

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

February 3, 2009
Greenville, NC

The Greenville Redevelopment Commission held a meeting on the above date at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Don Edwards	Chris Mansfield	Robert Thompson, Vice-Chair
Evan Lewis	Dennis Mitchell, Chair	Terri Williams

COMMISSION MEMBERS ABESENT:

Melissa Hill

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; and Carl Rees, Urban Development Planner

APPROVAL OF MINUTES OF JANUARY 6, 2009: APPROVED

Motion was made by Mr. Don Edwards and seconded by Mr. Evan Lewis to approve the January 6, 2009 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

OLD BUSINESS

Consideration of Amendments to Building Block Grant Guidelines

Mr. Rees mentioned that this agenda item was continued at last month's meeting. That continuance was based on staff's conversations that we began having on this program. The idea that there would be amendments was born specifically out of one application that was in the last round for improvements to be made on government owned property because the guidelines as they existed did not preclude such an application and perhaps, the Commission thought that it was actually a meritorious application. I do know as the program was being designed the Commission never considered that the funding would be used for government owned property. Staff initially put together an amendment that required that the property be taxable. The Commission may choose to make an amendment for taxable properties only. The Commission should also consider if the focus of this program is going to be more related to aesthetic issues of improving

the buildings in the West Greenville Redevelopment area or is it going to be more of a program that helps increase the tax base. Potentially, it could be both. Right now it falls on both sides of the coin. This program is available to both commercial and nonprofit entities. At a previous meeting, Mr. Lewis informed the Commission that there can be a nonprofit entity in a taxable building and there could be a nonprofit entity in a building where they apply not to be taxed. A handout is being passed out of the Building Blocks Grant Activity Summary since the program began in 2006. A scoring system has been set up, but the Commission has chosen not to set up a threshold for scoring any of these grants. That is something that could happen. There are possibilities to score on economic impact, the level of project planning, level of architectural impact. The thinking when we were developing the grant program was that the scoring system would help the Commission to go in the direction of the projects providing economic vitality. Finally, the application that is being discussed is for improvements that were in the core of that property and were not visible from the street, right-of-way or parking area. Typically, façade grants would be constructed so as to be visible to improve the aesthetics of the neighborhood. There is absolutely no requirement that we have to change the guidelines. The Commission should decide if changes should be made or if they like the way things are.

The Commission decided that Staff should keep the guidelines as they are and share with the Commission if a building block grant applicant is a government entity.

Consideration of 2008 – 2009 Budget Revisions

Mr. Rees: Staff is asking the Commission to approve revisions to the 2008 – 2009 Center City Revitalization and West Greenville Revitalization budgets. Under the Center City revitalization budget, the original budget for acquisition was \$450,000.00 with a proposed amendment of an additional \$300,000.00 for a revised adjusted budget of \$750,000.00; and the original budget for infrastructure was for \$914,950.00 with a proposed amendment of an additional \$895,000.00 for a revised adjusted budget of \$1,809,950.00. Under the West Greenville revitalization budget, the original budget for infrastructure was for \$700,050.00 with a proposed amendment of an additional \$623,103.00 for a revised adjusted budget of \$1,323,153.00.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the budget revisions to Center City Revitalization and West Greenville Revitalization budgets. Motion carried unanimously.

Appointments to Business Plan Review Committee

Mr. Rees asked that a three person committee be appointed to review the business plans submitted and to meet with the applicants prior to the March Redevelopment Commission meeting.

Mr. Mitchell agreed to serve on the business plan review committee along with Mr. Don Edwards and Ms. Terri Williams.

Consideration of Bids for Wayfinding Prototypes

Mr. Rees: There were five total bids submitted for the Uptown Greenville Wayfinding Prototypes. Signs Now made the lowest bid. Staff is recommending the fabrication and installation of three prototypes in the Uptown Commercial District. This step will allow for on the ground review of the sign designs and will allow for comments from the Commission, City staff and from the public. These comments will be used for any final revisions to the signs before construction of the entire system is bid.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to authorize the Redevelopment Commission secretary to contract with Signs Now for an amount of \$10,980.00. Motion carried unanimously.

Update on City of Greenville Foreclosure Prevention Activities

Mr. Flood gave an update on some of the measures that the City of Greenville is taking to prevent home foreclosures or in other cases to help mitigate the effects of multiple foreclosures on our local housing market. Census tract 6 has the largest number of foreclosures. There is a Federal Neighborhood Stabilization Program through which the City has applied for \$4.5 million dollars.

Redevelopment Commission Property Disclosure Statement

Mr. Rees read Chris Mansfield's property disclosure statement into the minutes of the Redevelopment Commission.

Mr. Mansfield signed the statement.

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.

Reade And Cotanche Construction Kick-Off

Mr. Rees: The design is nearing the end and soon the project will go into construction bidding. On February 16, 2009, there will be an information meeting at Sheppard Memorial Library at 5:15 p.m.

Comments from Commission Members

Ms. Williams asked for foreclosure information.

ADJOURNMENT

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to adjourn the February 3, 2009 meeting. Motion carried unanimously.

Respectfully submitted,

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