

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

September 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 Coles
Evan Lewis
Chris Mansfield, Vice-Chair

Don Mills
Judy Siguaw
Terri Williams, Chair

Mark Woodson

STAFF MEMBERS PRESENT: Bernita Demery, Director of Finance; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Denisha Harris, Minority and/or Women Business Enterprise (M/WBE) Coordinator; Niki Jones, Economic Development Project Coordinator; and Carl Rees, Economic Development Officer

APPROVAL OF MINUTES OF AUGUST 7, 2012

Motion was made by Mr. Mark Woodson and seconded by Mr. Evan Lewis to approve the August 7, 2012 minutes with the amendment on page three to change Mr. Williams to Ms. Williams. Motion carried unanimously.

MED WEEK ANNOUNCEMENT

Mr. Rees introduced Ms. Denisha Harris as the M/WBE Coordinator for the City of Greenville. The policy statement of M/WBE:

It is the policy of the City of Greenville and Greenville Utilities Commission (GUC) to provide minorities and women equal opportunity for participating in all aspects of the City and GUC's contracting and procurement programs, including but not limited to, construction projects, supplies and materials purchases, and professional and personal service contracts.

MED week is September 24 – 28, 2012. This is the week to honor entrepreneurs and advocates. The kickoff is on September 24, 2012 from 4:00 p.m. until 5:00 p.m. On September 27, 2012, there will be a luncheon from 11:30 a.m. until 1:30 p.m. at St. James United Methodist Church.

UPTOWN VISITOR CENTER PROJECT PRESENTATIONS

Mr. Rees: Five separate developers had expressed interest in the project, but only two

development teams submitted proposals. A review committee made up of City staff, Redevelopment Commission members (Mr. Chris Mansfield and Ms. Judy Siguaw), East Carolina University (ECU) staff, Uptown Greenville staff and Convention and Visitor's Bureau staff met to review the two proposals with a decision made to forward both to the Redevelopment Commission for consideration. The review committee believes that both proposals meet the basic criteria outlined in the Call for Developers and that both development teams have the capacity to complete the project.

Community Smith and D. Reid Tyler presented first. The three principals of the team are Reid Tyler, Holton Wilkerson, and Daniel Kadis. Commitment has been made to a collaborative approach to the final design with an eagerness to get feedback on our plans as submitted and consider suggested enhancements from relevant parties. Mr. Reid Tyler will be the direct point of contact for our team. Mr. Albi McLawhorn will be the architect with MHA Works, and he helped with the Jefferson Building in Uptown Greenville. Mr. Matt Riggs will be the project manager with Centurion Construction.

Project Description: Independent steel framed 4 story Class A office and mixed use and retail building

Building Size: Approximately 24,000 square feet on four stories

Floor Framing: Composite steel framed 2-4 floor design with 4½ " concrete on metal deck yielding 100LBS/SF floor load and 4" total slab on grade thickness

Roof Framing: Composite steel beams

Exterior: Brick veneer

Ms. Siguaw: What is innovative about the design?

Mr. Tyler: The site is unique with the small area to work with.

Mr. McLawhorn: There is retail space, continuity of streetscape, clear safe points of egress, and the proposed parking deck could impact development.

Mr. Tyler: Most of the buildings in the vicinity are two stories. The third and fourth floors will have a pedestrian view and from all angles. The space will be attractive and well lit with some green space.

Mr. Woodson: Who will own the building? What is the Commission's role?

Mr. Rees: The Commission will facilitate the process and make available to developer. The Commission owns the lot. The Convention and Visitors Bureau (CVB) will purchase their space. Institutional user will purchase 2 floors.

Mr. Mansfield: Will the CVB be looking for ½ of the first floor?

Mr. Rees: The CVB needs 2/3 of the first floor.

Mr. Mansfield: There will be bigger floors as you go up.

Mr. Tyler: Ground floor will be the inset floor. If Commission wants this, we can check on this further.

Mr. Mansfield: The parking deck on the Moseley lot is there a possibility of tying it in?

Mr. Rees: Yes, we have looked at it for a staging area in the parking lot to allow supplies to be delivered. How do we work together to get parking for this building that may need 100 parking spaces that are not provided.

