
REDEVELOPMENT



COMMISSION

MEMO

To: Redevelopment Commission Members
From: Jared Stalling, Economic Development Project Coordinator
Date: February 5, 2018

SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled to meet for a regular business meeting on Tuesday, February 6, 2018 in Greenville City Hall, City Council Chambers on third floor.

Tuesday's meeting is the RDC's first meeting of 2018. The RDC will welcome two new commission members. The main business items will be election of new Chair and Co-chair and approval of the 2018 meeting schedule.

Staff will give updates on the Uptown Theatre project, and Hodges Alley.

We look forward to seeing you at the meeting. If you have any questions or need additional information, please call me at (252) 329-4514.

Redevelopment Commission Meeting
Tuesday, February 6, 2018, 5:30 PM
City Council Chambers – 200 West 5th Street

AGENDA

- I. Welcome**
- II. Roll Call**
- III. Election of temporary Chair**
- IV. Approval of meeting minutes from August 1, 2017**
- V. New Member Introductions**
 - a. Michele Connors**
 - b. Kevin Howard**
- VI. Election of Chair and Co-Chair**
- VII. Approval of 2018 Meeting Dates**
- VIII. Hodges Alley Update**
- IX. Uptown Theatre Update**
- X. Banner Update**
- XI. Secretary Report**
- XII. Public Comment Period**
- XIII. Adjournment**

**Redevelopment Commission
Meeting Minutes
Tuesday, August 1, 2017
Greenville, North Carolina**

Present:

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

Absent:

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

Staff:

- | | |
|--|---|
| <input type="checkbox"/> Michael Cowin | <input type="checkbox"/> Christian Lockamy |
| <input type="checkbox"/> McClean Godley (City Council Liaison) | <input checked="" type="checkbox"/> Betty Moseley |
| <input checked="" type="checkbox"/> Roger Johnson | <input checked="" type="checkbox"/> David Holec |
| <input checked="" type="checkbox"/> Shyla Boskey | <input type="checkbox"/> |
-

I. Welcome

II. Roll Call

III. Approval of Minutes – May 2, 2017

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

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

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

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

IV. Consideration of Small Business Plan Competition Applications

Ms. Boskey gave a brief history of the Small Business Plan Competition. Since 2008, there have been 32 businesses awarded \$15-30,000 for a total of \$555,000. 78% of all

recipients are still in business. As a result, a total of 102 new full-time jobs and 227 new part-time jobs have been created.

The Small Business Plan Competition this cycle received seven applications:

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

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

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

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

Mr. Hatoum replied 50.

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

Mr. King stated that one of the requirements for the SBP program is to be located in either West Greenville or Center City. As yet, they do not have the proper permit or zoning to locate on Town Commons. They are not eligible to receive the grant until they have secured the location. He asked if the request for Riverside Recreation should be tabled at this time and consider another eligible applicant.

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

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

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

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

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

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

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

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

V. Update Hodges Alley Improvements

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

VI. Public Comment Period

No comments received.

VII. Report from Secretary

Ms. Boskey gave the Secretary's Report.

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

Ms. Boskey replied that she would get the information.

VIII. Comments from Commission Members

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

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

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

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

IX. Adjournment

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

Respectfully submitted,

Signature on file

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

BY-LAWS OF THE REDEVELOPMENT COMMISSION OF THE CITY OF GREENVILLE

ARTICLE I – THE COMMISSION

Section 1. Name of Commission. The name of the Commission shall be the “Redevelopment Commission of the City of Greenville”.

Section 2. Office of Commission. The office of the Commission shall be in the Community Development Department in the Municipal Building at 201 West Fifth Street, Greenville, North Carolina, or at such other place as the Commission may by resolution select.

ARTICLE II – OFFICERS

Section 1. Officers. The Officers of the Commission shall be a Chairman, a Vice Chairman, and a secretary. Only members of the Commission may serve as officers except the Director of the Community Development Department of the City of Greenville or his designee shall serve as secretary to the Commission.

Section 2. Chairman. The Chairman shall preside at all meetings of the Commission. Except as otherwise authorized by resolution of the Commission, the Chairman shall sign all contracts, deeds, and other instruments made by the Commission. At each meeting, the Chairman shall submit such items and information as he may consider proper concerning the business, affairs and policies of the Commission, or as submitted by the Director of Community Development of the City of Greenville.

Section 3. Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties which are imposed on the Chairman until such a time as the Commission shall select a new Chairman.

Section 4. Secretary. The Secretary shall be the Director of the Community Development Department of the City of Greenville, or his designee. The Secretary shall keep records of the Commission, shall act as secretary of the meetings of the Commission and record all votes, and shall keep a record of the proceedings of the Commission in the official minutes of proceedings to be kept for such purposes, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Commission, and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Commission.

Section 5. Additional Duties. The officers of the Commission shall perform such other duties and functions as may from time to time be required by the Commission or the by-laws, or rules and regulations of the Commission.

Section 6. Election or Appointment. The Chairman and the Vice Chairman shall be elected at the annual meeting of the Commission from among the members of the Commission, and shall hold office for one year or until their successors are elected and qualified. Each officer will be eligible to serve two consecutive full terms in the same office.

Section 7. Vacancies. Should the office of Chairman or Vice Chairman become vacant, the Commission shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office.

