

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

December 1, 2009  
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a meeting at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

### **COMMISSION MEMBERS PRESENT:**

Evan Lewis	Don Mills	Robert Thompson, Vice-Chair
Chris Mansfield	Dennis Mitchell, Chair	Terri Williams

### **COMMISSION MEMBERS ABSENT:**

Melissa Hill

**STAFF MEMBERS PRESENT:** Sandra Anderson, Senior Planner; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Niki Jones, Planner I; and Carl Rees, Urban Development Planner

**OTHERS PRESENT:** Max Joyner, Councilmember; Kathryn Kennedy, Daily Reflector; and Kandie Smith, Council Elect

### **APPROVAL OF MINUTES OF NOVEMBER 3, 2009:**

Motion was made by Mr. Robert Thompson and seconded by Mr. Evan Lewis to approve the November 3, 2009 minutes. Motion carried unanimously.

### **PUBLIC COMMENT**

There was no public comment.

### **PRESENTATION ON CENTER CITY DESIGN GUIDELINES**

Mr. Rees: Center City Design Guideline Committee members were Ms. Betsy Daniels, Ms. Inez Fridley, Mr. Albi McLawhorn, Mr. Justin Moore, Ms. Yaprak Savut, Ms. Myriah Shewchuk, and Mr. Tom Wisemiller. The goals of the Committee were to create an economically and culturally vibrant downtown; promote safety; reinforce public nature of downtown; and encourage quality design and building practices. The guidelines sections are introduction, location, buildings and site. Staff recommends no action at this time. The Commission is being asked to review the document and make any comments.

Mr. Mansfield: Would the document apply to Public Works and Greenville Utilities?

Mr. Rees: Yes, anyone who is building.

Mr. Mansfield: The document is well laid out.

Mr. Rees: The design guidelines are a benefit for the City to have.

Mr. Thompson: I am most impressed with the document.

### **PRESENTATION ON DICKINSON AVENUE CORRIDOR GRANT PROGRAM**

Mr. Jones: The proposed Dickinson Avenue Corridor Grant Program is being presented to the Commission tonight. The program is for up to \$10,000.00 to complete exterior improvements to buildings and grounds within the Dickinson Avenue Corridor Area with a \$2,500.00 direct grant and up to \$7,500.00 matching grant. It is an economic incentive to renovate and construct new facades and common areas, encourage good design and renovation projects, preserve and enhance buildings. Owners or tenants are eligible to apply for Building Blocks grants. There are two (2) grant cycles per year. The scoring criteria include: economic impact, architectural and visual impact, and quality and accuracy of the application. The proposed program boundary is from South Memorial Drive to West 14<sup>th</sup> Street. Staff recommends no action at this time. The Commission is being asked to review the document and make any comments. Action will be taken in January.

Mr. Mitchell: Who asked for this?

Mr. Jones: City Council and business owners made the request.

Mr. Mansfield: I am excited to see this program offered in this area.

Mr. Thompson: Where is the money coming from for the program?

Mr. Jones: Funding is from the current Community Development budget and we will be asking City Council for additional funding in future budget years.

Mr. Thompson: Does the Commission's bylaws have to be changed?

Mr. Rees: The Commission can do work in this area, because there is some flexibility in the ordinance that created the Redevelopment Commission.

## **CONSIDERATION OF RELEASE OF CALL FOR ARTISTS FOR READE AND COTANCHE STREETScape**

Mr. Rees: There is a civic art opportunity for the Reade and Cotanche Streetscape. The project is on schedule and due for completion in late January. East Carolina School of Art grad students are fabricating benches and trash receptacles. Plans include a circular pad for display of sculptural art work. The schedule calls for art to be installed by February 2010. Works of art will be selected by the local Arts Council. Call for artists will be national in scope but likely will be local or regional due to transportation costs. The artist will be paid a \$1,500 honorarium and will be required to display works of art for 12 months. Art will be for sale but must remain on site for 12 months. New art to rotate in every 12 months. Staff recommends that the Redevelopment Commission authorize the release of call for artists for Reade and Cotanche civic art display area.

Mr. Thompson: The artwork needs to be secured.

Mr. Rees: It is up to the artist to secure.

Mr. Mills: If someone got hurt, would it be the City's responsibility?

Mr. Rees: Yes, the City would be responsible.

Mr. Mansfield: Artwork could be created and conceptualized for the public display.

Mr. Rees: Rocky Mount has done a great job with public art displays.

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to authorize the release of call for artists for Reade and Cotanche civic art display area. Motion carried unanimously.

## **PRESENTATIONS BY NON PROFIT ORGANIZATIONS**

Mr. Dennis Mitchell asked to be recused from this agenda item.

Motion was made by Mr. Don Mills and seconded by Mr. Evan Lewis to recuse Mr. Dennis Mitchell. Motion carried unanimously.

Mr. Robert Thompson served as the Chair for this agenda item.

