stages of the FY 13 and FY 14 bi-annual budget development process. At that time, a great deal of effort went into discussing the golf course which had been designated as an enterprise fund, but had operated at a deficit in recent years leading to questions regarding funding and operations.

On May 7, 2012, staff presented a **Report on Bradford Creek Golf Course Operational Alternatives** to City Council. Upon receiving this report and discussing the alternatives available, City Council decided to designate the Bradford Creek Public Golf Course as a recreational facility to be operated within the Recreation and Parks Department budget, located

within the City's General Fund. City Council also directed staff to utilize an outside consultant to conduct a management and operational analysis of the facility so as to improve operational efficiency.

Staff developed a Request for Qualifications for a **Bradford Creek Golf Course Management and Operational Analysis** and issued the same on June 11, 2012. The City received seven (7) responses from reputable firms from across the country and ultimately contracted with Golf Convergence, Inc., a nationally recognized leader in golf course assessments and feasibility studies. The firm's managing principal, Jim Keegan, directly managed the assessment process. To this end, he conducted two multi-day site visits to the golf course, met two times with the Bradford Creek Golf Course Advisory Committee, interviewed facility and management staff, interviewed course customers, secret shopped other golf courses in the area, and interviewed the operators of other golf courses in the area to establish the background and context needed to supplement his firm's data analysis and provide the basis for the report that he presented to City Council on January 14, 2013.

The consultant's report provided very detailed recommendations, but focused on three primary substantive recommendations:

1. Realign staffing to recognize the seasonal nature of the business, the skills and interest of existing staff, and the need to retain a general manager skilled in the business of golf with an emphasis on marketing, yield management, customer service and leadership.
2. Golfers acknowledge their responsibility for paying fair market value for the experience provided by supporting an increase in greens fees.
3. Capital investment is made by the City to bring golf course in-line with current industry standards. This investment would fund bunker renovation, strategic tree removal, and reduction of maintained turf initiatives.

Upon receiving the consultant's report, City Council voted to refer the matter to staff for a recommendation on how to proceed with operations and capital needs at the golf course and how to fund the same.

Staff met with the Golf Course Advisory Committee on March 14, 2013, to discuss the recommendations included in the consultant's report and to obtain their input regarding what they would support in a proposed Plan of Action. While this meeting lasted over two hours and numerous topics were discussed, below is a summary of some of the major topics about which the committee members present reached a consensus:

- The golf course should not be evaluated solely on its financial performance, but also on its role in supporting the mission of the Recreation and Parks Department, how it serves as a gateway to the game for those that would otherwise not have the opportunity to play, the positive economic impact to the City from statewide and regional tournaments held at the course, and how it is an amenity to add to the community's overall quality of life.
- A fee increase, up to the \$3 increase proposed by the consultant, is generally supported. There is concern, however, that a \$3 increase could potentially result in a reduction in rounds played, which would negatively impact revenues.
- There is significant support for the current Golf Operations Manager, Mike Cato. He is recognized as an asset to the facility and his impeccable reputation statewide is a positive for the facility.
- The Golf Operations Manager should, within limits, have the ability and flexibility to offer specials at times when the course is not busy, a method used to maximize round yield at private courses.
- Detailed input was provided on capital investment opportunities, most of which was included in the conceptual 5-Year Capital Improvement Schedule provided herein.

Staff used the input received from the Golf Course Advisory Committee to draft a Plan of Action. This plan was presented to City Council during a workshop on March 25, 2013, at which time City Council requested that the plan be refined as follows:

1. Develop a vision statement that articulates what we want the facility to be;
2. Ensure that the Plan of Action includes long-term needs;
3. Gather additional input, particularly on the proposed capital improvements; and
4. Get additional input from the consultant on the proposed Plan of Action.

Since the March 25, 2013 meeting, staff has addressed the issues identified above which are included in the recommended Plan of Action that follows. The Recreation and Parks Commission reviewed the proposed Plan of Action at their May 8, 2013, meeting and voted to unanimously recommend approval to City Council.

Section IV. Recommended Plan of Action

The consultant recommended \$400,000 of initial capital investment in the golf course and an additional annual capital investment of approximately \$130,000. The financial projections provided by the consultant depict significant negative cash flow (operations and capital combined) that would have to be absorbed by the general fund (\$820,791 over five years / average of \$164,158 per year). Given the other needs in the General Fund, including significant capital needs related to other Recreation and Parks facilities, staff does not feel this investment level is reasonably achievable.

As such, staff has reviewed all consultant recommendations and considered input provided by the Golf Course Advisory Committee, Recreation and Parks Commission, and City Council in developing the following Plan of Action which incorporates, either fully or partially, the primary recommendations contained within the consultant's report.

A. Operational Modifications

Action #	General Description	Details	Fiscal Impact
PRO SHOP			
1	Retain a Part-Time Business and Marketing Manager	Hire a part-time business and marketing manager for 25 hours a week, 50 weeks a year @ \$18.00 per hour. Primary responsibilities will include: - Marketing the facility (see Action # 6) - Recruiting tournaments and events (i.e. facility rental) - Quality control and customer service - Limited front counter duty	\$22,500
2	Golf Operations Manager	Will continue to run the day-to-day operations of the facility. The additional time / capacity created by the Business and Marketing Manager will afford the opportunity to expand the youth programs being offered. *funding increase associated with expansion of youth programs (PAL, Boys and Girls Club, etc.)	\$2,500
3	Eliminate One Pro Shop Attendant Position	Reduction of one FTE. (retirement scheduled for July 1, 2013)	(\$49,823)
4	Assign responsibility for full utilization of FORE Reservation system to	Effort to maximize available technology	\$0

Action #	General Description	Details	Fiscal Impact
	remaining Pro Shop Associate		
5	Provide additional part-time pro-shop coverage	40 hours a week , 44 weeks a year @ \$7.75 per hour	\$13,650
6	Develop and implement a marketing plan	Coordinate with ECU School of Business to develop a marketing plan. Provide additional \$3,000 funding for marketing efforts (current budget is \$2,000 / \$5,000 proposed). Marketing Plan to be implemented by the business and marketing manager.	\$3,000
MAINTENANCE			
7	Improve tees, fairways and rough via fertilizer and weed control	Allocate additional funding (\$8,000) to improve tees, fairways and rough via fertilizer and weed control.	\$8,000
8	Raise part-time maintenance wages	Raise part-time salaries from minimum wage (\$7.25/hour) to \$7.75/hour to attract more skilled part-time labor. This will help alleviate the need for an additional full-time employee.	\$3,540
TOTAL			\$3,367

Impact of Proposed Operational Modifications

- Increased focus on marketing and customer service;
- Full utilization of available technology;
- Greater focus on maintenance of the golf course (city asset);
- Increase the number and variety of youth programs being offered;
- Labor is better aligned with seasonal nature of enterprise;
- Annual increase in operating expenditures of **\$3,367**.

B. Fee Schedule

The implications of fee increases for golf course facilities are difficult to accurately predict. The goal is always to increase revenues, but too large of a fee increase will likely lead to a reduction in rounds being played, which will limit revenue enhancements or even have a negative revenue impact. As such, staff proposes moderate increases (\$2 for most types of rounds) in an effort to increase revenue while not adversely impacting the number of rounds played.

The proposed fee schedule follows:

	CURRENT FEE	REVISED FEE	Increase
Monday-Thursday			
18 Holes w/Cart	\$29	\$31	\$2
18 Holes Walking	\$19	\$21	\$2
9 Holes w/Cart	\$20	\$22	\$2
9 holes Walking	\$15	\$15	-
Cart; 18	\$12	\$14	\$2
Cart; 9	\$6	\$7	\$1
Fri-Sat-Sun-Holidays			
18 Holes w/Cart	\$35	\$37	\$2
18 Holes Walking	\$22	\$24	\$2
9 Holes w/Cart	\$22	\$24	\$2
9 holes Walking	\$17	\$18	\$1
Cart; 18	\$12	\$14	\$2
Cart; 9	\$6	\$7	\$1
Specials			
Seniors / Ladies / College Days – Tuesdays, Wednesdays and Thursdays			
18 holes w/Cart	\$22	\$24	\$2
9 holes w/Cart	\$16	\$18	\$2
VIP Partners Program			
New - City Resident	\$59.95	\$59.95	-
New - Non-City Resident	\$59.95	\$69.95	\$10
Renewal - City Resident	\$39	\$39	\$10
Renewal - Non-City Resident	\$39	\$49	\$10
Monday – Thursday			
18 holes w/Cart	\$24	\$26	\$2
9 holes w/Cart	\$17	\$19	\$2
Friday – Sunday and Holidays			
18 holes w/Cart	\$30	\$32	\$2
9 holes w/Cart	\$19	\$21	\$2

	CURRENT FEE	REVISED FEE	Increase
Loyalty Credit	10% credit on all money spent	5% credit on all money spent	N/A
Season Pass			
City Resident	\$995	\$895	-\$100
Non-City Resident	\$995	\$995	-
Range Balls			
Small (approximately 60 balls)	\$6	\$6	-
Medium (approximately 90 balls)	\$7	\$8	\$1
Large (approximately 120 balls)	\$8	\$10	\$2

Impact of Proposed Fee Increases

- Fees are more in-line with local market
- Estimated additional revenues of **\$58,900**

It is further recommended that facility fees be examined for possible adjustment annually.

