

**Redevelopment Commission
Meeting Minutes
Tuesday, September 2, 2014
Greenville, North Carolina**

Present:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" type="checkbox"/> Mark Woodson | <input checked="" type="checkbox"/> Sharif Hatoum |
| <input checked="" type="checkbox"/> Jeremy King | <input checked="" type="checkbox"/> Patricia Dunn | |
| <input checked="" type="checkbox"/> Judy Siguaw | <input checked="" type="checkbox"/> Richard Patterson | |

Absent:

- | | | |
|--|--|--|
| <input type="checkbox"/> Angela Marshall | <input type="checkbox"/> Mark Woodson | <input type="checkbox"/> Sharif Hatoum |
| <input type="checkbox"/> Jeremy King | <input type="checkbox"/> Patricia Dunn | |
| <input type="checkbox"/> Judy Siguaw | <input type="checkbox"/> Richard Patterson | |

Staff:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Merrill Flood | <input checked="" type="checkbox"/> Betty Moseley |
| <input checked="" type="checkbox"/> Carl Rees | <input checked="" type="checkbox"/> Jonathan Edwards |
| <input checked="" type="checkbox"/> Kandie Smith (City Council Liaison) | <input checked="" type="checkbox"/> Casey Verburg |
| <input checked="" type="checkbox"/> Niki Jones | <input checked="" type="checkbox"/> Christian Lockamy |
| <input checked="" type="checkbox"/> Tom Wisemiller | |
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I. Welcome

II. Roll Call

III. Approval of Minutes – August 5, 2014

Motion was made by Mr. King and seconded by Ms. Marshall to approve the meeting minutes from August 5, 2014 as presented. Motion carried unanimously.

IV. Consideration of Small Business Plan Competition Grant Awards

Mr. Wisemiller introduced Ms. Casey Verburg.

Ms. Verburg stated that eleven applications were received for the Small Business Plan Competition. Four applicants withdrew their applications.

Applicant Summary:

- Campus Cookies
 - Applicant is Mr. Scott Davidson
 - Business is located on Evans Street in the Super Block
 - Seeks \$15,000 to help expand their business, and locate in the Redevelopment Area
 - Offers late night and gift delivery of warm baked to order cookies.

- This is their first location outside of Virginia
- Campus Corner
 - Applicant is Mr. Andrew Denton and Mr. Thomas Alligood
 - Business is located off Fifth Street
 - Seeks \$15,000 to help expand their business and locate in the Redevelopment Area
 - Is an upscale men's clothing store
- Cory Kennedy – State Farm
 - Applicant is Mr. Cory Kennedy
 - Business to purchase and locate at 1109 Charles Blvd.
 - Seeks \$30,000 to help expand business and locate in the Redevelopment Area
 - Provides insurance
 - Will revamp the current building
- Crossfit Greenville
 - Applicant is Mr. Matthew Hines
 - Business is located on Dickinson Avenue
 - Seeks \$15,000 to help expand their business and locate in the Redevelopment Area
 - Is a strengthening and conditioning program and gym
- Dickinson Avenue Public House
 - Applicant is Ms. Kristi Southern, Ms. Tandi Mahn, and Mr. Brad Hufford
 - Business is located off Dickinson Avenue
 - Seeks \$15,000 to help expand their business and locate in the Redevelopment Area
 - Is a restaurant and pub that will offer a variety of food options
- Legacy Series
 - Applicant is Mr. Justin Cobb and Mr. Brandon Johnson
 - Business is looking to locate off Dickinson Avenue
 - Seeks \$15,000 to help expand their business and locate in the Redevelopment Area
 - Manages and plans fitness events across the United States
- Perfect Fit
 - Applicant is Ms. Genevia Hill
 - Business is looking to locate in Uptown Greenville
 - Seeks \$15,000 to help expand their business and locate in the Redevelopment Area
 - A retail establishment that sells healthcare products and related specialty accessories to women

Ms. Siguaw stated that there were some excellent applicants. The sub-committee selected four that would each receive \$15,000.

Ms. Marshall stated that the sub-committee created a scoring sheet which aided them in making a selection.

Ms. Dunn asked if Campus Corner was just expanding.

Ms. Verburg replied yes, they plan to bring in a different line of clothing and be able to market to a broader audience.

Ms. Dunn asked if the physical facility itself was expanding.

Ms. Verburg replied no, they did a major revamp just before the competition.

Ms. Siguaw stated that the subcommittee had recommended Crossfit Greenville, Campus Cookies, Cory Kennedy - State Farm, and Dickinson Avenue Public House.

Mr. King stated that he had a conflict on two of the recommendations. They are clients at his law firm.

Ms. Dunn stated that she may have a conflict with one client; State Farm is where she has her insurance.

Mr. Rees stated that usually one would recuse themselves if they stood to financial gain from the decision.

