

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

February 2, 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	Chris Mansfield	Dennis Mitchell
Evan Lewis	Don Mills	Robert Thompson, Chair

COMMISSION MEMBERS ABSENT:

Terri Williams, Vice-Chair

STAFF MEMBERS PRESENT: Sandra Anderson, Senior Planner; Wayne Bowers, City Manager; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Gary Fenton, Director of Recreation and Parks; Merrill Flood, Director of Community Development; Mark Gillespie, Superintendent of Parks; Cori Hines, Neighborhood Liaison/Ombudsman; Niki Jones, Planner I; Seth Laughlin, Planner II; Lamarco Morrison, Parks Planner; Thom Moton, Assistant City Manager; and Carl Rees, Urban Development Planner

OTHERS PRESENT: Marion Barnes; Marion Blackburn, Councilmember; Kofi Boone, ColeJenest and Stone; Michael Cole, ColeJenest and Stone; Roger Conner, Go Science; Holly Garriot, Emerge Gallery; Carlton Gay, Exceed; Rose Glover, Councilmember; Mrs. Grimes; Ozie Hall, Kinston Charter Academy; Claudia James, Step by Step; Brian Jenest, ColeJenest and Stone; Max Joyner, Councilmember; Terri Shank; J. P. Walsh; Michael Webster; and Ms. Williams

APPROVAL OF MINUTES OF JANUARY 5, 2010:

Motion was made by Mr. Chris Mansfield and seconded by Mr. Evan Lewis to approve the January 5, 2010 minutes. Motion carried unanimously.

PRESENTATION ON TOWN COMMON MASTER PLAN

Mr. Rees introduced Mr. Gary Fenton, Director of Recreation and Parks.

Mr. Fenton introduced Mr. Michael Cole of ColeJenest and Stone to talk about the Town Common Master Plan.

Mr. Cole: Mr. Brian Jenest and Mr. Kofi Boone are working closely with the Town Common Master Plan. I will turn it over to Mr. Jenest.

Mr. Jenest: The project start date began on October 23, 2009. The site inventory and analysis phase took place over four weeks from October 23, 2009 – November 19, 2009. The concept plan phase took ten weeks from November 23, 2009 – February 2, 2010. The schematic plan phase will occur over 8 weeks from February 3, 2010 through April 1, 2010. Developing the draft master plan will take four weeks from April 5, 2010 – April 29, 2010. The final master plan will be due on May 28, 2010 with the next public meeting on June 8, 2010. There were forty-five (45) events scheduled at the Town Common from November 2008 – October 2009. The Town Common is under used during unplanned times. The strengths of the Town Common are the downtown location, adjacent to natural amenities, adjacent to neighborhoods, and boat launch. The weaknesses of the Town Common are visibility/connection to downtown core, bi-section of First Street, few level surfaces, public identified items, radio tower, activities other than planned events, and adjacent office buildings and parking lots. The opportunities the Town Common provides is an historic connection, greenway connection, zoning, First Street traffic analysis, memorial/art plan, create larger vision, and urban sustainability through the economy, equity and environment. The threats to the Town Common would be bulkhead repairs, flooding, permitting entanglements, public consensus, and budget constraints. Mr. Kofi Boone will give an historic overview.

Mr. Boone: A history workshop was held at Sycamore Baptist Church with congregation members familiar with the history of the Town Common Park. All in attendance agreed that the Town Common should reflect the heritage of the site which was once a hub of activity with all services provided there. The river was a working river. Evans Street was a mixed use. In the 1950s, the Redevelopment Commission acquired the Town Common property through eminent domain.

