

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

August 7, 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:

Evan Lewis
Chris Mansfield, Vice-Chair

Judy Siguaw
Terri Williams, Chair

Mark Woodson

COMMISSION MEMBERS ABSENT:

Dana Coles

Don Mills

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Kevin Heifferon, Building and Grounds Superintendent; Niki Jones, Economic Development Project Coordinator; and Carl Rees, Economic Development Officer

APPROVAL OF MINUTES OF JUNE 5, 2012

Motion was made by Mr. Mark Woodson and seconded by Ms. Judy Siguaw to approve the June 5, 2012 minutes. Motion carried unanimously.

UPTOWN TREE AND PLANTER PROJECT UPDATE

Mr. Rees: Plant 15 trees, install 3 groups of 3 concrete round containers (24", 30", 36") and place 14 metal planters. The Commission authorized Staff to spend \$25,000.00 for trees and planters from Five Points Plaza all the way through Reade Street. Installation should be completed by the end of August. There will be a mix of colors, sizes and textures of flowers and plants. Holes will be cut in the sidewalks for tree plantings. The trees will be three inches in caliper and should be planted by the middle to end of September.

Mr. Mansfield: Tell us about colors.

Mr. Heifferon: The planters will be black. The Fire Department will assist with cutting concrete.

Mr. Woodson: What is the cost of maintenance?

Mr. Rees: Replacements will be needed. Public Works will have an ongoing need for a maintenance budget. The Community Development Department will have funds for the next six months. Monies will need to be found for the next budget year.

Mr. Mansfield: Is the initial watering covered?

Mr. Heifferon: Yes.

Mr. Mansfield: Could local businesses help with maintenance?

Mr. Rees: Yes, there have been discussions for a program on that.

Ms. Williams: Transformation of an area should help to encourage others to look after vegetation.

Mr. Mansfield: On Fifth Street, five trees have been destroyed.

Mr. Heifferon: Vandalism of tree project is sad.

Ms. Williams: Good will overcome so press forward.

PRESENTATION ON PARKING DECK LOCATION OPTIONS

Mr. Rees: There are six possible sites.

Site 1: Corner of Pitt, 4th and Greene Streets

Site 2: Corner of Pitt, 5th and Greene Streets

Site 3: Corner of Pitt, Reade, Dickinson Avenue

Site 4: ECU lot east of Reade between 4th and 5th St.

Site 5: Corner of Cotanche and 4th Streets (Moseley Lot)

Site 6: ECU lot on Cotanche and 4th St. (NE corner lot)

Mr. Rees: City Council narrowed down what sites to use: Site 5 and Site 6.

Mr. Woodson: City Council wants us to look at the Moseley Lot first and then the NE corner lot second.

Mr. Rees: Yes.

Mr. Mansfield: What role will the Commission have here? Aesthetics is an issue.

Ms. Sigaw: Aesthetics and maintenance would be roles of the Commission.

Ms. Williams: City Council picking location has changed the Commission's role. Who will do survey?

Mr. Rees: Rivers and Associates will do survey, geo-technical, will deck fit, cost estimate, and revenue plan and will come back to the Commission with this information.

Ms. Williams: Will something useable be able to be put there?

Mr. Rees: Yes.

Ms. Williams: Is there a height limit?

Mr. Rees: It depends on the buildings that will be around the parking deck.

Ms. Sigaw: A survey and site determination is needed.

Ms. Williams: Where will money come from?

Mr. Rees: Center City bond funds will be used. The site work on the Moseley Lot should be \$15,000.00.

Mr. Mansfield: The Convention and Visitors Bureau's design could be figured in with parking deck.

Mr. Woodson: This would include the survey and geotechnical survey of the Moseley Lot.

Mr. Rees: That is correct.

Ms. Williams: Money is tight in budget.

Mr. Rees: As long as small amount is used it seems appropriate.

Ms. Williams: Will City Council move forward with deck with additional funds for design and construction?

Mr. Rees: Reserve funds could be used for parking deck.

Mr. Mansfield: How much?

Mr. Rees: \$1.7 million....The next steps are:

- Additional discussions with ECU;
- Complete full survey of Moseley Lot through on-call contract;
- Complete geotechnical survey of Moseley Lot;
- Discussions with visitor center developer (after Commission's selection); and
- Preliminary parking deck design and cost estimation (engineer and parking deck company).