COMPETITOR COURSES RATES		
GOLF COURSE	CITY	18 HOLE GREEN FEE (Weekend with Cart)
Brook Valley Country Club (private club)	Greenville	\$55 with a member \$65 without a member
Greenville Country Club (private club)	Greenville	\$55 with a member \$65 without a member
Ironwood Golf & Country Club (semi-private)	Greenville	\$48.55
Ayden Golf & Country Club (semi-private)	Ayden	\$35
Cypress Landing Golf Club (semi-private)	Chocowinity	\$50 before 1:00 p.m. \$30 after 1:00 p.m.
Farmville Golf & Cty Club (semi-private)	Farmville	\$30
Cutter Creek Golf Club (semi-private)	Snow Hill	\$55
Kinston Country Club, Inc.	Kinston	\$40 with a member

C. Capital Improvements

Staff solicited input from the Golf Course Advisory Committee and developed a conceptual five-year capital improvement schedule for Bradford Creek Public Golf Course based upon an estimated \$50,000 funding available annually.

YEAR 1 (FY 14)

Bunker Renovation Program	\$20,000
Targeted Tree Removal	\$5,000
Fairway Modifications with Landscaping	\$10,000
Reduction of Maintained Turf (9 holes) and rework 50 irrigation heads to reduce irrigated turf	\$15,000
Year 1 Total	\$50,000

YEAR 2 (FY 15)

Bunker Renovation Program	\$30,000
Cart Path Repair	\$5,000
Reduction of Maintained Turf (9 holes) and rework 50 irrigation heads to reduce irrigated turf	\$15,000
Year 2 Total	\$50,000

YEAR 3 (FY 16)

Bunker Renovation Program	\$30,000
Cart Path Repair	\$5,000
Fairway Drainage Improvements	\$15,000
Year 3 Total	\$50,000

YEAR 4 (FY 17)

Fairway Drainage Improvements	\$30,000
Landscaping Improvements	\$8,000
Clubhouse Exterior Painting and Fascia Wood Replacement	\$12,000
Year 4 Total	\$50,000

YEAR 5 (FY 18)

Capital Reserve for Phase 1 Irrigation System	\$30,000
Clubhouse Interior Improvements	\$7,000
Bulkhead Replacement (Pump house)	\$15,000
Year 5 Total	\$52,000

Future Year Needs:

- Additional Capital Reserve for Phase 1 Irrigation System: \$345,000
- Reconstruct Greens: \$245,000 (plus loss revenues during two month implementation)
- Resurfacing Parking Lot: \$47,770
- Pond Bank Stabilization (Hole #12): \$28,000

- Permanent Restrooms on Course (\$75,000)

D. Financial Model and Impacts

The financial model from which the above described Plan of Action was developed is based upon the following assumptions:

1. The facility, as currently organized and operated, is expected to result in a \$52,082 loss (expenditures over revenues) per year based on past performance. This is based on the average results over the past six years, including the projected results from the current year (FY 13), as is depicted below:

FY 13 (\$90,000) - projected

FY 12: (\$17,920)

FY 11: (\$86,824)

FY 10: (\$44,704)

FY 09: (\$29,536)

FY 08: \$43,508

Average: \$52,082

2. The City has already budgeted a \$50,000 General Fund contribution to the Bradford Creek Public Golf Course for FY13 (current year) and FY 14. It is assumed that this current subsidy will remain in place over the next five years.
3. It is common for increases in user fees for a voluntary activity such as golf to decrease participation. As such, the fee increases depicted herein were limited (to \$1 or \$2) so as to minimize any corresponding decrease in rounds. Additionally, it is believed that proposed course improvements and additional marketing efforts will off-set any potential losses associated with the proposed fee increase. Consequently, no loss in revenues have been calculated for a potential decrease in rounds associated with the proposed fee increase and no additional revenue calculated for potential increased rounds resulting from improved marketing and course improvements.
4. Estimated additional revenues generated by the proposed fee increase were calculated based upon the average total rounds played at the course by-type for the past two years (FY11 and FY12).

An evaluation of the operational modifications and revised fee schedule outlined herein, within the framework of the previously provided financial assumptions, would result in

the Bradford Creek Public Golf Course being operationally self-sufficient with a \$3,451 surplus. The plan calls for this surplus to be supplemented with a \$10,000 operational contribution from the general fund. The \$50,000 annual City contribution that has traditionally been allocated as an operational subsidy is proposed to be provided for capital improvements as also outlined herein.

Current Operating Loss	(\$52,082)
Impacts of Operational Modifications	(\$ 3,367)
<u>Impacts of Fee Increases</u>	<u>\$58,900</u>
Net Operational Impact (to be budgeted as reserve)	\$3,451
Proposed Annual Operational Reserve City Subsidy \$10,000	
Total Annual Reserve (operating surplus and City contribution)	\$13,451
Annual Capital Contribution by City	\$50,000
Total Annual Contribution by City (7% of budget)	\$60,000

Given that the financial success of any golf course is, to some degree, dependant on the weather conditions for that particular year, it is expected that annual results will vary from year to year. As such, the operational surplus, estimated at \$3,451 will be paired with a \$10,000 City contribution to be programmed into the annual budget as a reserve fund. If the facility's annual results are positive (revenues greater than expenditures), then the surplus can roll-over for the following year. If the facility's annual results are negative (expenditures greater than revenues) then this reserve fund can be used to off-set losses. If the losses exceed that which is available in the reserve fund, then additional funding will have to be provided from the Recreation and Parks Department budget as this facility is a recreational program of that department.

It is recognized that market demands are always in motion when it comes to the business of golf. As such, it is recommended that the facility's fee schedule be reviewed each year and adjusted as needed to ensure that it will continue to operate within the parameters outlined by this Plan of Action.

Section V. Conclusions

The Plan of Action provided herein attempts to provide a roadmap that will allow the Bradford Creek Public Golf Course to continue to serve as a gateway to the game for the community,

while requiring limited City funds to subsidize the overall facility operation, including capital investment. The progress related to implementing this Plan of Action will require constant monitoring and it is recognized that shifts in approach may be needed along the way.



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Contract for Uptown Parking Deck Pre-Construction Services

Explanation: **Abstract:** Development of a parking deck in Greenville's Uptown Commercial District was identified as a goal by the City Council for the current year. The City Council has selected Barnhill Contracting Company to manage construction of the project. The next step in the construction process is to engage Barnhill to assist the City with pre-construction tasks.

Explanation: Review of opportunities for construction of a parking deck in Greenville's Uptown Commercial District was identified as a goal by the City Council for the current year. City Council has selected a City-owned parking lot at the corner of 4th and Cotanche Streets for construction of the parking deck. In December 2012, the Greenville City Council authorized staff to move forward with a procurement process that would culminate with selection of a construction manager at risk (CMAR) to oversee construction of the municipal parking deck. In May 2013, City Council selected Barnhill Contracting Company to serve as construction manager for the parking deck project.


As the parking deck project continues to move toward construction, there are a number of essential tasks that must be completed in what is known as the "Pre-construction Phase". Barnhill proposes to assist the City with tasks to include cost estimation, scheduling, selection of other required professional services, and M/WBE sub-contractor outreach. A pre-construction scope of services for the Uptown Parking Deck project has been provided by Barnhill and is included with this agenda item.

Fiscal Note: Barnhill Contracting Company has agreed to complete all pre-construction phase services for a fee not to exceed \$43,500. Funding for this portion of the project is available via a capital project reimbursement resolution to be approved by City Council. With such approval, General Fund dollars may be used to pay for these and other expenses associated with construction for the parking deck and may be subsequently reimbursed to the General Fund once the City takes on debt to pay for the project.