Mr. Jenest: The Town Common should be a model of urban sustainability (improving economic and social conditions while preserving and maintaining environmental quality) that acknowledges and celebrates its history while also making connections to its neighbors and uptown. It should be a multi-functional space that engages the river and allows for active and passive uses. The design principles are: address priorities identified by public; reflect the heritage of the site; narrow First Street; activate edges and entrance of park; improve visibility of park; create varying experiences within the park; design environmentally sensitive park; make river more accessible and visible; introduce a lawn or green for events and active use; link to the greenway and River Park North; and spur private enterprise. The final concept plan should have an “Evans Street” promenade, a promenade along the river, a civic with café space, an educational center, boardwalks/marsh, amphitheater with terraced seating, ferry/bridge across river, ramble, memorial walk, art/landmark focal point, steps to river, garden, play areas, garden/plaza for church recognition, gateway plaza/fountain and large green. The importance of the vehicle should be reduced and the importance of the pedestrian

should be enhanced. Raise the visibility of the park and incorporate the natural play areas. There should be parking on both sides of First Street.

Mr. Thompson: Are there any questions from Commission members? When should the public be allowed to speak?

Mr. Rees: The public can be given an opportunity to speak during the Public Comment section of the agenda.

Mr. Mitchell: Will all of the memorials have to be moved?

Mr. Jenest: No.

Mr. Mitchell: Where will funding coming from for the Town Common?

Mr. Flood: Funding will occur over time and will be done in phases.

Mr. Cole: The phases will be creative and each piece will be able to stand on its own yet fit with the entire Town Common project.

Mr. Mitchell: This area represents history for black Americans, so more history should be included with this project.

Mr. Boone: Future phases will have things to touch and feel to incorporate the heritage.

Mr. Cole: The Town Common connects and can give more life.

Mr. Mills: The presentation was good. Is safety addressed from a crime perspective?

Mr. Cole: Build into the park the idea of being comfortable not threatened while blending this into the design.

Mr. Mills: Is there a parking plan in terms of visitors?

Mr. Cole: Narrow street with parking on downtown side. Parking will be a good problem to have.

Ms. Hill: As far as the bridge to River Park North, what is over there where the bridge may connect.

Mr. Jenest: Negotiations will have to occur. I do not think the property is owned by River Park North.

Mr. Thompson: Thank you for the presentation. I can see the park as something other than grasslands.

Mr. Rees: No action is required at this time. A final draft of the master plan will be presented at a later date for review and consideration by the Redevelopment Commission.

PUBLIC COMMENT PERIOD

Ozie Hall: The Town Common should reflect the heritage of Town Common Park.

Brian Carver: The Town Common should be a hub for all greenways and support greenways.

Terri Shank: This is a huge special project that will be a beacon for folks to come to Greenville. This will be a resource for East Carolina University. Entrepreneurial values associated with University.

Michael Webster: I have been working with Freddie and Lillian Outerbridge about the history of the Town Common Park and Sycamore Baptist Church. There should be a tower on the corner as a memorial to the Church. (Presented rendering of conceptual design.)

Mr. Thompson: Please share your idea with the consultants.

J. P. Walsh: Professor for Geology said to enhance a longer natural area. Flooding is a part of history in Greenville and should be incorporated. Keep green in Greenville.

Marion Barnes: I was born and raised here. The bell tower is a beautiful idea with information at the gates.

PRESENTATIONS BY NON-PROFIT ORGANIZATIONS

Ms. Claudia James: Step by Step offers services to assist the community with intensive prevention education services for HIV/AIDS and to reform individuals with the needed services offered through Step by Step. Change minds, change hearts and save lives. The services we provide are rapid testing, prevention services, referral services, healthier living education, reproductive health, pre/post counseling, communicating skills training, Medicaid applications, pastoral counseling services, parent to parent counseling and training, it's about teenage girls, it's about teenage boys, love like me programs, HIV couple counsel and testing, homeless/prevention, and tutoring for our youths. Through this organization, we have staff and job positions available to residents in the surrounding communities. We have an inventory list of repairs and upgrades needed for the property located at 1003 West Fifth Street, Greenville, NC. In creating this inventory list, we have inspected the property, contacted local contractors that are willing and ready to redevelop property located at 1003 West Fifth Street. I have provided letters of support from: Martha Blackmon of Need a Ride Transportation;

Denise B. Davis of ECU Physicians; Melvin R. Muhammad of Carolina Family Health Centers, Inc.; Lisa Oliver of Progressive Home Care; and Barbara E. Williams of Wilson County Health Department. I have also included a letter from the Internal Revenue Service that Step by Step is exempt from Federal income tax under section 501(c) (3) of the Internal Revenue Code. I have been funding this organization since January 15, 2009 from personal funds through donations and contributions. There has not been an annual audit. I do plan to make a contribution to assist in the redevelopment of property located at 1003 West Fifth Street, Greenville, NC. Twenty percent (20%) will be paid through a contribution from me and the other 80% will be through the Community Development Block Grant (CDBG) and other grants we apply for. The Lord will provide.

