

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

March 4, 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

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; Tom Wisemiller, Economic Development Project Coordinator; Carl Rees, Economic Development Manager; Niki Jones, Housing Administrator ; Rik DiCesare, Traffic Engineer

APPROVAL OF MINUTES OF February 4, 2014

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to approve the February 4, 2014 minutes as amended. Motion carried unanimously.

Update on West 5th Phase II Streetscape Design

Mr. Jones introduced Mark Garner of Rivers and Associates.

Mr. Garner presented updates on Phase II Streetscape design.

Mr. Woodson-In the southeast corner there is a gas station. In the past we have assumed the responsibility for cleanup. Do we still have Brownfield funds available?

Mr. Jones- No, but it was not included in construction cost because we do not have the ability to acquire it.

Ms. Dunn- You made reference to the NC Department of Transportation. Is this portion of 5th Street a state road?

Mr. Garner- Yes, ma'am.

Ms. Dunn-Is the NCDOT going to contribute to any of the cost?

Mr. Garner- I think the City is still evaluating options on how to fund actual construction.

Mr. Jones- When the time comes we would certainly look into something like that.

Ms. Dunn-Do you see any impact of the Tenth Street Connector on this project?

Mr. DiCesare-The Connector is a DOT project as well. The real concern is construction schedules but in terms of operation, it will provide better service than unsignalized service.

Mr. King- Is the carwash in operation?

Mr. Jones- Yes.

Mr. King- We appropriated funds for the roundabout proposal. We have no funding so this may not be implemented any time soon?

Mr. Jones-That is always a possibility.

Staff recommends the Redevelopment Commission accept the design for 5th Streetscape phase II and the improvements and authorize Rivers and Associates to move to development of the construction documents.

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to accept the design for 5th Streetscape phase II and the improvements and authorize Rivers and Associates to move to development of the construction documents. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment

Consideration of Design Contract Amendment with Rivers and Associates

Mr. Jones discussed design contract amendment.

Staff recommends that the Redevelopment commission approve a contract amendment with Rivers and Associates in the amount of \$9,440.

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to approve a contract amendment with Rivers and Associates in the amount of \$9,440. Motion carried unanimously.

HUD Annual Action Plan

Mr. Jones discussed HUD Annual Action Plan.

Staff recommends that the Redevelopment Commission endorse the HUD Annual Action Plan that will be submitted for consideration to the Greenville City Council.

Ms. Dunn- You were saying there were a number of lots that the City purchased with the idea that those being uprooted from the 10th Street Connector could purchase although no one did. How many lots are there?

Mr. Jones- Sixteen. No recommendation is needed. This is brought to the Redevelopment Commission to get some of your input. If you have anything you would like to see, feel free to add.

Update on Uptown Theatre Survey and RFI

Mr. Rees provided an overview of the work done on Uptown Theatre.

Redevelopment Commission discussed the results of the theatre survey.

Review of Planning Session Agenda

Mr. Wisemiller discussed preliminary agenda for planning session.

Mr. King- We really need to think about what the future of the Commission is going to be.

Mr. Patterson- One of the items we are supposed to be discussing is the Town Common. We cancelled a meeting to put it on the agenda so it may need to be an independent item so we can direct some attention to it.

Mr. Wisemiller-It will certainly be discussed in item three with progress of the initiatives.

Mr. King- That was number three on this year's initiatives and the year is not over until June.

Ms.Dunn- So you are asking that Towne Common have its own item on the agenda?

Mr. Patterson- Yes.

Mr. Woodson- Any other items we need to pull out or add?

Mr. Wisemiller- We will go forward with this agenda as laid out.

Consideration of Utilities Relocation Fees

Mr. Wisemiller discussed overview of need to relocated utilities.

Staff recommends that the Redevelopment Commission authorize Greenville Utilities Commission to complete utility relocation and consolidation work in the Cotanche to Reade Alley at a cost not to exceed \$40,860.

Motion was made by Mr. Sharif Hatoum and seconded by Mr. Jeremy King complete utility relocation and consolidation work in the Cotanche to Reade Alley at a cost not to exceed \$40,860. Motion carried unanimously.

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.

COMMENTS FROM COMMISSION MEMBERS

There was no comment

ADJOURNMENT

Motion was made by Ms. Pat Dun 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