

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

May 1, 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; and Carl Rees, Economic Development Officer

APPROVAL OF MINUTES OF APRIL 3, 2012

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to approve the April 3, 2012 minutes. Motion carried unanimously.

REVIEW OF FY 2012-2013 ANNUAL WORK PLAN

Mr. Rees: The Commission held two work sessions to review the 2012-2013 Annual Work Plan. The long hard work of the Commission is appreciated. There are eighteen total items with some being carryover items and some being new items.

1. Evans Street Gateway Project
2. West Fifth Streetscape Phase II Design
3. Parking Pay Station Phase II Installations
4. Civic Art Initiative
5. West Greenville Commercial Center
6. Uptown Hotel Project
7. Small Business Assistance Programs
8. Adaptive Re-use Projects for Historic Structures
9. Uptown Parking Deck Site Analysis
10. West Greenville Business Incubator
11. Uptown Small Projects
12. Residential and Mixed Use Project Development
13. Revitalization Area Marketing Program
14. First Street/Town Common Parking Improvements
15. Establishment of a Center City Science Center
16. Dickinson Avenue Streetscape Design

- 17. Uptown Theatre Fundraising
- 18. Convention Visitors Bureau (CVB) Office Project

Mr. Rees: The 2012 – 2013 Budget for West Greenville is \$213,000.00 from the General Obligation Bond and \$50,000 from the Community Development Block Grant Fund for a total of \$263,000.00 and for the Center City is \$1,449,782.00 General Obligation Bond for a total of \$1,449,782.00.

Ms. Williams: The two sessions really helped. The Carver Library meeting went well and took a lot of thought. Thanks to Carl Rees for great leadership.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF FY 2012 – 2013 ANNUAL WORK PLAN

Mr. Rees: If the Redevelopment Commission is pleased with the plan, Staff recommends that the Commission adopt the 2012 – 2013 Annual Work Plan as presented and forward to the Greenville City Council for consideration.

Motion was made by Mr. Evan Lewis and seconded by Mr. Chris Mansfield to approve the 2012 – 2013 Annual Work Plan as presented and forward to the City Council for consideration. Motion carried unanimously.

REQUEST FOR AUTHORIZATION TO UTILIZE CENTER CITY BOND FUNDS IN WEST GREENVILLE

Mr. Rees: Bonds were not project specific, so a transfer of funds could be made from Center City to West Greenville of \$150,000.00 for the Streetscape project on Dickinson Avenue. This will impact commerce on the entire corridor. Staff recommends that the Redevelopment Commission would request authority from the Greenville City Council to utilize bond funds from the 2004 general obligation issue for Center City revitalization for the Dickinson Avenue streetscape design.

Mr. Mansfield: This makes perfect sense for Dickinson Avenue.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to request authority from the Greenville City Council to utilize bond funds from the 2004 general obligation issue for Center City revitalization for the Dickinson Avenue streetscape design in the amount of \$150,000.00. Motion carried unanimously.

CONSIDERATION OF CONTRACT FOR TOBACCO DISTRICT VISIONING WORK

Mr. Rees: The City is looking at cleanup of the Imperial Tobacco property and also helping to market the same with \$12,000.00 from the Brownfield Grant. Funds must be expended by the end of June. There is no good access to get into the site, and ways to reuse the site need to be discussed. Staff recommends that the Redevelopment Commission approve a contract in the amount of \$12,000.00 to be paid to Rivers and Associates for completion of planning and visioning work associated with the redevelopment of the Imperial Tobacco property and surrounding area.

Mr. Lewis: What will be the product received for \$12,000.00?

Mr. Rees: There will be two (2) different visions given for this area.

Mr. Mansfield: Will data layers be made available to the City?

Mr. Rees: Rivers and Associates do AutoCAD. The City has the capability to do data layers through the Information Technology Department.

Mr. Mansfield: Will files be deliverable?

Mr. Rees: Yes. Money has to be tied to a Brownfield site.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Don Mills to approve a contract in the amount of \$12,000.00 to be paid to Rivers and Associates for completion of planning and visioning work associated with the redevelopment of the Imperial Tobacco property and surrounding area. Motion carried unanimously.

UPDATE ON VISITOR CENTER RELOCATION PROJECT

Mr. Rees: At 423 Evans Street, Convention Visitor Bureau (CVB) has funding in place for about 4,000 square feet. Private developers have heard about the project and have different ideas. CVB wants to own a floor. East Carolina University wants to own two floors and must have access to parking lot. Go out for call for developers with specific ideas for projects and receive proposals from developers to see if they have finances to do work. The property could be sold to developers to keep on tax roll and could be a winning situation.

Ms. Sigaw: Will the building be higher than two stories?

Mr. Rees: The building could go another floor or two higher. Developers will need to portray design criteria with potential submissions.

Mr. Lewis: What is the timeline for submissions?

Mr. Rees: The timeline for submissions would be from 45 days to two months.

Mr. Mansfield: Do we have funds for cleanup and fences and to portray what may be coming?

Mr. Rees: As soon as the City closes on the property, the City will take care of the property.

Ms. Siguaw: Is there a timeframe for CVB?

Mr. Rees: They are anxious and ready to move but need private sector to work for public interest.

Ms. Williams: Private developers need to be encouraged.

Mr. Rees: Staff recommends that the Redevelopment Commission authorize Staff to issue a call for developers seeking a private sector development partner to construct a multi tenant office or mixed use building at the vacant lot located at 423 Evans Street.

Motion was made by Mr. Chris Mansfield and seconded by Ms. Dana Coles to authorize Staff to issue a call for developers seeking a private sector development partner to construct a multi tenant office or mixed use building at the vacant lot located at 423 Evans Street. 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: What is the completion date for Merchants Alley?

Mr. Rees: The project is past the completion date because of an underground storage tank and underground work performed by Greenville Utilities. New surface has been put in at Starlight Café. Work should be completed by the end of May.

Mr. Mansfield: Will the alley go all the way back to Fourth Street.

Mr. Rees: Yes.

Mr. Mansfield: Glad to see progress made at 423 Evans Street.

Ms. Siguaw: I would like to see the designs of sustainable features.

Ms. Williams: The photographs from Durham can show the City of Greenville what has been done. Duke was involved. It takes everybody and they have proved it.

Mr. Lewis: Thank you for sharing.

Ms. Williams: Please be reminded to vote. There will be a Theatre meeting in mid-May, so hope to report at the June meeting.

ADJOURNMENT

Motion was made by Mr. Chris Mansfield 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