Recommendation: Staff recommends that City Council authorize the City Manager to enter into a pre-construction services contract with Barnhill Contracting Company in an amount not to exceed \$43,500.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Barnhill scope letter](#)



May 15, 2013

Mr. Carl Rees

Office of Economic Development

City of Greenville

201 West Fifth Street

Greenville NC 27834

Re: Uptown Greenville Parking Deck
Construction Manager at Risk Fee Proposal

Dear Mr. Rees:

Our team at Barnhill Contracting Company is excited about the City of Greenville's selection of our firm for Construction Manager at Risk services on the new Uptown Greenville Parking Deck. This letter is to propose fees for both the Preconstruction Phase Services and the Construction Phase Services for the Construction Manager at Risk Contract. A summary of the proposed fees are as follows:

Preconstruction Phase Fees – \$ 43,500

This fee includes the following services:

1. A total project estimate deliverable from each of the following design phase submittals including Advanced Planning, Design Development and a Final Guaranteed Maximum Price. The bidding and public opening of trade bids, and scope reviews with the apparent low bidders will be completed after the acceptance of the GMP from the City of Greenville. A total of three project estimates will be provided during this preconstruction phase.
2. At each design phase the estimates will be reconciled to the Owner's Construction budget.
3. Value Management analysis at each of these proposed estimates.
4. Preliminary scheduling, constructability reviews and document review at each of the design stages.
5. Attendance at applicable design meetings by members of the preconstruction and management staff.

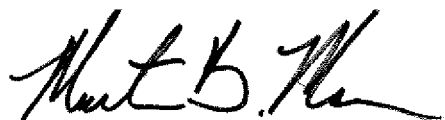
- 6. MWBE solicitations, MWBE outreach and information sessions completed before bidding trade packages.
- 7. All prequalification of Trade Contractors as required by North Carolina State Bid Law.

Construction and Post-construction Phase Fees – 3.50 % of the Total GMP

Attached to this letter you will find a detailed breakdown of the Preconstruction Fee Proposal. We are also drafting a AIA contract agreement for your review. We look forward to working with the City of Greenville on this exciting project. Please call should you have any comments or questions in regards to this fee proposal.

Yours truly,

Barnhill Contracting Company



Martin B. Moser

Vice President

Cc: File
Mr. Barry Harden –Vice President of Operations, Barnhill Contracting Company
Mr. Gail Suson – Director of Preconstruction, Barnhill Contracting Company

Proposal Acceptance: City of Greenville

By: _____
(Signature)

Name: _____

Title: _____



City of Greenville - Uptown Parking Deck

Preconstruction Fee Proposal

OWNER: City of Greenville

May 15, 2013

Code	Description	Qty	Unit	Unit Cost				Total Cost				Item Total
				Labor	Material	Sub	Equipt	Labor	Material	Sub	Equipt	
I. General Services - Meetings, Communications, etc: June 2013 - January 2014												
	Project Executive - Marty Moser	0	mnhrs	132.68				0	0	0	0	0
	Project Manager - Dan Pruitt	16	mnhrs	130.05				2,081	0	0	0	2,081
	Director of Preconstruction Services - Gail Suson	32	mnhrs	118.60				3,795	0	0	0	3,795
	Preconstruction Estimator - Jason Wells	16	mnhrs	77.85				1,246	0	0	0	1,246
	Mechanical / Commissioning - Wayne Mayse	0	mnhrs	77.85				0	0	0	0	0
	General Superintendent - Perry Whitford	8	mnhrs	92.15				737	0	0	0	737
	Project Superintendent - Josh Carlyle	0	mnhrs	72.45				0	0	0	0	0
	BIM Coordinator - Jason Deans	0	mnhrs	77.85				0	0	0	0	0
	Prequalification Accounting - Steve Burdett	0	mnhrs	68.50				0	0	0	0	0
	Trade Bid Coordinator - Kelsie Williamson	0	mnhrs	48.50				0	0	0	0	0
	Subtotal							7,859	0	0	0	7,859
II. Advanced Planning, Conceptual Estimating, Designer Selections: One Estimate												
	Project Executive - Marty Moser	0	mnhrs	132.68				0	0	0	0	0
	Project Manager - Dan Pruitt	16	mnhrs	130.05				2,081	0	0	0	2,081
	Director of Preconstruction Services - Gail Suson	16	mnhrs	118.60				1,898	0	0	0	1,898
	Preconstruction Estimator - Jason Wells	16	mnhrs	77.85				1,246	0	0	0	1,246
	Mechanical / Commissioning - Wayne Mayse	0	mnhrs	77.85				0	0	0	0	0
	General Superintendent - Perry Whitford	8	mnhrs	92.15				737	0	0	0	737
	Project Superintendent - Josh Carlyle	0	mnhrs	72.45				0	0	0	0	0
	BIM Coordinator - Jason Deans	0	mnhrs	77.85				0	0	0	0	0
	Prequalification Accounting - Steve Burdett	0	mnhrs	68.50				0	0	0	0	0
	Trade Bid Coordinator - Kelsie Williamson	0	mnhrs	48.50				0	0	0	0	0
	Subtotal							5,961	0	0	0	5,961
III. Design Development Phase: One Estimate												
	Project Executive - Marty Moser	0	mnhrs	132.68				0	0	0	0	0
	Project Manager - Dan Pruitt	20	mnhrs	130.05				2,601	0	0	0	2,601
	Director of Preconstruction Services - Gail Suson	40	mnhrs	118.60				4,744	0	0	0	4,744
	Preconstruction Estimator - Jason Wells	20	mnhrs	77.85				1,557	0	0	0	1,557
	Mechanical / Commissioning - Wayne Mayse	0	mnhrs	77.85				0	0	0	0	0
	General Superintendent - Perry Whitford	8	mnhrs	92.15				737	0	0	0	737
	Project Superintendent - Josh Carlyle	0	mnhrs	72.45				0	0	0	0	0
	BIM Coordinator - Jason Deans	0	mnhrs	77.85				0	0	0	0	0
	Prequalification Accounting - Steve Burdett	0	mnhrs	68.50				0	0	0	0	0
	Trade Bid Coordinator - Kelsie Williamson	0	mnhrs	48.50				0	0	0	0	0
	Subtotal							9,639	0	0	0	9,639
IV. Final GMP: One Estimate												



City of Greenville - Uptown Parking Deck
Preconstruction Fee Proposal

OWNER: City of Greenville

May 15, 2013

Code	Description	Qty	Unit	Unit Cost				Total Cost				Item Total
				Labor	Material	Sub	Equipt	Labor	Material	Sub	Equipt	
	Project Executive - Marty Moser	0	mnhrs	132.68				0	0	0	0	0
	Project Manager - Dan Pruitt	20	mnhrs	130.05				2,601	0	0	0	2,601
	Director of Preconstruction Services - Gail Suson	40	mnhrs	118.60				4,744	0	0	0	4,744
	Preconstruction Estimator - Jason Wells	40	mnhrs	77.85				3,114	0	0	0	3,114
	Mechanical / Commissioning - Wayne Mayse	0	mnhrs	77.85				0	0	0	0	0
	General Superintendent - Perry Whitford	8	mnhrs	92.15				737	0	0	0	737
	Project Superintendent - Josh Carlyle	8	mnhrs	72.45				580	0	0	0	580
	BIM Coordinator - Jason Deans	0	mnhrs	77.85				0	0	0	0	0
	Prequalification Accounting - Steve Burdett	0	mnhrs	68.50				0	0	0	0	0
	Trade Bid Coordinator - Kelsie Williamson	0	mnhrs	48.50				0	0	0	0	0
	Subtotal							11,776	0	0	0	11,776
VI. Bidder Prequalifications for Procurement												
	Project Executive - Marty Moser	0	mnhrs	132.68				0	0	0	0	0
	Project Manager - Dan Pruitt	20	mnhrs	130.05				2,601	0	0	0	2,601
	Director of Preconstruction Services - Gail Suson	0	mnhrs	118.60				0	0	0	0	0
	Preconstruction Estimator - Jason Wells	0	mnhrs	77.85				0	0	0	0	0
	Mechanical / Commissioning - Wayne Mayse	0	mnhrs	77.85				0	0	0	0	0
	General Superintendent - Perry Whitford	8	mnhrs	92.15				737	0	0	0	737
	Project Superintendent - Josh Carlyle	8	mnhrs	72.45				580	0	0	0	580
	BIM Coordinator - Jason Deans	0	mnhrs	77.85				0	0	0	0	0
	Prequalification Accounting - Steve Burdett	24	mnhrs	68.50				1,644	0	0	0	1,644
	Trade Bid Coordinator - Kelsie Williamson	8	mnhrs	48.50				388	0	0	0	388
	Subtotal							5,950	0	0	0	5,950
VIII. Other Services												
	Destructive Testing / Explorations <i>Excluded from Preconstruction Services</i>	0	mo	0.00	0.00			0	0	0	0	0
	On Site Investigations and Exploratory Work	0	mnhrs	54.20				0	0	0	0	0
	CM Staff Travel Expenses (per person / trip)	0	ea			525.00		0	0	0	0	0
	Community and MWBE Outreach	2	mo			500.00		0	0	1,000	0	1,000
	MWBE Website	0	mo			900.00		0	0	0	0	0
	Legal Consultant	0	allow			0.00		0	0	0	0	0
	LEED Consultant	0	wks			0.00		0	0	0	0	0
	Software and Upgrades	0	allow			0.00		0	0	0	0	0
	Design Phase/Mock-up Allowance - <i>Excluded from Preconstruction Services</i>	0	allow			0.00		0	0	0	0	0
	Subtotal							0	0	1,000	0	1,000
IX. Reproduction and Printing												
	Duplication Expense (Misc)	26	wks		25.00			0	650	0	0	650
	Budget Documents Printing - <i>Direct Reimbursable Expense</i>	0	sets		0.00			0	0	0	0	0

