
REDEVELOPMENT



COMMISSION

MEMO

To: Redevelopment Commission Members
From: Jared Stalling, Economic Development Project Coordinator
Date: May 1, 2018

SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled for a regular business meeting on Tuesday, May 1, 2018 in Greenville City Hall, City Council Chambers on third floor.

Tuesday's meeting is the RDC's second meeting of 2018. The main business item will be the approval of the February RDC meeting minutes.

Staff will give updates on the Time For Science Center and the Small Business Plan Competition discussion.

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.

AGENDA

Redevelopment Commission of the City of Greenville

Tuesday, May 2nd, 2018

5:30 p.m.

- I. Welcome
- II. Rollcall
- III. Approval of Meeting Minutes from February 7, 2018
- IV. Time For Science Update
- V. Discussion on Small Business Plan Competition
- VI. Secretary Report
- VII. Public Comments
- VIII. Commission Members Comments
- IX. Adjournment

DRAFT OF MINUTES PROPOSED FOR ADOPTION
Redevelopment Commission of the City of Greenville
Meeting Minutes
Tuesday, February 6, 2018
Greenville, North Carolina

Present:

- | | | |
|---|---|--------------------------|
| <input checked="" type="checkbox"/> Judy Wagner | <input checked="" type="checkbox"/> Kevin Howard | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Michele Connors | <input checked="" type="checkbox"/> Sharif Hatoum | |
| <input checked="" type="checkbox"/> Patricia Dunn | <input type="checkbox"/> Tracie Gardner | |

Absent:

- | | | |
|--|--|--------------------------|
| <input type="checkbox"/> Judy Wagner | <input type="checkbox"/> Kevin Howard | <input type="checkbox"/> |
| <input type="checkbox"/> Michele Connors | <input type="checkbox"/> Sharif Hatoum | |
| <input type="checkbox"/> Patricia Dunn | <input checked="" type="checkbox"/> Tracie Gardner | |

Staff:

- | | |
|---|---|
| <input type="checkbox"/> Will Bell (City Council Liaison) | <input checked="" type="checkbox"/> Christian Lockamy |
| <input type="checkbox"/> Kenneth Graves | <input checked="" type="checkbox"/> Jared Stalling |
| <input type="checkbox"/> Donald Phillips | <input checked="" type="checkbox"/> Betty Moseley |
| <input checked="" type="checkbox"/> Roger Johnson | <input checked="" type="checkbox"/> Shyla Boskey |
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I. Welcome

II. Roll Call

III. Election of Temporary Chair

Mr. Johnson facilitated the election of a temporary Chair.

Nomination was made by Ms. Wagner to elect Ms. Dunn as temporary Chair. Motion carried unanimously.

IV. Approval of Meeting Minutes from August 1, 2017

Motion was made by Mr. Hatoum and seconded by Ms. Wagner to approve the meeting minutes from August 1, 2017 as presented. Motion carried unanimously.

V. New Member Introductions

Ms. Dunn introduced the two new members, Ms. Michele Connors and Mr. Kevin Howard.

VI. Election of Chair and Vice-Chair

Mr. Johnson facilitated the election of the Chair and Co-Chair.

Nomination was made by Ms. Wagner and seconded by Mr. Hatoum to elect Ms. Pat Dunn as Chair of the Redevelopment Commission. Motion carried unanimously.

Nomination was made by Ms. Wagner and seconded by Mr. Howard to elect Mr. Sharif Hatoum as Vice-Chair of the Redevelopment Commission. Motion carried unanimously.

VII. Approval of 2018 Meeting Dates

Mr. Johnson stated that the prior Chair of RDC, Mr. Jeremy King, had recommended to change the meetings from monthly to quarterly. If approved, the new meeting dates for 2018 will be February 6, May 1, August 7 and November 6.

Ms. Dunn asked if a special meeting could be called in the event staff had business requiring approval prior to a regularly scheduled meeting.

Mr. Johnson replied yes.

Motion was made by Mr. Hatoum and seconded by Ms. Wagner to change the Redevelopment Commission regular meetings from monthly to quarterly. Motion carried unanimously.

VIII. Update Hodges Alley Improvements

Mr. Stalling gave the update for Hodges Alley improvements. RDC took on this initiative to eliminate blight in the alley and change the use to pedestrian only. This was accomplished by installing permeable brick pavers, plants, lawn furniture, and a staircase meeting ADA compliance. Street lighting, gutters and bollards were also installed.

Ms. Dunn asked if people would be able to walk under the posts.

Mr. Stalling replied yes; these are part of the Still Life construction area.

Mr. Johnson delineated the area on screen. He stated that the posts are on private property but do allow walking under.

IX. Uptown Theatre Update

Mr. Johnson gave a brief history of the Uptown Theatre project.

- 2008 - Purchased for \$281,000
- 2010 – Architectural Study recommended theatre-performing arts venue
- 2016 – CommunitySmith purchased for \$20,000

- 2016/2017 – Redevelopment Commission invested \$300,000 for stabilization and parking

CommunitySmith will invest more than \$1 million in building. They must remain a theatre for ten years. The City has agreed to assist the owners in pursuing Historic Landmark Designation. CommunitySmith plans to have the renovation completed by spring of 2018.

Ms. Dunn asked if the property was on the tax books now.

Mr. Johnson replied yes.

X. Banner Update

Mr. Johnson stated that a Downtown Revitalization Grant was used to purchase new banners for the Uptown area. Included was new black unified sign poles. Total cost of the project was \$31,651. Staff is waiting for the approval of the results of a new Comprehensive Parking Study before installing the new poles and banners.

Mr. Hatoum asked when the parking study would be completed.

Mr. Johnson replied that the parking study was complete; Walker Consulting will be making a presentation to City Council on February 8th.

The City has purchased 60 flag banners which Greenville Utilities Commission will install with black clamps to match the poles. The banners cost \$10,189. Locations are installation are: Dickinson Avenue, Greene Street, Pitt Street, Five Point Plaza, River District, and throughout uptown.

XI. Report from Secretary

Mr. Johnson reported that all bond funds have been expended. There are some ongoing expenses that are being paid from pre-approved, encumbered funds. One invoice was paid to J & H Studios for artwork.

Ms. Connors asked if the artwork was a mural.

Mr. Johnson replied no; it is actually two pieces of sculpture. He stated that a picture will be provided at the next meeting.

Ms. Wagner asked if there would be another Small Business Plan Competition in 2018.

Mr. Johnson replied that there were no funds for June. Funding for next fiscal year is still being determined. If approved, there will be a cycle in December.

Ms. Wagner asked if all the approved awards have been dispersed.

Mr. Johnson replied yes.

XII. Public Comment Period

No comments were received.

XIII. Adjournment

Motion was made by Mr. Hatoum and seconded by Ms. Wagner to adjourn the Redevelopment Commission meeting at 5:55 pm. Motion carried unanimously.

Respectfully submitted,

Signature on file

Jared Stalling,
Economic Development Project Coordinator