

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

August 5, 2008  
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	Evan Lewis	Terri Williams
Melissa Hill	Dennis Mitchell, Chair	
Britt Laughinghouse	Robert Thompson, Vice-Chair	

**STAFF MEMBERS PRESENT:** Sandra Anderson, Senior Planner; Wayne Bowers, City Manager; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Carl Rees, Urban Development Planner; and Tom Wisemiller, Planner

**OTHERS PRESENT:** Max R. Joyner, Jr., City Council Member; Ginger Livingston; The Daily Reflector; Denise Walsh, Uptown Greenville; and Ryan Webb

### **APPROVAL OF MINUTES OF JULY 1, 2008: APPROVED**

Motion was made by Mr. Britt Laughinghouse and seconded by Ms. Terri Williams to approve the July 1, 2008 minutes. Motion carried unanimously.

### **DISCUSSION OF PUBLIC PLAZA/OPEN AIR MARKET INITIATIVE**

Mr. Rees introduced Ms. Denise Walsh of Uptown Greenville to present information on the public plaza/open air market initiative at Evans Street and Fifth Street. Project development will consist of visioning and design; public input; preliminary design; and final design and construction. Utility improvements will be made in the area. Such an initiative will provide a venue for positive events for the Center City. There needs to be community space in the center of our City.

### **PUBLIC COMMENT PERIOD**

There was no public comment.

### **CONSIDERATION OF SMALL BUSINESS PLAN COMPETITION APPLICATION**

Mr. Wisemiller: The summer 2008 grant cycle had one application submitted from Greenville Times/Seven by Design. Staff has reviewed the application, and it meets eligibility requirements. Seven by Design is a hub for connecting graphic design and marketing/media freelance consultants to clients. Greenville Times is a bi-weekly

magazine serving primarily Greenville with 5,000 – 9,000 issues distributed. The location of the properties is 712, 714, 716 Dickinson Avenue. The properties are in the West Greenville Redevelopment area. The property/business received summer 2008 building blocks grant to improve rear service/parking area and create outdoor dining patio. Mr. Ryan Webb, applicant, is available to answer any questions.

Mr. Mitchell: How many employees will there be?

Mr. Webb: There will be three executive employees: business manager responsible for contract sales; editor responsible for contract writers; and art director responsible for freelancers. We would like to offer internships with East Carolina University and Pitt Community College. My financial plan is new equipment will cost \$13,500.00; current equipment is worth \$8,000.00; current cash flow (average) is \$5,500.00; monthly expenses at new location will be \$6,400.00.

Mr. Thompson said that he was uncomfortable with receiving Ryan Webb's personal financial information for review.

Ms. Hill agreed with Mr. Thompson.

The Commission agreed that the personal financial information should be left out of Commissioners' packets and reviewed by Staff to make sure that all of the necessary information has been submitted.

Mr. Rees said he would check with Dave Holec, City Attorney, to see if this would be okay.

The Commission agreed that the application was being scored high until Commissioners realized that page 10 was missing.

Motion was made by Mr. Robert Thompson and seconded by Ms. Melissa Hill to postpone action on the application until the application is complete. Motion carried with a vote of 4:3. Those vote in favor of the motion Thompson, Hill, Lewis and Mitchell. Those voting in opposition of the motion were Edwards, Laughinghouse and Williams.

### **CONSIDERATION OF CONTRACT TO PURCHASE REAL PROPERTY**

Mr. Rees: Staff is asking the Commission for approval to purchase real property in the redevelopment area. The seller is Miracle Deliverance Holiness Church at 430 Bonners Lane. The sales price is \$32,890.00. The closing date is to be determined in the next month or so.

Motion was made by Mr. Robert Thompson and seconded by Ms. Melissa Hill to approve the purchase of the property. Motion carried unanimously.

## **REPORT FROM SECRETARY**

Mr. Rees told the Commission that Mr. Dennis Mitchell will be giving the Redevelopment Commission's annual presentation to City Council.

Mr. Rees announced to the Commission that Mr. Evan Lewis was the recipient of the Deborah Greenblatt Outstanding Legal Services Attorney Award.

### **Expenditure Report**

Mr. Rees distributed the expenditure reports for West Greenville and the Center City for review by the Commission.

## **COMMENTS FROM COMMISSION MEMBERS**

Mr. Edwards: I think that was a great presentation from Denise Walsh of Uptown Greenville. From my involvement, there is a saying that says, "the square is the soul of the City." These events like Freeboot Friday create community and give a sense of place. The shared use concept can be used for a festival one time and a parking lot next time. The project on Dickinson Avenue is transformative and the buildings have a lot of history. They are doing a fabulous adaptive reuse to these buildings. I think both of these projects are exactly what the Redevelopment Commission is all about and what we are trying to achieve.

Mr. Thompson: Just a comment on the Blue Ribbon Task Force to end chronic homelessness, I have given each of you a copy of the power point presentation that the task force has put together. We presented this to the Pitt County Board of Commissioners and we will talk to City Council this coming Monday. I will be going to Farmville to present to them after this meeting. We will also be presenting to Bethel, Winterville and Grimesland over the next few weeks. There will be several public hearings as well. Since this does impact our work, I wanted to make sure you were updated.

Mr. Lewis: I apologize for being late. I am supportive of the Public Plaza/Open Air Market Initiative. I recently got back from visiting the Northwest, and many communities have this type of plaza/market. This brings communities together.

## **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. Britt Laughinghouse and seconded by Ms. Terri Williams to adjourn the August 5, 2008 meeting. Motion carried unanimously.

Respectfully submitted,

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