

**Redevelopment Commission
Meeting Minutes
Tuesday, June 2, 2015
Greenville, North Carolina**

Present:

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

II. Roll Call

III. Approval of Minutes – May 5, 2015

Approval of the May 5, 2015 meeting minutes was deferred to the next meeting.

IV. Set Just Compensation

a. 917 West 5th Street

Mr. Jones stated that 917 West Fifth Street is pivotal in the work being done on West Fifth Street. Staff has been in contact with the owners since 2008 in an attempt to purchase this property. In 2012, staff was prepared to purchase this property in a foreclosure, however, that did not work out. Today, staff is back seeking authorization to proceed with the purchase. The owners have signed documentation to sale and staff is requesting the Redevelopment Commission to set just compensation.

Mr. Jones indicated the location on a map. This area is slated to be a grocery store. The City currently owns most of the property around this location. This blighted piece of property is the location of the old transmission shop.

Ms. Dunn asked if the color blue on the map represented the property that the City owns. Mr. Jones replied yes.

Mr. King asked if the property beside it was the Little Willie Center.

Mr. Jones replied yes. Several options have been discussed with the Little Willie Center regarding the location.

Mr. Woodson asked if there were any cleanup issues since this used to be a transmission shop.

Mr. Jones replied that there was a phase II and it was clean.

Property Details:

- Address: 917 West Fifth Street
- Tax Parcel Number: 000700
- Area: 10,150 sq ft.
- Current value: \$87,084
- Appraised value \$93,000
- 20% mark-up: \$111,600

Mr. King asked if this is a property where the taxpayer is not willing to sale and we are using eminent domain.

Mr. Jones replied that this is not eminent domain. The taxpayer is willing to sale.

Mr. King asked if there were any lean issues.

Mr. Jones replied none.

Motion was made by Mr. Patterson and seconded by Ms. Dunn to set just compensation for 917 West Fifth Street at the appraised value of \$93,000. Motion carried unanimously.

Mr. King stated that this is a key piece of property and staff needs to acquire it. He would be in favor of giving more money if needed to ensure we get it.

V. Public comment Period

No comments

X. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the 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, Inc.		\$1,480.00
8/5/2014	Rivers & Associates, Inc.		\$2,020.00
8/28/2014	Rivers & Associates, Inc.		\$1,900.00

11/12/2014	Rivers & Associates, Inc., Evans Street Gateway	\$3,500.00
11/18/2014	Rivers & Associates, Inc., Evans Street Gateway	\$690.00
12/9/2014	Rivers & Associates, Inc., Evans Street Gateway	\$1,750.00
1/6/2015	Transfer to Evans Street Accessway	\$88,420.00
1/13/2015	Rivers & Associates, Inc., Evans Street Gateway	\$8,550.00
4/7/2015	Rivers & Associates, Inc. Phase Progress 423 Evans Street	\$4,400.00
4/15/2015	J & H Studios (encumbrance) (drawn \$12,500.00)	\$50,000.00
Total Spent in Account:		\$162,710.00
Total Remaining in Account:		-\$3,710.00

Uptown Theatre Repairs		
Date		Beginning balance: \$254,000.00
12/9/2014	RPA Engineering, Chimney Evaluation	\$1,000.00
12/23/2014	Enviro Assessments East, Inc., Asbestos Abatement	\$4,175.00
1/6/2015	Transfer to Evans Street Accessway	\$63,500.00
Total Spent in Account:		\$68,675.00
Total Remaining in Account:		\$185,325.00

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
1/6/2015	Transferred from Uptown Theatre Repairs	-\$63,500.00
1/6/2015	Transferred from Evans Gateway	-\$88,420.00
2/16/2015	Barnhill Contracting (encumbrance) (drawn \$118,943.09)	\$189,460.07
3/11/2015	Barnhill Contracting - walkways around parking deck	\$110,500.00
3/11/2015	Barnhill Contracting (encumbrance) (drawn \$13,306.42)	\$50,000.00
Total Spent in Account:		\$229,223.07
Total Remaining in Account:		\$176.93

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
12/12/2014	Carolina Earth Movers	\$14,409.41
1/15/2015	East Carolina Communications, LLC, Install Cable in new CVB	\$3,467.68
2/9/2015	Green Town Properties, Inc., Elevator Usage Fee	\$100,000.00
3/17/2015	A3 Communications Network Cameras	\$2,290.70
4/10/2015	East Carolina Communications, LLC, Install Cable in new CVB	\$600.00
4/27/2015	Carolina Earth Movers (encumbrance) (drawn \$78,972.03)	\$103,207.55
Total Spent in Account:		\$219,483.84
Total Remaining in Account:		\$32,516.16

Uptown Alley Improvements		
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Mr. Flood replied yes.

Mr. Woodson asked if there was a deficit in Evans Gateway.

Mr. Flood stated there will be a budget ordinance to clean up the accounts before the end of the fiscal year.

Ms. Dunn asked what the red numbers were.

Mr. Flood replied that they were transfers and overages.

XI. Comments from Commission Members

No comments

XII. Adjournment

Motion was made by Ms. Dunn and seconded by Mr. King to adjourn the Redevelopment Commission meeting at 6:00pm. Motion carried unanimously.

Respectfully submitted,

Signature on file

Thomas G. Wisemiller,
The Economic Development Project Coordinator
City of Greenville Community Development Department