

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

June 1, 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:

Evan Lewis Dennis Mitchell Terri Williams, Vice-Chair
Don Mills Robert Thompson, Chair

COMMISSION MEMBERS ABSENT:

Melissa Hill Chris Mansfield

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

OTHERS PRESENT: Katherine Wetherington

APPROVAL OF MINUTES OF MAY 4, 2010

Motion was made by Mr. Evan Lewis and seconded by Ms. Terri Williams to approve the May 4, 2010 minutes. Motion carried unanimously.

UPDATE FROM BUSINESS PLAN COMPETITION GRANTEE

Ms. Katherine Wetherington: Instead of sending out a catalog displaying handmade jewelry, our business will be sending out postcards, because they are more cost effective. The business is trying to get pass code protection to the website. We have had no luck in getting a pass code.

Mr. Mitchell: I can talk to you about pass codes.

Mr. Thompson: How did the grant help the business?

Ms. Wetherington: There would be no wholesale business without the grant. The grant money helped us with the jewelry making, postcard mailings and necessary supplies.

PUBLIC COMMENT

There was no public comment.

CONSIDERATION OF DISPOSITION OF 814 WEST FIFTH STREET

Mr. Rees: The Commission is asked to consider the disposition of 814 West Fifth Street. The lessee, Arthur Wallace, agrees to pay rent in monthly installments of \$133.00 with each monthly installment being due on the first calendar day of the month for the then current month. It is agreed that so long as all rental payments have been paid, the lessee may any time during the term of this lease agreement elect to purchase said property for the sum of \$14,500.00 to be paid as follows:

All lease payments made under this lease agreement by lessee shall be credited against the agreed to purchase price of \$14,500.00 with any remaining balance due to lessor at the time of the real estate closing. At such time, lessor will deliver to lessee a good and sufficient deed, free from encumbrances with general warranty and the following restrictions:

The large tree in the southeast corner of the parking lot in proximity to the right-of-way of West Fifth Street shall not be removed unless by act of God or in the event that there is a determination by an arborist that the tree is diseased and poses a threat to the public or to adjoining property.

A vegetative hedge shall be planted along the property boundary between the subject property and the adjoining property (Parcel #22377) immediately to the east. The hedge shall be planted by the lessee and maintained by the lessee or his successors in perpetuity.

If the entire term of the lease is fulfilled during which time lessee has made all required lease payments to lessor, then lessee shall have full rights to the land and any improvements and the lessor shall be required to deliver to lessee in a timely manner a good and sufficient deed, free from encumbrances and with general warranty.

Motion was made by Mr. Dennis Mitchell and seconded by Mr. Don Mills to approve the disposition of 814 West Fifth Street. Motion carried unanimously.

UPDATE ON MULTI-SPACE METER PROJECT

Mr. Jones: The City is considering the use of a multi-space meter project in the Uptown Commercial District. With the use of these meters, there could be a higher turnover in curbside parking spots. With higher turnover, there are more parking options. A lot of the parking has been taken over by workers who work in Uptown Greenville. The meters will take payment by coin or credit cards. The Commission is not being asked to

give a recommendation at this time. After more discussion with Uptown Greenville, Staff will bring back this agenda item before the Commission at a later date.

Mr. Mitchell: Would this free up the parking attendants?

Mr. Jones: The parking attendant would have a hand held device that would notify the parking attendant when the meter runs out.

Ms. Williams: Would the meters be phased in?

Mr. Jones: The meters will be put in at one time.

Mr. Mitchell: How many meters will be needed?

Mr. Jones: Seven to ten meters will be needed.

Mr. Mills: Will there be a sign telling citizens about the meters?

Mr. Jones: Yes.

Mr. Lewis: What about the handicapped drivers?

Mr. Rees: The handicapped driver does not pay.

Mr. Mills: Will the meters lessen resources to collect coins?

Mr. Jones: The parking meter will indicate how much money is in the box.

UPDATE ON WAYFINDING PROJECT

Mr. Rees: The center city wayfinding system is designed to direct vehicles and pedestrians to and from key destinations throughout the City of Greenville. The scope of the project extends from the corporate limits of Greenville to the historic center city and includes key destination such as Uptown Greenville, the historic neighborhoods of East and West Greenville, the Medical District and East Carolina University. Blue and green were colors selected from the Greenville Flag. The colors were adjusted to meet the Department of Transportation (DOT) traffic criteria, so there has to be 70% contrast. Detailed designs are under review by DOT. Rules of the parking lot will be on each sign along with what businesses/destinations are close to the parking lot. The consolidation of signs will eliminate the current hodgepodge of signs.

Mr. Mills: What about the disposal of old signs?

Mr. Rees: Seventy-four signs will have to be removed at a cost of \$350.00 per sign totaling \$25,900.00. The fabrication and installation estimated budget for the wayfinding

and signage program equals \$672,940. The total is \$698,840.00 with a 10% contingency of \$69,884.00. There will be a 10% contingency of \$69,884.00 for a grand total of \$768,724.00. The bond fund will pay \$558,724.00 of the cost and the general fund will pay \$210,000.00.

Motion was made by Mr. Evan Lewis and seconded by Ms. Terri Williams to approve the wayfinding and signage program budget for \$768,724.00. Motion carried unanimously.

DISCUSSION ON AGENDA FOR JULY COMMISSION WORKSHOP MEETING

The Commission agreed to have a workshop for their July meeting and to meet on July 15, 2010 instead of their regularly scheduled meeting of July 6, 2010. The Commission will meet at noon in room 337 on the third floor of City Hall. Lunch will be provided. Items to be addressed at the workshop by the Commission will be: ideas to continue redevelopment in the West Greenville area; the impact of the Tenth Street Connector on decisions already made and the plan that is in place; better visibility as to how the University will tie in with the areas; and how to encourage private development for homes and commercial development.

Mr. Rees: Coordinating with the University consultants has been difficult but efforts to set up a meeting continue.

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.

June 8, 2010 Meeting

The Commission agreed to meet on June 8, 2010 for a special call meeting at noon in room 337 of City Hall to consider a contract for construction of the West Fifth Street Gateway Project.

July 3, 2010: Celebration of Groundbreaking for the West Fifth Street Gateway Project and C. M. Eppes Memorial

Mr. Flood: The Commission is invited to attend the celebration of groundbreaking for the West Fifth Street Gateway Project and C. M. Eppes Memorial at 10:30 a.m. on July 3, 2010 at the Thomas Foreman Park located at West Fifth and Nash Streets.

COMMENTS FROM COMMISSION MEMBERS

Mr. Mitchell apologized for not making the May meeting of the Commission. There are for lease signs on the buildings located on Dickinson Avenue. Weren't Façade Improvement Grants given to these properties?

Mr. Rees: One of the Dickinson Avenue buildings is used for Greenville Times. Two of the buildings next door are for sale. The City did put money into the facades of these buildings.

Mr. Mitchell: The fence around Sadie Saulter School should be monitored. During the discussion of Sadie Saulter School at the May Commission meeting, was the fence mentioned?

Mr. Rees: There was no discussion of the fence.

Ms. Williams: I look forward to the workshop.

ADJOURNMENT

Motion was made by Ms. Terri Williams 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