Mr. Thompson: Are there any questions for the applicant?

Mr. Thompson: The letter of support for Step by Step is written by Denise B. Davis of ECU Physicians not from East Carolina University.

Mr. Lewis: Do you currently offer these services now? Where?

Ms. James: Step by Step was operating from 323 Clifton Street. We are moving the corporate office to 1716 West Fifth Street. The ribbon cutting for this facility will be at 2:00 p.m. on February 12, 2010.

Mr. Thompson: There are a wide array of services being offered and a large staff. What services are currently being offered?

Ms. James: The services offered now are the Youth Services. I am waiting on an endorsement from LME for mental health and substance abuse . We will be paid through Medicaid and grant funding. We are new. We have made progress from January 15, 2009 until today, February 2, 2010. We will continue to make progress and go forth to assist the community.

Mr. Mansfield: Do you have a Medicaid provider number?

Ms. James: I do have a number, but I do not have that number with me.

Mr. Mansfield: Could you characterize the buildings you have had to maintain. I am asking, because it is difficult to understand your financial statement.

Ms. James: I have someone in Human Resources who takes care of that for me. I do not do that part of the business.

Mr. Mitchell: You are waiting on assistance for LME for what services.

Ms. James: Mental health and substance abuse....

Mr. Mitchell: Just basic substance abuse for outpatient...

Ms. James: It is just outpatient.

Ms. Hill: Currently, right now we have other organizations that are providing some of the services that are listed here. What sets you apart from those organizations?

Ms. James: We do take prevention education to the streets meaning we set up in parks. We go to detention centers. We go where we are asked to go. We go to Churches. When we provide education, we provide condoms and literature. It is like a one stop shop.

Mr. Mitchell: You need a LME endorsement to even get the Medicaid number. Do you have the NPI number?

Ms. James: I have all of the numbers.

Mr. Mitchell: Do you have the actual number from Medicaid yet?

Ms. James: No. I am going through the process.

Mr. Mansfield: Have you been certified to bill any other third party providers?

Ms. James: No sir.

Mr. Mansfield: I am concerned about the financial strength of your organization. I see the value of your organization and I feel the passion behind it, but if the building was sold to you, we would want some assurance that you have an income stream reimbursing you for the services that you are providing that could take care of the maintenance on that building.

Ms. James: In my heart, I know I can redevelop that property and upgrade that property. Basically, I have all of the information contracts from different contractors. I know what it costs, and I submitted a timeline to you. I can promise you that I can meet that timeline. That would be the second property that I have upgraded. We had to do the same thing at the corporate office.

Mr. Mansfield: Is that facility not sufficient for your operation?

Ms. James: It is not large enough sir.

Ms. Hill: How did you manage to come up with the funds to renovate that building?

Ms. James: God gave it to me. It is my life savings.

Ms. Hill: Have you done any fundraising?

Ms. James: We have done some fundraising. The money comes from Jesus.

Ms. Hill: What percentage of your staff are volunteers?

Ms. James: We plan on contacting East Carolina University and getting some of their students. Community service folks will also be volunteering. Having volunteers saves money.

Mr. Thompson: Thank you for what you are doing for the City.

Ms. James: I thank you, and I look forward to working for the City of Greenville.

Mr. Thompson: The next presentation is from Kinston Charter/Exceed as one application.

