

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

December 4, 2007
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:

Minnie Anderson, Chair
Don Edwards, Vice-Chair

Britt Laughinghouse
Dennis Mitchell

Robert Thompson
Terri Williams

COMMISSION MEMBERS ABSENT:

Melissa Hill

STAFF MEMBERS PRESENT: Sandra Anderson, Housing Administrator; Sandy Gale Edmundson, Secretary; Merrill Flood, Director of Community Development; Carl Rees, Urban Development Planner; and Tom Wisemiller, Planner

APPROVAL OF MINUTES OF NOVEMBER 6, 2007 AND NOVEMBER 13, 2007: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the November 6, 2007 and November 13, 2007 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

PRESENTATION OF REDEVELOPMENT COMMISSION MEMBER PROPERTY DISCLOSURE

Mr. Rees read the Redevelopment Commission Member property disclosure of Mrs. Terri Williams. Mrs. Terri Williams was appointed to the Commission in November. City Attorney Dave Holec has prepared documents for Mrs. Williams to sign. In those documents, as per North Carolina General Statutes, Mrs. Williams certifies that she does not own or have an interest in any property in the West Greenville or Center City Redevelopment areas and additionally, she stipulates that she does not have any interest in any other consultants or contractors that are under the employ of the Redevelopment Commission and the City of Greenville.

SELECTION OF SMALL BUSINESS INCUBATOR STEERING COMMITTEE:

Mr. Flood suggested to the Commission that the selection of the Small Business Incubator Steering Committee be tabled until staff can determine where the staff resources will come from to assist the committee and to allow time for names to be submitted for committee members.

Mr. Laughinghouse: Where will the list of names come from?

Mr. Flood: The City Council and the Redevelopment Commission may have names. The Redevelopment Commission would actually select the committee members from those lists.

Mr. Laughinghouse: How many members will there be?

Mr. Flood: There will be ten to fifteen members.

Mr. Rees: Staff will send out the sheet for name submission in the mail.

Motion was made by Mr. Robert Thompson and seconded by Mr. Dennis Mitchell to table the selection of the Small Business Incubator Steering Committee. The motion carried unanimously.

INTRODUCTION OF TERRI WILLIAMS:

Ms. Anderson introduced Mrs. Terri Williams as the most recently appointed member to the Redevelopment Commission.

CONSIDERATION OF OFFER TO PURCHASE REAL PROPERTY:

Mrs. Anderson told the Commission that there is an offer to purchase real property owned by James A. Thorpe at 1407 West Fifth Street, Carolina Music Building. The first appraisal of the property completed by F. Bruce Sauter, MAI of F. Bruce Sauter and Associates was for \$50,000.00. The second appraisal of the property completed by Tammy S. Whitener of Trinity Appraisal Services was for \$98,000.00. An Appraisal Review Report was completed by S. Ann McRoy of the Appraisal Group for the property for a value of \$50,000.00. Staff would like to request of the Redevelopment Commission to purchase this property, but Staff would like to be able to negotiate up to 20% above the offer price which would take it to \$60,000.00. The owner is ready to make a deal.

Motion was made by Mr. Robert Thompson and seconded by Mr. Dennis Mitchell for Staff to make an offer of \$50,000.00 and to be approved to negotiate up to 20% above the offer price which would be up to \$60,000.00 for the Carolina Music Building located at 1407 West Fifth Street owned by Mr. James A. Thorpe. Motion carried unanimously.

DISCUSSION OF 2004 GENERAL OBLIGATION BOND EXPENDITURES:

Mr. Flood: Each month Staff presents to the Commission a budget update as to where we are with various funds. In the West Greenville Certified Redevelopment area, we are scheduled at the January City Council meeting to bring a budget ordinance amendment to readjust funds amongst the various items. We have had a lot of acquisition activity. The Redevelopment Commission has authorized some purchases as has the Affordable Housing Loan Committee. As a result, Staff readjusted funds to make sure that the funds that were originally allocated to the Redevelopment Commission are there. We will probably not be able to obligate additional projects under the Certified Redevelopment area as we have a number of projects that are in process or contracts to purchase, and we have also just authorized a purchase from those very same funds from the Certified Redevelopment funds. This is largely because we have had a clear number of acquisitions where we have had to negotiate up to 20%. We have had a number of stock costs. We expect by the January meeting a detailed breakdown of how funds have been spent. We probably have in excess of fifty-five properties or so that have been purchased with the revitalization certified redevelopment funds. As you recall, \$650,000.00 was budgeted to the Redevelopment Commission for acquisition and we have with projects that are in hand and projects that are known. We will still have funds for the building blocks grant fund as well as activities under the streetscape and other activities acquisitioned, however, will probably be the fund that we don't have additional bond funds to deal with but new acquisitions that are not scheduled. You will from time to time see acquisitions from our Community Development Block Grant funding especially as when we get to negotiating purchases above the 15%. You will still have a number of activities that you will still have in front of you. It is just that the \$5,000,000.00 bond is pretty much obligated here shortly. As we all knew that \$5,000,000.00 was a start. We don't have the same situation with the Center City Bond at this point. In January, we will have a detailed outline where we are going with the West Greenville Certified Redevelopment area bond amendment to go forward.

Mr. Mitchell: For the houses that are being built in West Greenville, are we selling those lots to developers or to the City?

Mr. Flood: In those first four, we provided the funds for construction and if the borrower was a first time low to moderate income they had a deferred loan on the costs of those properties as far as the land portion of the deal. Let's say the house sold for \$93,000.00 or \$96,000.00. Those lots were valued at \$7,000.00. City Council authorized by resolution that should one of the homes be purchased by a first time low to moderate income buyer they would get a \$7,000.00 deferred loan. In that case, the \$7,000.00 for the lot does not come back, but the purchase price does come back to the City. Those funds are recycled and put back into additional projects.

Mr. Mitchell: What fund does the police substation come out of?

Mr. Flood: We will use general funds to purchase the property initially and then the substation will be purchased by CDBG (Community Development Block Grant) funds.

REPORT FROM SECRETARY

Expenditure Report

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

January Meeting Reminder

Mr. Rees: The Redevelopment Commission will meet on Tuesday, January 8, 2008 in the City Council Chamber of City Hall at 5:30 p.m.

Mr. Rees told the Commission that there will be a North Carolina Main Street Conference in Rocky Mount in February. The City will pay the registration fee if any of the Commission members would like to attend, so please let staff know by the January meeting if you are interested in the conference.

COMMENTS FROM COMMISSION MEMBERS

Members of the Commission welcomed Terri Williams.

ADJOURNMENT

Motion was made by Mr. Robert Thompson and seconded by Mr. Dennis Mitchell to adjourn the December 4, 2007 meeting. Motion carried unanimously.

Respectfully submitted,

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