Item # 16

City of Greenville - Uptown Parking Deck
Preconstruction Fee Proposal

OWNER: City of Greenville

May 15, 2013

Code	Description	Qty	Unit	Unit Cost				Total Cost				Item Total
				Labor	Material	Sub	Equipt	Labor	Material	Sub	Equipt	
	Bidding Documents Printing - <i>Direct Reimbursable Expense</i>	0	sets		0.00			0	0	0	0	0
	Trade Bid Package Documents - <i>Direct Reimbursable Expense</i>	0	sets		0.00			0	0	0	0	0
	Bidding Documents Delivery Expense - <i>Direct Reimbursable Expense</i>	0	sets		0.00			0	0	0	0	0
	Legal Advertisements - <i>Direct Reimbursable Expense</i>	0	ea		1,400.00			0	0	0	0	0
	Precon Deliverable Documents Reproduction Expense	3	ea		50.00			0	150	0	0	150
	Postage and Delivery Expense (Misc.)	26	wks		15.00			0	390	0	0	390
	Subtotal							0	1,190	0	0	1,190
X. Other Costs												
	North Carolina State Sales Tax (7% of Material and Equipment Costs)	1	ls				80.33	0	0	80	0	80
	Subtotal							0	0	80	0	80
Total General Conditions								41,185	1,190	1,080	0	43,455



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Report on hydraulic fracturing (fracking) and consideration of a resolution relating to fracturing waste disposal

Explanation: **Abstract:** At the request of City Council at their meeting on May 9, 2013, this item is presented to provide information on the proposed hydraulic fracturing (fracking) activities in North Carolina.

Explanation: At the May 9, 2013 City Council meeting, City Council discussed adopting a resolution regarding fracking. The issue was tabled until June 10, at which time City Council requested a staff report be included on the agenda to provide details on fracking, including a discussion on both sides of the issue. Staff was directed to consult with representatives of the Environmental Advisory Commission and the Pamlico Tar River Foundation for input. Of particular note, the proposed resolution from Dare County presented by Council Member Blackburn as a guide for Greenville to adopt specifically relates to the injection of fracking waste in Eastern North Carolina.

In March 2013, the Energy Jobs Act (Senate Bill 76) was passed by the North Carolina Senate and will authorize the Department of Environment and Natural Resources (DENR) to issue permits on or after March 1, 2015 for oil and gas exploration and development activities in the state. The North Carolina Mining and Energy Commission is currently working on the rule-making on how to regulate the activities.

Senate Bill 76 (SB76) specifically addresses the disposal of fluids produced during the process of hydraulic fracturing associated with the development of natural gas resources. Although SB76 does not include language which specifically identifies where waste disposal (via well injection) will be permitted, there has been a significant amount of public discussion about the disposal of fracturing fluids into the coastal areas of the state.

The attached report provides information on the advantages and disadvantages of hydraulic fracturing, what areas within North Carolina such activities would

occur, and how those activities may affect Greenville.

Fiscal Note: There is no fiscal impact on the City's budget associated with this agenda item.

Recommendation: City Council review the information provided in the attached report and presentation.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

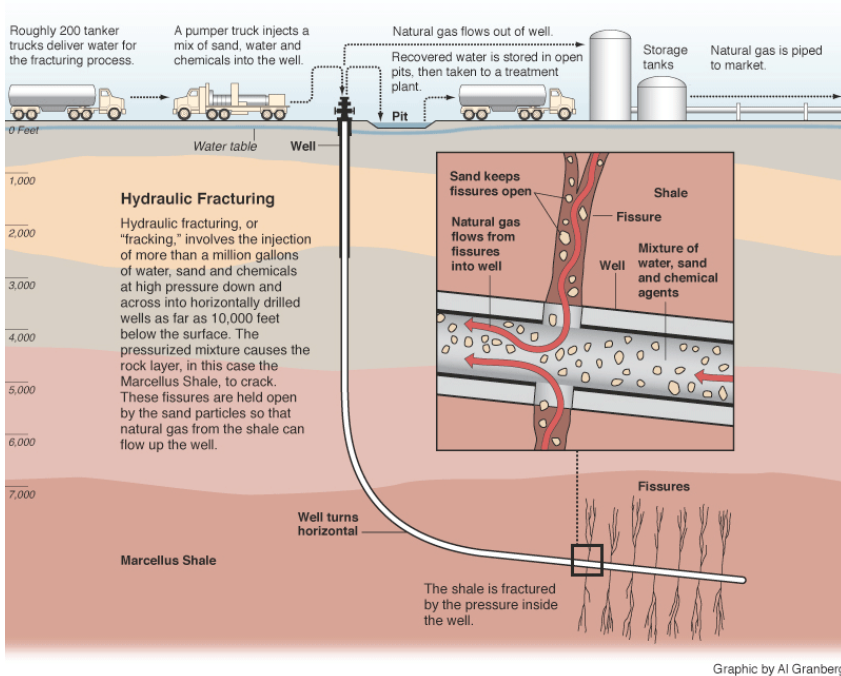
[Report to CC on Hydraulic Fracturing in NC 955423](#)

[RESOLUTION OPPOSING THE SUBSURFACE INJECTION OF FRACKING WASTE IN EASTERN NORTH CAROLINA 956169](#)

HYDRAULIC FRACTURING IN NORTH CAROLINA

Hydraulic fracturing, commonly referred to as “fracking”, is the process of inducing high-pressure water and chemicals into the subsurface to fracture rocks, thereby enhancing the permeability of those rocks, to release the natural gas trapped inside. The U.S. has vast reserves of natural gas that are commercially viable as a result of advances in horizontal drilling and hydraulic fracturing technologies enabling greater access to gas in shale formations. Responsible development of America's shale gas resources offers economic, energy security, and environmental benefits. Types of fracking have been employed in the water-supply well industry for years. The methods vary, and include injection of high pressure fluids and inducing controlled explosions (dynamite was used in the past). Recent fracking techniques for natural gas and oil recovery rely on fluids with a variety of physical and chemical additives.

The basic phases of natural gas production include drilling preparation (4 to 8 weeks), drilling rig construction and well drilling (4 to 5 weeks), hydraulic fracturing (2 to 5 days) and natural gas production (25 to 40 years). When the well is drilled, a series of protective steel-and-cement layers are installed that maintain the integrity of the well and protect the surrounding formations. In the upper part of the well, multiple layers of cement and steel casing are installed to create an impermeable barrier between the well and groundwater zones. Casing deeper in the well is also used to ensure its integrity and to isolate natural gas formations from the surrounding areas.



Concerns associated with the fracking process include:

- Fracking requires anywhere from two to five million gallons of water for just one well, which could place stress on surface water and ground water supplies from the withdrawal of large volumes of water used in drilling and hydraulic fracturing;
- Contamination of underground sources of drinking water and surface waters resulting from spills, faulty well construction, or by other means;
- Adverse impacts from discharges into surface waters or from disposal into underground injection wells; and
- Air pollution resulting from the release of volatile organic compounds, hazardous air pollutants, and greenhouse gases.