Mr. Ozie Hall: The Kinston Charter Academy will use the facility at 1003 West Fifth Street as a location to operate an after school program for children and youth ages 5-14 years old. The after school program will be open to all City of Greenville residents. The program will provide tutoring, academic enrichment, arts and crafts, board games, life skills training, and other recreational and enrichment activities. The academy will use the facility to house financial literacy training and organize cooperative economic projects such as small business development, community investment groups and community meeting space for local community groups. The facility use will be available to all City of Greenville residents. The academy will organize a project that will create approximately 50 jobs in the City of Greenville within the next two years. Mr. Carlton Gay of Exceed, who is present tonight, will be sharing the building. The facility and programs provides outreach, assessment, long term counseling, training, coordinated service delivery referrals, mentoring and network building, procurement assistance and E-based assistance to benefit Small Business concerns and potential concerns owned and controlled by Veterans, Active Duty Service and Members of Reserve Components, Minorities, Ex-Offenders, Women and Persons with Disabilities. We are open to Step by Step using the center. Ms. Olavee Williams with Ray of Hope, Inc. provides tutoring services and services to students who are having trouble keeping up. Ms. Williams will be working out of the building as well. Mrs. Grimes is Director of Student Services for Kinston Charter Academy. Presently Kinston Charter Academy owns a 52,000 square foot building located in Kinston that is located on a 14 acre site. We have a debt of about 2.6 million dollars total on that building. The building in Kinston has an appraised value of 5.8 million dollars. We do have a substantial amount of equity in that building. We also have the capacity to sustain a debt service of up to 4.6 million dollars. The school is in a financial position to be able to renovate that building and do whatever work needs to be done in order to make it usable. We do have the option of financing any renovations. Burney and Burney Construction will be doing the work for about \$41,000.00. We plan on getting the facility opened and operational.

Mr. Thompson: Are there any questions of the applicants?

Mr. Mitchell: Mr. Hall, you said you would offer different services from the Intergenerational Center. What kind of services?

Mr. Hall: Our emphasis would be on tutoring individuals for specific learning issues. Students who have been identified by the school system and who will be in a situation to receive specific targeted services as opposed to be in a regular after school type program. Students who are scoring below a three on the end of grade test who need specific remediation and who would benefit from being in a small type of setting.

Mr. Mitchell: Do you have a memorandum type of agreement with the school system?

Mr. Hall: No the parents would give the information to us for their children not the school. We also have students that we identify and serve as well. We also have students from Pitt County Schools who have been applying to Kinston Charter Academy. We have been encouraged by many parents to open a school in Greenville.

Mr. Mitchell: During the day time, you will have Exceed as a tenant.

Mr. Hall: Ray of Hope, Inc. will also be a tenant.

Ms. Williams: We provide for supplemental educational services for Pitt County. We serve students in Pitt County who qualify at Title One schools, so we do have that option of serving those children off campus. Ray of Hope serves three different counties which is Duplin County, Pitt County and Wayne County as a Supplemental Educational Services (SES) provider. In Pitt County, we can serve students offsite. If we have a facility for the children to come to, transportation issues may be solved for some students who cannot stay at school after school is over. We do have funds coming from the federal government and that trickles down to the school system. It does target students who are at or below poverty level. In Pitt County, we do serve about 40 students through the SES program. This is one on one small group tutoring. There cannot be more than six small children in a group. Develop learning plans based off of a pretest that we give. There is a state monitoring program that comes out to the site in the schools to make sure that we are falling in line with their policies and procedures. It is very structured. We have been approved to offer this program this school year and next school year.

Mr. Lewis: Is the Ray of Hope and Kinston Charter Academy offering separate tutoring services?

Mr. Hall: We will work in collaboration.

Mr. Lewis: Is it one program operated by both of you?

Mr. Hall: They will be operating the program in the facility and of course, we will probably also utilize their services for the students we have.

Ms. Williams: We do tutor children outside of that program as well.

Mr. Thompson: Mr. Hall, would your focus be the students outside of that program?

Mr. Hall: Yes.

Mr. Lewis: There would also be a business outreach center on the same site.

Mr. Hall: We would try to maximize the use of the space for other community groups who may want to do projects.

