

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

December 7, 2010  
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:**

Melissa Hill	Robert Thompson, Chair
Evan Lewis	Terri Williams, Vice-Chair
Chris Mansfield	Mark Woodson
Don Mills	

**STAFF MEMBERS PRESENT:** Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Niki Jones, Planner; and Carl Rees, Urban Development Planner

**OTHERS PRESENT:** Holly Garriott, Pitt County Arts Director and Carlton Gay, Exceed

### **APPROVAL OF MINUTES OF NOVEMBER 2, 2010**

Motion was made by Mr. Evan Lewis and seconded by Ms. Terri Williams to approve the November 2, 2010 minutes. Motion carried unanimously.

### **WELCOME TO MR. MARK WOODSON**

Mr. Thompson welcomed Mr. Mark Woodson to his first Redevelopment Commission meeting.

### **PRESENTATION BY NON-PROFIT ORGANIZATION REGARDING ACQUISITION OF 1003 WEST FIFTH STREET**

Mr. Rees: Exceed is a non-profit focused on small business counseling who proposes to acquire the property located at 1003 West Fifth Street to use as their headquarters as well as to provide space of other non-profit entities. The Commission has previously considered several reuse proposals for this property, but each of the previous proposals was either insufficient or the proposals were withdrawn. The property is located in the 45 block revitalization area. The building is not on the tax roles. The City of Greenville owns the property. The property disposal under consideration includes the vacant lot next door that could be used for parking. Mr. Carlton Gay of Exceed would like to give a presentation to the Commission.

Mr. Gay: Exceed, a 501(c) 3, has developed a community outreach program that fosters entrepreneurship and homeownership in low and moderate income neighborhoods and communities. Exceed is currently providing some outreach programs at the Lucille Gorham Intergenerational Center and is participating in the 2010-2011 CDBG and HOME Investment Programs administered through the Community Development Department. Locating in West Greenville will enable Exceed to better provide our services more efficiently and effectively. Exceed will use the property for the following purposes: Exceed Administrative Offices; Entrepreneurship and Employment Training; Homeownership and Housing Counseling; and Financial literacy, computer skills and business development training. Exceed will make lease space available at below market lease rates to other non-profit organizations with similar focuses and mission. This facility will provide a tool in the community that supports business, job creation and housing development. Renovations will cost \$46,450.

Mr. Lewis: I notice the timeline on page three shows renovations and site development to be complete by January 2011.

Mr. Gay: I think it will be the end of February or the end of March before work can be completed.

Mr. Mansfield: What is the next step?

Mr. Rees: Staff recommends that the Greenville City Council dispose of 1003 West Third Street and associated vacant lot to Exceed, Incorporated for \$1.00 provided that the organization can demonstrate the financial capacity to complete the repairs required to occupy the building.

Ms. Williams: If repairs are not completed, would the property return to the City of Greenville.

Mr. Rees: An agreement could be written up that way.

Mr. Mills: How long has the property been vacant?

Mr. Flood: Three years

Mr. Mansfield: Where would the entrance to the parking lot be?

Mr. Rees: The entrance to the parking lot would be determined by the North Carolina Department of Transportation if it were to be on West Fifth Street.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Don Mills to approve the recommendation that the Greenville City Council dispose of 1003 West Third Street and associated vacant lot to Exceed, Incorporated for \$1.00 provided that the organization

can demonstrate the financial capacity to complete the repairs required to occupy the building. Motion carried unanimously.

**UPDATE ON CULTURAL ARTS PLAN**

Mr. Rees: Holly Garriott, Pitt County Arts Council Director, will give an update regarding the selection of a consultant to assist with development of Greenville’s Cultural Arts Plan.

Ms. Garriott: The Pitt County Arts Council applied for a \$7,500.00 Public Art Planning Grant offered by the North Carolina Arts Council for the purpose of developing a Public Art Master Plan for the City of Greenville with particular emphasis on the Center City and West Greenville Revitalization areas. The grant was received in September with a time scheduled change that began in November. The Arts Council with the consultant Ms. Janet Kagan will be assisting the Commission with the development of a Public Art Master Plan. Cultural arts in Greenville will create economic development.

Mr. Thompson thanked Ms. Garriott for her work.

**PUBLIC COMMENT PERIOD**

There was no public comment.

