

**DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE
GREENVILLE REDEVELOPMENT COMMISSION**

May 1, 2007
Greenville, NC

The Greenville Redevelopment Commission held a meeting at 5:30 p.m. in the third floor City Council Chambers of City Hall at 200 Martin Luther King, Jr. Drive.

COMMISSION MEMBERS PRESENT:

Minnie Anderson, Chair	Melissa Hill	Britt Laughinghouse
Don Edwards, Vice-Chair	Max R. Joyner, Jr.	Robert Thompson

COMMISSION MEMBERS ABSENT:

Dennis Mitchell

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

OTHERS PRESENT: Steven Kirkman

APPROVAL OF MAY 1, 2007 AGENDA: APPROVED

Motion was made by Mr. Max Joyner and seconded by Mr. Robert Thompson to approve the May 1, 2007 agenda. Motion carried unanimously.

APPROVAL OF MINUTES OF APRIL 3, 2007: APPROVED

Motion was made by Mr. Max Joyner and seconded by Mr. Robert Thompson to approve the April 3, 2007 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There were no public comments.

OLD BUSINESS

Consideration of Text Amendment: Greenville Zoning Ordinance

Mr. Rees: This particular request goes through several levels of approval. The Redevelopment Commission makes a recommendation, then the Planning and Zoning Commission makes a recommendation and then City Council makes a final decision about the request. Even if the request is approved, each case is reviewed separately

and a special use permit would be required from the Board of Adjustment for any developer who would want to take advantage of the provision in the Code. Mr. Hamilton is present to answer any questions.

Mr. Joyner: I have talked to the Greenville Property Manager's Association. They are a group of property managers who own rental property throughout Greenville. They were opposed to it if it was going to be a big box unit which is four more units and would reduce parking. A lot of the people who are building these are coming from out of town, and it is creating a lot of overbuilding in Greenville. Looking at the occupancy rate, there are a lot vacancy rates. I do not know if any of these have been turned down when seeking a special use permit.

Mr. Hamilton: The one near Rose High School was denied, and then they came back with standard development and got more bedrooms. The dormitory development was denied.

Mr. Joyner: Where are the residents going to park?

Mr. Hamilton: They would have to identify the .5 space for the bedroom requirement. The spaces would have to be provided within 800 feet. Parking would not be satisfied by on street parking or public parking.

Mr. Edwards: What exactly will this text amendment do to the Greenville Zoning Ordinance?

Mr. Hamilton: This would create a new category to allow dormitory development which may involve three unrelated people living in a unit or suite. It could be four and it could be ten. It would be subject to the standards set out in the ordinance.

Mr. Edwards: Housing of students near downtown has its pros and cons, but overall it is a good thing.

Mr. Joyner: Once a special use permit is obtained, there will be others.

Mr. Hamilton: The CD district today is basically confined inside Pitt Street and Reade Circle. The Land Use Plan recommends that the area extending down toward Tenth Street and out Dickinson Avenue also be assigned to CD.

Mr. Flood: A special use permit has been denied. It is not just a given. The public is given input in the process, so it is not a guarantee that the special use permit will be granted.

Mr. Edwards: Go over the difference of CD and CDF on this. Can a distinction be made?

Mr. Hamilton: Currently, the Land Use Intensity (LUI) option for a dormitory, because the LUI standards are really made for suburban development. It is very difficult to build a student housing project in the downtown, because of the parking requirements. Currently, within the CDF area, that LUI option is a special use option term, so right around the downtown just beyond Reade Circle, somebody could put enough land together to put in a LUI dormitory. This is a little bit different when applying for the CD district and we are looking to expand the CD district area to take in those CDF areas. This is not the same. This is an urban dormitory standard as opposed to the suburban dormitory standard that is LUI that we currently use.

Mr. Joyner: If the Commission votes for this tonight, what are the boundaries?

Mr. Hamilton: Any area that is zoned CD and those areas zoned CDF would have to be rezoned. The one property on the corner of Pitt Street would have to be rezoned. That is currently zoned OR and they have proposed to rezone that to CD.

Mr. Laughinghouse: Who are they?

Mr. Hamilton: The owner of the property is proposing this.

Mr. Rees: The Redevelopment Plan recommends that most of the downtown from the river and it would include sort of a horseshoe of Reade Circle, Pitt Street, the area behind Pitt Street (Bonners Lane up where the Imperial Tobacco Warehouse is) that is recommended ultimately as CD as well as going south of Reade Street and parts of Evans Street between Dickinson Avenue and Evans Street.

Mr. Joyner: What is the Glenn Arthur neighborhood zoned?

Mr. Flood: It is zoned CDF and R6.

Ms. Anderson: Are there any other questions?

