

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

April 3, 2012
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:

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

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Niki Jones, Economic Development Project Coordinator; and Carl Rees, Economic Development Officer

APPROVAL OF MINUTES OF FEBRUARY 21, 2012 AND MARCH 6, 2012

Motion was made by Mr. Evan Lewis and seconded by Ms. Judy Siguaw to approve the February 21, 2012 minutes and March 6, 2012 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF CONTRACT FOR PURCHASE OF 423 EVANS STREET

Mr. Rees: There is a development plan that would bring the Convention and Visitor's Bureau (CVB) offices along with the Visitor's Center back to Uptown Greenville. The plan entails purchase of the vacant lot at 423 Evans Street by the Redevelopment Commission followed by construction of a building on the lot that would house the CVB along with other office and potentially residential space. The Redevelopment Commission will finalize the contract with Phoenix Development for purchase of the lot at 423 Evans Street. Bruce Sauter and Associates was the appraiser. The 2,202 square foot easement was valued at \$50,050 and the 5,928 square foot remaining tract was valued at \$148,200 with a total value of \$198,250. The review appraisal by the Appraisal Group confirms the value. The Redevelopment Commission approved the purchase offer for the property in the amount of \$183,500 in November 2011.

Mr. Rees: Staff recommends that the Redevelopment Commission approve the purchase of the property located at 423 Evans Street further identified as Tax Parcel Numbers 14486 and 51695 in the amount of \$183,500.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Don Mills to approve the purchase of the property located at 423 Evans Street further identified as Tax Parcel Numbers 14486 and 51695 in the amount of \$183,500. Motion carried unanimously.

Mr. Mansfield: The Commission is counting on this property.

Mr. Lewis: Could the property be cleaned up?

Mr. Rees: Yes, the property can be cleaned.

Mr. Mansfield: If it stalls, open up the property to get to parking lot. The chain link fence that has fallen needs to be removed or fixed. Art could be created on the plywood fence.

Ms. Williams: Young people are looking for projects.

Mr. Mansfield: In the Fall, a group cleaned up debris on Saturday.

Mr. Rees: Claire Edwards organized the event.

CONSIDERATION OF CALL FOR LETTERS OF INTENT FOR 1003 WEST FIFTH STREET

Mr. Rees: The property located at 1003 West Fifth Street is located in the 45 Block Revitalization Area. The building is not currently on the tax roles. The City of Greenville owned the property. The property disposal under consideration includes the vacant lot next door that could be used for parking. There is new interest in the property and there is one past nonprofit that is interested. The interested parties make presentations to the Commission in June.

Mr. Rees: Staff recommends that the Redevelopment Commission receive letters of intent from not-for-profit organizations that are interested in renovating and occupying the property located at 1003 West Fifth Street for the purpose of providing services to the West Greenville Community.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to receive letters of intent from not-for-profit organizations that are interested in renovating and occupying the property located at 1003 West Fifth Street for the purpose of providing services to the West Greenville community. Motion carried unanimously.

UPDATE ON MERCHANT'S ALLEY PROJECT

Mr. Rees: A fuel oil tank was found, dug up, and cleared. Greenville Utilities has some work to do with utility relocations and upgrades. After Greenville Utilities finishes, work can continue. In the next ten days, work around Starlight Café should be complete.

Our intern sent out fliers to update area businesses about work progress.

Ms. Williams: How did this impact cost?

Mr. Rees: This cost came out of project contingency and is still within budget.

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. The Girl Scouts – North Carolina Coastal Pines made a public art donation of \$250.00 to the City of Greenville.

April West Greenville Meeting

Mr. Rees: The Commission will meet at Carver Library on April 16, 2012 at 5:30 p.m. On April 21, 2012, the Intergenerational Center will help host Spring Clean Up from 8:00 a.m. until 5:00 p.m.

COMMENTS FROM COMMISSION MEMBERS

Ms. Coles: Happy Spring.

Ms. Siguaw: Happy Holiday.

Mr. Mansfield: Short meeting...

Mr. Lewis: Short meeting....and thank to the Girl Scouts for the \$250.00 donation.

Mr. Woodson: Please clarify what will take place at the Commission's April 16, 2012 meeting at Carver Library.

Mr. Rees: The 2012 – 2013 Work Session meeting will be at 5:30 p.m. at the Carver Library on April 16, 2012.

Ms. Williams: There needs to be a list of priority items at the meeting on April 16, 2012.

Mr. Rees: List with starting points and highest priority will go into Work Plan.

Ms. Williams: I thank the Girl Scouts and Happy Holiday.

ADJOURNMENT

Motion was made by Mr. Evan Lewis and seconded by Mr. Don Mills to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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