

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

April 1, 2014  
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a meeting at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

### **COMMISSION MEMBERS PRESENT:**

Jeremy King, Vice Chair  
Mark Woodson, Chair

Sharif Hatoum  
Pat Dunn

Richard Patterson  
Judy Siguaw

**STAFF MEMBERS PRESENT:** Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; Tom Wisemiller, Economic Development Project Coordinator

### **APPROVAL OF MINUTES OF March 4, 2014**

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to approve the March 4, 2014 minutes as amended. Motion carried unanimously.

### **Report from Neighborhood Advisory Board**

Ann Maxwell promoted the Neighborhood Symposium scheduled for Saturday, May 3.

### **Update on Cotanche to Reade Alley Design**

Mr. Wisemiller introduced Mr. Richard King of Dunn and Dalton.

Mr. King gave provided an update and overview of the Cotanche to Reade Alley Project and provided a final concept including construction cost opinion and timeline.

Ms. Dunn- Do you anticipate this being a drive through alley?

Mr. R.King- We do not. It will be pedestrian only.

Mr. J.King- It has been closed to traffic by City Council vote.

Ms. Dunn- The estimate is a cost opinion. You do not anticipate the bids are not going to come in a lot higher?

Mr. R.King- We certainly try to estimate conservatively, and there is a fine line that we walk, but we do try to provide our best estimate.

Ms. Siguaw-It would be nice to see if we could integrate with the asphalt some pavers.

Ms.Dunn-But it would also add to the cost.

Mr. Woodson- We have already allocated funds in the budget for this project. Do we need a motion?

Staff Recommends that the Redevelopment Commission authorize the issuance of bids requests for construction of improvements to the Reade Cotanche Alley.

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to authorize the issuance of bids requests for construction of improvements to the Reade Cotanche Alley. Motion carried unanimously.

#### **Update on 4<sup>th</sup> Street Public Space**

Mr. Wisemiller gave an overview of conditions at 4<sup>th</sup> Street public space and introduced Bianca Shoneman, Director of Uptown Greenville and Jim Cieslar, Director of United Way Pitt County for further information.

Ms. Shoneman and Mr. Cieslar gave a presentation on opportunities of phase II development at 4<sup>th</sup> Street public space entitled "Live United Play Space."

Mr. King- Who owns this lot?

Mr. Wisemiller- The City.

Mr. King-You solicited private donations for phase I improvements?

Ms. Shoneman- That is correct.

Mr. King- That was not done with any RDC funds?

Ms. Shoneman- It was joint. We matched dollar-for-dollar.

Ms. Dunn- How much private money was donated?

Ms. Shoneman- \$2,500.

Mr. King- I just noticed that is one of the planters we discussed in the picture.

Ms. Shoneman- We are looking for continuity in the design. You mentioned pavers

earlier, and although the budget is constrained, we do plan to utilize some of the pavers from Merchant's Alley in the design.

Ms. Dunn- Are there any other places where this has been done?

Mr. Cieslar- We had a born learning trail at Boyd Lee Park and the Recreation and Parks Department is very supportive. There are a variety of other communities who have included these and I can get those to you.

Ms. Siguaw- Have you looked at partnering with ECU's Nancy Darden Child Development Center? They have some really innovative approaches for children birth-kindergarten.

Mr. Cieslar- Professor Ballard is involved with the United Way so we have worked with them very closely.

### **Review of 2014-2015 Work Plan Items**

Mr. Woodson- We had a work session on March 18<sup>th</sup>. It was very productive and we addressed a lot of issues.

Mr. Wisemiller gave an overview of the work session items including:

July 1- December 31

Carry Over Projects

- W. 5<sup>th</sup> Streetscape
- Dickinson Ave Area Market & Planning Study
- Imperial Brownfield cleanup & redevelopment
- Go Science Center
- Uptown Theatre
- Evans Street Accessway Project
- Alley improvements
- West Greenville land acquisition

Small Business Assistant Programs

- Small Business Plan Competition

January 1-June 30

Future Role of the RDC

- Wind down, phase out?
- Explore funding options to support another phase of redevelopment

Small Business Assistant Programs

- Small Business Plan Competition

Mr. Woodson- I think we will formally approve a plan in May.

Mr. Wisemiller- Yes, a formal adoption will be made then.

**PUBLIC COMMENT**

There was no public comment

**REPORT FROM SECRETARY**

**Monthly Financial Report**

Mr. Flood: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

Mr. King- the 719 Dickinson Ave Study has the Wishneff installment. That should not include Wishneff, it should be for Go Science.

Mr. Flood- That is correct.

**COMMENTS FROM COMMISSION MEMBERS**

Mr. King- We are moving forward on the Dickinson Aveune Corridor Study. I also attended the Uptown Greenville sponsored small business pitch competition. It was great to see.

Mr. Woodson-I want to thank the Commission and staff for working efficiently and for our liaison coming.

**ADJOURNMENT**

Motion was made by Mr. Richard Patterson and seconded by Mr. Jeremy King to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,



Carl J. Rees, Economic Development Manager  
The City of Greenville Community Development Department