

**Redevelopment Commission
Meeting Minutes
Tuesday, November 4, 2014
Greenville, North Carolina**

Present:

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

Absent:

- | | | |
|---|--|---|
| <input type="checkbox"/> Angela Marshall | <input type="checkbox"/> Mark Woodson | <input checked="" type="checkbox"/> Sharif Hatoum |
| <input type="checkbox"/> Jeremy King | <input type="checkbox"/> Patricia Dunn | |
| <input checked="" 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"/> Tom Wisemiller |
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I. Welcome

II. Roll Call

III. Approval of Minutes – October 7, 2014

Motion was made by Ms. Dunn and seconded by Ms. Marshall to revise the meeting minutes from October 7, 2014 to include a copy of the financial report handout. Motion opposed by Mr. Patterson. Motion carried.

Motion was made by Mr. King and seconded by Ms. Marshall to amend the meeting agenda to add item V. Consideration of Alley Improvements. Motion carried unanimously.

IV. Public Comment Period

No comments were received.

V. Consideration of Alley Improvements

Mr. Rees stated that a series of alley improvements and plaza improvements have been taking place throughout the uptown district. Around the parking deck are alleyways that are both public and private. Thus far, all work to the area has been on the public areas.

Mr. Rees introduced Kevin Mulligan, Director of the Public Works Department.

Mr. Mulligan stated that the parking deck construction began in May or June and is looking fantastic. He delineated the alleyways on a map. The City is proposing to get a public access easement with the businesses surrounding the parking deck. If approved, the City will seamlessly pave the alleyways up to the buildings. The Redevelopment Commission is currently funding the public alleyway pavement. The cost estimate is:

Cost estimate:	\$116,000
Design:	\$8,000
Total:	\$124,000

If there is a difference in cost, then the City would talk with the property owners to see if they would share the cost.

Mr. King asked if the RDC was paying to acquire the property or just pave the alleyways up to the buildings.

Mr. Mulligan replied that they were just paving, no acquisition.

Ms. Dunn asked how much property is private and how much is public.

Mr. Mulligan delineated the areas on a map. The private areas are about 2,170 square feet.

Mr. Woodson asked if the walls and back entrances to the buildings across from the parking deck exit were unsightly.

Mr. Mulligan replied that as far as back entrances go, they were attractive enough. However; all of these improvements should spur additional improvements to the buildings if the owners wish to remain competitive.

Ms. Marshall asked at whose cost the additional improvements would take place.

Mr. Mulligan replied unless they get a grant, then the cost would be on the owners.

Ms. Dunn asked if the alleyways would remain their property.

Mr. Mulligan replied yes.

Ms. Dunn asked if this is an added cost to the parking deck.

Mr. Mulligan replied no.

Ms. Dunn asked if the alleyways would be paved if not for the parking deck.

Mr. Rees replied no, not to this extent. The \$110,000 for the Tenth and Evans Street Improvements have been folded into the overall budget for the Tenth Street connector project, therefore, freeing up \$110,000. Staff recommends this project.

Ms. Dunn asked if the proposed budget was the total cost with no over run on budget.

Mr. Rees replied that the \$124,000 estimate is on the high side. The property owners have agreed to pay additional cost.

Motion was made by Ms. Marshall and seconded by Mr. King to approve funding for additional alleyway improvements in aforementioned areas where permanent public access agreement was granted in an amount not to exceed \$110,500 from designated Tenth Street Connector funds. Motion carried unanimously.

VI. Update on Evans Street Gateway Public Art Project

Mr. Rees stated that a couple of months ago there was a public forum calling for artist issued by the Pitt County Arts Council on our behalf. The Public Arts Committee reviewed a total of eleven submissions. The committee has narrowed down the selection to three finalists. The three finalists are Jim Galuchi, who did the whisper benches at five points, H&G Studios, and Beth Nybeck. They will be at the Emerge gallery on November 14th to answer questions. Two volunteers, Ms. Marshall and Ms. Dunn, will be serving on the selection committee. Finalist will be at the next meeting.

VII. Consideration of Recommendation to Create a Zoning Category for Theatres and Live Performance Venues

Mr. Flood stated that there is a lot of momentum concerning land uses and the uptown theater consideration. In addition, East Carolina University is considering a performing arts center in the future. Currently the zoning ordinance does not have provisions for allowing a theatre. We need to make some accommodations for use. Staff would like to create an amendment allowing special use permit. We are asking the RDC to sponsor and authorize staff to craft a zoning amendment to allow special use permit.

Ms. Dunn asked what area is being discussed.

Mr. Flood replied the uptown area and the Dickinson Avenue, Tenth Street, and Evans Street area.

Ms. Dunn asked if staff was proposing to take the CDF and include as a permitted use the theatre or drama.

Mr. Flood replied that staff would look at creating a separate use category or amend the current category to create a definition or to allow special use permits. We will evaluate what other similar cities are doing for special uses.

Mr. King asked if the performing arts area would be limited to the redevelopment area.