**CONSIDERATION OF CIVIC ART CONTRACT AMENDMENT**

Mr. Rees: The Commission is being asked to consider an amendment to the existing contract with the Arts Council to cover consulting costs not paid for through the grant funds obtained by the Arts Council. Staff recommends amending the contract with the Pitt County Arts Council to: replace the term “Public Art Master Plan” with “Cultural Arts Strategic Plan;” and extend the contract by approximately five (5) months until June 30, 2011.

Motion was made by Mr. Evan Lewis and seconded by Mr. Chris Mansfield to amend the contract with Staff recommendations. Motion carried unanimously.

**CONSIDERATION OF CIVIC ART PURCHASE FOR FIVE POINTS PLAZA**

Mr. Rees: The Commission is being asked to consider the purchase of two one of a kind “whisper” benches to be installed in the Five Points Plaza project along Evans Street. Jim Gallucci’s “whisper benches” are a perfect fit for the plaza that will incorporate a bit of Greenville history along with market theme. These benches will be constructed of durable all weather materials. Staff recommends purchasing two (2) benches from artist Jim Gallucci for a total price not to exceed \$14,508 inclusive of taxes and installation.

Mr. Mansfield: What is the specific site for the benches?

Mr. Rees: The benches will be placed along Evans Street streetscape.

Mr. Mansfield: Will anymore benches be placed there?

Mr. Rees: No.

Mr. Mills: What color?

Mr. Rees: Dark gray, black

Ms. Williams: Is this extra money from the budget?

Mr. Rees: Yes.

Ms. Hill: What is the average cost of a regular bench?

Mr. Rees: \$3,000 to \$3,500

Ms. Hill: How long with the benches last?

Mr. Rees: Fifteen to twenty years

Ms. Hill: Is there a maintenance cost?

Mr. Rees: I do not know.

Ms. Hill: Were benches planned?

Mr. Rees: Yes.

Ms. Hill: Was there any money set aside?

Mr. Rees: No, the benches were outside the scope of the contract.

Mr. Lewis: What designs were considered?

Mr. Rees: This was not a call for artists.

Mr. Mansfield: How much were the benches in front of Chicos?

Mr. Rees: That was a student project that was done with the pirate bench costing \$2,800.00 and the other benches costing \$1,500.00.

Mr. Thompson: I think the whisper benches are consistent with what has been on West Fifth Street and at Chicos.

Mr. Rees: Each project is a little different with different things driving them.

Mr. Mansfield: The benches are attractive and site specific with a durable and long life span.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson to approve the benches.

Mr. Mills: Economics is going through my mind with a value of art.

Mr. Thompson: The benches are an investment.

Ms. Williams: Because of the uses at Five Points Plaza, the benches will attract attention.

Ms. Hill: The benches will fit in with the streetscape. Next time there should be a call for artists to bring the price down.

Mr. Thompson called for the vote.

Motion has been made by Mr. Chris Mansfield and seconded by Mr. Mark Woodson. Motion carried unanimously.

### **CONSIDERATION OF CAMERA PURCHASE FOR FIVE POINTS PLAZA**

Mr. Rees: The Commission is being asked to consider installing two cameras in the Five Points Plaza area. Although not part of the original design package for Five Points, these cameras have been recommended by the Greenville Police Department in order to provide better security at the site. The cameras will also have the capability to provide web-cam views of the plaza on the City's web site. Staff recommends purchasing two (2) Axis outdoor rated cameras for a price not to exceed \$7,520.00 inclusive of taxes and shipping. The Police Department, the Church and the City of Greenville recommend additional security.

Mr. Mansfield: Having 24 hours a day seven days a week security is a good idea.

Ms. Williams: This protects the investment put into Five Points Plaza.

Mr. Mills: Were there other quotes.

Mr. Rees: Yes, but this is the cheapest quote.

Ms. Hill: Crime rate will be reduced with cameras. I wish the City of Greenville could have more cameras.

Mr. Rees: Cameras provide security enhancement.

Mr. Woodson: Establishing cameras make more people feel secure. How do we respond to request for security cameras?

Mr. Rees: A camera is installed at C. M. Eppes on West Fifth Street. There will be cameras at the Town Common.

Motion was made by Mr. Don Mills and seconded by Ms. Melissa Hill to purchase two (2) Axis outdoor rated cameras for a price not to exceed \$7,520.0 inclusive of taxes and shipping. Motion carried unanimously.

