

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

December 4, 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 Johnson
Chris Mansfield, Vice Chair

Don Mills
Judy Siguaw

Mark Woodson

STAFF MEMBERS PRESENT: Scott Eaton, Economic Development Project Coordinator; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Community Development Director; and Carl Rees, Economic Development Manager

APPROVAL OF MINUTES OF NOVEMBER 6, 2012

Motion was made by Ms. Judy Siguaw and seconded by Ms. Dana Johnson to approve the November 6, 2012 minutes. Motion carried unanimously.

PRESENTATION ON THIRD STREET COMMUNITY CENTER

Mr. Rees: The Third Street School property is just outside the West Greenville area. The school moved ahead with selling the property. Mr. Walter Strathy is the Executive Director of the Third Street Community Center. This is a faith based organization. Mr. Strathy is present tonight to speak about the Center with the Commission.

Mr. Strathy: The Third Street Community Center formerly Certain Hope Ministries (2008) is a Christ centered 501c3 NC nonprofit corporation. This historic property has historic opportunity. There is approximately 25,000 square feet of space on 15 acres of river front property. The Board of Directors includes Rich Rizzuti, Scott Griffin, Darlynn Sakowski, Branson Sheets, and Todd Johnson. Our vision is "community transformation from the inside out." We are busting the perception that "nothing good comes out of West Greenville." We offer a hand-up, as opposed to a hand-out. Our Four Foundational Community Pillars are: Family and Youth Development (tutoring, weekend recreation, the arts, mentoring, partnering with Building Hope Community Life Center, parental equipping, after school programming, and a school); Health and Wellness (Navigators, recreation and exercise, community garden, counseling and recovery); Business and Economic Development (business start-up such as lawn service, small engine repair, janitorial, fire extinguisher inspection, restaurant, property management, handyman/general repair and Partnership with the Business Development Center at Pitt Community College); and Jobs Creation and Workforce

Development (through business start-ups, the west side as a destination, together with Pitt Community College and STRIVE). I have talked with Pitt Community College about a culinary school.

Mr. Strathy: Get involved through partnership, presence and prayer. Our next steps are to work towards zoning and occupancy changes; branding and awareness of the building; and an invitation to partner. The facility looks better than it has in years. Please mark your calendar for the third Saturday at Third Street to bring your trade or skill to share with the facility. Dream with us.

Mr. Mansfield: Thank you for the information and inspiration.

Ms. Siguaw: I hope you fulfill all of your dreams. Will you partner with the Intergenerational Center?

Mr. Strathy: We want to partner with the Center. They already have the garden and orchards.

Mr. Mansfield: The greenway extension will have to go across your property. There will be a lot of use on greenway. Offer bicycle repair. The renovation of historic properties is needed as a trade.

Mr. Strathy: Greenway is a great opportunity. There are buildings that Pitt County Schools are renting. I would like to have a kayak building.

Ms. Johnson: Are there immediate needs?

Mr. Strathy: Keeping the property cleaned up and taking one room at a time by getting it done.

Ms. Siguaw: Rent skates, kayaks and bikes.

Mr. Mansfield: Rent skateboards.

Mr. Strathy: Thanks for dreaming with me.

Mr. Mansfield invited the viewing audience to get involved on the third Saturday.

UPDATE ON FIRST STREET PARKING PROJECT

Mr. Eaton: The First Street corridor is bounded by Reade Street and Pitt Street. Mr. Travis Fluitt with Kimley-Horn and Associates will update the Commission.

Mr. Fluitt: There will be a road diet from four to two lanes along First Street. Option 2 offers 122 spaces with parallel parking, and there are bike lanes. There will not be

gutter used for parking, and signal loops will be maintained. The travel lane width is 13'. The roadway crown is centerline. Option 2 will widen lanes good for loading zones and bus stops. Keep lane lines close to existing. Option 4 offers 141 spaces with angle south/parallel north, and there are bike lanes. There will be gutter used for parking, and signal loops will be maintained. The travel lane width is 11'. The roadway crown is in eastbound through lane. Option 4 will have angle parking for eastbound traffic and less parking on park side.

There have been 33 crashes over the last 3 years. Twenty-one crashes have been at Greene and First Streets. Neither of these two options would have an impact on more crashes or less crashes.

Mr. Eaton: Commission is being asked to move forward with options to City Council.

Mr. Mansfield: Is there a cost consideration for resurfacing or not?

Mr. Eaton: Staff is trying to move repaving of this street up on Public Works' list.

Mr. Fluitt: The biking community prefers angle parking.

Mr. Eaton: Consider increasing buffer between parking and bike lane.

Mr. Mansfield: Resurfacing is a factor.

Ms. Siguaw: Alternative 4 gave extra parking, so go with this one if can't get resurfacing.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF FIRST STREET PARKING DESIGN

Mr. Eaton: Staff recommends approval of a primary concept, (4), and a secondary concept, (2), with a recommendation to City Council that the secondary concept be implemented should funding not be available for resurfacing of First Street.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Don Mills to approve primary concept, (4), and a secondary concept, (2), with a recommendation to City Council that the secondary concept be implemented should funding not be available for resurfacing of First Street. Motion carried unanimously.

