

NOTES

TO: Honorable Mayor and City Council Members

FROM: Barbara Lipscomb, City Manager *BL*

DATE: October 8, 2014

SUBJECT: Materials for Your Information

Please find attached the following material for your information:

1. A memo from Kevin Mulligan, Public Works Director, providing an update on the Convention Center expansion and renovation
2. A memo from Kevin Mulligan, Public Works Director, providing an update on the parking deck
3. A memo from Les Everett, Chief Building Inspector, regarding permits issued in September for new residential and commercial construction
4. A report from the Inspections Division for September
5. An e-mail from Jared Sonne, Senior Vice President of Suddenlink Communications, regarding recent channel changes
6. A memo from Chris Padgett, Assistant City Manager, regarding special event permits recently issued
7. Minutes from the September 2, 2014, Redevelopment Commission meeting

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Attachments

cc: Dave Holec, City Attorney
Carol Barwick, City Clerk



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Memorandum

To: Barbara Lipscomb, City Manager
From: Kevin Mulligan, PE, Director of Public Works
Date: October 8, 2014
Subject: Project History and Status – Greenville Convention Center Expansion and Renovation

In December 2013, the City released a Request for Qualifications (RFQ) requesting Design-Build service proposals for the Greenville Convention Center (GCC) Expansion and Renovation. The purpose of this project is to update and upgrade the facility in an effort to compete with other convention centers in the region. The project includes an approximately 12,000 square foot LEED Silver addition consisting of meeting/breakout rooms and an outdoor terrace. The interiors of the existing facility including bathrooms, pre-function area, and the ballroom are to receive complete finish upgrades.

In May 2014, the City entered into a Design-Build Agreement with TA Loving Company for design-build services for the GCC Expansion and Renovation. The team of TA Loving and Oakley Collier Architects was selected based on their previous history with successfully designing and constructing other convention centers in North Carolina.

One hundred percent (100%) plans were received by the City and advertised for bids in August 2014 by TA Loving Company. Bids for all 18 sub-contract packages were received from sub-contractors on September 9th and September 17th (for packages having less than three bids on September 9th). We received at least three bids for 13 of the packages including major packages such as site-work, roofing, plumbing, electrical, mechanical, and the interior finish packages. There were five bid packages for which we received only two bids. These packages were concrete, structural steel, millwork, drywall, and acoustical treatments. Packages such as structural steel, millwork and acoustical are specialty items with few suppliers/contractors, and it is not out of the ordinary to receive less than three bids.

After completing scope reviews of the apparent low bidders, TA Loving Company presented a total project cost (design, construction, and contingency) of approximately \$4.88M to City staff on September 23, 2014. The City budget for the project is \$4.52M. After two value engineering meetings, the project cost was reduced to approximately \$4.6M. We are currently finalizing the value engineering log and are awaiting final pricing on a few items that includes the reduction in the number of decorative ceiling disks in the banquet hall and finishes in the west lobby. Within a week, TA Loving expects to present the City a GMP within the \$4.52M budget.

cc: Scott P. M. Godefroy, PE, City Engineer



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Memorandum

To: Barbara Lipscomb, City Manager
From: Kevin Mulligan, PE, Director of Public Works
Date: October 8, 2014
Subject: Project Status – Uptown Parking Deck

On June 2, 2014, Barnhill Contracting Company began construction of the Uptown Parking Deck as Construction Manager at Risk for the City of Greenville.

Demolition of the existing Moseley Parking Lot was the first item completed followed by the excavation of the site to allow for pile installation. The structure required 173 auger-cast displacement piles drilled to a depth of 55' below the building footings. Following the completion of the piles, the concrete pile-caps (footings) were formed and poured. The pile-caps include all necessary embed plates and bolts to support and connect to the precast walls and columns.

On August 25, 2014, the first piece of precast (walls and columns of the deck) was erected. Due to the small site, the crane was placed in Cotanche Street to complete the final portion of the erection. Cotanche Street was closed for approximately 2 weeks and is now reopened. Precast erection was completed on September 25, 2014.

Backfill of the structure began next. Nearly all of the soil that was excavated from the site to allow for the installation of piles and pile-caps was hauled back to the site and placed and compacted beneath and around the structure to form the new ramps on the ground floor. Backfill operations should be completed by the end of the week (10-10-14).

Currently, the plumbing and electrical sub-contractors are roughing-in for their systems and installing all underground conduits and pipes before the concrete ground slabs are poured. The masonry sub-contractor mobilized this week as well and should complete the block rooms (storage, electrical, and IT) and the clock tower within 2 weeks. The grading sub-contractor is continuing backfill operations and is completing the utility tie-ins. Fourth Street will be closed from October 6 2014, to October 10, 2014, to complete the stormwater tie-in for the project.

