

**GREENVILLE REDEVELOPMENT COMMISSION MINUTES**  
**FOR THE SPECIAL CALL MEETING**

July 15, 2010  
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a special call meeting at noon in room 337 of the City Hall Building located at 200 West Fifth Street.

**COMMISSION MEMBERS PRESENT:**

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

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

**OTHERS PRESENT:** Kathryn Kennedy, The Daily Reflector

**PUBLIC COMMENT PERIOD**

There was no public comment.

**DISCUSSION OF REDEVELOPMENT COMMISSION GOALS**

Mr. Rees: This meeting has been structured to allow conversation between Commission members instead of the meeting presentation format where staff provides information and asks the Commission to make a decision. There are six general topics that reflect the requests made by Commission members.

1. Real Estate
2. Infrastructure
3. Small Business Creation
4. Place Making
5. Finance
6. Public Participation

Mr. Thompson: This meeting will be more relaxed and will consist of conversations, new ideas and connections with various goals.

Mr. Rees: In December 2010 or January 2011, the Commission may want consider having a similar meeting to formulate the Work Plan and Budget.

Mr. Thompson: Commission members should check their calendars to see which month (December 2010 or January 2011) would be best.

Mr. Rees: Most West Greenville properties are under single ownership thus complicating acquisition. Of the 19 homes in West Greenville being offered by the City, there are two remaining to be sold if the deals go through with interested buyers.

Mr. Rees: There are plenty of projects to be done, but there is not much money available.

Mr. Mitchell: What about a grocery store in West Greenville?

Mr. Rees: It is difficult to get grocery stores to commit to urban areas. Incentives are necessary.

Mr. Mansfield: Earth Fare or Whole Foods have a green business model, so they might be interested in a place where there will be lots of pedestrians.

Mr. Mitchell: The type of patrons going to such a store would not be in walking distance.

Mr. Mansfield: By using the Tenth Street Connector, hospital workers and university workers might stop for groceries on their way home.

Mr. Rees: The area near 14<sup>th</sup> Street and Farmville Boulevard will be a starting point for the Stantonsburg Road – Tenth Street Connector and has been identified as a possible site for a shopping center.

Mr. Mitchell: The Piggly Wiggly at the corner of Dickinson Avenue and Hooker Road might need to build a new, larger store if land can be purchased for the project.

Ms. Hill: A Big Y Foods offers deals benefiting low income customers and can be found in urban areas.

Mr. Flood: A grocery store would be a good step for the community by getting healthier foods into an area where they may not be available.

Mr. Rees: Timely property acquisition is important. Bond money for revitalization of West Greenville has run out.

Mr. Mansfield: Where will expansion take place for future dorms?

Mr. Rees: There are some space needs for East Carolina University being identified through their master planning process.

Mr. Mansfield: East Carolina University may lose the identity of being known for a residential campus.

Mr. Rees: City Staff is having a tough time meeting with East Carolina University's consultants when in town, but we are still attempting to schedule a meeting.

Mr. Thompson: East Carolina University may want to trade property instead of selling the property.

Mr. Rees: East Carolina University might develop plots of its land into new dorms.

Mr. Rees: A downtown parking deck has been discussed. Approximately \$2.3 million has been set aside for construction. Maintenance costs would have to be figured into the proposal. Our position to date has been to let development drive the construction of a deck.

Mr. Mitchell: Build the deck to entice something big to happen downtown.

Mr. Thompson: During lunch, there is a lack of parking in the center city area.

Mr. Rees: Parking lot space is going to be an issue in attracting any number of projects in the center city area.

Mr. Flood: This is not a bad problem to have for the lack of parking is evidence of increased visits to the center city area.

Mr. Rees: The corner of Dickinson Avenue and Reade Circle was cited as a potential four to five story parking deck location. It is estimated to cost \$5 million for approximately 400 spaces.

Mr. Mitchell: There has been a great deal of investment put into this area and West Greenville, so it is not a lot of money if we will gain tax base from it.

Mr. Rees: Pitt County Schools plan to close Third Street School in the year 2011. The school should be preserved. The site could be a small business incubator or hub for nonprofit organizations. Although the locally designated historic structure exists outside the designated redevelopment area, it is adjacent to the 45 block portion of West Greenville and the Center City.

Mr. Rees: There is an estimated \$11 million in upcoming projects with limited bond available. A variety of funding will have to be reviewed that could include bonds; occupancy, prepared food or sales tax funds; county, state and federal funding; a municipal service district; tax increment financing; or United States Housing and Urban Development Department loan programs for West Greenville.

Mr. Mansfield: What about greenways?

Mr. Rees: Additional federal funds will be needed to extend the Greenway.

Mr. Thompson: There needs to be a calendar set up to indicate when these actions need to take place. Similar retreats need to occur annually.

### **COMMENTS FROM COMMISSION MEMBERS**

There were no comments.

### **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