Mr. Mansfield: What about the fourth floor?

Mr. McLawhorn: MHA would like to rent office space on the 4th floor.

Mr. Mansfield: What about residential?

Mr. Tyler: It is cost prohibitive for residential.

Mr. Mills: Is this an eleven month process?

Mr. Tyler: Yes, it is an eleven month process. We need to get everything ready prior to March.

Mr. Mansfield: Are the drawings what you are going with for the façade?

Mr. Tyler: The design and the cost needs input.

Mr. Rees: Thank you. Now we will bring the other group in for their presentation. Moore and Piner, LLC is our second presenter.

Andy Piner said that Moore and Piner, LLC will be the developer; Davis Kane will be the designer and is known for their environmental design leadership with Robert Stevenson as the Project Architect. Mr. Stevenson assisted with the creation of the Center City Design Guidelines. Barnhill Contracting Company will be the contractor with Chris White, Business Development Director. This company was founded in 1949 and has been the recipient of many awards. There is seventy (70) years of combined experience. This will be a mid-block building and will be integrated with existing buildings. Plan is test fit. There will be an entry lobby. The first floor will be upper scale. The second floor will overhang. The pedestrian plaza will be maintained. The building belongs to the main street façade with a glass store front of the main street feel.

The fourth floor will not be fitting up the space, but we will have some amenities.

Mr. Mansfield: How about residential development?

Mr. Stevenson: Residential development was not included in the proposal.

Mr. White: We have to have secured space and parking for residential. Cost would increase not viable/not feasible.

Mr. Mansfield: Could there be parking deck connections?

Mr. Stevenson: There are other ways to look at the space.

Mr. Mansfield: The four story building needs to have stairwells that can be used, so there needs to be windows.

Ms. Williams: There needs to be discussion as to who would maintain ownership and the walkable portion would remain in public ownership.

Mr. Rees: This would occur in the deed once a development team is selected.

Ms. Siguaw: Tunnels are dangerous.

Mr. Stevenson: The less overhang the better with lighting and visibility and limited use.

Mr. Mills: When would construction start?

Mr. White: January is the proposed start date.

Ms. Williams: What is the minimum parking space required?

Mr. Rees: There is no minimum parking space required, but structured parking is needed.

Ms. Williams: Thank you for coming to present to the Commission.

Mr. Rees: An upset bid is a possibility. No action is required at this time although the Redevelopment Commission may proceed with one of the three actions below if ready.

1. Reject all proposals and re-advertise.
2. Select either development team and direct staff to commence Master Development Agreement process.
3. Direct review committee to develop a recommendation for presentation at the October Redevelopment Commission meeting.

Both presenters are reputable and have the capacity to perform.

Motion was made by Ms. Dana Coles and seconded by Mr. Evan Lewis to direct the review committee to develop a recommendation for presentation at the October Redevelopment Commission meeting. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF SMALL BUSINESS PLAN COMPETITION APPLICATIONS

Mr. Jones: These \$15,000 - \$30,000 awards are for creating or expanding small business enterprises within Greenville's Redevelopment areas. The Commission may make up to four (4) awards in both the Center City and West Greenville Redevelopment Areas. There were twenty (20) referrals made to business counseling partners (Exceed, PCC, Score and SBTDC). A total of two (2) applications were received for the 2012 Summer Grant Cycle. Two (2) applications meet basic eligibility criteria.

La Benediccion International Market: Alex Duran

Mr. Jones: The first application for review is La Benediccion International Market. Alex Duran is the applicant. The application is for the Center City Revitalization Area. Mr. Duran seeks \$15,000 to help start a new business. He plans on opening an international market with a bakery component. The customer profile includes: students, ECU faculty/staff, business people, other restaurants, and Greenville families. Mr. Duran has an existing business on South Memorial Drive, and this will be a second location.

Mr. Duran: The business will be inclusive of all cultures and will have the main kitchen in the Center City. The business would like to provide bread for the Uptown businesses.

Mr. Mills: Have you talked to the businesses?

Mr. Duran: I have talked with Chico's, but they already have a vendor.

Mr. Woodson: The marketing component is important. Do you have the ovens and equipment?

Mr. Duran: Equipment is not needed. A sizeable investment has been made.

