

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

March 4, 2008
Greenville, NC

The Greenville Redevelopment Commission held a meeting on the above date at 5:30 p.m. in the third floor conference room 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: Sandy Gale Edmundson, Secretary; Merrill Flood, Director of Community Development; Dave Holec, City Attorney; Carl Rees, Urban Development Planner; and Tom Wisemiller, Planner

OTHERS PRESENT: Sara Bacon; Meredith Burnham; Casey Craig Natalie Bowling; Nancy Colville; Nancy Connor; Juan Forero; Brenda Highsmith; Rajendra Jagad; Max R. Joyner, Jr., City Council Liaison; Noria Namaz, Chair of the Community Appearance Commission; Kelly Nex; Franceine Rees, Historic Preservation Commission member; Frederic Salle; Teresa Salle; Mr. and Mrs. Stancill; and Jack Taft

APPROVAL OF MINUTES OF FEBRUARY 5, 2008: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse to approve the February 5, 2008 minutes. Motion carried unanimously.

INTRODUCTION OF EVAN LEWIS AS THE MOST RECENTLY APPOINTED REDEVELOPMENT COMMISSION MEMBER

Mr. Mitchell introduced Mr. Evan Lewis as the most recently appointed member of the Redevelopment Commission.

PUBLIC COMMENT PERIOD

Mr. Mitchell: Each member of the public has three minutes to talk, and we are going to try to adhere to that.

Ms. Namaz: I am Chair of the Community Appearance Commission and I am here to inform the Commission of the City of Greenville's Spring Cleanup event beginning on Saturday, March 29, 2008. I am asking each individual on the Commission and a guest to get involved. There are areas to choose from for Spring Cleanup. Volunteers may pick up supplies at Elm Street Park or Foreman Park on West Fifth Street. Please get

involved to help keep Greenville a beautiful City. Thank you.

Ms. Colville: There is a concern about the tobacco leaf not being used as an icon for the City. There are many of us present to show support for the tobacco leaf. Tobacco is not a thing of the past. In 2007, 8,373 acres of tobacco were planted; 8373 acres yielded 2,300 pounds of tobacco; and 2,300 pounds of tobacco at \$1.52 per pound of tobacco equaled \$29,272,008.00. According to Dr. Michael Walden of NC State University, this \$29,272,008.00 will turn over 2.5 times in Pitt County's economy enriching it by more than \$60,000,000.00. Tobacco money provided for what we are enjoying here today.

Mr. Jagad: The reason I am here is because I live in West Greenville and I know there is a lot of concern about West Greenville development. West Third, West Fourth, and West Fifth Streets have business offices. Nanotechnology has been defined as "the creation of functional materials, devices, and systems through control of matter at the scale of 1 to 100 nanometers, and the exploitation of novel properties and phenomena at the same scale." Put succinctly, nanofabrication is "manipulating and assembling materials atom by atom" and it is used to create materials, devices, and systems with new and unique properties. Partner with school and community colleges in Pitt County to educate students in Nanotechnology.

Mr. Thompson: The Planning and Zoning Commission are responsible for zoning, because some of the areas are zoned for residential.

Mr. Flood suggested that Mr. Jagad schedule a meeting to discuss Nanotechnology with Staff.

Mr. Salle: I am here to say a few words about the tobacco leaf issue. Everybody wishes to be so politically correct these days, and there are some good points about that. We are proud of what we have done with the Medical Center, and we have a prestigious school and that is good. Tobacco has been an integral part of the lifeblood of this area. The marketers of that product have taken their time and their money to support the school systems. Churches were supported by the tobacco leaf. It is very fitting that Greenville remembers the past on the icon. The tobacco leaf has enough historical accuracy to leave the leaf there. A lot of good has come from it as well.

Ms. Rees: I am a member of the Historic Preservation Commission. One of the things that we have done is to get the National Register to approve the Tobacco Warehouse District. It is my understanding that the Redevelopment Commission has encouraged adaptive re-use in that district.

CONSIDERATION OF NOMINEES FOR THE SMALL BUSINESS INCUBATOR STEERING COMMITTEE

Mr. Rees: Redevelopment Commission members are being asked to review the

categories with individuals named and to decide who should be contacted to serve on the Small Business Incubator Steering Committee.

