

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

November 6, 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: 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 OCTOBER 2, 2012

Motion was made by Mr. Evan Lewis and seconded by Mr. Mark Woodson to approve the October 2, 2012 minutes. Motion carried unanimously.

PRESENTATION ON FIRST STREET PARKING PROJECT

Mr. Eaton: Mr. Travis Fluitt with Kimley-Horn will update the Commission on the results of the research phase of the First Street Parking project.

Mr. Fluitt: Parking will be increased by reducing to two lanes of traffic to get maximum parking. The Traffic Capacity Analysis indicates that the Daily Traffic Volumes (DTV) will increase 2.5% per year, so there is no trouble with reducing the lanes. There are forty existing spaces. Option 1 offers 142 total spaces with angle parking north/parallel parking south, and there are bike lanes. There is gutter used for parking and signal loops will not be maintained. The travel lane width is 11'. Option 1 will improve lane shift across Greene 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'. Option 2 will widen lanes good for loading zones and bus stops. Option 3 offers 199 spaces with angle parking, and there are no bike lanes. There is gutter used for parking and signal loops will be maintained. The travel lane width is 11'. Option 3 will be a tight transition to right turn lane at Greene Street.

Ms. Siguaw: Angle parking versus parallel parking, isn't backing into traffic more trouble?

Mr. Fluitt: Bike lane acts as buffer.

Mr. Woodson: What is the impact of traffic for concerts?

Mr. Fluitt: No traffic count has been taken for those types of event.

Mr. Mills: Is there a City bus stop?

Mr. Rees: We will check on that.

Mr. Mills: What is the speed limit?

Mr. Rees: The speed limit is 25 miles per hour.

Mr. Mills: Will there be speed bumps?

Mr. Rees: Narrowing the street slows traffic down. There are no planned bumps.

Mr. Mansfield: Does diagonal parking work on one side? Most people don't like parallel parking.

Ms. Williams: There should be more parking on park side.

Ms. Siguaw: I am concerned about the safety issue for bicyclists?

Mr. Mansfield: Bike lane riders are attentive to cars coming on to the road. The safety issue is opening the car doors in the way of a bicyclist.

Mr. Evans: Is there a need for all of those spaces instead of the bike lanes?

Mr. Rees: Parking on First Street could be used by courthouse employees and those visiting the courthouse. There is not a magic numbers for spaces.

Ms. Williams: Are there meters in this area?

Mr. Rees: The meters on are on the block around the courthouse. The Commission needs to decide how important the bike lanes are.

Mr. Mansfield: Greenways and bike lanes are important.

Mr. Woodson: The vast majority will be coming from the south and the west to the Town Common.

Ms. Siguaw: Flipping Option 1 is safest for those using park, plus the timing of the lights do not change.

Ms. Williams: Option 3 is not being considered.

Mr. Mills: What is the target completion date?

Mr. Rees: January is the target completion date, and then there will be a bidding process.

Mr. Mansfield: Will First Street be repaved?

Mr. Rees: Not close enough to repaving. This work should be done by Spring. Final options will be brought back in December.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF 2013 MEETING SCHEDULE

Staff presented the Commission with the 2013 Meeting Schedule.

January 8, 2013
February 5, 2013
March 5, 2013
April 2, 2013
May 7, 2013
June 4, 2013
No July meeting
August 6, 2013
September 3, 2013
October 1, 2013
November 5, 2013
December 3, 2013

Motion was made by Mr. Don Mills and seconded by Mr. Chris Mansfield to approve the 2013 meeting schedule of the Commission. Motion carried unanimously.

