

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

November 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	Dennis Mitchell
Evan Lewis	Robert Thompson, Chair
Chris Mansfield	Terri Williams, Vice-Chair
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: Marvin Arrington of Nelson Arrington Completes and Javier Castillo of Castillo Language Services

APPROVAL OF MINUTES OF OCTOBER 5, 2010

Motion was made by Mr. Evan Lewis and seconded by Ms. Terri Williams to approve the October 5, 2010 minutes. Motion carried unanimously.

UPDATES FROM BUSINESS PLAN COMPETITION GRANT RECIPIENTS

Nelson Arrington Completes

Mr. Marvin Arrington: Nelson Arrington Completes is a clothing store for men and women. In 2009, the Commission awarded a grant for the business. A professional wardrobe can be rented for an interview or a class. The company's marketing strategy has been increased. To get the clientele where it needs to be will take three to four years. In the future, we hope to have an innovative program in place for retail sales and light manufacturing. The NAACP building has some flow, but not as much as flow as I would like. A bigger showroom is needed for larger numbers to frequent the store. The grant came at the right time. There was a fashion show done in 2009 at the Greenville Convention Center, and recently, I went to a fashion show in Charlotte.

Castillo Language Services

Mr. Javier Castillo: The grant money has helped to expand the company by hiring 10 new people. Training of eight new interpreters has taken place. Clients require higher

levels of interpretation. A service has been hired to answer phone and schedule appointments. The company has moved to a bigger office with heating and air conditioning. There is a conference room to train interpreters. The logo has been worked on.

Ms. Williams: Where are the needs for interpretations?

Mr. Castillo: Doctors, lawyers, courts, jails, advertisement agencies and business conferences are some of the needs for interpretation.

Ms. Hill: How many languages are being used?

Mr. Castillo: Spanish and English

Mr. Mansfield: Where is your new office located?

Mr. Castillo: The office is located at 119B West Third Street.

Mr. Mansfield: What is the number of employees needed in the next year?

Mr. Castillo: Three more will be needed.

Mr. Mansfield: Where will employees come from?

Mr. Castillo: Pitt Community College and East Carolina University are our first choices.

The Commission thanked the recipients for their updates.

CONSIDERATION OF TOWN COMMON MASTER PLAN

Mr. Jones gave a brief summary of the Town Common Master Plan. The park consists of 20 acres. First Street can survive as a two lane road rather than a four lane road. There will be an interactive garden, a spray ground and walking trails. The entranceways will be improved to make it a destination. Improvements will be made to the fishing pier and to the boat access. A river taxi has been discussed as well. Staff is excited about approving plan.

Mr. Mansfield: No trees have been identified for cutting. The elevated green area has attractive mature trees. Some trees are dying, so healthier ones can be planted. Consideration for trees should be proposed.

Mr. Lewis: The road on the west side does not exist yet. Where does the pedestrian bridge go?

Mr. Jones: The bridge will go from the Town Common to River Park North.

Mr. Mills: The new amphitheatre is proposed for the east side.

Mr. Jones: The amphitheatre location will be moved to allow views of the river.

Mr. Mitchell: Is the parking going to be similar to the parking that is already there?

Mr. Jones: There would be additional parking and parking on First Street as well.

Mr. Thompson: A full detailed report was given at the October meeting. The Commission continued consideration of the plan until the November meeting, so more members could be present. Staff recommends adoption of the Town Common Master Plan as part of the Center City Revitalization Plan.

Motion was made by Ms. Terri Williams and seconded by Mr. Don Mills to approve the Town Common Master Plan. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF BID AWARD FOR FIVE POINTS PLAZA PROJECT

Mr. Rees: Bids were received for the Five Points Plaza Project on October 26, 2010. Hudson Brothers Construction Company submitted the lowest responsive, responsible bid with a base bid amount of \$503,138.79; preferred alternates amount of \$52,000.00; and 10% contingency amount of \$55,513.88 for a total project cost of \$610,652.67. Funding for the project will be provided through funds from the 2004 General Obligations Bonds for the Center City Revitalization area. The project will consist of performing streetscape and parking lot improvements in the City parking area at the corner of Fifth Street and Evans Street known as Five Points Plaza. The improvements will include paving and striping, installation of new concrete sidewalks with decorative brick bands, textured crosswalks, landscaping, increased lighting, and site amenities. These improvements will transform the lot into a site better suited to events such as the Uptown Umbrella Market and Freeboot Friday series. Staff recommends that the Redevelopment Commission award a contract for the Five Points Plaza Project to Hudson Brothers Construction Company in the amount of \$610,652.67.

Mr. Thompson: Uptown Greenville and ReLeaf have worked together to maintain more trees than originally thought possible.

Ms. Hill: What are the preferred alternates for the project?

Mr. Rees: They are specific brands or types of items that may cost more but are of a known quality level.

Ms. Hill: Is there a contingency for other projects?

Mr. Rees: Yes.

Ms. Hill: Do we stay in the ballpark with contingency?

Mr. Rees: Yes, if more money is needed, Staff comes back before the Commission for approval.

Motion was made by Mr. Dennis Mitchell and seconded by Ms. Terri Williams to approve the total project cost of \$610,652.67 for the Five Points Plaza Project to Hudson Brothers Construction Company. Motion carried unanimously.

DISCUSSION REGARDING BUILDING BLOCKS GRANT PROGRAM

Mr. Jones: This program was put on hold by the Commission due to the lack of interest. Staff has received interest to consider restarting the program. Staff recommends that the Commission activate the program.

Mr. Thompson: Is this for commercial?

Mr. Jones: This program is for commercial and office structures in the West Greenville Redevelopment area to restore the economic vitality of West Greenville by maintaining the architectural quality and aesthetic appeal.

Mr. Mansfield: Reinvesting in Dickinson Avenue could get things jump started in the area.

Ms. Hill: Where is the interest coming from?

Mr. Jones: The West Greenville Dickinson Avenue area is an area of interest.

Motion was made by Mr. Evan Lewis and seconded by Ms. Melissa Hill to restart the West Greenville Redevelopment Area Building Blocks Grant Program. Motion 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.

Update on Wayfinding Project

Mr. Rees: All required permitting has been received from the North Carolina Department of Transportation. Bids will be going out. The wayfinding signs should be on the ground in four to six months.

Introduction of New Member

Mr. Rees introduced Mr. Mark Woodson to the Commission. Mr. Woodson will begin serving on the Redevelopment Commission in December 2010.

Appreciation to Dennis Mitchell

Mr. Thompson thanked Dennis Mitchell for his years of service to the Redevelopment Commission. Working with Mr. Mitchell has been a genuine pleasure.

Mr. Lewis: I will miss Dennis and his insight to the City.

Mr. Mills: I have learned from Dennis, and I have enjoyed serving with him on the Commission. I would like to commend the letter to ReLeaf.

Mr. Thompson: Staff did a good job on the ReLeaf letter.

Ms. Hill: I would like to thank Dennis for his helpfulness.

Ms. Williams: I enjoyed meeting you.

Mr. Mansfield: The West Fifth Street Gateway Project looks better and better. Mr. Mitchell should feel good about this project.

Mr. Mitchell: This is a bittersweet moment for me for I have seen things come true, and I am glad to be a part of it. I welcome Mr. Woodson to the Commission.

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