

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

August 6, 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

Angela Marshall  
Richard Patterson

Judy Siguaw  
Mark Woodson, Vice Chair

**STAFF MEMBERS PRESENT:** Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; and Carl Rees, Economic Development Manager

### **APPROVAL OF MINUTES OF June 4, 2013**

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to approve the June 4, 2013 minutes. Motion carried unanimously.

### **PUBLIC COMMENT**

There was no public comment.

### **UPDATE ON 423 EVANS STRUCTURAL EVALUATION**

Mr. Rees introduced Mr. Mark Roy, President of RPA Engineering, to update the Redevelopment Commission on issues and recommendations for repairs on the North and South walls.

Mr. Roy: There is a fair amount of prep needed before the walls can be coated. A contractor may need to be present in case there are leaks inside the walls.

Mr. Rees: City Council hired Rivers and Associates for the parking deck and the company is on call for landscape architecture. They may be able to assist with this project. We plan to have three quotes from construction firms for the September or October meeting. The owner of building one is excited about the work.

Mr. Mansfield: These walls go with 423 and not other buildings?

Mr. Roy: I am not certain of the property line.

Mr. Mansfield: We need communication with the owners as to not create issues for them.

Staff Recommendation: Staff requests authorization from the Redevelopment Commission to seek quotes from construction companies to complete stabilization repair work and selective demolition to the north and south walls at 423 Evans Street.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to seek quotes from qualified construction companies. Motion carried unanimously.

### **BUDGET AMENDMENT FOR NEW WAYFINDING SIGNS**

Mr. Rees: Urban Core continues to grow and requires addition of signs as buildings and locations are added. Originally there was a plan to have one sign for both County and Federal Court facility. More recently, the Federal Bankruptcy Court has indicated that they do want a sign specifically for their location. Funds were not allocated for this sign originally. The system is hierarchical, directing to districts and then destinations. Signs need to be changed in the Uptown District totalling \$18,084.52.

Staff Recommendation: The Redevelopment Commission amend the 2013-2014 Center City budget to include a line item of \$18,500 for "Wayfinding Sign System Upgrades."

Mr. King: Do we only pay for signs in our territory?

Mr. Rees: Yes.

Ms. Siguaw: Since the Federal Court changed its mind about wanted a sign are they willing to contribute?

Mr. Rees: I do not think that would be an option based on recent conversations.

Motion was made by Mr. Richard Patterson and seconded by Mr. Mark Woodson to seek quotes from sign companies. Motion carried unanimously.

### **UPDATE ON BUSINESS PLAN COMPETITION**

Mr. Rees: There was a good turnout for Business Plan applications. There were six: Longleaf Brewery, eAudit, Art Avenue, Fixit Fellas, Closet Consignment Boutique, and Courtside. Mr. Woodson and Ms. Siguaw have met with and interviewed the applicants and will have recommendation for action at the September meeting.

Mr. Woodson: We need another member on the Business Plan Competition sub-

committee.

Mr. Mansfield: Angela Marshall has come in, please join us. I'd also like to encourage you to serve on the sub-committee. It is not easy to make decisions on people's dreams but we have had a lot of success. Will all of these businesses be in central business district or will some be making an impact in the West Greenville district?

Mr. Woodson: At least one is in West Greenville.

Mr. King: How much funding is available?

Mr. Rees: \$60,000 in Center City and \$30,000 in West Greenville. We anticipate requesting more next year.

Mr. Mansfield: Will recommendations be ready in September?

Mr. Rees: Yes.

Mr. King: Will applicants come to that meeting?

Mr. Rees: Unless commission would prefer, no. It is more difficult to debate someone's business plan face-to-face.

Mr. Mansfield: It may be beneficial to have success stories present at a meeting as advertisement for others to think how they may create a small business in the Center City of West Greenville.

## **ELECTION OF VICE-CHAIR**

Mr. Mansfield: In Don's absence, I'd like to thank him for his service to Greenville. He certainly did good work for us.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King for Mark Woodson to serve as Vice Chair. Motion carried unanimously.

Mr. Woodson: Thank you members of the Commission for your trust.

## **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. Woodson: We identified five priority items to work on and need to continue dialogue. The item receiving the most discussion is the First Street Redevelopment and Town Common Master Plan. Maybe we can invite stakeholders to provide us with their viewpoint and input.

Mr. Mansfield: We put this off til the 3<sup>rd</sup> quarter but I wonder if that serves citizenry well. With it being an election year this may be something candidates would want to discuss. It would be useful to have Recreation and Parks Department talk about where it is going now. Would you want to move it up before election?

Mr. King: Whenever stakeholders are ready we should move forward.

Ms. Siguaw: We can start getting feedback. I would like to see the City Manager's sketch to review what options are out there.

Mr. Mansfield: Would it be useful to begin discussions? I would welcome a dialogue and think citizens would find it useful.

Mr. Woodson: I think it would help eliminate misinformation.

Mr. Patterson: Is the City about to act on the master plan?

Mr. Rees: No, there has been tremendous improvement in West Greenville and Center City. Nothing has changed about Town Common since the Redevelopment Committee was elected. I am concerned about the ability to have a productive conversation during a political season.

Ms. Marshall: Is it still a viable work plan? When was it developed?

Mr. Mansfield: 2010.

Mr. Flood: It may be a good idea to revisit the master plan to refresh.

## **CLOSED SESSION**

Mr. Rees: The purpose of the closed session is to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law; and

Also to establish or to instruct the public body's staff or negotiating agents concerning

the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease for purpose of redevelopment specifically 907 West Fifth Street.

Motion was made by Mr. Mark Woodson and seconded by Mr. Chris Mansfield to go into a closed session. Motion carried unanimously.

Motion was made by Mr. Richard Patterson and seconded by Mr. Jeremy King to move out of closed session and back into open session. Motion carried unanimously.

### **ADJOURNMENT**

Motion was made by Mr. Judy 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", with a stylized flourish at the end.

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