

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

April 16, 2012
Greenville, NC

The Greenville Redevelopment Commission held a special meeting on the above date at 5:30 p.m. in the meeting room of the Carver Branch Library located at 618 West Fourteenth Avenue.

COMMISSION MEMBERS PRESENT:

Dana Coles	Judy Siguaw
Evan Lewis	Terri Williams, Chair
Chris Mansfield, Vice Chair	Mark Woodson

COMMISSION MEMBERS ABSENT:

Don Mills

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Merrill Flood, Director of Community Development; and Carl Rees, Economic Development Officer

DISCUSSION OF PROJECT PRIORITIES

Mr. Rees: The February 21, 2012 workshop began the process of project priorities. The work plan is from July 1, 2012 through June 30, 2013. Staff will submit the work plan to City Council for approval at their June meeting.

The Commission decided upon the programs/projects of the Redevelopment Commission for Fiscal Year 2012 – 2013:

West Greenville Property Acquisition: No funding is available (future bond). The estimated cost is \$1,500,000.00 and should be planned for in the 2014 – 2015 work plan;

4th Street Pocket Park and Uptown Planters: The park is partially funded (grants). The estimated cost is \$25,000.00 and should be planned for in the 2012 – 2013 work plan;

First Street – Town Common Parking: Funding is available. The estimated cost is \$150,000.00 and should be planned for in the 2012 – 2013 work plan;

Wayfinding Phase II: Funding is not available (future bond of (CIP) Capital Improvement Program). The estimated cost is \$150,000.00 and should be planned for in the 2013 – 2014 work plan;

West Fifth Streetscape Phase II: Funding is not available (future bond). The estimated cost is \$950,000.00 for construction and should be planned for in the 2014 – 2015 work plan;

Dickinson Avenue Parking: Funding is not available (future bond of CIP). The estimated cost is \$275,000.00 and should be planned for in the 2013 – 2014 work plan;

Dickinson Avenue Streetscape: Funding is not available (future bond). The estimated cost is \$150,000.00 for design and \$1,750,000.00 for construction. The design phase should be planned in the 2012 – 2013 work plan;

Uptown Theater: Funding is not available (fundraiser underway). The estimated cost is \$3,100,000.00 (grants, gifts and tax credits) and should be planned for in the 2012 - 2013 work plan;

West Greenville Small Business Incubator: Funding is not available (potential for 50% match grant from (EDA) Economic Development Administration). The estimated cost is \$3,000,000.00 and should be planned for in the 2013 – 2014 work plan;

Uptown Parking Deck Construction: Funding is not available (\$1.7 million in deck reserve fund). The estimated cost is \$3,500,000.00 and should be planned for in the 2012 – 2013 fiscal year;

West Greenville Commercial Center: Funding is not available (future bond). The estimated cost is \$2,500,000.00 (Housing and Urban Development (HUD) 108 Loan) and should be planned for in the 2012 – 2013 fiscal year;

Residential and Mixed Use Projects: Funding is not available (potential (TIF) Tax Increment Financing). The estimated cost is synthetic TIF and should be planned for in the 2012 – 2013 fiscal year;

Convention Visitor Bureau (CVB): Funding is not available (bond and CVB dollars). The estimated cost is \$1,500,000.00 (may be private sector) and should be planned for in the 2012 – 2013 fiscal year;

Uptown Hotel Project: Funding is not available (potential TIF). The estimated cost is a synthetic TIF and should be planned in the 2012 – 2013 fiscal year;

Parking Pay Stations (Phase II): Funding is available. The estimated cost is \$50,000.00 and should be planned in the 2012 – 2013 fiscal year;

Evans Gateway Project: Funding is available. The estimated cost is \$1,200,000.00 and should be planned in the 2012 – 2013 fiscal year;

Civic Art Initiative: Use West Greenville and Center City bond funds for design, construction and purchase of civic artwork;

Small Business Assistance Programs: Use Community Development Block Grants (\$50,000.00) and Center City bond funds (\$60,000.00) for capitalization of grant programs;

Adaptive Re-use Projects for Historic Structures: Potential use of Center City bond funds and tax increment funds for activities including land acquisition, clearance and infrastructure;

Revitalization Area Marketing Program: Potential use of general operating and Center City bond funds for marketing activities; and

Establishment of a Center City Science Center: Private fundraising activities conducted by the Go-Science organization.

COMMENTS FROM COMMISSION MEMBERS

Mr. Mansfield: Grocery stores and good services that people are looking for in West Greenville and the Center City. Sidewalks will allow people to walk to jobs. What are investments that will have most economic impacts?

Mr. Woodson: The Commission should go with what is fully funded on the list.

Ms. Sigaw: Prioritization needs to be decided.

Ms. Williams: All are important. No money is needed for the theatre, but the theatre does need planning and work.

Mr. Rees: At the May meeting, we will discuss the opportunity to sell land to a developer for condominiums, East Carolina University and CVB space.

Ms. Williams: The Commission will get money spent to purchase property back from the developer.

Mr. Mansfield: The Center City acquisition account will set aside monies to take advantage of smart purchases like we did with the CVB lot.

Ms. Williams: What is synthetic TIF?

Mr. Rees: Residential, office, and commercial tax base created by new projects can be used for public improvements.

Ms. Sigaw: Hotel and mixed use will not cost, because developers will pay.

Ms. Williams: Does the City own any of the property for the Dickinson Avenue parking?

Mr. Rees: No.

Mr. Lewis: The design should include the parking lot?

Mr. Rees: The City purchased the Nation of Islam Building, so we have the land for the Small Business Incubator. The City has received interest from a grocery chain, so the City needs to acquire the land through HUD 108. We believe that a parking deck is going to happen.

Ms. Sigaw: Do not forget West Fifth Street Phase II.

Mr. Rees: We are in the process of educating and empowering the citizens of West Greenville. Conceptual design has taken place.

Ms. Williams: Where are we with Wayfinding Phase II?

Mr. Rees: 2013 – 2014

Mr. Mansfield: Do we know what destination the signs would be?

Mr. Rees: Wayfinding needs to indicate parking.

Ms. Williams: There needs to be picnic tables at the Town Common.

Mr. Mansfield: Greenways will help.

ADJOURNMENT:

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Carl Rees, Urban Development Planner
The City of Greenville Community Development Department