

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

November 3, 2009  
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  
Don Mills

Dennis Mitchell, Chair  
Robert Thompson, Vice-Chair

Terri Williams

### **COMMISSION MEMBERS ABSENT:**

Evan Lewis

Chris Mansfield

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

### **APPROVAL OF MINUTES OF OCTOBER 6, 2009:**

Mr. Thompson: Ms. Edmundson distributed to the Commission for review a suggested amendment submitted by Mr. Evan Lewis to the minutes. The amendment reads as follows on page 2 in the last paragraph.

Mr. Lewis: Please be sure that the businesses indemnify and hold harmless the Commission and the City in the event that a third party sued the Commission or the City related to the businesses' installation, maintenance or use of the dumpsters on City property.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to approve the amended October 6, 2009. Motion carried unanimously.

### **PUBLIC COMMENT**

There was no public comment.

### **PRESENTATIONS BY NONPROFIT ORGANIZATIONS**

Mr. Flood told the Commission that there is a possibility of a joint request by the three nonprofit organizations. This joint request could meet the needs of all three agencies. Staff is asking the Commission to table the request to see if all three agencies can be in

one request, so the Commission can act on the agenda item at the December meeting.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to postpone the agenda item until the December Commission meeting. Motion carried unanimously.

### **CONSIDERATION OF RECOMMENDATION FOR DISPOSAL OF REAL PROPERTY**

Mr. Flood suggested that disposal of real property be continued until further discussions take place between the three nonprofit organizations.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Mills to table the disposal of real property until the December meeting or until Staff is ready. Motion carried unanimously.

### **CONSIDERATION OF ADDITIONAL SERVICE REVISIONS – WEST FIFTH STREET GATEWAY DESIGN CONTRACT**

Mr. Rees: Change order number two is for a minor amount to approve additional service fees for public art and utility coordination for the West Fifth Street Gateway Project in the amount of \$11,300.00. Staff recommends that the Commission approves additional service fees for the public art and utility coordination for the West Fifth Street Gateway Project in the amount of \$11,300.00. Staff feels the fees being charged are reasonable.

Motion was made by Ms. Melissa Hill and seconded by Ms. Terri Williams to approve the \$11,300.00 change order number two for the public art and utility coordination for the West Fifth Street Gateway Project. Motion carried unanimously.

### **CONSIDERATION OF FIVE POINTS PLAZA DESIGN CONTRACT (ADDITIONAL PHASES)**

Mr. Rees: The Five Points Plaza Design Tasks of Research and Evaluation and Master Planning have been completed. The next tasks are Schematic Design that includes a lighting study and a pre-fab structure and Construction Documentation. Staff recommends that the Commission authorize additional phases of the Five Points Plaza design contract in an amount not to exceed \$61,850.00.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to approve the additional phases not to exceed \$61,850.00 in cost. Motion carried unanimously.

## **CONSIDERATION OF BUILDING BLOCK GRANT REQUESTS**

Mr. Rees: There were three building block grant applications submitted for review by the Commission: Collide Ministries 09-01; Exceed, Inc. 09-02; and Sandra's Ton of Love 09-03.

The applicant for Collide Ministries is leasing a commercial building previously occupied by Greenville Printing, is planning to create a center for religious based community service programming, is planning to provide 1 full time and 4 part time jobs with others possible in the future, and is installing a sign and related lighting at a total cost of approximately \$5,350.00. The total grant will be a \$2,500.00 direct grant and \$1,425.00 matching for a total grant of \$3,925.00. The property is not in the 45 block area. The building is on the tax rolls. No real estate taxes are due. The building owner has authorized improvements.

The applicant for Exceed, Inc. is considering the purchase of the City-owned building at 1003 West Fifth Street, is providing business counseling and other development services (8 year tenure), and is requesting funds for exterior repairs to the community building as well as site improvements in an amount of \$30,000 (\$17,000 eligible). The total grant will be \$2,500.00 direct grant and \$7,300.00 matching for a total grant of \$9,800.00. The property is in the 45 block area. The building is not currently on the tax rolls. No real estate taxes are due. The property is owned by the City of Greenville.

The applicant for Sandra's Tons of Love is owned by Melvin and Sandra McLawhorn, did not follow through with work on a previous grant approval, is utilized as a child daycare that has been in business for seven years and currently employs 12 persons, and is requesting funds for exterior repairs to building as well as repairs to fence. The total grant will be \$2,500.00 direct grant and \$1,246.97 matching for a total grant of \$3,746.97. The property is not in the 45 block area. The building is currently on the tax rolls. No real estate taxes are due.

Staff recommends that Application 09-01 – Collide Ministries meets all grant eligibility requirements and may be considered for funding in the amount of \$3,925.00; Application 09-02 – Exceed, Inc. is not owned by the applicant and asks that action be tabled until ownership is resolved; and Application 09-03 – Sandra's Tons of Love meets all grant eligibility requirements and may be considered for funding in the amount of \$3,746.97.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to postpone the application for Exceed until property ownership is settled. Motion carried unanimously.

Ms. Hill: Why weren't previously approved funds used by Sandra's Tons of Love?

Mr. Rees: Time slipped up on them before the money could be used.

Mr. Thompson requested for proposals to write monetary figure on top of the application, so Commission members can see total grant amounts requested by applicants.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Mills to approve 09-01 Collide Ministries for \$3,925.00 and 09-03 Sandra's Tons of Love for \$3,746.97. Motion carried unanimously.

## **REPORT FROM SECRETARY**

### Expenditure Report

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

### Update on Theatre Designer Selection Process

Mr. Rees: In November, the selection process for the Theatre Designer will occur. Ms. Melissa Hill, Mr. Evan Lewis, and Mr. Robert Thompson have agreed to serve in the selection process. A recommendation will be given to the Commission in December.

### Introduction of New Staff Member

Mr. Rees introduced Mr. Niki Jones to the Commission. Mr. Jones currently served as a Planner I in the Planning Division and has recently moved to the Urban Development Division.

## **COMMENTS FROM COMMISSION MEMBERS**

Ms. Hill: I went downtown for Halloween and saw the good job the Police did at maintaining control.

Mr. Thompson welcomed Mr. Niki Jones.

Ms. Williams: Winslow's is a great addition to Uptown. Welcome Mr. Jones.

Mr. Mills: I am impressed with Police control during Halloween, and I welcome Mr. Jones.

Mr. Mitchell: I voted at the Municipal Building and was impressed with the facility for voting.

**ADJOURNMENT**

Motion was made by Mr. Robert Thompson 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