

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

June 5, 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 APRIL 16, 2012 AND MAY 1, 2012

Motion was made by Mr. Chris Mansfield and seconded by Mr. Don Mills to approve the April 16, 2012 and May 1, 2012 minutes. Motion carried unanimously.

CONSIDERATION OF AMENDMENT TO PROPOSED 2012 – 2013 REDEVELOPMENT COMMISSION BUDGET

Mr. Rees: After meeting with the Finance Department, there is interest that has been made on the general obligation (GO) funds and minor obligations that were not needed for attorney fees. The adjusted budget is as follows: West Greenville: \$213,000 GO Bond and \$50,000 Community Development Block Grant (CDBG) for an original total of \$263,000. The proposed adjusted budget for West Greenville is \$309,994. Center City: \$1,449,782 GO Bond for an original total of \$1,449,782. The proposed adjusted budget is \$1,747,949. Staff recommends that the Redevelopment Commission adopt the 2012 – 2013 adjusted budget and forward to the Greenville City Council for consideration.

Motion was made by Mr. Evan Lewis and seconded by Ms. Judy Siguaw to approve the 2012 – 2013 adjusted budget and forward to the Greenville City Council for consideration. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF BUDGET INCREASE FOR MERCHANT'S ALLEY PROJECT

Mr. Rees: Initial Merchant's Alley project budget was \$152,286.75. The additional utility repair work and lighting budget is \$6,720.60. The new water line for 4th Street Pocket Park is \$2,525.00. The new proposed budget will be \$161,532.35.

Ms. Williams: Is this the second increase?

Mr. Rees: No, the contingency funds were used for removal of the oil tanks.

Mr. Mansfield: Was there ground contamination?

Mr. Rees: There was minimal to no water contamination.

Mr. Mills: Are there any other findings that may show up?

Mr. Rees: No, we have dug up everything.

Ms. Williams: What is the date for completion?

Mr. Rees: There are 10 – 14 days of work remaining.

Mr. Mansfield: What action is needed?

Mr. Rees: Staff recommends that the Redevelopment Commission approve a contract amendment in the amount of \$6,720.60 with Lanier Construction as well as a payment to Greenville Utilities Commission of \$2,525 for completion of the Merchant's Alley project.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Don Mills to approve the additional expenditures. Motion carried unanimously.

Mr. Mansfield: What is the lighting plan?

Mr. Rees: Light fixtures will be put on the walls of the existing buildings. LED lights and lighting will meet standards in public parking lots.

Ms. Williams: How will alley be regulated for usage?

Mr. Rees: Commerce on the sidewalks needs to be orderly and needs to go through the permitting process.

Ms. Williams: Space needs to be shared.

UPDATE ON WEST FIFTH STREETSCAPE PHASE II PROJECT

Mr. Jones: The major challenge is the intersection. The traffic analysis was done. A roundabout would be beneficial. A roundabout is safer with fewer conflict points, lower speeds, easier decision making and pedestrian friendly. The aesthetics of a roundabout is less visual clutter, enhancements can be integrated with design, and project gateway treatments are possible.

Mr. Mansfield: Will this accommodate a bike lane?

Mr. Jones: I do not know. It is pedestrian friendly.

Mr. Mansfield: The paved buffer inner circle should be inside enough for bicycles.

Ms. Williams: What is the property on the corner?

Mr. Jones: The property is a car wash.

Mr. Mansfield: What does the City own?

Mr. Jones: The northwest corner and southwest corner is owned by the City. The Intergenerational Center is on the northeast corner.

Mr. Mansfield: All properties should be willing to make it work.

Mr. Jones: The roundabout keeps traffic flowing. The bike lanes will be brought back to the table. I would like to have another public input session prior to the August Redevelopment Commission meeting.

UPDATE ON UPTOWN PLANTER PROJECT

Mr. Rees: Areas of Fifth Street look old and less attractive. The City is proposing to plant 8 – 10 trees and scatter planters throughout the street.

Mr. Mills: I am concerned about the theft and vandalism.

Mr. Rees: Some trees have been sawed off at the ground. The trees on Cotanche and Reade are in good shape. The planters should be seasonal.

Mr. Mansfield: Video cameras catch vandalism.

Ms. Siguaw: Put signs up that there are cameras in place monitoring.

Mr. Mills: Is Releaf being involved?

Mr. Rees: I think so.

Mr. Mills: Green, purple and gold would be nice colors.

Ms. Williams: Do not mess with vegetation or you will be prosecuted.

Mr. Woodson: Why this location?

Mr. Rees: The Center City and the Redevelopment Commission have invested dollars there.

Ms. Williams: Appearance standards may be needed.

Mr. Mansfield: There should be trash cans integrated as well.

Mr. Rees: Staff requests that the Redevelopment Commission authorize staff to proceed with the Uptown Planter project with a budget not to exceed \$25,000. Staff will provide a detailed report on project execution to the Redevelopment Commission at the August meeting.

Motion was made by Mr. Evan Lewis and seconded by Mr. Chris Mansfield to approve the Uptown Planter project with a budget not to exceed \$25,000. 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 new West Greenville expenditures.

COMMENTS FROM COMMISSION MEMBERS

Ms. Williams: Please be reminded that there will not be a meeting of the Commission in July.

Mr. Woodson: WECU 1570 AM will discuss the search for the City Manager and the budget.

Mr. Lewis: Have a good summer.

Mr. Mansfield: Have a good July.

Ms. Williams: G is hard to see on the entryway signs.

Mr. Rees: Letters will be bracketed with green lights. There are three signs left for wayfinding. There is a punch list. Two more gateway signs will be placed.

ADJOURNMENT

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

Respectfully submitted,

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