Mr. Mitchell: There is going to be a lot going on in the house with three different groups operating out of it.

Mr. Hall: There is adequate space for offices and there is enough common area that will accommodate all of these projects and at least one more.

Ms. Williams: The tutoring will be during a scheduled timeframe. We do an hour and a half two days a week. We will schedule the other private students around that time.

Mr. Hall: It is not a program where you drop kids off and they just stay. It is not that type of program. It is targeted.

Mr. Mansfield: We are trying to get this property into the hands of someone who can make something of it. It sounds like you have a plan and you have got the financial resources if I understand your budget statement correctly to be the incubator of incubators. What I do not understand is the kind of relationship you will have who will be occupying the building you will be buying. Have you worked out an agreement with Exceed and Ray of Hope for them to compensate you for the space you will be providing them?

Mr. Hall: Our agreement would be that we would start out with the tenants actually paying a pro rata share of the utilities, and we would revisit this as we go forward. Initially, if the City gives us the building for \$1.00 then we would be in a position to incubate some projects.

Mr. Mansfield: Would you be financing the renovations?

Mr. Hall: That is an option. We have two options. One we could just pay for it out of current funds or as an alternative we could finance it based on 8% for \$50,000.00 exclusive of taxes and insurance.

Mr. Mansfield: I think last time we asked for a financial statement.

Mr. Hall: I share with Mr. Merrill Flood that the Local Government Commission presently has the audit and has not released the audit. It has to be finally approved before it is released to the public. We were expecting that to happen any day. The audit gives you an historical perspective and not the current fiscal year and that is our budget report.

Ms. Hill: Before considering the building on Fifth Street, were there any other sites that you considered?

Mr. Hall: This particular project that we are talking about doing would not be in conflict with the Intergenerational Center. It would be something that complimented the community and integrate a variety of different services. We would not be a duplication.

Ms. Hill: There could be children at the Intergenerational Center that could be referred over to your program.

Mr. Hall: We are already in a relationship with them. We are something that is specific and targeted that needs to be in their own location.

Ms. Hill: With no elevator available, will there be handicap accessibility on the first floor.

Mr. Hall: There is a common area downstairs that could be used for that. There will be handicapped parking as well.

Mr. Thompson: I think that is something that the tenants will have to do.

Ms. Hill: If you have only one tenant in the building, they would probably have a designated area downstairs. Is the \$41,000 estimate from Burney and Burney exact?

Mr. Hall: The only thing that the \$41,000 cost does not include is if the plumbing going out has to be upgraded and that is why in our plan, we have actually budgeted for \$50,000.00 anticipating an additional \$8,000 for plumbing.

Mr. Lewis: Relating to your financial issues, I heard you had a 6 million dollar loan on your current facility and it is worth 5.6 million dollars.

Mr. Hall: No, what I said was that we had a 2.6 million dollar in debt against the building that is an appraised value of 5.8 million dollars.

Mr. Lewis: I did hear that wrong.

Mr. Hall: We do have a substantial amount of equity. We have the debt service capacity to go up to about 4.6 million dollars.

Mr. Lewis: Thank you for clarifying that for me.

Mr. Mansfield: Do you have a commitment for the \$50,000 loan at this point?

Mr. Hall: We have not sought a commitment, but we are in a position that it would not be a big issue.

Mr. Mansfield: My only hesitation is not to have seen a financial statement where the CPA says these are the amount of assets that the operation has for assurance. That there is enough financial equity that these repairs occur and maintenance continues to occur on the building.

Mr. Hall: That is why I indicated that an audited financial statement actually gives you an historical perspective. The prior audit indicates notes of 2.6 million dollars. I am not sure a audited financial statement will give you additional information about going forward in the future that the current financial report would not. We would be glad to, if you want to hold off until we did have the audited financial report that would be no problem we are not in a rush. What you are asking for does not give you what you are saying that you want.

Mr. Mansfield: I am just reflecting on what a banker would be asking for as collateral for a mortgage. In this case, the City would be giving you the building. I think there needs to be some assurance that there is enough financial equity to make sure the building is going to get fixed up and maintained. Not seeing that I have a little bit of anxiety.

