

**Redevelopment Commission
Meeting Minutes
Tuesday, September 1, 2015
Greenville, North Carolina**

Present:

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

II. Roll Call

III. Approval of Minutes – August 4, 2015

Motion was made by Mr. King and seconded by Mr. Patterson to approve the meeting minutes for August 4, 2015 as presented. Motion carried unanimously.

IV. Update on the Hodges Alley Improvement Project

Mr. Wisemiller gave the update on the Hodges Alley Improvement Project. Staff last updated the RDC on this project in September of 2014. Due to other projects, such as the parking deck, this project did not make it in the queue. Business owners are beginning to inquire about it. RDC previously used bond funds to complete the Cotanche/Reade streetscape and to complete improvements and upgrades on the Hodges parking lot. One section of the Hodges alley, which is owned by the City, was not included in those improvements. The alley has buckling pavement, drainage issues among other conditions requiring improvements. Business owners have invested in this block and are interested in seeing improvements to the alley. Proposed improvements to Hodges Alley were to include resurfacing of approximately 40 linear feet of alley plus an addition of 1-2 planters near entrance. The project was originally budgeted for \$34,000 (possibly up to

\$40,000). Staff will need to get new cost estimates. One question the planners will need answered is should the alleyway be for vehicular/truck access or pedestrian-only access.

Mr. Hatoum stated that the business owners would prefer the alley be completely closed off and used for pedestrians only. The Fire department does not use it for emergencies.

Mr. King asked if the one lane was sufficient for vehicles to get in and out.

Mr. Hatoum replied that it was a hazard because the buildings created a blind spot. Since people are always walking through there, it is not a safe alleyway for driving.

Ms. Dunn asked if a different surface material will be used if determined for vehicles or pedestrian.

Mr. Wisemiller replied possibly. Staff can come back with two proposals. One for sidewalk construction and one to withstand vehicles.

Mr. Hatoum stated that it would be nice if there were posts installed to prevent trucks from entering the area. One business has had their canopy torn down at least three times due to trucks passing through. Delivery trucks are being parked there so, by blocking off the alley, trucks won't be able to park there anymore.

Mr. King asked how many business owners were on that side of that parking lot.

Mr. Hatoum replied about fifteen to twenty businesses.

Mr. King asked where the trucks were supposed to unload.

Mr. Hatoum replied that there were plenty of loading zones on the street. The delivery drivers don't want to have to walk.

Ms. Dunn stated that since the alley is narrow, then it is not safe for both trucks and pedestrians.

Mr. Patterson asked if the question of this alley has been brought up at any public forums.

Mr. Hatoum replied that from the conversations he has had with business owners, many of them would rather it be for pedestrians only, but the delivery people want to keep it open due to ease.

Mr. Woodson asked if there needed to be a public forum before the alleyway could be closed off.

Mr. Wisemiller replied yes. Staff will need to ensure that the project is still within budget.

Mr. Hatoum stated that one consideration would be to improve storm water drainage.

Mr. Wisemiller stated that knowing business owners preferred a pedestrian alley staff could get one proposal.

Mr. King stated that he remembered \$34,000 being allocated for the improvement of this alleyway. He would be in agreement with any improvement to the alley that would make it match the other alleyways.

Mr. Woodson asked if this update was for information only and no action is required.

Mr. Wisemiller replied yes, this is for informational purposes. Staff will be back with proposals and maybe a couple of different scenarios.

V. Public Comment Period

No comments were received.

VI. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the monthly financial report. There were no new expenses to report. There are several activities taking place that were approved with prior actions. Those should be finishing up soon.

Redevelopment Commission Budget FY 2014-2015

Center City Bond Funds

Evans Gateway		Beginning balance:	\$159,000.00
Date			
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		Beginning balance:	\$254,000.00
Date			
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
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:	\$205,074.43
		Total Remaining in Account:	\$46,925.57
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			\$272,217.50

West Greenville Bond Funds

West 5th Streetscape, Phase II design			
Date		Beginning balance:	\$58,000.00
7/10/2014	Rivers & Associates, Inc.		\$7,245.00
8/5/2014	Rivers & Associates, Inc.		\$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
12/9/2014	Rivers & Associates, Inc., West 5th Street Streetscape Phase II		\$31,600.00

		Total Spent in Account:	\$53,360.00
		Total Remaining in Account:	\$4,640.00
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
12/3/2014	HUD, purchase of Pamilco property from Housing		\$60,673.71
1/13/2015	Parker and Associates Land Surveying, Inc., 650 Atlantic Avenue		\$1,200.00
1/13/2015	Parker and Associates Land Surveying, Inc., 604 Clark Street		\$700.00
3/25/2015	Dunklee & Dunham Environmental Site Assessment		\$2,500.00
3/26/2015	Avery, E. Cordell, 604 Clark Street		\$74,133.63
4/9/2015	Darden Properties 605A Clark Street		\$600.00
4/9/2015	Icerlene King 605A Clark Street		\$1,050.00
4/9/2015	Icerlene King 605A Clark Street		\$2,129.79
5/7/2015	Icerlene King 605A Clark Street		\$2,729.79
5/14/2015	Avery, E. Cordell, 650 Atlantic Avenue		\$31,997.88
		Total Spent in Account:	\$182,614.80
		Total Remaining in Account:	\$87,385.20

Total of all West Greenville Bond accounts **\$92,025.20**

Mr. Flood invited the commission to an upcoming workshop, the Horizons 2026, on September 14 at 6:00pm.



Horizons 2026
GREENVILLE'S COMMUNITY PLAN

WORKSHOP FOR OUR FUTURE

Public Kickoff Meeting for Greenville's New Community Plan

Where do we want the next 40,000 Greenville residents to live, work, and play?

Monday, September 14
6:00 PM - 8:00 PM
Greenville Convention Center
303 SW Greenville Blvd.

Horizons.GreenvilleNC.gov

Mr. King asked when the last update to the Horizons plan was.

Mr. Flood replied 2010. A review is done every five years. The last major update took place in 2004. That one went through a two year process. It is time for another major update.

Ms. Dunn asked how long this one is expected to take.

Mr. Flood replied about eighteen months, however, staff is about three months into the process already.

VII. Comments from Commission Members

Mr. Hatoum stated that there was originally discussion about opening up an alleyway or access point to the parking deck in the area by the Scullery. He asked if there was any progress made.

Mr. Flood replied that the City had not been able to reach an agreement with the owners.

VIII. Closed Session

Mr. Wisemiller stated the purpose of the closed session.

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.

Motion was made by Mr. King and seconded by Mr. Patterson to go into closed session. Motion carried unanimously.

Motion was made by Ms. Dunn and seconded by Mr. King to return to open session. Motion carried unanimously.

Ms. Siguaw stated that the alleyway Sharif mentioned near Scullery's looked messy when compared to the other alleyways. She asked if there was a way to push a project through or at least obscure it.

Mr. Hatoum asked if there was a reason that the ordinance for breweries didn't include liquor.

Mr. Flood replied that it is a different process and would need a different ordinance.

Mr. Hatoum asked if the subject could be brought up to City Council.

Mr. Flood replied that it can. Staff will need to work out the other issues first.

XI. Adjournment

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

Respectfully submitted,

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