Staff recommends that the Redevelopment Commission authorize detailed study of the sites (Moseley Lot first and then the NE corner lot second) selected by City Council with a report on those sites delivered in December.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Evan Lewis to approve the site work on the Moseley Lot and authorize the detailed studies of the sites. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF MEMORANDUM OF UNDERSTANDING (MOU) WITH EAST CAROLINA UNIVERSITY (ECU) FUNDING 4TH STREET POCKET PARK

Mr. Jones: East Carolina University Office of Engagement, Innovation and Economic Development (OEIED) has sent the Redevelopment Commission a MOU as a formal invitation to participate in the ECU Municipal Management and Innovation initiative (MMI). The MMI initiative leverages the resources and expertise of ECU's faculty, staff and students on behalf of partnering municipalities in eastern North Carolina in support of local community development priorities and projects. Through MMI, OEIED will provide up to \$1,500.00 in financial support for the Fourth Street Pocket Park at Merchants Alley. These funds will be made available for park equipment, painting or landscaping at the Fourth Street project site. The agreement will cover the period beginning on August 1, 2012 and ending on January 31, 2013.

Rivers and Associates did the pro bono work.

Staff recommends that the Redevelopment Commission approve the MOU with East Carolina University providing a total of \$1,500.00 in funding for improvements to the 4th Street Pocket Park.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to approve the MOU with East Carolina University providing a total of \$1,500.00 in funding for improvements to the 4th Street Pocket Park. Motion carried unanimously.

CONSIDERATION OF LICENSE AGREEMENTS ASSOCIATED WITH 4TH STREET POCKET PARK

Mr. Jones: The Commission is being asked to approve two agreements with private property owners that will allow walls along the edges of the 4th Street Pocket Park to be painted as part of the project.

Staff recommends that the Redevelopment Commission approve license agreements with Bank of America Trustee Glenn F. Best and William G. Blount, Jr. for

improvements to the exterior wall adjoining the 4th Street Pocket Park.

Motion was made by Mr. Chris Mansfield and seconded by Ms. Judy Siguaw to approve the two agreements. Motion carried unanimously.

CONSIDERATION OF AMENDMENT TO WAYFINDING CONSTRUCTION CONTRACT

Mr. Rees: The Commission is being asked to consider a contract amendment with wayfinding contractor Brydge and Lee that will allow for installation of three additional signs requested by Pitt County as well as one additional sign that will clear up confusion for visitors to Greenville's industrial parks. The signs requested by Pitt County are being paid for through a grant managed by the county. Three signs paid for by Pitt County at \$3,433.86 each and one sign paid for by the City of Greenville at \$3,433.86.

Ms. Williams: I have heard a lot of positive comments about the signs.

Mr. Rees: City Council likes the sign welcoming people to Greenville at Stantonsburg and Allen Road.

Staff requests that the Redevelopment Commission authorize an amendment to the wayfinding contract with Brydge and Lee Construction in the amount of \$13,735.44 for fabrication and installation of four additional signs.

Motion was made by Mr. Evan Lewis and seconded by Mr. Mark Woodson to authorize an amendment to the wayfinding contract with Brydge and Lee Construction in the amount of \$13,735.44 for fabrication and installation of four additional signs. Motion carried unanimously.

CONSIDERATION OF REDEVELOPMENT COMMISSION REPRESENTATIVE TO INTERMODAL CENTER STEERING COMMITTEE

Mr. Rees: The Redevelopment Commission needs to nominate a representative to the Intermodal Center Steering Committee. The committee will meet two days at the end of August.

Mr. Chris Mansfield nominated Mr. Mark Woodson to the Intermodal Center Steering Committee. Mr. Evan Lewis seconded the nomination. Nomination 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.

Mr. Mansfield: What is the progress of Merchants Alley?

Mr. Flood: The project is close to the end. There will be a Girl Scout Bench placed in the alley celebrating 100 years of Girl Scouting in Pitt County. Cameras will provide coverage of alleyways.

423 Evans Street Update

Mr. Rees: The property at 423 Evans Street now belongs to the City of Greenville. A fence has been put up and the weeds have been sprayed. A call for developers went out three weeks ago. The City has been talking with five firms with detailed work going into the proposals. A review team (East Carolina University, Convention and Visitors Bureau, and the Redevelopment Commission). Who would like to volunteer to serve on the review team?

Mr. Chris Mansfield and Ms. Judy Siguaw volunteered to serve.

First Street Request for Quote (RFQ) Update

The firm, scope and contract should be completed in September and should be moved on as quickly as possible.

The Chamber of Commerce will be travelling to Greenville, South Carolina for an inner city visit. If members are interested, please contact Suzanne Sartelle.

COMMENTS FROM COMMISSION MEMBERS

Mr. Mansfield: The Commission is moving in the right direction.

Ms. Williams thanked the Commission members for volunteering.

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