Mr. Hall: An audited financial statement does not give you that.

Mr. Thompson: Are there any other questions? Thank you.

CONSIDERATION OF RECOMMENDATION FOR DISPOSAL OF REAL PROPERTY

Mr. Flood: The 1003 West Fifth Street property is located in the 45 block Revitalization Area. The property disposal under consideration includes vacant lot next door that could be used for parking. The Redevelopment Commission may recommend disposing of the property to either organization or may choose not to recommend disposal at all. This recommendation will be taken on to City Council for final action.

Mr. Thompson: Are there any comments or any action to be taken at this time?

Ms. Hill: I know to the public this may seem like a slow and drawn out process, but the Commission has a duty to make sure that the building is being provided to whichever organization we feel is going to provide the most benefits to the community. I would just like to say to the public that when we review all of these things it is not that we are trying to pick through your idea. We just want to make sure when you come in to us the first

time that you all bring a complete package to us not just a few pieces of paper with limited information on it. I think that right there within itself could speed the process.

Mr. Mitchell: I would like to echo Ms. Hill's comments. We owe it to the people in the community to make sure we put the best organization in there. I do not think this is something that the Redevelopment Commission should have to do, since City Council is going to take final action on it anyway. I think both of these groups offer very good programs that will be very beneficial to the community. When we see this building here, the Commission would like for it to add value to the community and not just do moderate things to just keep it going. We want to make sure we give the best recommendation to the City.

Mr. Mansfield: I would be comfortable in making a decision tonight. I'll be glad to make a motion.

Mr. Thompson: Let's get the members' comments before making a motion.

Mr. Lewis: I do not have any further comments. I believe that both groups are in a position to offer wonderful services to the City of Greenville.

Mr. Mills: I agree.

Mr. Thompson: Actually Dennis, I am going to disagree with you about the item coming before the Commission. I think one of the reasons for it coming here is the Commission is able to give both of these groups more time and give them more time to polish their arguments and presentations than may have been able to occur before City Council.

Mr. Mitchell: I would like to be recused, since I serve on Exceed's Board.

The Commission voted unanimously to recuse Mr. Mitchell.

Mr. Thompson: Do we have a motion?

Mr. Mansfield: I would move that we approve the Kinston Charter Academy, but I would attach a stipulation that the Commission would urge Staff to obtain a financial statement that clearly indicates a financial capability to carry out the renovations and the maintenance on the building. It is pretty obvious from the budget that they have a revenue stream, but I would like to see a balanced statement that shows more assets than liability.

Mr. Thompson: Do we have a second?

Mr. Mills: I will second that motion.

Mr. Thompson: If this is approved by the Commission that the statement be included with the material provided to City as opposed to coming back before to us.

Mr. Rees: I just want to clarify with the Commission are you specifically requesting the audited financial statement for the previous fiscal year or is it something different that you would like to see like some sort of commitment letter from a bank for the loan for repairs. Staff needs to be clear as to what we need to review.

Mr. Mansfield: I would leave that up to staff as to what kind of evidence or assurance you need.

Mr. Thompson: I would be leery as to the bank statement, because I do not think we should be the ones to determine that that is the route to go for choosing.

Mr. Flood: The normal procedure for cases like this would be to forward that to City Council, and then let them deal with it.

Mr. Thompson: I like that idea.

Mr. Lewis: I will amend your recommendation. The Commission recommends that Kinston Charter Academy be chosen to receive the building and recommend also that City Council take a hard look at their current ability to finance the renovations that they have proposed.

Mr. Mansfield: I am fine with that.

Mr. Thompson: Okay, so we have an amendment to the motion. Is there a second to the amendment?

Mr. Mills: I second the amendment.

Motion carried unanimously.