Motion was made by Mr. King and seconded by Mr. Hatoum to allow Mr. Jeremy King to recuse himself from voting on Cory Kennedy – State Farm and Dickinson Avenue Public House. Motion carried unanimously.

Motion was made by Mr. Patterson and seconded by Ms. Siguaw to approve the grants for the agencies that are consistent and in compliance with program guidelines, namely Crossfit Greenville, Campus Cookies, Cory Kennedy - State Farm, and Dickinson Avenue Public House for \$15,000 each. Motion carried unanimously.

V. West 5th Streetscape: Final Presentation

Mr. Wisemiller introduced Mr. Mark Gardner.

Mr. Gardner gave a brief review of the West Fifth Streetscape study and the 2006 Center City master plan. New elements for this area include the intersection of Tyson Street, Fourteenth Avenue and West Fifth Street.

The Traffic Impact Analysis recommendation for this intersection is to convert it to a roundabout. This intersection does not qualify for a traffic signal.

Landscaping for the roundabout includes creating a mirror image quadrant. Pedestrian connectivity would be strong. It would have parklet plazas, bike racks, crosswalks, civic art provisions, and connectivity to the Chapel on Fifth Street.

The Garrett property is a private property that shares a driveway with City property. The roundabout will eliminate that driveway. The new driveway would come off of Tyson Street.

The streetscape concept theme will be continued in decorative crosswalks, decorative sidewalks, sheltered bus stops, striped bike lanes, decorative lighting, and a vegetation strip.

That intersection will have to be demolished and replaced. Various suggestions were offered for lighting, artwork and commemorative artwork, sitting walls, and vegetation.

Once plans are approved, detours will be put in place for Tyson Street, Fourteenth Avenue and West Fifth Street and the intersection will be shut down.

Ms. Dunn asked if that portion of West Fifth Street was a state road.

Mr. Gardner replied yes.

Ms. Dunn asked if DOT was going to be involved in the funding for this project.

Mr. Gardner replied that the project had only been approved for design and discussion. The funding part is yet to be approved.

Ms. Marshall asked if the low wall in the center of the roundabout would have neighborhood names on all four sides or just two sides.

Mr. Gardner replied that the low wall will have the name of a neighborhood on all four sides.

Ms. Dunn asked if the current signal will be taken out if the roundabout is not approved.

Mr. Gardner replied that right now the City has cooperative agreement with DOT to maintain a signal there. The City does not own enough property around the area to match the 2006 master plan. This intersection does not meet the nine points necessary to have a traffic signal. Stop signs would not provide a safe feel. The roundabout was agreed upon by the committee.

Mr. Woodson asked if this project had gone before City Council.

Mr. Rees replied that it will go before Council; however, this meeting is the last opportunity for any objections.

Ms. Dunn asked if the RDC had supplied the money for the plans.

Mr. Gardner replied yes.

VI. Public Comment Period

There were no comments.

VII. Reade to Cotanche Alley Elevator Agreement

Mr. Rees gave a review of the Cotanche to Reade Street Alley project. Recent items completed included lighting, resurfacing, and better access. We have entered a three party agreement with ECU, the Developer and the Redevelopment Commission that allows the City to be a contributor for the elevator core.

The RDC budgeted \$252,000 for alley improvement and assistance with the elevator core. So far, \$20,170 has been expended for the alley design fee, \$43,420 for the utility relocation, \$93,825 for construction work, and \$100,000 for the elevator core.

The agreement ties the building to the lease for 10 years, at \$10,000 a year. It allows for public access.

There are two actions recommended for consideration. The first action is authorization of the agreement with Green Town Properties, Inc. and No Quarters, LLC to collaborate with those two entities on the provision of elevator access to the building at 207 East Fifth Street.

The second action is authorization for a budget amendment to transfer \$5,500 from the Alley Improvement fund to the Cotanche to Reade Alley fund to cover project costs.

Ms. Dunn asked where the elevator was going to be located.

Mr. Rees delineated the location on a map.

Mr. King asked if the cost for the RDC is the 10 year agreement.

Mr. Rees replied that this is the vehicle the City is using to tie the City to the project. Due to timing of the project, we are unable to get in on the front end, so this allows the City to fulfill its commitment to the project.

Ms. Dunn asked who currently owns the building.

Mr. Rees replied that it is a development doing business as No Quarter.

Ms. Sigaw asked if the elevator will serve multiple businesses.

Mr. Rees replied yes.

Ms. Dunn asked if this was a commitment of public funds to maintain that elevator.

Mr. Rees replied no; the agreement specifically excludes maintenance.

Mr. King asked if the RDC cost is \$100,000 fixed.

Mr. Rees replied yes.

Ms. Dunn asked what guarantee does the City have that this project will come to fruition and what safeguards are in place if it doesn't.