Of significant concern is the return of 9% to 35% of the injected fluids to the surface as wastewater that contains the potentially hazardous chemicals used for the fracking process. The wastewater also contains contaminants collected from the fractured rocks deep within the earth, such as heavy metals, volatile organic compounds, salty brine and radioactive materials. Currently the technology to remove the

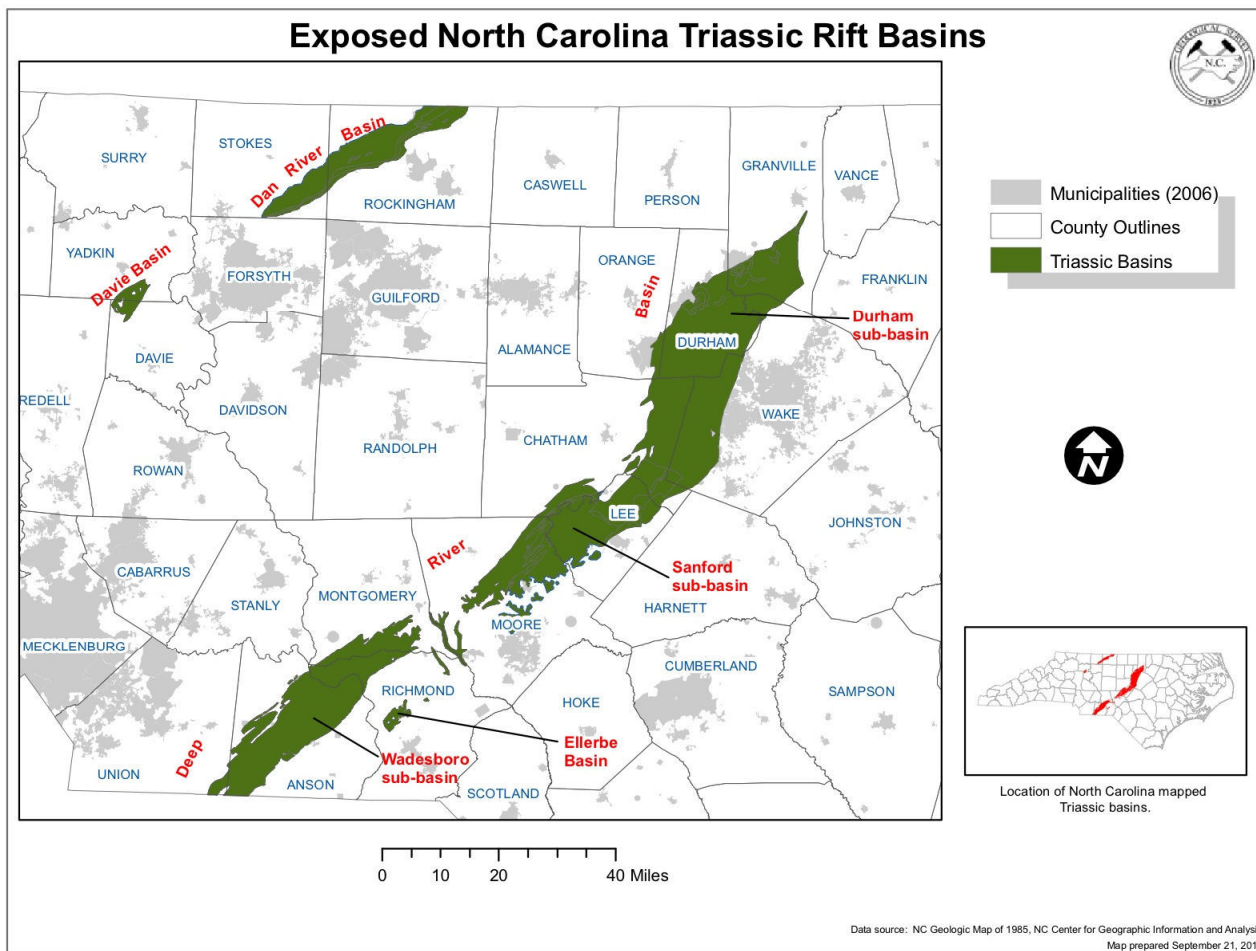
HYDRAULIC FRACTURING IN NORTH CAROLINA

contaminants and radioactivity from the wastewater onsite or at treatment plants is costly and as a result, some companies are looking for more cost effective approaches to dispose of the wastewater such as deep well injection.

Some of the benefits of hydraulic fracturing are:

- Natural gas is relatively abundant in the US, especially in our shale deposits.
- Natural gas is much cleaner as an energy source than coal and oil (lower GHGs after combustion).
- Increased natural gas production will help the US with energy security.
- When performed properly, drilling, fracking, and extraction of natural gas is safe and economical.

In North Carolina, potential sources of natural gas resources are located in the Triassic Rift basins as shown in the following figure. The Triassic Rift is an area of shale with technically recoverable natural gas. Original estimates of recoverable natural gas indicated the resource could meet the State's natural gas demand for close to 40 years, though a more recent estimate by the USGS indicates the resource would only meet the State's natural gas demand for 5.6 years.



In March 2013, the Domestic Energy Jobs Act (Senate Bill 76) was passed by the North Carolina Senate and will authorize the Department of Environment and Natural Resources (DENR) to issue permits on or after March 1, 2015 for oil and gas exploration and development activities in the State. The North

HYDRAULIC FRACTURING IN NORTH CAROLINA

Carolina Mining and Energy Commission is currently working on the rule-making on how to regulate the activities. A provision in the bill would change state law to allow wastewater from hydraulic fracturing to be pumped into injection wells. The State has banned using injection wells for hazardous waste since 1972. This ban was put in place shortly after the contamination of the Black Creek Aquifer near Wilmington by Hercules Inc., which had been using injection wells for industrial wastewater.

Opponents of fracking in North Carolina believe that the process is regulated under the Safe Drinking Water Act of 1974, a federal law created to "protect drinking water from contamination by the underground injection of waste." However, in the 2005 Energy Policy Act, Congress made clear that underground injection fluids or propping agents were excluded from the Safe Drinking Water Act, creating a loophole for hydraulic fracturing. The Ground Water Protection Council ultimately concluded that regulations governing fracking should be kept at the state level to allow for consideration of regional conditions, along with more efficient inspections and operations management oversight. The risks and rewards of fracking stay with the states.

In many regions of the U.S., underground injection is the most common method for disposal of fluids or other substances from shale gas extraction operations. The North Carolina Piedmont, which hosts most of the shale formations suitable for fracking, doesn't have the type of deep aquifers required for this type of disposal. The area most suitable for this disposal is the Coastal Plain area of North Carolina. The coastal plains have the right rock types capable of receiving the volumes of fluid generated by fracking operations. As a result, opposition to the bill continues to grow in coastal North Carolina over the wastewater injection well provision that would allow drilling operators to pump millions of gallons of wastewater a year into the region's aquifers.

SB76 specifically addresses the disposal of fluids produced during the process of hydraulic fracturing associated with the development of natural gas resources. Although SB76 does not include language which specially identifies where waste disposal (via well injection) will be permitted, there has been a significant amount of public discussion about the disposal of fracturing fluids into the coastal areas of the State.

One common misconception is that the saline portions of the State's coastal aquifer systems are unusable. To the contrary, coastal communities utilize both the fresh water portions of the aquifers and the saline portions of our aquifers to meet our current (and future) water demands. The saline portions of the system will become an increasingly important water source as population demands continue to increase.

North Carolina shale basins and fracking waste

The legislative proposal to permit deep well injection of industrial wastes is intended to encourage fracking in Lee County, but the recipients of the toxic waste would likely be communities in eastern NC because the geology of central NC is unsuitable for deep well injections.



Greenville Utilities Commission (GUC) utilizes an Aquifer Storage and Recovery (ASR) system to inject treated drinking water into an aquifer to augment groundwater resources and provide a way to recover the water in the future for various uses. While GUC's ASR system is stored within the Black

HYDRAULIC FRACTURING IN NORTH CAROLINA

Creek and Upper Cape Fear Aquifers, there may be a possibility for impacts from the proposed fracking wastewater injections into the Lower Cape Fear Aquifer. The following is a figure illustrating a cross-section of the aquifers for eastern North Carolina.