CONSIDERATION OF AGREEMENTS WITH THE PITT COUNTY ARTS COUNCIL

Mr. Rees: There are two separate agreements or one agreement and one contract that we included in draft form in the agenda packets. Civic art and the development of the civic art master plan is part of your work plan for this year. We have been working hard to include civic art in the capital projects that the Redevelopment Commission has been working on. You approved at your last meeting that a call for artists be issued for rotating sculptural work that will be placed on a civic art pad at Reade and Cotanche Streets. The agreement we included in your agenda packet is almost identical to the agreement that the City of Greenville and Greenville City Council authorized for display at City Hall giving the Greenville Museum of Art the authority to select and display that art. We drew from that with this document. This agreement allows the Arts Council to

select works of art for display in public venues within the Redevelopment Areas. The term of the agreement is for one year – automatically renewed. The Commission retains ability to require removal of arts works. First work of art to be installed at Reade and Cotanche in April. The second part is the contract with Pitt County Arts Council (Development of Master Plan). The development of public art program is part of current Redevelopment Commission program of work. Contract is for one year with maximum fee of \$4,000. Arts Council will facilitate public input process, seek additional funding from NC Arts Council, hire sub-consultant, and produce master plan. Ms Holly Garriott will speak on the grant and the process.

Ms. Holly Garriott: As the Executive Director of the Pitt County Arts Council at Emerge, I am very excited about the public art projects in several programs like the Town Common and Reade and Cotanche Streets. We need a clear and directed plan not only to tie these projects together but also to strategically and consciously implement and regulate these plans. One of our responsibilities is to work directly with our community and city as well as county to offer services to organize these efforts. We have a great foundation with the streetscape master plan where it talks about civic art, but it is very broad. Pitt County Arts Council at Emerge working with the North Carolina Arts Council will be applying for a Technical Assistance Grant on March 1, 2010. The grant will be for \$7,500.00 to hire a consultant to come to Greenville to work with stakeholders, community organizations and staff within the City to coordinate and produce a public arts master plan. Janet Hagan is the consultant that we are looking at who has been highly referred by the State's Arts Council. Hopefully, by the Spring of 2011, we will have a public arts master plan to present to the Redevelopment Commission to not only be able to talk about future projects but also how to regulate some of these programs and be able to offer the service of our staff.

Mr. Thompson: Are there any questions?

Mr. Lewis: I am a little confused about the financials here. What happens if the \$7,500 grant is not obtained? What happens to the master plan?

Mr. Rees: The only payment at that point is the initial \$500 which would cover the first two information meetings. At that point, we would have to regroup and look to see if there is a possibility of reapplying next year. At least we would have completed that initial public involvement phase to gather information as to where people stand on this type of program.

Mr. Lewis: Would the final \$1,000 be paid under that scenario?

Mr. Rees: It would not.

Mr. Thompson: There are two staff recommendations. The first motion is to approve the agreement with the Pitt County Arts Council to select works of art for display in Redevelopment areas.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Dennis Mitchell to approve the agreement with the Pitt County Arts Council to select works of art of display in Redevelopment areas. Motion carried unanimously.

Mr. Thompson: The second motion is to approve the contract with the Pitt County Arts Council in an amount not to exceed \$4,000 to assist with development of a Public Art Master Plan.

Motion was made by Mr. Dennis Mitchell and seconded by Mr. Evan Lewis to approve the contract with the Pitt County Arts Council in an amount not to exceed \$4,000 to assist with development of a Public Art Master Plan. Motion carried unanimously.