Mr. Edwards: I just want to say that I think this is the intent of what we are trying to achieve with the Redevelopment Plan for a denser more urban setting that creates more walkable communities.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the proposed text amendment to the Greenville Zoning Ordinance. Motion carried with a vote of 5:1. Those voting in favor were Thompson, Edwards, Anderson, Hill and Laughinghouse. Max Joyner voted in opposition.

CONSIDERATION OF LEASE AGREEMENT WITH LANDMARK ASSET SERVICES, INC.

Mr. Rees: In January, the Redevelopment Commission and subsequently City Council

approved a lease for the property that will be a part of the Big House project with Landmark Asset Services, Inc. and at that time, the terms of that lease were \$15,000.00 per year for 35 years. Since that time, the City has received a site score from the North Carolina Housing Finance Agency where they come out and visit. It was not a very high score, and it was one of the lowest ones in the east. The City and Landmark have been working towards trying to augment that score to give the application for tax credits a better chance. The only additional thing, we really were getting all of the possible points that were available to us was from a land donation and what Landmark found and told us about was the North Carolina Housing Finance Agency considers a lease of \$50.00 per year or less the same as a land donation. Landmark has asked the City to lease the same property to them for thirty-five years for \$1.00 per year which will meet that donation requirement and should give us a chance at those five additional points. Furthermore, Landmark was requesting of the Greenville City Council a loan that is both a scoring function within the application, and you get additional points if the City invests in the project, but it also helps with the affordability in that they do not have to go into the market to get a loan. Under the original terms that we were discussing that loan was probably going to be in the range of thirty to thirty-five years probably in the range of .5 to 1 percent that they would pay back on that loan. In order that the same amount of money to be returned to the City, we have now solidified that loan request which would go to the City Council on the 7th of this month at 20 years and 2% which are the minimum allowed for standards to get points from North Carolina Housing Finance Agency. The money coming into the City for this project is the same as it would have been with the original lease terms or very close. We recommend as a staff to the Commission that the offer be accepted to lease the property at the \$1.00 per year for 35 years. This does start another upset bid process.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the lease agreement with Landmark Asset Services, Inc. Motion carried unanimously.

CONSIDERATION OF 2007-2008 REDEVELOPMENT COMMISSION BUDGET

Mr. Rees: Center City Bond Funds include:

Acquisition: Per acquisition list being in the Commission's Annual Work Plan with a 2006-2007 allocation of \$450,000.00, with expenditures being \$3,800.00 and with a carryover of \$446,200.00. A total of \$426,000.00 acquisition costs would be pending.

Demolition: Demolition of structures acquired by the Commission and right-of-way clearance for streetscapes with a 2006-2007 allocation of \$150,000.00 and with a carryover of \$150,000.00.

Infrastructure: Installation of streetscape wayfinding and civic art improvements as recommended per the Streetscape Plan with a 2006-2007 allocation of

\$914,950.00, with expenditures being \$85,319.18, with a carryover of \$829,630.82 and with a 2007-2008 allocation request of \$85,050.00.

Development Financing: Restaurant startup grants, business retention, expansion and attraction to be a work in progress with a 2006-2007 allocation of \$150,000.00 and a carryover of \$150,000.00.

The Center City Bond Funds total for 2006-2007 allocation would be \$1,664,950.00, for 2006-2007 expenditures would be \$89,119.18, for carryover would be \$1,575,830.82, and for 2007-2008 allocation request would be \$85,050.00.

Mr. Rees: The West Greenville Bond Funds include:

Acquisition: Per acquisition list being in the Commission's Annual Work Plan with a 2006-2007 allocation of \$650,000.00, with expenditures being \$97,765.60, with a carryover of \$552,234.40 and a 2007-2008 allocation request of \$250,000.00. A total of \$65,000.00 acquisition costs would be pending.

Business Relocation: Business relocation payments will be in accordance with the adopted relocation policy with a 2006-2007 allocation of \$150,000.00, with a carryover of \$150,000.00 and a 2007-2008 allocation request of \$50,000.00.

Demolition: Demolition of structures acquired by the Commission and right-of-way clearance for streetscapes with a 2006-2007 allocation of \$250,000.00 and a carryover of \$250,000.00.

Infrastructure: Installation of streetscape, wayfinding and civic art improvements as indicated in the Streetscape Plan with a 2006-2007 allocation of \$700,050.00, with expenditures being \$49,950.00, with a carryover of \$650,100.00 and a 2007-2008 allocation request of \$300,000.00.

Construction: Predevelopment financing provided for "big house," assisted living and incubator projects with a 2006-2007 allocation of \$20,500.00, with expenditures being \$5,280.00, with a carryover of \$15,220.00 and a 2007-2008 allocation request of \$20,000.00.

Development Financing: Loan pool write down grants, business plan competition and building blocks grants established with a 2006-2007 allocation of \$285,000.00, with expenditures being \$10,428.50 and with a carryover of \$274,571.50.