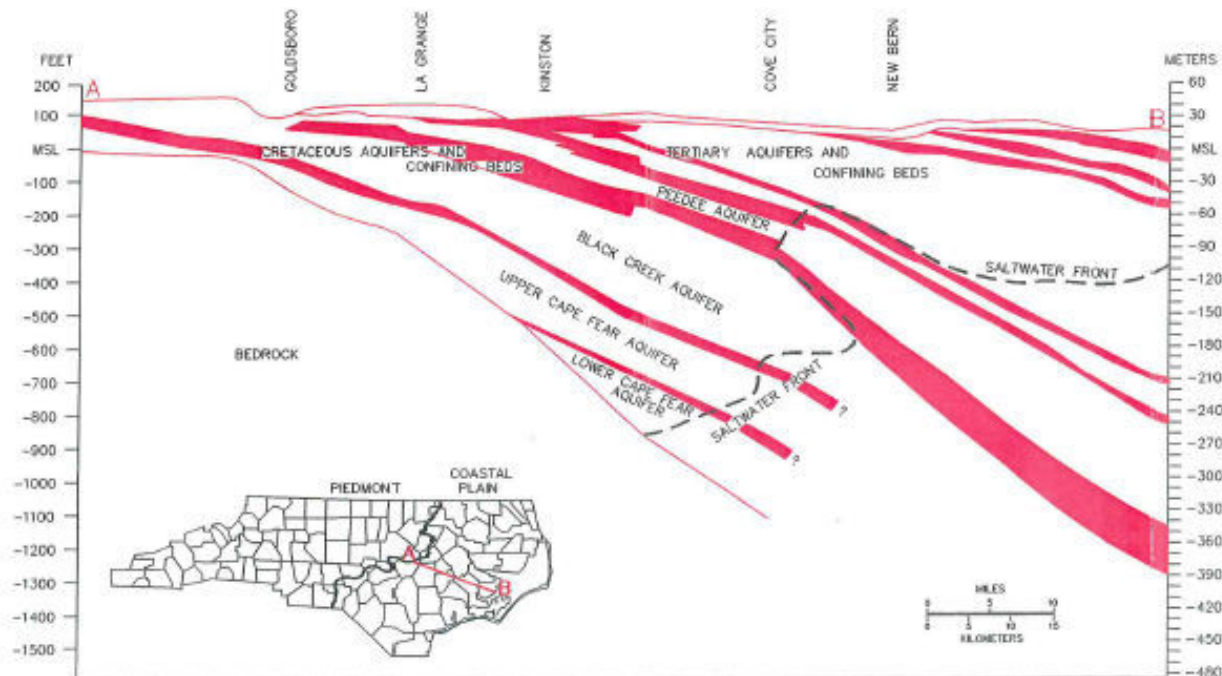


FIGURE 5.3 Hydrogeologic section through the central Coastal Plain showing the Cretaceous aquifers and confining beds and the position of the saltwater front. (Adopted from Winner and Coble, 1996, Plate 5)

In summary, there are advantages and disadvantages related to fracking. As expected, there will continue to be significant public discourse on fracking and its associated waste disposal in North Carolina and other areas of the country as we strive to reduce dependence on imported oil sources by providing alternate sources of energy in America.

RESOLUTION NO. - 13

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE OPPOSING THE
SUBSURFACE INJECTION OF FRACKING WASTE IN EASTERN NORTH CAROLINA**

WHEREAS, the protection of the source of future drinking water supplies for eastern North Carolina is vital to the current and future residents of eastern North Carolina. Senate Bill 76 (SB76) will authorize the Department of Environment and Natural Resources (DENR) to issue permits on or after March 1, 2015, for oil and gas exploration and development activities in the State. Part IV of the proposed legislation is an amendment to the existing statute governing subsurface fluid injection. Currently, the discharge of any wastes to the subsurface or ground waters of the State by means of wells is prohibited;

WHEREAS, the intent of Part IV of SB76 is to lift the ban on subsurface injection through adoption of the following specific language: "The discharge of any wastes to the subsurface or groundwaters of the State by means of wells is prohibited. This section shall not be construed to prohibit (i) the operation of closed-loop groundwater remediation systems in accordance with G.S. 143-215.1A or (ii) injection of hydraulic fracturing fluid for the exploration or development of natural gas resources and water produced from subsurface geologic formations during the extraction of natural gas, condensate, or oil in North Carolina;"

WHEREAS, SB76 therefore provides for the termination of the current ban on injection of liquid wastes by means of wells into the groundwater system in North Carolina, and SB76 specifically addresses the disposal of fluids produced during the process of hydraulic fracturing associated with the development of natural gas resources. Although SB76 does not include language which specifically identifies where waste disposal (via well injection) will be permitted, the potential for the introduction of contaminants via injection wells creates a threat to the utilization of aquifers as potable water sources; and

WHEREAS, the groundwater resources of eastern North Carolina include prolific aquifers which serve as a source of water for municipal, agricultural, industrial, and residential use within the region and are vital to the future of the region and the State of North Carolina as a whole. The protection of these vital resources cannot be compromised. Because of this, it is important that the North Carolina General Assembly not pass SB76, or any other legislation which effectively lifts the ban on injecting liquid wastes into the fresh or saline parts of the groundwater systems of North Carolina without first completing a thorough study of the potential effects of these actions;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby express its opposition to the subsurface injection of fracking waste in eastern North Carolina and request the North Carolina General Assembly, through the delegation representing the House and Senate districts of which Greenville is a part, to maintain the current laws in North Carolina that prevent disposal of hydraulic fracturing waste through underground injection or above ground storage in eastern North Carolina and to take no action that would weaken these laws before a viable option for disposal of fracking waste is found that does not include eastern North Carolina.

This the 10th day of June, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

-
- Title of Item:** Consideration of a resolution to keep the Walter B. Jones Alcohol and Drug Abuse Treatment Center open and resolution in support of funding for the Rural Center, Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center
- Explanation:** Council Members Calvin Mercer and Marion Blackburn requested that an item be included on the agenda for consideration of a resolution urging the North Carolina General Assembly to keep the Walter B. Jones Alcohol and Drug Abuse Treatment Center open. Mayor Allen Thomas requested that an item be included on the agenda for consideration of a resolution in support of funding for the Rural Center, Golden LEAF Foundation, and the Walter B. Jones Center. Because there is some overlap in the requests with regard to the Walter B. Jones Center and because all of the requests involve the potential adoption of resolutions to be forwarded to our local legislative delegation in the North Carolina General Assembly, the requests have been consolidated into one item.
- Fiscal Note:** No cost to the City.
- Recommendation:** Discuss and consider a resolution to keep the Walter B. Jones Alcohol and Drug Abuse Treatment Center open and resolutions in support of funding for the Rural Center, Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center.

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[RESOLUTION REQUESTING THE NC GENERAL ASSEMBLY TO KEEP OPEN THE WALTER B. JONES CENTER 955898](#)

[RESOLUTION SUPPORTING FUNDING FOR THE NC RURAL CENTER GOLDEN LEAF AND WALTER JONES CENTER 955957](#)

RESOLUTION NO. - 13
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REQUESTING THE NORTH CAROLINA GENERAL ASSEMBLY TO KEEP OPEN
THE WALTER B. JONES ALCOHOL AND DRUG ABUSE TREATMENT CENTER

WHEREAS, the Walter B. Jones Alcohol and Drug Abuse Treatment Center is an 80–bed, inpatient treatment facility located in the City of Greenville which is designed to treat alcohol and drug dependent adults with co-occurring psychiatric disorders;

WHEREAS, the Walter B. Jones Alcohol and Drug Abuse Treatment Center serves 38 counties in eastern North Carolina and is one of three regional substance abuse treatment facilities serving the citizens of North Carolina;

WHEREAS, the Walter B. Jones Alcohol and Drug Abuse Treatment Center employs 180 persons and is a significant employer in the City of Greenville;

WHEREAS, the budget approved by the North Carolina Senate includes provisions which would result in the closure of the Walter B. Jones Alcohol and Drug Abuse Treatment Center and the other two regional substance abuse treatment facilities; and

WHEREAS, in addition to the adverse impact on the economy of the City of Greenville, the closure of the Walter B. Jones Alcohol and Drug Abuse Treatment Center would adversely impact individuals and their families who are reliant upon the availability of a State operated facility providing these critical services and would adversely impact other resources of the City of Greenville and the region including hospitals, emergency rooms, and the judicial system;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby express its support for keeping open the Walter B. Jones Alcohol and Drug Abuse Treatment Center and request the North Carolina General Assembly, through the delegation representing the House and Senate districts of which Greenville is a part, to take the necessary action to keep the Walter B. Jones Alcohol and Drug Abuse Treatment Center open.

