

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

May 6, 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
Britt Laughinghouse
Dennis Mitchell, Chair

Robert Thompson, Vice-Chair
Terri Williams

COMMISSION MEMBERS ABSENT:

Melissa Hill
Evan Lewis

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary and Carl Rees, Urban Development Planner

OTHERS PRESENT: Nancy Colville; Nancy Connor; Brenda Highsmith; Max Joyner, Jr., City Council Liaison; Steve Kirkman; and Charles Pace

APPROVAL OF MINUTES OF APRIL 1, 2008: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the April 1, 2008 minutes. Motion carried unanimously.

ADDITIONS/DELETIONS TO THE AGENDA

Motion was made by Mr. Don Edwards and seconded by Mr. Robert Thompson to add the review of wayfinding signs to the agenda. Motion carried unanimously.

REVIEW OF THE WAYFINDING SIGNS

Mr. Rees: The Commission engaged RMJM Hillier Architecture of Philadelphia, Pennsylvania to design a system of wayfinding signage. The comprehensive system is designed to direct vehicles and pedestrians to and from key destinations throughout the City of Greenville. The Schematic Design should focus on direction. Use Greenville colors with a traditional orientation. There should be multi-sided kiosk signs. The City Gateway signs should incorporate message: "Home of East Carolina University." As a result of comments from City Council members at the January 7, 2008 City Council meeting, as well as on comments from Redevelopment Commission members, City staff instructed staff from wayfinding system consultant Hillier Architecture to prepare

design alternatives that include reference to Greenville's past as a center of tobacco related commerce. Based on those instructions, the consultants prepared a design alternative that may be used in and around the National Register Tobacco Warehouse and Dickinson Avenue Historic Districts where much of Greenville's tobacco related commerce was conducted.

Mr. Rees: City Council sent this item back to the Commission to reach a resolution to the issue of using the tobacco leaf as the icon. Members of the public had expressed concerns over the tobacco leaf being used as an icon.

Mr. Rees: There was the compromise position to include the green leaf. Those in support of the tobacco leaf could think of the leaf as a tobacco leaf and those against the tobacco leaf could think of the leaf as green.

The Redevelopment Commission recommended that the City Council adopt the original wayfinding design scheme approved by the Redevelopment Commission ("Exhibit A") and that the City Council considers the tobacco district option as illustrated in ("Exhibit B"). This would be using the letter G with a leaf being illustrated in the actual G.

PRESENTATION OF COTANCHE AND READE STREET DESIGNS

Mr. Rees: The City had an existing project that was outside the purview of the Redevelopment Commission. The project was to redesign the Hodges parking lot and the portion of Reade Street across from East Carolina University (ECU) to beautify and add parking. The Redevelopment Commission had an interest in doing additional projects in the Uptown district, so the Redevelopment Commission ended up taking over the existing project and adding Cotanche Street and a portion of Reade Circle. Reynolds and Jewell, a Land Design Firm out of Raleigh, had the original contract. The Hodges Parking Lot will lose four spaces for dumpsters to make way for vegetation and pedestrian access. There will be additional lighting. The project timeline is as follows:

Preliminary Design Completed:	May 2008
Final Design Completed:	June 2008
Construction Documents Completed:	August 2008
Construction Bids Awarded:	December 2008

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. Nancy Colville: After the last meeting, I took the time to review the minutes and listen to the tapes. I found that there were twelve stakeholders who represented the government agencies. There were no comments from the public like me. I am not a mover or a shaker. I am a taxpayer.

DISCLOSURE OF PROPERTY OWNERSHIP

Mr. Rees: Each member of the Redevelopment Commission has been required to sign a disclosure of property ownership. Evan Lewis, recently appointed Redevelopment Commission member, has certified by a letter to City Attorney Dave Holec that he does not own any property or have any interest in the property in the redevelopment area.

AMENDMENT TO REDEVELOPMENT COMMISSION BY-LAWS

Mr. Rees: There is an amendment to the by-laws of the Redevelopment Commission. The meeting location has changed from Room 337 to the City Council Chambers of City Hall. The amendment is as follows:

ARTICLE III – MEETINGS

Section 2. Regular Meeting. Regular meetings shall be held at 5:30 P. M., on the first Tuesday of each month in the City Council Chambers located on the third floor of the Greenville City Hall. In the event a day of regular meeting shall be a legal holiday, said meeting shall be held on the next succeeding day, which is not a legal holiday.

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse to approve the amendment to the by-laws which reflect the meeting location change from Room 337 to the City Council Chambers of City Hall. Motion carried unanimously.

REPORT FROM SECRETARY

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. Mitchell: Commission members should come to the Redevelopment Commission meetings each month.

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.

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

ADJOURNMENT

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to adjourn the May 6, 2008 meeting. Motion carried unanimously.

Respectfully submitted,

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