Mr. Rees replied that the City will not cut a check until the elevator project is done.

Ms. Marshall asked who will maintenance the elevator.

Mr. Rees replied that the developer must maintain it.

Motion was made by Ms. Marshall and seconded by Mr. Patterson to authorize the agreement with Green Town Properties, Inc. and No Quarters, LLC to collaborate with those two entities on the provision of elevator access to the building at 207 East Fifth Street. Motion carried unanimously.

Motion was made by Ms. Marshall and seconded by Mr. King to authorize a budget amendment to transfer \$5,500 from the Alley Improvement fund to the Cotanche to Reade Alley fund to cover project costs. Motion carried unanimously.

Mr. King asked what the balance was for the Alley Improvement budget.

Mr. Rees replied \$40,000.

VIII. Update on Hodges Alley Improvements

Mr. Rees stated that one of the earliest projects of the Redevelopment Commission using the 2004 General Obligation Bond funds was the complete rebuilding of the streetscape and Hodges parking lot, Cotanche, and Reade. One section of alleyway was left out. The new business owners have done quite a bit of work in this area and are interested in seeing some improvements in this alley. The RDC has an available budget of \$34,000 for these improvements. The proposed project includes resurfacing of approximately 40 linear feet of alley and addition of one or two planters near the entrance.

Ms. Dunn asked who owns alley.

Mr. Rees replied the City of Greenville.

Mr. King asked if this was the last alley.

Mr. Rees replied yes. This alley is in good shape.

Ms. Siguaw asked about the alley behinds Scullery. Will the City need to do this alley too?

Mr. Rees replied that this alley is privately owned and the City does not have access to it yet.

Ms. Siguaw asked if allowed access at some point would we have to do that alley also.

Mr. Rees replied that the City doesn't have to do it, but it would be suggested. The City does need to commit all the funds in that account by the end of this calendar year.

Ms. Dunn asked if there were any plans for putting lights in the alley.

Mr. Rees replied that there were no plans for public lighting. The businesses have private lights in there.

IX. Update on Imperial Brownfield Agreement

Mr. Wisemiller gave the update on the Imperial Brownfield Agreement. He briefly reviewed the background of the Imperial site. The City has received multiple assessment grants from the EPA and one \$400,000 clean-up grant. The State provides liability protection for redevelopers who did not cause the contamination but want to develop the property.

The draft of the Imperial Brownfield planning does not include single-family residents. We can still do multi-unit housing, light industrial, office, restaurant, or retail construction. The next step

is to finalize the draft once there is agreement between the State and the City. Once agreement has been reached, the City can start on the next phase of clean-up.

Ms. Dunn asked what kind of multi-unit housing was being considered.

Mr. Wisemiller replied that it could potentially be a residential type like Nathaniel Village.

Ms. Dunn asked if student housing could be put in there.

Mr. Wisemiller replied yes, just not single-family housing.

Ms. Dunn asked about use of the transit system.

Mr. Wisemiller replied that the GTAC is next door to Imperial. There could be transit bus stops in the area.

Ms. Dunn asked if the project developer was the City.

Mr. Wisemiller replied yes, for purposes of the agreement, the City is the prospective developer.

X. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the monthly financial report. A hand out was distributed to the commission for review.

Mr. King stated that he did not see the adjustment from last month and asked if the balance for Uptown Alley Improvements was actually less.

Mr. Flood replied yes, the money has not been paid out yet.

Ms. Dunn asked if these are bond funds and if there is a time frame that they must be encumbered or spent.

Mr. Flood replied yes, the funds must be obligated for a project by the end of this calendar year.

XI. Comments from Commission Members

There were no comments.

XII. Closed Session

Mr. Rees read the purpose for closed session in to the record as follows: 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.

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 pertaining to tax parcels numbers 13546, 01760, 22418, 11901, 13314, 04475, 04474, 17928, and 15529.

Motion was made by Mr. King and seconded by Mr. Hatoum to enter into closed session.
Motion carried unanimously.

Motion was made by Mr. King and seconded by Mr. Patterson to move out of closed session and back into open session. Motion carried unanimously.

Motion was made by Mr. King and seconded by Mr. Patterson to authorize staff to move forward with the acquisition of 650 Atlantic Avenue and 431 Bonners Lane for \$58,517.71.
Motion carried unanimously.

Motion was made by Mr. King and seconded by Mr. Patterson to authorize staff to move forward with the acquisition of 700 Pamlico Avenue for \$32,400.00.

XIII. Adjournment

Motion was made by Mr. Patterson and seconded by Ms. Dunn to adjourn the RDC meeting.
Motion carried unanimously.

Respectfully submitted,

Signature on file

Carl J. Rees, Economic Development Manager
The City of Greenville Community Development Department