

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

May 6, 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

Angela Marshall
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; Scott Godefroy, City Engineer; Tom Weitnaur, Chief Planner

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to add discussion of potential bond projects to the agenda. Motion carried unanimously.

APPROVAL OF MINUTES OF March 4, 2014

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to approve the April 1, 2014 minutes as amended. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment

Update on Uptown Parking Deck and Plaza Improvement

Mr. Godefroy provided an update on the Uptown Parking Deck and Plaza improvements.

Ms. Dunn- What is the net gain in parking as a result of the deck?

Mr. Godefroy- Roughly, 150 spaces.

Mr. Woodson- Do you know the overall cost for the deck? I know some things were cut out.

Mr. Godefroy- If you include the financing, it is just below \$5 million.

Ms. Dunn- How much as the Redevelopment Commission put into the parking deck?

Mr. King- \$189,460.07

Mr. Woodson- That had already been budgeted.

Staff recommends that the Redevelopment Commission approves expenditures for plaza and access improvements in the amount of \$189,460.07.

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to approve expenditures for plaza and access improvements in the amount of \$189,460.07. Motion carried unanimously.

Update on Uptown Theatre RFI

Bianca Shoneman gave an overview of the history of the Uptown Theatre and update of theatre RFI progress.

Ms. Dunn- In the requests, are you getting people that will redo the theatre and manage it as well?

Ms. Shoneman- Yes.

Report on Bids for Uptown Theatre Repair

Mr. Wisemiller reported on scope of request and reported on bids received.

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

Mr. King- What was our budget to do these basic repairs?

Mr. Wisemiller- We are now at about \$274,000.

Mr. King- If the cost is going to be significantly more than that, I am not sure I want to pay what we do have allocated.

Ms. Marshall- I agree. How much would we need to keep it from deteriorating further, and how long would that last?

Mr. Woodson- I do not know how long we can sustain maintenance costs.

Mr.King- I think we should discuss it after we get the bids next month.

Consideration of Recommendation for Microbrewery Ordinance

Mr. Weitnaur presented a review and an update on the concept of creating an environment for microbreweries.

Mr. Flood described current requirements concerning dining and entertainment operations.

Redevelopment Commission discussed updates to microbrewery environment requirements, including proximity to residential areas.

Mr. Woodson- What we are doing is providing input to be considered not determining the language that will ultimately be included in the ordinance.

Motion was made by Mr. Richard Patterson and seconded by Ms. Angela Marshall to forward a request to the Planning and Zoning Commission to create a microbrewery ordinance inclusive of the Redevelopment Commission's recommendations. Motion carried unanimously.

Consideration of 2014-2015 Work Plan and Budget

Mr. Wisemiller gave an overview of projects and associated budget for the remainder of the 2014-2015 fiscal year.

Mr. King- We are not locked into the budget figures exactly, are we?

Mr. Wisemiller- Well, you would approve the budget, but we constantly tweak that and we can change it again next month based upon your input. It does give us a framework going further and in some cases we have already committed to expenditures.

Motion was made by Mr. Jeremy King and seconded by Ms. Pat Dunn to approve fiscal year 2014-2015 work plan and budget and forward to the Greenville City Council for consideration. Motion carried unanimously.

Discussion of Potential Bond Projects

Mr. Wisemiller- There could possibly be a voter referendum at the November 2014 election, so staff thought it might be a good idea for the Commission to prioritize unfunded projects. It is a really quick turnaround so we need to look at some items and rank them. We are suggesting some projects that the Redevelopment Commission is

already invested in, has done some planning work on, secured community buy-in, and addresses identified needs. The bond is for capital improvements not soft investments.

Mr. King- Shovel ready projects.

Mr. Woodson- We have five items to look at, but we are not limited to those five. After we consider the list we will have to rank the items in order of importance and make a recommendation to City Council. Right now we have: West Fifth Street, Dickinson Avenue, Renovating Uptown Theatre, Town Common Improvements, and Evans Street Gateway.

Redevelopment Commission discussed each of the five items.

Mr. Woodson- The majority is saying: Town Common, Dickinson Avenue, West Fifth Street, Evans Street. If that is so, we will entertain a motion to accept those as a recommendation in that priority.

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to recommend to City Council capital improvement bond projects for 2014 in the following order: Phase I of Town Common Master Plan, Dickinson Avenue improvements/betterments, remaining construction of West Fifth Street Phase II, and Evans Streetscape. Motion carried unanimously.

Mr. Flood- We do not know exactly what a bond package might consist of at this point. We will keep you posted, this is very preliminary.

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

Mr. King- From the Dickinson Avenue sub-committee, we are continuing to work and have another meeting coming up on the 12th.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl J. Rees". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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