The Commission agreed to the following list:

Community Leader Category:

Minnie Anderson, Former Redevelopment Commission Member
Michael Best, Assistant Director of Greenville Housing Authority

Small Business Owner, Entrepreneur

Marvin Arrington, Nonprofit Manager
Jenny Kolczynski, Jenny K Jewelry

Representative of Corporation/Company

Don Mills, Executive with NACCO

Banker/Investment/Accounting

Jay Williams, Countrywide Home Loans
Ernest Silver, BB&T
Adelcio Lugo, Self-Help
Steve Kirkman, CPA

Utility Representative

John Ferren, Former Assistant General Manager of Greenville Utilities
Tony Cannon, Greenville Utilities

University/College Economic Developer

Joe Fridgen, East Carolina University
Van Madray, Pitt Community College
Jim Kleckley, Director of East Carolina University Bureau of Business Research

Business Service Provider

Joyce Jones, Strive
Carlton Gay, Exceed
Real Estate Development

Godfrey Bell, Realtor
DeDe Carney, Realtor

The Commission asked that Staff make phone calls asking those selected if they would like to serve on the Greenville Small Business Incubator Steering Committee.

Motion was made by Mr. Robert Thompson and seconded by Ms. Melissa Hill to approve the list of individuals to serve on the Greenville Small Business Incubator Steering Committee. Motion carried unanimously.

CONSIDERATION OF STAFF REQUEST TO UNSEAL CLOSED SESSION MINUTES

Mr. Rees asked the Commission to unseal the closed session minutes as follows.

August 1, 2006
September 5, 2006
November 7, 2006
December 5, 2006

Mr. Rees: The January 2, 2007 closed session minutes need to be approved and unsealed.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the January 2, 2007 closed session minutes. Motion carried unanimously.

Mr. Rees asked the Commission to also unseal the closed session minutes as follows.

February 6, 2007
March 6, 2007
May 1, 2007
Portion of June 5, 2007 pertaining to 122 East Fifth Street
August 7, 2007
Portion of September 4, 2007 pertaining to 122 East Fifth Street

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to unseal the closed session minutes as suggested by Mr. Carl Rees. Motion carried unanimously.

DISCUSSION OF 2008-2009 ANNUAL WORK PLAN

Mr. Rees: I am passing out a copy of the last quarterly update to the work plan. You all have already received it. I give it to you so that you can think over the next month about what we have been doing and what we might want to do during the next fiscal year from July 1, 2008 – through June 30, 2009.

REPORT FROM SECRETARY

Expenditure Report

Mr. Flood distributed the Expenditure Reports for West Greenville and the Center City for review by the Commission.

Update on Police Substation Project

Mr. Flood: On West Fifth Street, Community Development Block Grant Funds were used in the revitalization a home into the Police Substation property. In April, there may be a grand opening.

Update on the Business Plan Competition

Mr. Rees: I am passing out the guidelines for the Business Plan Competition. We are in the public information process right now. Please spread the word of this competition. The information is on the website.

COMMENTS FROM COMMISSION MEMBERS

Ms. Williams: I happened to see Mr. Rees on G-TV talking about the business plan, and he did a really good job helping me understand the information better.

Mr. Laughinghouse: Mr. Lewis, the Commission is a good group of people who strive to get things done. I welcome you to the Commission.

Mr. Lewis: Thank you very much.

Mr. Edwards: It seems like the wayfinding money that we have allocated has come under some degree of scrutiny and criticism. I disagree with the criticism, but I think we should hear it by a couple of citizens that we have seen in the paper. We also have a situation where some people are not happy, because we do not have a tobacco symbol on the icon. I don't know if the combination of those two things could create problems. Should we talk about this?

Mr. Mitchell: We could have something on next month's agenda pertaining to this.

Mr. Thompson: I am looking forward to the positive impact that the Police Substation will have on West Fifth Street. The Blue Ribbon Task Force on Chronic Homelessness is having forums on April 1, 2008, April 8, 2008, April 22, 2008 and April 29, 2008 from 6:30 p.m. until 8:30 p.m.

Ms. Hill: I agree with Mr. Edwards about the things that are going on with wayfinding. Perhaps, we can come up with some ideas. Welcome Evan.

Mr. Mitchell: Welcome to Evan again. We work well together for the most part. I agree that we need a Police Substation. Public input is important, and I think being televised will make the public more aware of what is going on with the Commission. We will now go into closed session.

CLOSED SESSION

Mr. Rees: The purpose of the closed session is to establish or 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; 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.

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse Terri Williams to go into closed session. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse to adjourn the March 4, 2008 meeting. Motion carried unanimously.

Respectfully submitted,

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