
REDEVELOPMENT



COMMISSION

MEMO

To: Redevelopment Commission Members

From: Jared Stalling, Economic Developer

Date: November 21, 2018

SUBJECT: Redevelopment Commission Meeting – Special Meeting

The Redevelopment Commission has scheduled a special meeting on Wednesday, December 5, 2018 at 5:30pm in the City of Greenville City Council Chambers.

The agenda is located in the packet, and includes an update on the Uptown Theatre project, Small Business Plan Competition, and appointments to the Small Business Plan Competition sub-committee.

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

Wednesday, December 5, 2018

5:30p.m.

- I. Welcome
- II. Rollcall
- III. Approval of Meeting Minutes from October 24, 2018
- IV. Uptown Theatre Update given by Holton Wilkerson, General Manager, CommunitySmith
- V. Small Business Plan Competition Update
- VI. Appoint Members to the Small Business Plan Sub-Committee
- VII. Approval of the 2019 RDC Meeting Schedule
- VIII. Public Comment
- IX. Commission Comments
- X. Adjourn

DRAFT OF MINUTES PROPOSED FOR ADOPTION
Redevelopment Commission
Meeting Minutes
Wednesday, October 24, 2018
Greenville, North Carolina

Present:

- | | | |
|---|---|--------------------------|
| <input checked="" type="checkbox"/> Judy Wagner | <input type="checkbox"/> Robert Howard | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Michele Connors | <input checked="" type="checkbox"/> Sharif Hatoum | |
| <input checked="" type="checkbox"/> Patricia Dunn | <input checked="" type="checkbox"/> Alan Brock | |

Absent:

- | | | |
|--|---|--------------------------|
| <input type="checkbox"/> Judy Wagner | <input checked="" type="checkbox"/> Robert Howard | <input type="checkbox"/> |
| <input type="checkbox"/> Michele Connors | <input type="checkbox"/> Sharif Hatoum | |
| <input type="checkbox"/> Patricia Dunn | <input type="checkbox"/> Alan Brock | |

Staff:

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

II. Roll Call

III. Approval of Meeting Minutes from May 1, 2018

Motion was made by Ms. Wagner and seconded by Mr. Hatoum to approve the meeting minutes from May 1, 2018 as presented. Motion carried unanimously.

IV. Sale of 814 West Fifth Street

Mr. Stalling gave an overview of the contract for 814 West Fifth Street. On December 9, 2010, Mr. Arthur Wallace entered into a lease with option to purchase agreement with the Redevelopment Commission. In September 2018, Mr. Wallace completed payments for 814 West Fifth Street and would like to accept full ownership.

Motion was made by Mr. Hatoum and seconded by Mr. Brock to approve the sale of 814 West Fifth Street to Mr. Arthur Wallace. Motion carried unanimously.

V. Public Comment Period

No comments were received.

VI. Commission Members Comments

No comments were received.

VII. Adjournment

Motion was made by Mr. Hatoum and seconded by Ms. Connors to adjourn the Redevelopment Commission meeting at 5:34 PM. Motion carried unanimously.

Respectfully submitted,

Signature on file

Jared Stalling,
Economic Development Project Coordinator

Uptown Theatre

CommunitySmith, LLC (“Buyer”) and the Redevelopment Commission of Greenville (“Commission”) entered into a contract dated September 15, 2016, whereby the Commission sold to the Buyer property located at 110 W. Fifth Street, identified as tax parcel ID #07085. The property is typically referred to as the “Uptown Theater.” The Commission, via limited warranty deed, conveyed this same property to Greenville Theater Ventures, LLC, a partner of CommunitySmith, LLC, on December 20, 2016.

The contract provides that CommunitySmith (Buyer) would receive a certificate of occupancy by March 31, 2018, and if the building is not complete, beginning on the 120th day the Buyer shall pay to the Commission \$100.00 per day, as liquidated damages, for the length of time set forth in the contract. The City has begun assessing damages as of July 29, 2018.

Holton Wilkerson, Project Manager for the Uptown Theatre project will be present and will provide the Commission with an update on the project timeline and detailed information as to the nature of the delay.

Center City – West Greenville
Business Plan Competition Guidelines

1.0 INTRODUCTION:

The priority placed on re-seeding Greenville’s redevelopment areas with home grown, prosperous commercial enterprises is made clear by the adopted Center City/West Greenville Revitalization Plan which includes broad goals of:

“Increasing the economic competitiveness of the revitalization area” and “Repositioning the downtown as a vibrant activity center for the city and region”

As such, the Greenville Redevelopment Commission has authorized the Business Plan Competition in order to provide an incentive to small business owners and other entrepreneurs to create or expand businesses within the Center City - West Greenville Redevelopment Areas. These guidelines will be used by the Greenville Redevelopment Commission and associated staff in evaluating submissions for the competition.

Submissions will be accepted twice a year with due dates of **July 1** and **January 21**. Awards will typically be made within 90 days of submission. The availability of grant funds from year to year is based on continued authorization of the program by the Redevelopment Commission and funding from the Greenville City Council.

The prior year submission date was **December 1**, but due to administrative difficulties, Office of Economic Development staff recommend moving the date to **January 21, 2019** to allow businesses ample time to submit applications.