Mr. Jones: The location is the old Andy's restaurant. The façade needs to be updated.

Ms. Williams: An attractive building is inviting. We want you to be successful. Thank you for your application.

Genesis Adult Day Care: Mr. Elester and Joyce Thigpen

Mr. Jones: The second application for review is Genesis Adult Day Care. The applicants are Mr. Elester and Joyce Thigpen. The application is for the West Greenville Redevelopment Area. The applicants seek \$15,000 to help start a new business. They have a business model similar to a child day care facility; however their market is the elderly. Their business targets a market that is growing very rapidly.

Mr. Thigpen: Cost effective for people and provides activities for the elderly. This facility will be open for eleven (11) hours Monday through Friday. The property is located at 616 Pitt Street with 2,800 square feet of space with rent of \$2,500 per month. This could be a government paid programming because of the bigger space. A contract would be signed to know about slots. A nutritionist would provide one meal per day. Sixteen people would be allowed to go to the adult day care. There will be three people to watch the sixteen people. The cost will be \$75.00 per day.

Ms. Williams: What are the levels of capabilities for attending?

Mr. Thigpen: Dementia, stroke.....

Ms. Siguaw: How will you advertise?

Mr. Thigpen: Word of mouth, Council on Aging...we have five people ready to attend.

Mr. Woodson: What is the backup plan for day care.

Mr. Thigpen: Get a loan to get business started.

Mr. Mills: I would like to see the financial statements.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Evan Lewis to review the application in one month in order to receive the financial statements. Motion carried unanimously.

Mr. Jones: Staff recommends that the Redevelopment Commission approve the application for La Benedicion International Market in the amount of \$15,000.

Motion was made by Mr. Evan Lewis and seconded by Ms. Judy Siguaw to approve the application in the amount of \$15,000 for La Benedicion International Market. Motion carried unanimously.

UPDATE ON SUPPORTING ECONOMIC AND ENTREPRENEURIAL DEVELOPMENT (SEED) CO-WORKER SPACE PROJECT

Mr. Jones: What is a co-working space? A flexible workspace where entrepreneurs who are involved in atypical work, new types of work, and innovative ideas, come to grow, evaluate, and commercialize them. What will we provide? Free office environment for 90 days; free WiFi; free copy machine; conference room; technology expertise; free coaching and informational sessions; with the location being in the heart of Uptown. Please save the date for the Eastern NC Entrepreneurial Summit on Tuesday, October 2, 2012 from 8:30 a.m. until 2:30 p.m. at the Greenville Hilton featuring keynote speaker H. Randall (Randy) Goldsmith, Ph.D.

REPORT ON FEES FOR PARKING DECK SITE SURVEY

Mr. Rees: Staff recommends that the Redevelopment Commission authorize payment to Rivers and Associates in the amount of \$6,865 for survey of the Moseley parking lot and adjacent streets. Staff will report back to the Commission with the costs and outcome of geotechnical subsurface testing at a future meeting.

Mr. Woodson: The Commission is funding the survey of the Moseley parking lot, because the City Council said so.

Mr. Rees: This is a City Council priority and is on the Redevelopment Commission's Work Plan.

Ms. Williams: The Commission can do the study while City Council will pay for the deck.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Evan Lewis to authorize payment to Rivers and Associates in the amount of \$6,865 for survey of the Moseley parking lot and adjacent streets. Motion carried unanimously.

UPDATE ON FIRST STREET PARKING PROJECT

Mr. Rees: Staff would like to begin the procurement process to hire a transportation planning and engineering firm to complete plans for the First Street parking project. An interview team will be selected because of better understanding. A fee proposal schedule will be brought back at the Commission's October meeting.

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.

Redevelopment Commission's Annual Report 2011 – 2012

Mr. Rees: Commission members received a colored pamphlet of the 2011 – 2012 annual report. This report meets the statutory requirements.

COMMENTS FROM COMMISSION MEMBERS

Mr. Mansfield: I am happy to see that there is a business opening up that has bread ingredients instead of beer ingredients.

Mr. Mills: Carl Rees spoke at the Greenville Museum of Art and he performed a job well done.

Ms. Williams: The article pertaining to Carl Rees in the newspaper was impressive.

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