

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

June 3, 2014
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:

Jeremy King, Vice Chair	Judy Siguaw	Richard Patterson
Sharif Hatoum	Pat Dunn	

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Carl Rees, Economic Development Officer; Tiana Keith, Secretary; Tom Wisemiller, Economic Development Project Coordinator

APPROVAL OF MINUTES OF May 6, 2014

Motion was made by Mr. Richard Patterson and seconded by Ms. Judy Siguaw to approve the May 6, 2014 minutes as amended. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment

Update on Uptown Theatre RFI

Mr. Wisemiller introduced Bianca Shoneman, of Uptown Greenville, to provide background and an update on the Uptown Theatre RFI process.

Ms. Shoneman gave an overview of the RFI process.

Ms. Shoneman-We received two responses. One is from Magnolia Arts Council, our local theatre production group. We are very familiar with MAC. The second is from Community Smith, the firm involved with the “Super Block” project. They are a statewide development team that looks at investing in center cities as a means to revitalize across North Carolina.

Ms. Shoneman provided the following chart highlighting key components of each proposal:

	Magnolia Arts	Community Smith
Developers	City of Greenville	Community Smith
Architects	MHA Works	Dunn and Dalton
Contractors	MHA Works	Rehab Builders
Theatre Operator	Magnolia Center	Lincoln Theatre
Property Ownership	City maintains ownership	Private Ownership: RDC conveys to Community Smith
Project Financing	-City upfit	-Low interest loan from City

	-City contract with MAC to manage theater -State/Federal tax credits -Contractors fee paid through tax credits	-State historic/Federal tax credits -Potential to designate the building as a local landmark
Seating	192	411/627 standing
Concessions	Yes	Yes
Proposed Performances	40 MAC Shows/152 Rental Days	Lincoln Theatre Operators

Ms. Dunn - Talk about the low interest loan from the City.

Mr. Wisemiller - On some of the financial questions we may have to delve into a little later. We are hoping to put together a group that would sit down with proposers and hash out the details.

Ms. Dunn - How much money are we talking about?

Mr. Wisemiller - \$550,000 is the initial opening offer and would be subject to further negotiation.

To receive historic credits you have to restore it to certain standards. You have to put it back like it was before as a movie theatre. Is that correct?

Ms. Shoneman - Use is irrelevant with tax credits. The State and Federal tax credits require the up-fit be to a level consistent with Department of Interior standards for rehabilitation.

Mr. Hatoum - The seating proposal doubles from MAC to Community Smith?

Ms. Shoneman - Yes, because Community Smith is proposing including a mezzanine level.

Ms. Dunn - It seems to me Magnolia Arts will provide a community theater and Community Smith will provide a money making project.

Mr. King - What Community Smith proposed is for us to deed them the property as it exists now, waive \$15,000 in fees, and then loan them \$550, 000. And I think the rest of the money will come from private bank loans. They are going to spend their own money and borrow money, but to bridge that gap; they need a \$550,000 loan from the City.

Mr. Rees - The way I look at both of these, you have a model and an offer. It is potentially a negotiation if the RDC and City choose. Those specific questions are all subject to negotiation.

Mr. King - Are both of these applicants aware of the condition of the building currently?

Ms. Shoneman - Yes.

Ms. Siguaw - So, all you are asking for at this point is to go ahead an interview both groups?

Ms. Shoneman - Correct. I would love for two members of the Redevelopment Commission to be appointed to join the members of Uptown Greenville's Board of Directors to begin this discussion.

Mr. Sharif Hatoum and Mr. Jeremy King volunteered to continue discussions with the respondents.

Mr. Rees - I did want to mention, you all recall that we had Mr. Wisemiller and someone from Public Works let you know that the bids for repairs were way over. At this point, we are going to hold on that pending this process it is entirely possible that if the RDC, and subsequently City Council, chooses to go with one of these options we could be putting money into something that makes no sense.

Update on Dickinson Avenue Study

Mr. Wisemiller notified Commission of an upcoming special meeting with the consulting team.

Mr. Wisemiller provided an overview of the Dickinson Avenue project and timeline.

Redevelopment Commission discussed topics to be addressed at the workshop with consulting team.

REPORT FROM SECRETARY

Monthly Financial Report

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

COMMENTS FROM COMMISSION MEMBERS

Mr. Flood promoted the first annual Greenville Grooves event to take place June 13th.

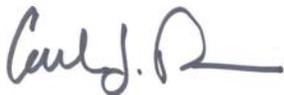
CLOSED SESSION

Motion was made by Mr. Richard Patterson and seconded by Mr. Sharif Hatoum to go into closed session. Motioned carried unanimously.

ADJOURNMENT

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

Respectfully submitted,



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