CONSIDERATION OF PETITION FOR REZONING IN THE WEST GREENVILLE REDEVELOPMENT AREA

Mr. Rees: The map in front of the Commission represents an enormous amount of work by members of the West Greenville Community and Robert Thompson and your predecessors of the Redevelopment Commission. There was a quite a bit of debate in 2003 and 2004 that some changes in land use in West Greenville had to take place in order to change the character of the community in a direction that the Redevelopment Commission and many members of the public believed we needed to go. The area of greatest interest of debate was along West Fifth Street where previous zoning was primarily commercial and where the Commission's consultants were recommending that we go strictly residential. There were many who agreed and commercial owners and property owners who were not in favor of that. After a tremendous number of communications back and forth with members of the community and Commission, a compromise was reached where portions of West Fifth Street particularly from the Tyson Street – Fourteenth Street area west were determined to be zoned residential and from the Tyson Street – Fourteenth Street area east would go to a more mixed use zoning in this case, office residential. Several years ago portions of West Fifth Street were rezoned to R6 which is strictly single family residential zoning designation. To date, there has been no rezoning requested by Staff or by members of the public in the office residential or mixed use area, so that has remained in the existing zoning. Tonight as a result in interest in business activity in one particular block, we are recommending to you that you initiate a rezoning in accordance with the adopted Redevelopment plan the one block within that area. I am going to ask City Planner Chantae Gooby to come forward. She is the planner who handles all of the rezoning for the City of Greenville.

Ms. Gooby explained the rezoning process to the Commission. The request would be in compliance with the future land use plan map. The current zoning is R-6 (multi-family) and CDF (Downtown commercial fringe). The request would be for OR (Office-Residential).

Mr. Rees: Staff recommends that the Redevelopment Commission initiate the rezoning petition with recommendation to the Planning and Zoning Commission to rezone all properties in the block bounded by West Fifth Street, Ward Street, Vance Street and Contentnea Street from current R-6 and CDF zoning to OR.

Motion was made by Mr. Chris Mansfield and seconded by Ms. Melissa Hill to approve Staff's recommendation. Motion carried unanimously.

UPDATE ON GO-SCIENCE PROJECT

Mr. Connor: Working with city staff, we have identified a site that is currently for sale that will meet the current, near-term, and future needs of the Science Center. The site is located within the redevelopment district of Greenville and is easily accessible to both the Center City/Downtown and the West Greenville community. The site is the former Pugh's Tire Site. The site has approximately 8,000 square feet of space with dedicated parking available in front and in back with city street parking available. The front façade enables the facility to be expanded to 10-12K square feet over time. The site has high ceilings of 15 – 20 feet and lift gate doors in back for installation of current and future exhibits. Go-Science is using a multi-phase approach towards the use and development of the facility. Phase I will use the current available 2,800 square feet for our living planet/tornado exhibit, the planetarium and hands on programming. Phase II will use the service bay area and warehouse activated for a health exhibit, developmental learning area (ComfyLand) and traveling exhibits. Phase III will use the capital addition and reorganization of exhibit space, the Challenger Learning Center Simulator and the expanded permanent and temporary exhibit space. Go-Science is pleased to report that we have successfully negotiated an option to purchase the Pugh Property acting in accordance with the guidelines and intent set forth by the Redevelopment Commission in closed session.

Mr. Rees: Staff recommends to the Redevelopment Commission separate motions.

Mr. Rees: The first motion is to recommend acquisition of the property to the City Council and request funding for purchase of the property at a price of \$378,000 plus closing costs.

Motion was made by Ms. Melissa Hill and seconded by Mr. Chris Mansfield to approve Staff's recommendation. Motion carried unanimously.

Mr. Rees: The second motion is to authorize staff to proceed with due diligence on property following authorization for purchase by the City Council.

Motion was made by Mr. Evan Lewis and seconded by Ms. Melissa Hill to approve Staff's recommendation. Motion carried unanimously.

DISCUSSION REGARDING JULY MEETING DATE

The Commission decided to meet on July 13, 2010 instead of their regularly scheduled meeting date of July 6, 2010, because of the July 4, 2010 holiday.

Motion was made by Mr. Chris Mansfield and seconded by Mr. Dennis Mitchell to change the meeting date to July 13, 2010. Motion carried unanimously.

REPORT FROM SECRETARY

Financial Report

Mr. Flood: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

COMMENTS FROM COMMISSION MEMBERS

Mr. Lewis congratulated Mr. Don Mills for being recognized as Citizen of the Year.

CLOSED SESSION

Mr. Rees: The purpose of the closed session is to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law; and

to establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease for purpose of redevelopment.

Motion was made by Mr. Evan Lewis and seconded by Mr. Chris Mansfield to go into closed session. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mr. Evan Lewis and seconded by Ms. Melissa Hill to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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