Mr. Flood replied perhaps. Staff would not want to do anything that affects reinvestment.

Motion was made by Mr. King and seconded by Ms. Marshall to request that staff investigate venues to create a zoning category for theatres and live performance. Motion carried unanimously.

VIII. Consideration of Contract for Purchase of Real Property

Mr. Wisemiller stated that staff is requesting authorization to purchase 604 Clark Street from Chris Darden for \$75,000 (twenty percent over the appraised value). The appraisal and review appraisal came in at \$67,500, which allowed staff to meet the owner's price.

Motion was made by Mr. King and seconded by Mr. Patterson to authorize the purchase of 604 Clark Street from Chris Darden for \$75,000. Motion carried unanimously.

Mr. Wisemiller stated that 650 Atlantic Avenue and 431 Bonners Lane are both owned by Charles Platter. This is guardianship property and there is a court approval process that may take a couple of months to get through. Purchase of these properties has already been approved.

IX. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the monthly financial report.

Redevelopment Commission Budget FY 2014-2015

Center City Bond Funds

Evans Gateway		
Date		Beginning balance: \$159,000.00
7/10/2014	Rivers & Associates	\$1,480.00
8/5/2014	Rivers & Associates	\$2,020.00
8/28/2014	Rivers & Associates	\$1,900.00
11/12/2014	Rivers & Associates, Inc., Evans Street Gateway	\$3,500.00
11/18/2014	Rivers & Associates, Inc.	\$690.00
	Total Spent in Account:	\$9,590.00
	Total Remaining in Account:	\$149,410.00

Go Science Center		
Date		Beginning balance: \$0.00
	Total Spent in Account:	\$0.00
	Total Remaining in Account:	\$0.00

Uptown Theatre Repairs		
Date		Beginning balance: \$254,000.00
	Total Spent in Account:	\$0.00
	Total Remaining in Account:	\$254,000.00

Evans Street Accessway		
Date		Beginning balance: \$233,000.00
7/28/2014	Walker Parking Consultants, Uptown Parking Deck	\$3,600.00
9/9/2014	Rivers & Associates, Inc. Evans Gateway Project	\$14,000.00
10/7/2014	Rivers & Associates, Inc.	\$12,250.00
10/9/2014	Rivers & Associates, Inc.	\$460.00
10/28/2014	Seegars Fence Company, Inc. Temporary Fence 120 West 5th Street	\$873.00
	Total Spent in Account:	\$31,183.00
	Total Remaining in Account:	\$198,217.00

Cotanche to Reade Alley Improvements		
Date		Beginning balance: \$252,000.00
9/2/2014	Transfer of funds from Uptown Alley Improvements	-\$5,500.00
11/18/2014	Dunn & Dalton Architects	\$1,008.50
	Total Spent in Account:	-\$5,500.00
	Total Remaining in Account:	\$257,500.00

Uptown Alley Improvements		
Date		Beginning balance: \$49,000.00
9/2/2014	Transfer of funds to Cotanche to Reade Alley Improvements	\$5,500.00
		Total Spent in Account: \$5,500.00
		Total Remaining in Account: \$43,500.00

Total of all Center City Bond accounts \$902,627.00

West Greenville Bond Funds

West 5 th Streetscape, Phase II design		
Date		Beginning balance: \$58,000.00
7/10/2014	Rivers & Associates	\$7,245.00
8/5/2014	Rivers & Associates	\$5,040.00
9/9/2014	Rivers & Associates, Inc. West 5th Street Streetscape Phase II	\$945.00
11/12/2014	Rivers & Associates, Inc.	\$8,530.00
		Total Spent in Account: \$21,760.00
		Total Remaining in Account: \$36,240.00

Acquisition		
Date		Beginning balance: \$270,000.00
7/17/2014	Moore and Piner LLC: Appraisals	\$1,600.00
9/4/2014	Avery, E. Cordell Title examination 604 Clark Street	\$250.00
9/4/2014	Avery, E. Cordell Title examination 606 Clark Street	\$250.00
9/4/2014	Avery, E. Cordell Title examination 650 Atlantic Avenue	\$550.00
10/1/2014	The Appraisal Group Appraisals 604 Clark Street	\$500.00
11/4/2014	Avery, E. Cordell 650 Atlantic Avenue	\$100.00
11/4/2014	The Appraisal Group 606 Clark Street	\$650.00
11/5/2014	Avery, E. Cordell 604 Clark Street	\$500.00
11/5/2014	Avery, E. Cordell 650 Atlantic Avenue	\$500.00
		Total Spent in Account: \$4,900.00
		Total Remaining in Account: \$265,100.00

Total of all West Greenville Bond accounts \$301,340.00

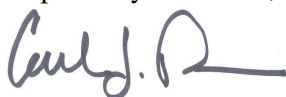
X. Comments from Commission Members

Mr. King stated that while working on this White Theatre project he has come to know the value of theatre in the uptown district and has enjoyed working with all the people.

XI. Adjournment

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

Respectfully submitted,



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