### **CONSIDERATION OF CONTRACT FOR PAY STATION SHELTERS**

Mr. Jones: The Commission is being asked to consider a contract to purchase four (4) shelters that will cover the soon to be installed parking pay stations within the Georgetown and Hodges parking lots. Such shelters are common amenities for pay stations and allow for customers to more comfortably purchase parking during inclement weather. Staff recommends purchasing four (4) parking pay station shelters for a price not to exceed \$11,650.00 inclusive of taxes, delivery and installation.

Mr. Thompson: Will the pay stations be accessible to the handicapped?

Mr. Jones: Yes, handicapped people will not be charged for parking.

Mr. Mansfield: Will they be lit?

Mr. Jones: No, parking will not be charged at night.

Mr. Jones: Colors will be incorporated to wayfinding colors.

Mr. Mansfield: Could the pay stations be incorporated into the landscaping plan? Flowers could be used for decoration.

Mr. Rees: These stations will be placed in paved areas.

Ms. Williams: I question the function of the cover.

Ms. Hill: Are there signs to indicate parking stations?

Mr. Jones: The shelter would be the sign for the pay stations.

Ms. Hill: The covers are not attractive in an area trying to create a certain look.

Mr. Mansfield: The design and function is a concern.

Ms. Williams: Take pictures of the shelters already in existence to give the Commission a visual. When will these covers be installed?

Mr. Jones: The covers should be installed on January 7, 2011.

Mr. Mills: Are they durable?

Mr. Jones: They are made of galvanized steel for sturdiness.

Motion was made by Ms. Terri Williams and seconded by Mr. Don Mills to table the agenda item.

Mr. Lewis: Will more money be needed to install the shelters after meters are in place?

Mr. Jones: No.

Mr. Thompson: I would like to call the question. There was a motion made by Terri Williams and seconded by Mr. Don Mills to table the agenda item. Motion carried unanimously.

### **BUSINESS PLAN SUBCOMMITTEE APPOINTMENT**

Mr. Jones: Since Mr. Dennis Mitchell served out his time on the Commission in November, there is an opening on the Business Plan Subcommittee. Are there any volunteers to serve on the subcommittee?

Mr. Mark Woodson agreed to serve alongside Ms. Terri Williams and Mr. Don Mills.

Mr. Jones: The subcommittee will meet to review the applications in January with a full Commission review in February.

### **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. Thompson: When is the West Fifth Street Gateway project going to be completed?

Mr. Rees: Greenville Utilities is working on this project first of next week. The project is 85 – 90 percent completed with January as the estimated completion date.

Mr. Mansfield: Will old telephone poles be taken down?

Mr. Rees: Yes, utilities will be underground or on the north side of the street.

#### Update on Science Center Project

Mr. Rees: Purchase of the Pugh's property for the Science Center Project should occur this month. In January, Staff will report to the Commission as to what has actually occurred.

Mr. Rees: Construction on Five Points Plaza is going on now with a four month construction process. There is never a good time to reduce parking. The City of Greenville is trying to keep as much parking open as possible.

Mr. Rees: A scheduled of 2011 Redevelopment Commission meetings have been passed out to Commission members. January 4, 2011 is the Commission's annual meeting with the election of officers.

#### **COMMENTS FROM COMMISSION MEMBERS**

Mr. Thompson: I have asked Mr. William Bagnell of East Carolina University to make an East Carolina Master Plan presentation to the Commission in February 2011. Plans fit in well with what the Commission is trying to do. Welcome Mr. Goodson.

Mr. Woodson thanked Mr. Mitchell for what he accomplished while serving on the Commission and said he looked forward to future endeavors.

Ms. Hill: I have enjoyed working with the Commission, so welcome.

Mr. Mansfield: Welcome Mr. Woodson.

Ms. Williams: Regarding the Intermodal Transportation Center, questions were asked but not answered. East Carolina University was talking about the Evans Street Gateway being at McDonalds.

Mr. Rees: Intermodal concerns will be passed on to the City Manager's office.

Mr. Lewis: Welcome Mr. Woodson.

Mr. Mills: Welcome Mr. Woodson. Having Exceed take over the property is a win win situation. Happy Holidays.



**ADJOURNMENT**

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

Respectfully submitted,

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