REPORT ON IMPERIAL PROPERTY CLEAN-UP GRANT APPLICATION

Mr. Rees: Staff is preparing an Environmental Protection Agency (EPA) Cleanup grant for the Imperial property within the West Greenville Redevelopment area. The former Imperial Tobacco Facility is owned by Earl C. Wilson of Atlanta, Georgia. Mr. Wilson will convey the property in fee simple to the City. City will pursue an EPA brownfield cleanup grant for property. A brownfield is a property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The EPA's Brownfield Program

empowers states, communities, and other stakeholders in economic redevelopment to work together to prevent, assess, clean up and reuse brownfield. The City of Greenville has applied for, received and managed three separate EPA brownfield grants since 2007. Cleaning up and reinvesting in brownfield increases local tax base, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and improves and protects the environment. Goal: Clean up the former Imperial Tobacco property so that it can be redeveloped in conformance with the City's Redevelopment Plan. Strategy: Accept conveyance of property to the City of Greenville from the current owner and apply to the EPA for a Brownfield Cleanup Grant and clean up the property. The Greenville Fire/Rescue Department found that the underground storage tanks need to have product pumped out within 90 days and tanks removed. The property owner will deed property to the City for a three-year period. City will apply for EPA Cleanup grant up to three (3) times (once per year). If EPA awards grant to City, the property will be cleaned up using the grant award of approximately \$400,000.00. Mr. Wilson will be required to cover 20% local cost share either in cash or land. Once EPA Cleanup grant is awarded, the City will have three (3) years to clean up property. Following cleanup, City may elect one of two options: Retain property and pay owner appraised value of \$1,033,000.00 or return clean property to Mr. Wilson. If no grant is awarded, the City may return property to owner.

Mr. Woodson: City Council approved the land transaction, so what is the Commission's role?

Mr. Rees: Staff requests that the Redevelopment Commission authorize the Chair to sign a letter of support for the EPA Brownfield Cleanup Grant.

Ms. Williams: How big is the site?

Mr. Rees: The site is 6.8 acres.

Ms. Williams: Has the property owner cleared all of this?

Mr. Rees: Yes. The City Council approved the grant from EPA Brownfield last night. The \$400,000.00 is for three years to clean up that property.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Evan Lewis to approve the Commission authorize the Chair to sign a letter of support for the EPA Brownfield Cleanup Grant. Motion carried unanimously.

Ms. Williams: The property needs to be cleaned up. The purchase of the property should have come to the Redevelopment Commission first. This Commission takes task seriously.

Mr. Mills: A baseball stadium has been mentioned for this area.

Mr. Rees: The private sector is interested in Minor League Baseball.

Mr. Mansfield: This is a critical piece of property. There are additional properties around this property that need to be acquired. I am not so sure that City Council got the best deal.

REPORT ON MOSELEY LOT PARKING DECK ASSESSMENT WORK

Mr. Rees: Staff would like to report on planning activities associated with the potential location of a parking deck on the Moseley Parking lot located at the corner of Fourth and Cotanche Streets. Survey work is complete. Geotechnical work is in progress (\$7,750). Tindall Corporation will let the City know if the site is appropriate to build a deck. Construction issues are being discussed with the deck builder, contractor, engineer and architect. Financing issues are being explored with the City of Greenville Financial Services Department. Final presentation will be made on the parking deck to the Redevelopment Commission on December 4, 2012 and to City Council on December 10, 2012.

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.

Mr. Flood thanked Ms. Terri Williams and Mr. Evan Lewis for working with the Commission and for their service.

Mr. Rees: I have enjoyed working with the two of you.

Girl Scout Ceremony at Merchant's Alley (11/12/12)

The Girl Scout Bench will be dedicated on Monday, November 12, 2012 at 9:00 a.m. The bench will be dedicated at Merchant's Alley on Fifth Street (between Winslow's and Starlight Café).

COMMENTS FROM COMMISSION MEMBERS

Mr. Lewis: I have enjoyed working with the Redevelopment Commission. Staff worked hard, and I am impressed. Terri Williams, Robert Thompson, and Dennis Mitchell were good leaders and strong leaders.

Ms. Williams: I enjoyed working with the Commission. The accomplishments of the Commission are many. Staff works hard and has tremendous responsibility. You do an awesome job, and I appreciate it.

ADJOURNMENT

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

Respectfully submitted,

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