This the _____ day of June, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

RESOLUTION NO. - 13

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREENVILLE SUPPORTING FUNDING FOR THE NORTH CAROLINA RURAL CENTER, THE GOLDEN LEAF FOUNDATION, AND THE WALTER B. JONES ALCOHOL AND DRUG ABUSE TREATMENT CENTER

WHEREAS, the budget approved by the North Carolina Senate includes provisions which would result in the elimination of the annual \$16 million appropriation for the North Carolina Rural Center, the diversion of all of the funds normally received annually by the Golden LEAF Foundation from the Master Settlement Agreement with cigarette manufacturers, and the elimination of funding for the Walter B. Jones Alcohol and Drug Abuse Treatment Center;

WHEREAS, the North Carolina Rural Center has a focus on job creation programs with City of Greenville businesses having directly benefitted from its financial assistance thereby promoting the growth of local businesses and stimulating the local economy, and the elimination of the funding for the North Carolina Rural Center would have an adverse impact on the economy of the City of Greenville;

WHEREAS, the Golden LEAF Foundation has provided grants which helped create or retain almost 48,000 jobs, resulting in private investment of \$2.9 billion, added almost \$300 million in new payroll per year, and directly assisted over 1.1 million North Carolinians, and the diversion of all of the funds the Golden LEAF Foundation receives from the Master Settlement Agreement from cigarette manufacturers would significantly limit its ability to help companies to grow and locate in North Carolina and to promote long-term economic development;

WHEREAS, the Walter B. Jones Alcohol and Drug Abuse Treatment Center is an 80-bed, inpatient treatment facility located in the City of Greenville, employing 180 persons and serving 38 eastern North Carolina counties, and the elimination of its funding would have an adverse impact on the economy of the City of Greenville and additionally would adversely impact individuals and their families who are reliant upon the availability of a State operated facility providing these critical services and would adversely impact other resources of the City of Greenville and the region including hospitals, emergency rooms, and the judicial system located in the City of Greenville; and

WHEREAS, funding for the North Carolina Rural Center, the Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center is extremely important for the continued growth and development of the economy of the City of Greenville and eastern North Carolina;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that it does hereby express its support for funding of the North Carolina Rural Center, the Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center and request the North Carolina General Assembly, through the delegation representing the House and Senate districts of which Greenville is a part, to take the necessary action to fund the North Carolina Rural Center, the Golden LEAF Foundation, and the Walter B. Jones Alcohol and Drug Abuse Treatment Center in the State budget.

This the _____ day of June, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 6/10/2013
Time: 6:00 PM

Title of Item: Budget ordinance amendment #9 to the 2012-2013 City of Greenville budget (Ordinance #12-027), amendment to the Insurance Loss Reserve Fund (Ordinance #07-93), amendment to the Cemetery Development Project Fund (Ordinance #03-34), amendment to the Stormwater Drainage Capital Project Fund (Ordinance #06-66), amendment to the Stormwater Drainage Maintenance Improvement Capital Project Fund (Ordinance #09-67), and ordinance establishing the City of Greenville Downtown Parking Deck budget

Explanation: **Abstract:** The budget amendment is for City Council to review and approve proposed changes to the adopted 2012-2013 budget that have been submitted for approval by the departments.

Explanation 1: Attached for consideration at the June 10, 2013, City Council meeting is an ordinance amending the 2012-2013 budget (Ordinance #12-027), the Insurance Loss Reserve Fund (Ordinance #07-93), the Cemetery Development Project Fund (Ordinance #03-34), the Stormwater Drainage Capital Project Fund (Ordinance #06-66) and the Stormwater Drainage Maintenance Improvement Capital Project Fund (Ordinance #09-67) For ease of reference, a footnote has been added to each line item of the budget ordinance amendment, which corresponds to the explanation below:

A To appropriate NCDOT funds to be received for the Charles Boulevard Sidewalk project(\$50,000).

B To transfer funds from Code Enforcement to assist with repairs to the Eppes Gym (\$27,000).

C To reallocate funds for Workers Compensation Loss, Property Casualty Loss, and General Liability Premium accounts and transfer the remaining balance to the Insurance Loss Reserve Fund (\$257,819).

D To transfer funds from the Stormwater Drainage Maintenance Improvement Project to the Stormwater Utility fund to complete capital projects (\$983,322).

E To appropriate revenues from the health fund to cover health care costs for the remainder of this fiscal year (497,904).

F To appropriate additional funds received to complete path resurfacing at Homestead Cemetery (\$14,763).

G To estimate funds for year end closing of the Stormwater Drainage Capital Project. All residual funds will be transferred to the Stormwater Utility Fund to assist with new projects.(\$379,892).

Explanation 1: Attached for consideration is the ordinance establishing the capital project budget for the City's downtown parking deck. The funds allocated are for the design, construction and project management.

Fiscal Note:

The budget ordinance amendment affects the following funds: increases the General Fund by \$459,877; increases the Stormwater Utility Fund by \$1,415,636; increase the Insurance Loss Reserve Fund by \$257,819; increase the Health Fund by \$497,904; increases the Cemetery Development Project Fund by \$14,763; and Stormwater Drainage Capital Project Fund by \$379,892.

<u>Fund Name</u>	<u>Original /Amended Budget</u>	<u>Proposed Amendment</u>	<u>Amended Budget 6/10/2013</u>
General	\$ 78,262,950	\$ 459,877	\$ 78,722,827
Stormwater Utility	\$ 3,872,428	\$ 1,415,636	\$ 5,288,064
Insurance Loss Reserve	\$ -	\$ 257,819	\$ 257,819
Health	\$ 12,015,635	\$ 497,904	\$ 12,513,539
Cemetery Development Project	\$ 400,000	\$ 14,763	\$ 414,763
Stormwater Drainage Capital Project	\$ 6,476,232	\$ 379,892	\$ 6,856,124

Recommendation:

Approve budget ordinance amendment #10 to the 2012-2013 City of Greenville budget (Ordinance #12-027), amendment to the Insurance Loss Reserve Fund (Ordinance #07-93), amendment to the Cemetery Development Project Fund (Ordinance #03-34), amendment to the Stormwater Drainage Capital Project Fund (Ordinance #06-66), amendment to the Stormwater Drainage Maintenance Improvement Capital Project Fund (Ordinance #09-67), and the ordinance establishing the City of Greenville Downtown Parking Lot budget

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 [Budget Amendment FY 2012_2013_932360](#)

 [Downtown Parking Deck Capital Project Fund 955544](#)

ORDINANCE NO. -
CITY OF GREENVILLE, NORTH CAROLINA

Ordinance (#9) Amending the 2012-2013 Budget (Ordinance No. 12-027), Amending the the Insurance Loss Reserve Fund (Ordinance No. 07-93), Amending the Cemetery Development Fund (Ordinance No. 03-34), Amending the Stormwater Drainage Capital Project Fund (Ordinance No. 06-66) and Amending the Stormwater Drainage Maintenance Improvement Capital Project Fund (Ordinance No. 09-67)

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA , DOES ORDAIN:

Section I: Estimated Revenues and Appropriations. **General Fund**, of Ordinance 12-027, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ORIGINAL 2012-2013 BUDGET		#9 Amended 6/10/13	Total Amendments		Amended 2012-2013 Budget
ESTIMATED REVENUES						
Property Tax	\$ 29,312,043		\$ -	\$ -	\$ -	29,312,043
Sales Tax	14,611,439		-	-	-	14,611,439
Utilities Franchise Tax	5,540,166		-	-	-	5,540,166
Other Unrestricted Intergov't Revenue	2,739,598		-	-	-	2,739,598
Powell Bill	2,157,640		-	-	-	2,157,640
Restricted Intergov't Revenues	1,006,337	A	50,000	669,871		1,676,208
Privilege License	627,800		-	-	-	627,800
Other Licenses, Permits and Fees	4,118,755		-	-	-	4,118,755
Rescue Service Transport	3,062,835		-	-	-	3,062,835
Other Sales & Services	921,707		-	-	-	921,707
Other Revenues	397,449		-	-	-	397,449
Interest on Investments	1,768,922		-	-	-	1,768,922
Transfers In GUC	5,952,192		-	-	-	5,952,192
Other Financing Sources	404,920	C	53,413	123,413		528,333
Appropriated Fund Balance	4,480,238	E	356,464	827,502		5,307,740
TOTAL REVENUES	\$ 77,102,041		\$ 459,877	\$ 1,620,786		\$ 78,722,827
APPROPRIATIONS						
Mayor/City Council	\$ 308,647	C	\$ (10,683)	\$ (10,683)	\$ -	297,964
City Manager	1,210,711	C	(80)	80,227		1,290,938
City Clerk	271,798		-	-	-	271,798
City Attorney	446,673	C	(1,395)	(1,395)		445,278
Human Resources	2,512,101	C	136,200	142,591		2,654,692
Information Technology	2,965,501	C	(5,098)	(5,098)		2,960,403
Fire/Rescue	13,364,981	C	(134,644)	(66,450)		13,298,531
Financial Services	2,352,946	C	(4,750)	(3,354)		2,349,592
Recreation & Parks	7,264,287	C	(8,331)	140,154		7,404,441
Police	22,675,599	B,C	(184,707)	48,325		22,723,924
Public Works	10,276,600	C	(69,308)	(25,444)		10,251,156
Community Development	1,698,394	C	(1,032)	110,461		1,808,855
OPEB	300,000		-	-		300,000
Contingency	181,871	E	(141,440)	(181,871)		-
Indirect Cost Reimbursement	(1,014,572)		-	-		(1,014,572)
Capital Improvements	6,293,123	A,B	77,000	(131,631)		6,161,492
Total Appropriations	\$ 71,108,660		\$ (348,268)	\$ 95,832		\$ 71,204,492
OTHER FINANCING SOURCES						
Debt Service	\$ 4,041,455		\$ -	\$ -	\$ -	4,041,455
Transfers to Other Funds	1,951,926	C	808,145	1,524,954		3,476,880
	\$ 5,993,381		\$ 808,145	\$ 1,524,954		\$ 7,518,335
TOTAL APPROPRIATIONS	\$ 77,102,041		\$ 459,877	\$ 1,620,786		\$ 78,722,827

