

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

June 4, 2013
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
Chris Mansfield, Chair

Don Mills, Vice Chair
Richard Patterson

Mark Woodson

STAFF MEMBERS PRESENT: Niki Jones, Housing Administrator; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; and Carl Rees, Economic Development Manager

APPROVAL OF MINUTES OF MARCH 5, 2013

Motion was made by Mr. Chris Mansfield and seconded by Mr. Richard Patterson to approve the May 7, 2013 minutes. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

REVIEW OF CONSOLIDATED PLAN AND ANNUAL ACTION PLAN FOR HOUSING PROGRAMS

Mr. Jones presented a PowerPoint of the draft Consolidated Plan and Annual Action Plan outlining City resources potential assignments.

Mr. Mansfield: What area is included in this plan? Is it exclusively the West Greenville area or citywide?

Mr. Jones: Some of it is citywide but the focus is primarily on the West Greenville Redevelopment area within low income census tracts in other areas of the City.

Mr. Mansfield: What are strategies for stimulating nonprofits?

Mr. Jones: Work force development and affordable housing.

Mr. Patterson: Is the \$50,000.00 possibly set aside for small business grants more or less than the present allotment?

Mr. Jones \$50,000.00 is exactly the same.

Mr. Mansfield: How will that money be spent?

Mr. Jones: Three ways: small business plan competition, commercial center, market analysis.

Mr. Mansfield: Conversion of leasing to home ownership?

Mr. Jones: Provide home ownership opportunities.

Mr. Mansfield: We are becoming more of a rental community than a home ownership community. Are there strategies to turn that around citywide? Are there ways to allow people to find a property they could envision owning? Does there have to be a willing landlord?

Mr. Jones: Has to be a willing landlord.

Mr. Mansfield: How many conversions from rental to homeownership?

Mr. Jones: Less than four.

Mr. Mansfield: Can we set a target to build a community around an area we are investing in commercially?

Mr. Jones: West Greenville has good bones. There are barriers to affordable housing such as credit scores. Huge hurdles to overcome.

Mr. Mansfield: Is there a way to stimulate a relationship between a landlord and a tenant where the sweat equity is part of the equity in the house. Provide incentives for nonprofits?

Mr. Jones: We are sending a survey to nonprofits to find out how to be more effective.

Mr. King: Is bank financing part of the problem?

Mr. Jones: That's one of the hurdles. Credit score requirements have gone up 40-50 points.

Mr. Woodson: There is no control over job market.

Mr. King: Long and detailed report- a lot of good work in the 146 pages.

Mr. Mansfield When is the next meeting?

Mr. Jones: June 10th is the last public meeting.

PUBLIC COMMENT

Mr. Rees: Niki had to do this report without help from a consultant. He did a great job developing the report.

Mr. Mansfield: Niki's passion will go a long way.

423 Evans Street Site Work

Mr. Rees gave presentation on 423 Evans Street Site Work.

Walls of building at the site need to be addressed, stabilization needs to take place.

Staff recommendation:

Bring action plan to August RDC meeting

Mr. Mansfield: Breaking through alley would benefit businesses

Mr. King: \$7,500.00 to determine stability

Mr. Woodson: Hire structural engineer about alley way and stabilization.

Motion was made by Mr. King and seconded by Mr. Patterson to approve the contract with RPA Engineering not to exceed \$7,500 to do the stabilization study. Motion carried unanimously.

Authorization of Dickinson Corridor Market Study RFQ

Mr. Rees passed out a planning market study from Center City Charlotte as a type of report that is hoped for this study.

Mr. Rees state that the tenth Street Connector will make a change in the area and that \$400,00.00 received from EPA to clean up the area.

Mr. Woodson- Is this outside the RDC authorization area?

Mr. Rees- Part of it but the RDC is a key partner in this. It needs to have a market driven approach. Private sector coming back takes additional elements. \$10,000 from Brownfield 3.

Mr. King- This was on an agenda before.

Mr. Rees- This is a wider approach.

Staff Recommendation: For RDC to authorize RFQ to solicit proposals from teams interested in completing market corridor study for Dickinson Avenue.

Motion was made by Mr. Mills and seconded by Mr. King to submit bids. Motion carried unanimously.

Parking Deck

Mr. Rees state that City Council is the authority on project with input from RDC and other boards and commissions.

This will be an engineering led approach with architectural consultants

Mr. Mansfield- Any thoughts about how this ties with 423 Evans Street?

Mr. Woodson- What do we do with 423 given there is no office building on that suite 423 and we have no control over parking deck going forward? One of the strategies considered there may be savings with the two projects together.

Mr. Mills- The market does not support what we wanted to build right now and it will be more expensive to do what we wanted after the parking deck is built.

Mr. Mills- What would be the impact on area business during building?

Mr. Mansfield- Ask Barnhill about it.

Mr. Woodson- We have long term and short term problem. Short term problem is do we just provide access? If we decide to do something else with that lot will we have to undo in coming years? Staff may have ideas.

Mr. Rees- Barnhill can look at it in a construction staging and phasing standpoint and provide guidance about the best approach in the future. In terms of economies of scale there will probably be a landscape architect on the team.

Mr. Woodson- The public does not want a park there.

Mr. King- Building is needed for that area. Clean, well-lit, safe access is needed there short term.

Mr. Rees joked that a parking deck will have a magical effect on properties for commercial development.

Mr. King- Parking deck is beneficial to markets.

Mr. Mansfield- How much for the deck?

Mr. Rees- 3.8 million

Mr. Mansfield- Spend half million and have the City invest building on deck

Mr. Woodson- has anyone shown any interest in the 423 lot?

Mr. Rees- There has been tremendous interest in the lot for 5-6 years. There needs to be positive change for premium prices.

Mr. King- Demand is not there yet

Mr. Woodson- Once they see the parking deck interest will spark

Mr. Rees- 4 million for 4 story building, 3 million for 3 story building

Mr. Mansfield- City Council can consider incentives to encourage

Mr. Woodson- Short term solutions

Update on Evans Gateway Project

Mr. Rees: Wide range of change on Evans Street Corridor; district signs (2) on either side.

Storm water project is going to be funded- improvements are necessary, so portions have to be torn up

Brick pavers desirable for cross walks but other less expensive options are possible such as stamped brick

New black mast arms by DOT project

Put in appropriate lighting with double or single poles

Do not see the ability of having a bike lane; working to find a way to have them

Mr. Mansfield- 450 people living in the area with the new development- will there be a road diet?

Mr. Rees- No road diet due to heavy traffic demand on Evans Street.

Mr. Mansfield- Speed is an issue. Have we considered share roads? Encourage bike lanes.

Mr. Rees- There is not enough room according to DOT specifications

REPORT FROM SECRETARY

Monthly Financial Report

Mr. Rees: The expenditure reports for West Greenville account on infrastructure related to Phase II Streetscape and the Center City account for parking improvements on First Street and Evans Street Streetscape Project.

There will be no meeting in July.

COMMENTS FROM COMMISSION MEMBERS

No comments were made.

ADJOURNMENT

Motion was made by Mr. Woodson and seconded by Mr. King to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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