ARTICLE III – MEETINGS

Section 1. Annual Meetings. The annual meeting of the Commission shall be held on the first Tuesday at 5:30 P.M. during January at the regular meeting place of the Commission. In the event such date shall fall on a legal holiday, the annual meeting shall be held on the next succeeding day, which is not a legal holiday.

Section 2. Regular Meeting. Regular meetings shall be held at 5:30 P.M., on the first Tuesday of each month in the City Council Chambers located on the third floor of the Greenville City Hall. In the event a day of regular meeting shall be a legal holiday, said meeting shall be held on the next succeeding day, which is not a legal holiday.

Section 3. Special Meetings. The Chairman of the Commission may, when he deems it expedient, and shall, upon the written request of at least two (2) members of the Commission, call a special meeting of the Commission for the purpose of transacting any business. Notice of a special meeting stating its purpose and shall either be delivered to each member of the Commission, or be mailed to the business or home address of each member of the Commission at least forty-eight hours prior to the hour and date of such special meeting. Notice of the special meeting shall also be provided as required by the Open Meetings Law. At such special meeting, no business shall be considered other than as designated in the notice.

Section 4. Quorum. The powers of the Commission shall be vested in the members thereof in office from time to time. Four members shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Commission upon a vote of a majority of the members present, unless these By-laws require a greater vote.

Section 5. Order of Business. At the regular meetings of the Commission, the following shall be the order of business:

1. Roll Call
2. Review and approval of the minutes of the previous meeting(s)
3. Old Business
4. New Business
5. Report of Secretary
6. Adjournment

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Commission.

foreseeable future a blighted area or a nonresidential redevelopment area as defined herein. In such an area, no individual tract, building, or improvement shall be subject to the power of eminent domain, within the meaning of this Article, unless it is of the character described in subdivision (2) or subdivision (10) and substantially contributes to the conditions endangering the area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, the respondent or respondents shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as part of the costs and paid by the petitioners. (1951, c. 1095, s. 3; 1957, c. 502, ss. 1-3; 1961, c. 837, ss. 2, 3, 4, 6; 1967, c. 1249; 1969, c. 1208, s. 1; 1973, c. 426, s. 75; 1981, c. 907, ss. 1, 2; 1985, c. 665, s. 6; 2006-224, ss. 2.1, 2.2; 2006-259, s. 47.)

§ 160A-504. Formation of commissions.

(a) Each municipality, as defined herein, is hereby authorized to create separate and distinct bodies corporate and politic to be known as the redevelopment commission of the municipality by the passage by the governing body of such municipality of an ordinance or resolution creating a commission to function within the territorial limits of said municipality. Notice of the intent to consider the passage of such a resolution or ordinance shall be published at least 10 days prior to the meeting.

(b) The governing body of a municipality shall not adopt a resolution pursuant to subsection (a) above unless it finds:

- (1) That blighted areas (as herein defined) exist in such municipality, and
- (2) That the redevelopment of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of such municipality.

(c) The governing body shall cause a certified copy of such ordinance or resolution to be filed in the office of the Secretary of State; upon receipt of the said certificate the Secretary of State shall issue a certificate of incorporation.

(d) In any suit, action or proceeding involving or relating to the validity or enforcement of any contract or act of a commission, a copy of the certificate of incorporation duly certified by the Secretary of State shall be admissible in evidence and shall be conclusive proof of the legal establishment of the commission. (1951, c. 1095, s. 4; 1973, c. 426, s. 75.)

§ 160A-505. Alternative organization.

(a) (See note) In lieu of creating a redevelopment commission as authorized herein, the governing body of any municipality may, if it deems wise, either designate a housing authority created under the provisions of Chapter 157 of the General Statutes to exercise the powers, duties, and responsibilities of a redevelopment commission as prescribed herein, or undertake to exercise such powers, duties, and responsibilities itself. Any such designation shall be by passage of a resolution adopted in accordance with the

Section 6. Manner of Voting. All members of the Commission shall vote on all matters before the Commission. On all matters, a majority vote of those members present shall be necessary to pass on any motion.

Section 7. Conflicts of Interest. No members shall be excused from voting except upon matters involving the consideration of his own financial interest or official conduct. In all other cases, a failure to vote by a member who is physically present, or who has withdrawn without being excused by a majority vote of the remaining members present shall be recorded as an affirmative vote.

Section 8. Rules of Order. Except as provided in these rules or State Law, "Roberts Rules of Order", current edition shall govern the parliamentary procedures of the Commission.

Section 9. Decision. The decisions of the Commission as filed in its minutes shall be a public record available for inspection at the Community Development Department of the City of Greenville.

ARTICLE IV – AMENDMENTS

Amendments to By-Laws. The by-laws of the Commission shall be amended only with the approval of at least four of the members of the Commission at a regular or a special meeting.

Approved by the Redevelopment Commission of Greenville at its May 6, 2008 meeting and executed this the 6th day of May, 2008.

Chairman

Attest:

Secretary



2018 Redevelopment Commission Meeting Schedule

February 6, 2018

May 1, 2018

August 7, 2018

November 6, 2018

*All meetings in Council Chambers

**All meetings on the first Tuesday

***Meetings start at 5:30 PM