Section II: Estimated Revenues and Appropriations. **Stormwater Utility Fund**, of Ordinance 12-027, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ORIGINAL 2012-2013 BUDGET		Amended 6/10/13	Total Amendments	Amended 2012-2013 Budget
ESTIMATED REVENUES					
Stormwater Utility Fee	\$ 3,182,587		\$ -	\$ -	\$ 3,182,587
Transfer from General Fund	-	C	52,422	52,422	52,422
Transfer from Stormwater Drainage	-	G	379,892	379,892	379,892
Transfer from Stormwater Drainage Maintenance Capital Project	-	D,G	983,322	983,322	983,322
Appropriated Fund Balance	689,841		-	-	689,841
TOTAL REVENUES	\$ 3,872,428		\$ 1,415,636	\$ 1,415,636	\$ 5,288,064
APPROPRIATIONS					
Stormwater Fund	\$ 3,872,428	C,D	1,415,636	\$ 1,415,636	\$ 5,288,064
Total Expenditures	\$ 3,872,428		\$ 1,415,636	\$ 1,415,636	\$ 5,288,064
TOTAL APPROPRIATIONS	\$ 3,872,428		\$ 1,415,636	\$ 1,415,636	\$ 5,288,064

Section III: Estimated Revenues and Appropriations. **Insurance Loss Reserve Fund**, of Ordinance 07-93, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ORIGINAL BUDGET		Amended 6/10/13	Total Amendments	Amended Budget
ESTIMATED REVENUES					
Transfer from General Fund	\$ -	C	\$ 257,819	\$ 257,819	\$ 257,819
TOTAL REVENUES	\$ -		\$ 257,819	\$ 257,819	\$ 257,819
APPROPRIATIONS					
Increase in Reserve	\$ -	C	257,819	\$ 257,819	\$ 257,819
Total Expenditures	\$ -		\$ 257,819	\$ 257,819	\$ 257,819
TOTAL APPROPRIATIONS	\$ -		\$ 257,819	\$ 257,819	\$ 257,819

Section IV: Estimated Revenues and Appropriations. **Health Insurance Fund**, of Ordinance 12-027, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ORIGINAL BUDGET		Amended 6/10/13	Total Amendments	Amended Budget
ESTIMATED REVENUES					
Employer Contributions	\$ 7,380,578	E	\$ 497,904	\$ 497,904	\$ 7,878,482
Employee Contributions	2,421,903		-	-	2,421,903
Other Health Resources	2,213,154		-	-	2,213,154
TOTAL REVENUES	\$ 12,015,635	\$ -	\$ 497,904	\$ 497,904	\$ 12,513,539
APPROPRIATIONS					
Health Fund	\$ 12,015,635	E	\$ 497,904	\$ 497,904	\$ 12,513,539
Total Expenditures	\$ 12,015,635		\$ 497,904	\$ 497,904	\$ 12,513,539
TOTAL APPROPRIATIONS	\$ 12,015,635		\$ 497,904	\$ 497,904	\$ 12,513,539

Section V: Estimated Revenues and Appropriations. **Cemetery Development Project Fund**, of Ordinance 03-34 is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	Adjusted BUDGET		Amended 6/10/13	Total Amendments	Amended Budget
ESTIMATED REVENUES					
Special/State/Local Grants	\$ 105,000	F	\$ 2,520	\$ 2,520	\$ 107,520
Investment Earnings	-	F	12,243	12,243	12,243
Transfer from General Fund	220,000		-	-	220,000

Bond Proceeds	75,000	-	-	75,000
TOTAL REVENUES	\$ 400,000	\$ 14,763	\$ 14,763	\$ 414,763

APPROPRIATIONS

Capital Projects	\$ 390,000	F	14,763	\$ 14,763	\$ 404,763
Transfer to General Fund	10,000		-	-	10,000
Total Expenditures	\$ 400,000		\$ 14,763	\$ 14,763	\$ 414,763
TOTAL APPROPRIATIONS	\$ 400,000		\$ 14,763	\$ 14,763	\$ 414,763

Section VI: Estimated Revenues and Appropriations. **Stormwater Drainage Capital Project Fund**, of Ordinance 06-66, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ADJUSTED BUDGET		Amended 6/10/13	Total Amendments	Amended 2012-2013 Budget
ESTIMATED REVENUES					
Restricted Intergovernmental Revenue	\$ 400,000		\$ -	\$ -	\$ 400,000
Investment Earnings	204,000		-	-	204,000
Transfer from Stormwater Utility	772,232		-	-	772,232
Bond Proceeds	5,100,000		-	-	5,100,000
Appropriated Fund Balance	-	G	379,892	379,892	379,892
TOTAL REVENUES	\$ 6,476,232		\$ 379,892	\$ 379,892	\$ 6,856,124

APPROPRIATIONS

Engineering	\$ 350,321		\$ -	\$ -	\$ 350,321
Village Grove / Sylvan Drive / Construction	1,618,232		-	-	1,618,232
Skinner / Construction	1,012,000		-	-	1,012,000
West Haven Subdivision / Construction	670,000		-	-	670,000
Dickinson / Chestnut Area / Construction	1,701,679		-	-	1,701,679
Red Oak / Construction	586,000		-	-	586,000
Colonial Heights / Construction	538,000		-	-	538,000
Transfer to Stormwater Utility	-	G	379,892	379,892	379,892
Total Expenditures	\$ 6,476,232		\$ 379,892	\$ 379,892	\$ 6,856,124
TOTAL APPROPRIATIONS	\$ 6,476,232		\$ 379,892	\$ 379,892	\$ 6,856,124

Section VII: Estimated Revenues and Appropriations. **Stormwater Drainage Maintenance Improvement Capital Project Fund**, of Ordinance 09-67, is hereby amended by increasing estimated revenues and appropriations in the amount indicated:

	ADJUSTED BUDGET		Amended 6/10/13	Total Amendments	Amended 2012-2013 Budget
ESTIMATED REVENUES					
Transfer From Stormwater Drainage CPF	\$ 1,231,000		\$ -	\$ -	\$ 1,231,000
TOTAL REVENUES	\$ 1,231,000		\$ -	\$ -	\$ 1,231,000

APPROPRIATIONS

Construction	\$ 962,900	D	\$ (813,783)	\$ (813,783)	\$ 149,117
Contingency	170,250	D	(169,539)	(169,539)	711
Transfer to Beatty Street	97,850		-	-	97,850
Transfer to Stormwater Utility	-	D	983,322	983,322	983,322
Total Expenditures	\$ 1,231,000		\$ -	\$ -	\$ 1,231,000
TOTAL APPROPRIATIONS	\$ 1,231,000		\$ -	\$ -	\$ 1,231,000

Section VIII: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section IX: This ordinance will become effective upon its adoption.

Adopted this 10th day of June, 2013.

Allen M. Thomas

ATTEST:

Carol L. Barwick, City Clerk

ORDINANCE NO. 13-_____
CITY OF GREENVILLE, NC
CITY OF GREENVILLE DOWNTOWN PARKING DECK
BUDGET ORDINANCE

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA , DOES ORDAIN:

Section I: Estimated Revenues. It is estimated that the following revenues will be available for the City of Greenville Downtown Parking Deck Capital Project Fund:

	ORIGINAL 2011-2012 BUDGET
<u>ESTIMATED REVENUES</u>	
Bond Proceeds	\$ 4,026,240
TOTAL REVENUES	\$ 4,026,240

Section II: Appropriations. The following amounts are hereby appropriated for the City of Greenville Downtown Parking Deck Capital Project Fund:

<u>APPROPRIATIONS</u>	
Design	\$ 266,112
Construction	3,456,000
Project Management	304,128
TOTAL APPROPRIATIONS	\$ 4,026,240

Section III: All ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section IV: This ordinance will become effective upon its adoption.

Adopted this 10th day of June, 2013.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