The West Greenville Bond Funds total for 2006-2007 allocation would be \$2,055,550.00, for 2006-2007 expenditures would be \$163,424.10, for carryover would be \$1,892,125.90, and for 2007-2008 allocation request would be \$620,000.00.

Motion was made by Mr. Robert Thompson and seconded by Mr. Don Edwards to approve the 2007-2008 Redevelopment Commission Budget. Motion carried unanimously.

UPDATE ON WAYFINDING CONSULTANT SELECTION

Mr. Rees: Melissa Hill and Max R. Joyner, Jr., Merrill Flood, Tom Tysinger and I participated in the interviews with the Wayfinding Consultants. Four different firms were called for interviews with one, Sky Design, not being able to participate in the interview due to illness. Three interviews were completed with Corbin Design, Hillier Architecture and Thought Form. Hillier Architecture was selected as the top Wayfinding Consultant Firm. Hillier Architecture had good references in Dallas, Jersey City and Charlottesville. A scope and a contract will be developed with Hillier. This information will be brought back before the Commission at the June meeting.

Mr. Rees: If Hillier Architecture is unreasonable with regards to cost, then the City could interview Sky Design. A project similar to Greenville is Fredericksburg and the cost was \$280,000.00.

Motion was made by Mr. Max Joyner and seconded by Ms. Melissa Hill to move into negotiations with Hillier Architecture as the Wayfinding Consultant. Motion carried unanimously.

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, lease.

APPROVAL OF CLOSED SESSION MINUTES FOR MARCH 6, 2007

Motion was made by Mr. Robert Thompson and seconded by Mr. Max Joyner to move into closed session. Motion carried unanimously.

Motion was made by Mr. Robert Thompson and seconded by Mr. Max Joyner to approve the March 6, 2007 minutes. Motion carried unanimously.

Motion was made by Mr. Max Joyner and seconded by Mr. Don Edwards to move into open session. Motion carried unanimously.

CONSIDERATION OF OFFER TO PURCHASE REAL PROPERTY

Mr. Rees: The Commission is being asked to consider purchasing the property at 122 East Fifth Street in terms of the contract and with the conditions that the property does not contain any hazardous substances.

Motion was made by Mr. Max Joyner and seconded by Mr. Robert Thompson to purchase the property at 122 East Fifth Street if the property does not contain any hazardous substances. Motion carried unanimously.

REPORT FROM SECRETARY

Expenditure Report

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

Streetscape Pilot Projects

Mr. Rees: There was an ongoing City project to streetscape portions of Reade Circle on the east side and also the parking lot behind Chico's. The City hired a firm called Reynolds and Jewel out of Raleigh, and they were doing that work. The Urban Resource Group (URG) and Reynolds and Jewel had to coordinate substantially as the preliminary streetscape planning was being completed for Cotanche Street, because there was already this work underway. The City took a shot and asked Mr. Sam Reynolds if he would be interested in completing the final design and supervising the project. Mr. Reynolds has come back with a preliminary price that is outstanding. There is going to be a way to go ahead and do a single source procurement and have Reynolds and Jewel do this project. They have suggested using the East Group for any Engineering and Surveying work that needs to be done. It will streamline the process, because there will be no Request for Proposal (RFP) that the Commission will have to go out for and this sort of thing. With the Commission's consent, Staff would go ahead and work out the detail to come back in June with a contract for that Cotanche Street and Reade Circle streetscape project. Then Staff in the next thirty days would also go out with a RFP for a Martin Luther King, Jr. Drive (MLK) Gateway project. If there is general consensus, Staff will continue as we have been.

COMMENTS FROM COMMISSION MEMBERS

Mr. Thompson: I am pleased with the way Martin Luther King (MLK), Jr. Drive is looking with the new houses and sidewalks.

Mr. Edwards: I spoke with Dennis Massey and said he was interested in being a tenant for having the United Way Center where the Red Rooster is located to show community oriented support for the area. Mr. Massey also expressed his Pitt Community College's

enthusiasm for the St. Gabriel's project and mentioned something about how their whole housing construction program was going to be located in West Greenville.

Mr. Edwards: Where are we on the clubs on West Fifth Street?

Mr. Rees: One club is owned by Mr. Brown and an offer has been made, and he is okay with the offer. Mr. Brown has several other pieces of property that he may be interested in selling the City. One of the owners of another club on MLK has not responded to our efforts to make contacts to purchase the property.

Ms. Anderson: The Commission's sympathy is being extended to Don Edwards over the loss of his father and to Rose Glover over the loss of her sister. On June 1, 2007, my cousin, Milton Williams, will have an exhibit at the Emerge Gallery of photographs of the last five Presidents.

ADJOURNMENT

Motion was made by Mr. Robert Thompson and seconded by Mr. Max Joyner, Jr. to adjourn the May 1, 2007 meeting. Motion carried unanimously.

Respectfully submitted,

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