Mr. Flood: The structure at 1003 West Fifth Street is located within the revitalization area and is 2,200 – 2,300 square feet. On November 9, 2009, Exceed and Kinston Charter Academy met with me to say that they would like to work together to acquire the structure. Step by Step chose not to combine their request with the other two. The Kinston Charter Academy is a Charter School for eastern North Carolina children. EXCEED, Inc. is a business center promoting economic development and small

businesses as an Outreach Center. Step by Step Taking Steps to a Healthier Living is furthering educational services to persons with HIV/AIDS. The property could be conveyed to the nonprofit for the dollar amount. The deed conveying the property must contain a condition which ensures that the property will be used for the public purpose stated in each proposal. Property is zoned Downtown Commercial Fringe which will allow all three uses. There will need to be more parking. On October 29, 2009, the City Attorney, Dave Holec, offered an opinion that all three activities did meet state statutes. The first to present will be Mr. Ozie Hall of Kinston Charter Academy.

Mr. Ozie Hall said that Kinston Charter Academy began in 2004 and will be budgeting \$30,000.00 to rehab the property and parking. The academy will be providing tutoring and after school services. There is hope to have a Greenville Charter Academy. The facility could be used for meetings. The Academy has been working with EXCEED, Inc. under the guidance of Mr. Carlton Gay. The Academy would not be duplicating any of Exceed services.

Mr. Flood: Next to present will be Mr. Carlton Gay of EXCEED, Inc.

Mr. Carlton Gay said that EXCEED, Inc. began in 2001 with a plan to do business incubation. EXCEED, Inc. became business trainers. EXCEED, Inc. works with the business plan competition and with the Healthy Living Program with the Intergenerational Center.

Mr. Mills: How many students of the Greenville population do you anticipate?

Mr. Hall: One hundred (100) students for tutoring per year.

Mr. Mills: What will the hours of operation be?

Mr. Hall: The hours of operation will be after 2:30 p.m. until 7:00 p.m.

Mr. Mansfield: If EXCEED, Inc. were to move out, could the Academy make it?

Mr. Hall: Yes.

Mr. Lewis: Is the \$30,000.00 budgeted for repairs by the Kinston Charter Academy?

Mr. Hall: That is \$30,000.00 from the Academy. I can't speak for EXCEED, Inc. Ours is a firm commitment for the estimate.

Mr. Mansfield: Has the audit report been received?

Mr. Hall: It will be a few more days.

The Commission thanked them.

Mr. Flood: Next to present will be Mr. Ernest Green of Step by Step. A home office is needed for our program to provide prevention education, case management and etc.

Mr. Mansfield: Is Step by Step 501c(3)?

Mr. Green: We will be getting 501c(3) status.

Mr. Mansfield: Have you any contracts?

Mr. Green: No.

Mr. Thompson: Can you talk about partnership?

Mr. Green: We are open to partnerships.

Mr. Mansfield: Are there any memorandums of agreement.

Mr. Green: There are no formal letters.

Mr. Thompson: Thank you for your presentation.

Mr. Flood: The Commission has heard the proposals and ranking forms have been provided.

Mr. Thompson: Do any Commission members have any suggestion? Our options are to act or send back to City Council. Does the Commission want to go by scores?

Ms. Williams: I do not feel like we have all of the information necessary to make a decision.

Mr. Mills: I feel the same way.

Mr. Lewis: The community wants the building brought up to code.

Ms. Williams: Even though Kinston Charter Academy and EXCEED, Inc. are together, I still feel like they are separate.

Mr. Mansfield: I am not sure the building upgrades can be done for \$30,000.00. Having two firms in the building is appealing. The best occupants would be the ones with the most impact such as generating jobs. Does the Commission need more information?

Mr. Thompson: Impact is important. The Commission does not want it to become a problem for the neighborhood.

Mr. Mansfield: I would like to see the 2009 audit report.

Mr. Lewis: I would like to know where the money is going to come from for the permanent renovation and when it will be done.

The Commission agreed to postpone action on the item until more information could be submitted.

Motion was made by Mr. Chris Mansfield and seconded by Ms. Terri Williams to postpone a decision until the January or February Redevelopment Commission meeting depending on the availability of additional information requested. Motion carried unanimously.

## **CONSIDERATION OF RECOMMENDATION FOR DISPOSAL OF REAL PROPERTY**

No action could be taken until a nonprofit organization could be selected to reside at 1003 West Fifth Street.

## **REPORT FROM SECRETARY**

### Expenditure Report

Mr. Flood: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

### Wayfinding Contract Changes

Mr. Rees: The change to the Wayfinding Contract includes a buyout of the design firm, so the contract will reflect that change.

### Theatre Designer Selection

Mr. Rees: In November, Ms. Melissa Hill, Mr. Evan Lewis, and Mr. Robert Thompson interviewed architectural firms/consultants for the Theatre Designer. Callaway, Johnson, Moore and West were selected. A contract will be presented to the Commission in the future.

### Conference Registration

Mr. Rees: If Commission members would like to attend the 2010 Downtown: the Key to Recovery: North Carolina Main Street Conference in New Bern, NC from January 27 – 29, please let me know, because registration can be paid by the City of Greenville.

### **ADJOURNMENT**

Motion was made by Mr. Robert Thompson and seconded by Mr. Evan Lewis to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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