CONSIDERATION OF CONTRACT AMENDMENT FOR EVANS STREET GATEWAY DESIGN

Mr. Rees: Ask consultant (Rivers and Associate) doing design to align. Staff recommends approval of a contract amendment with Rivers and Associates in the amount of \$2,500 for additional design services associated with the Evans Street Gateway Project.

Motion was made by Mr. Don Mills and seconded by Mr. Mark Woodson to approve the contract amendment with Rivers and Associates in the amount of \$2,500 for additional design services associated with the Evans Street Gateway Project. Motion carried unanimously.

PRESENTATION OF FEASIBILITY REPORT FOR UPTOWN PARKING DECK

Mr. Rees: A detailed feasibility report has been completed for the construction of a parking deck in the Uptown Commercial District. City Council selected the primary parking deck site as being at Fourth and Cotanche Streets. City staff has spent the last few months studying options for construction of a municipal parking deck at that site. The building will fit the present urban structure. On the Fourth Street side, first floor retail would be the best. City Council has set aside a parking reserve fund. Now is a great time for building a deck, because costs for borrowing money are at an all time low. This deck will be a 256 space parking structure on 4 levels with 64 spaces per level with dimensions of approximately 122' x 191' and height of 36'. Utilize pre-cast construction method with build-out at approximately 6 months. Include stairs and elevator; energy efficient lighting, cameras; emergency call stations. The soil conditions are typical for Uptown District with pile construction required for foundation.

The parking structures can range in cost from \$10,000 per space to \$20,000 per space. Construction options include precast and poured in place with precast costs generally 15% - 20% less than poured in place. Generic estimates for a pre-cast deck at 4th and Cotanche Streets equate to \$13,500 per space. Construction cost for 256 space parking deck are \$3,464,000 plus a 10% contingency equal \$3,810,400. Operating and maintenance costs are a critical component in the cost structure for a parking deck. Typical costs include: utilities, elevator service contract, routine cleaning, communication fees, insurance premiums, and personnel costs for attendant. The estimated operating and maintenance costs for the Uptown Deck are: unattended = \$300 per month per space and attended = \$350 per month per space.

Revenue Estimates

Construction of parking deck anticipates new construction is surrounding blocks and demand of up to 120 new spaces.

Current parking deck model would include 256 spaces on 4 levels with levels 1 - 3 lease and level four hourly metered.

At \$52 per month, the 192 spaces could generate \$119,808 in first year or an average of \$129,360 over 20-year debt service period.

Current model allocates 64 parking spaces on top level for hourly, metered parking.

Based on current usage rates for downtown parking, hourly parking can be expected to generate approximately \$48,000 per year.

Total annual revenue for the parking deck = \$177,360.

Lease = \$129,360

Unlimited hourly = \$48,000

Financial Summary Uptown Parking Deck

Total revenue:	\$177,360
Operating costs:	\$ 76,800
Rev. for debt service:	\$100,560
Available bond debt:	\$1,446,209
Total deck cost:	\$3,810,400

GAP:	\$2,364,191
Deck reserve fund:	\$1,779,565
GAP less reserves:	\$584,626
Annual budget impact:	\$29,232

Mr. Rees: No action is required however, the Redevelopment Commission may choose to make a recommendation to the Greenville City Council to construct a parking deck at the primary site located at Fourth and Cotanche Streets.

Mr. Mansfield: That was an excellent presentation. Are there any questions?

Mr. Mills: Would a private deck effect a public deck?

Mr. Rees: No, it is a private deck and nobody else can park there.

Mr. Woodson: Would there be concerns for parking at the Federal Courthouse?

Mr. Rees: There would only have to be spaces provided for those working there. This will drive more spaces being needed.

Ms. Siguaw: Close budget gap.

Mr. Mansfield: It is possible to get this to be revenue neutral.

Ms. Siguaw: This is a good starting point.

Mr. Mansfield: Are there aesthetics and procurement considerations?

Mr. Rees: The procurement vehicle and building on Evans Street will be handled together. There is a parallel processor. This will give the 423 Evans Street Building better pricing.

Mr. Mansfield: Charging stations are needed.

Mr. Woodson: The City Council recommended the Fourth and Cotanche Streets site for the parking deck. That decision was already made.

Motion was made by Ms. Judy Siguaw and seconded by Ms. Dana Johnson to construct a deck at Fourth and Cotanche Streets. Motion carried unanimously.

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. There were no activities to report.

Update on Business Plan Competition

Mr. Flood: Four applications have been submitted. The Commission will be reviewing these applications soon.

Reminder of Annual Meeting

The Commission will meet on Tuesday, January 8, 2013. A Chair and Vice Chair will be elected at the January meeting.

COMMENTS FROM COMMISSION MEMBERS

Ms. Siguaw: The Intergenerational Center received the Peter McGraw Award. This is a top award. On December 6, 2012 from 1:00 p.m. until 4:00 p.m. there will be a public engagement recognizing receipt of this award.

Mr. Mills: I am impressed with the Third Street School. The business plan competition is receiving visibility. Congratulations to Dana on her recent marriage.

Mr. Woodson: Thanks to Staff for their hard work. Congratulations to Dana.

Mr. Mansfield: Happy Holidays. Be sure to get your flu shot.

ADJOURNMENT

Motion was made by Mr. Don Mills and seconded by Ms. Judy Siguaw to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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