

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

March 23, 2009  
Greenville, NC

Due to the lack of a quorum at the regularly scheduled meeting on March 3, 2009, the Greenville Redevelopment Commission met on the above date for a special 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	Don Mills	Robert Thompson, Vice- Chair
Chris Mansfield	Dennis Mitchell, Chair	Terri Williams

### **COMMISSION MEMBERS ABSENT:**

Melissa Hill

**STAFF MEMBERS PRESENT:** Wayne Bowers, City Manager, Sandy Gale Edmundson, Secretary, Jonathan Edwards, Audio; Thom Moton, Assistant City Manager; Carl Rees, Urban Development Planner

### **OTHERS PRESENT:**

John Chaffee; Marie Cobb; Jonathan Cobbs; Roger Conner, Go Science; Don Edwards; Max R. Joyner, Jr., City Council Liaison; Kathryn Kennedy, The Daily Reflector; John Meredith; Albi McLawhorn; Diane Strathy; Debbie Vargas, Greenville-Pitt County Convention Visitors Bureau; Denise Walsh, Uptown Greenville; Michael Webster; Ryan Webb; and Walter Williams

### **APPROVAL OF MINUTES OF FEBRUARY 3, 2009:**

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to approve the February 3, 2009 minutes. Motion carried unanimously.

### **PRESENTATION BY GO-SCIENCE**

Mr. Rees introduced Mr. Roger Conner of Go-Science. Mr. Conner will be giving a Go-Science presentation.

Mr. Conner: Go-Science is a publically supported nonprofit organization that provides informal science education experiences to the general public. There are four programs: Portable Planetarium Outreach Program; Summer Science Camp; International Year of Astronomy; and Science Café. Science centers connect people with science, provide firsthand experience, and encourage curiosity. Go-Science is utilizing a multiple phase

approach:

Phase 1: Small-scale science center providing permanent and temporary exhibits in addition to the portable planetarium experience (3K to 6K sq. ft.);

Phase 2: Mid-scale science center including larger-scale versions of all components in Phase 1 in addition to a Challenger Learning Center simulator (9K to 12 K sq. ft.); and

Phase 3: Large-scale science center including full-size versions of Phase 2 in addition to a full-dome planetarium, labs, and classrooms (18K to 20K sq. ft.).

Mr. Conner: Go-Science wants to be part of the city center revitalization process in both the near and long term. The science center should be in tight integration with the goals of the Redevelopment Commission. Opportunities for synergistic effects are envisioned. Go-Science would like to respectfully request to be added back into the Redevelopment Commission's plan of work as a priority project.

Mr. Mitchell said he supports Go-Science. How long will it take to go from Phase 1 to Phase 3?

Mr. Conner: Phase 1 to Phase 3 is a ten year process.

### **PUBLIC COMMENT PERIOD**

Dr. John Meredith, Chairman of the Board, said he has been with Go-Science since its inception. This is a great opportunity for the Center City.

Denise Walsh, John Chaffee, and Ryan Webb spoke in favor of Go-Science.

Ms. Walsh gave the Commission two letters of support for Go-Science. One letter is from Uptown Greenville and the second letter is from the Uptown Greenville Economic Development subcommittee.

### **CONSIDERATION OF AMENDMENT TO 08-09 ANNUAL WORK PLAN**

Mr. Rees: The Commission is being asked to consider an amendment to the 2008-2009 Annual Work Plan to include item 17. establishment of a Center City Go-Science Center. Staff will continue dialogue to understand the needs and to meet the goals of the Redevelopment Commission and Go-Science.

Motion was made by Mr. Robert Thompson and seconded by Mr. Chris Mansfield to add Go-Science into the 2008-2009 Annual Work Plan of the Redevelopment Commission. Motion carried unanimously.

## **PROJECT UPDATES**

### **Nathaniel Village**

Mr. Rees: The rezoning has been completed and the site plan has been approved for Nathaniel Village. Construction documents are 95% complete. Construction financing was approved in February. Site work is under way.

### **State Theatre**

Mr. Rees: Staff has been: coordinating necessary immediate repairs with adjoining property; preparing application for Preserve America grant program; and developing Memorandum of Understanding with Magnolia Arts Center.

### **Reade and Cotanche Streetscape Project**

Mr. Rees: The design is 90% complete. The final public meeting was held on February 16, 2009. There is an April bid date with contract approval in May. The City of Greenville has been partnering with East Carolina University School of Art on trash receptacles and benches.

### **West Fifth Street Gateway**

Mr. Rees: Preliminary design is complete as well as public art selection with an April contract. Utility redesign is in progress. The planning phase should be complete in the fall of 2009.

### **Wayfinding Project**

Mr. Rees: The design is 90% complete. The City of Greenville is contracting with Signs Now for prototype installation. The project will be out for bid in July.

### **Five Points Plaza**

Mr. Rees: Initial public involvement completed by Uptown Greenville. Proposals from designers received on February 20, 2009. The designer's recommendation will be presented to the Redevelopment Commission in April. The design contract will be awarded in May.

### **Town Commons Area Study**

Mr. Rees: This is a joint project with Recreation and Parks. The study includes the Common plus the 1<sup>st</sup> Street corridor. The initial public meeting is on March 16 with the next public meeting on April 14.

## **REPORT FROM SECRETARY**

### **Expenditure Report**

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

### **Redevelopment Commission Annual Report**

Mr. Rees: The Redevelopment Commission's Annual Report has been printed and provided to members.

## **COMMENTS FROM COMMISSION MEMBERS**

Mr. Mansfield: Will the privacy fence stay at the Humber House?

Mr. Rees: Discussions with Mr. Power about the fence have taken place. At this time, the fence is needed for security purposes.

Mr. Evan Lewis and Mr. Robert Thompson welcomed Don Mills to the Redevelopment Commission.

Ms. Williams said she was excited about Go-Science and welcomed Mr. Mills.

Mr. Mills said he was glad to be a part of the Redevelopment Commission.

Mr. Mitchell thanked Mr. Don Edwards for his service to the Redevelopment Commission and he welcomed Mr. Don Mills as the most recently appointed member to the Commission.

Mr. Evan Lewis welcomed Don Mills to the Redevelopment Commission.

## **CLOSED SESSION**

Mr. Rees: The purpose of the closed session is to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law; and

to establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease for purpose of redevelopment.

Motion was made by Mr. Robert Thompson and seconded by Mr. Evan Lewis to go into closed session. Motion carried unanimously.

**ADJOURNMENT**

Motion was made by Mr. Robert Thompson and seconded by Mr. Evan Lewis to adjourn the March 23, 2009 meeting. Motion carried unanimously.

Respectfully submitted,

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