Upcoming activities include EIFS cornice installation and metal framing/roofing on the clock tower. The elevator is scheduled to arrive on site in late October and will take 3-4 weeks to install. Sidewalks, pavers, and landscaping around the deck and in the Evans Street lot will begin shortly. Plumbing, mechanical, and electrical work is ongoing.

The project is on schedule and should be completed and turned over to the City by December 17, 2014. Please see the attached photos of some current activities.

Attachments

cc: Scott P. M. Godefroy, PE, City Engineer

Parking Deck View from ECU Clement Dormitory (10-6-14)



South-West Pedestrian Entrance (Stair and Elevator Towers)



"Flanagan Panels" Along 4th and Cotanche Streets.



Backfill Operations at Ramp



North Stair Tower at 3rd Level



North Stair Tower at 3rd Level



Memorandum

To: Barbara Lipscomb, City Manager

From: Les Everett, Chief Building Inspector *LE*

Date: October 1, 2014

Subject: New Building Permit Report

The following is a list of Building Permits issued for NEW Residential and Commercial construction during the month of September, 2014.

Builder	Address	Type	Cost
Farrior And Sons, inc.	4301 Charles Bv	Church	3,439,085
Cox, Lyman L. Jr	210 Wilson St	Commercial Shell	65,000
Entrophy Solar Integrato	1760 Fleming School Rd	Commercial/business (new)	3,465,000
Farrior And Sons, inc.	207 Manhattan Av	Commercial/business (new)	993,000
Hudson Brothers Const. C	1540 E Arlington Bv	Commercial/business (new)	1,118,995
Elks, A Construction	2008 Leighton Dr A	Duplex Townhome	170,000
Elks, A Construction	2008 Leighton Dr B	Duplex Townhome	0
Russell, Rocky Builders,	2230 Sweet Bay Dr A	Duplex Townhome	181,550
Russell, Rocky Builders,	2230 Sweet Bay Dr B	Duplex Townhome	0
American Builders, inc.	3501 Oglethorpe Dr	Single Family Residential	198,000
Bella Homes, Llc	4325 Lagan Ci	Single Family Residential	154,650
Biggs Construction, inc.	1001 Nottingham Rd	Single Family Residential	314,730
Bryton Homes, Llc	3836 Forsyth Park Ct	Single Family Residential	225,000
Caviness & Cates Bldg &	1108 Katie Ln	Single Family Residential	200,350
Caviness & Cates Bldg &	1105 Katie Ln	Single Family Residential	198,900
Caviness & Cates Bldg &	1104 Katie Ln	Single Family Residential	197,300
Caviness & Cates Bldg &	1112 Katie Ln	Single Family Residential	198,900
Clark, Bill Homes Of	2504 Sapphire Ct	Single Family Residential	123,600
Clark, Bill Homes Of	2501 Sapphire Ct	Single Family Residential	98,300
Clark, Bill Homes Of	404 Knoll Ci	Single Family Residential	134,000
Harris Residential Bldrs	3641 Prestwick Pl	Single Family Residential	145,150
Roberson Builders, Llc	816 Megan Dr	Single Family Residential	113,250
	Total		11,734,760

(Previous year and month comparison of new construction)2014-2015July

Residence:	6 Permits	1,172,950
Duplex T: (1 Bldg/2 Units)	2 Permits	180,000
Multi-Family:	1 Permit	873,290
Business:	6 Permits	7,382,075
Total:	15 Permits	9,608,315

August

Residence:	12 Permits	1,865,600
Total:	12 Permits	1,865,600

September

Residence:	13 Permits	2,302,130
Duplex T: (2 Bldgs/4 Units)	4 Permits	351,550
Business:	3 Permits	5,576,995
Shell:	1 Permit	65,000
Church:	1 Permit	3,439,085
Total:	22 Permits	11,734,760

F/Y Total:	49 Permits	23,208,675
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2013-2014July

Residence:	25 Permits	2,913,900
Duplex T: (4 Bldgs/8 Units)	8 Permits	599,500
Business:	2 Permits	715,323
Total:	35 Permits	4,228,723

August

Residence:	16 Permits	2,293,000
Duplex T: (2 Bldgs/4 Units)	4 Permits	349,500
Multi-Family: (3 Bldgs/22 Units)	3 Permits	1,240,470
Shell:	1 Permit	740,000
Business:	1 Permit	500,000
Total:	25 Permits	5,122,970

September

Residence:	28 Permits	3,766,200
Duplex T: (1 Bldgs/2 Units)	2 Permits	211,100
Business:	3 Permits	474,700
Total:	33 Permits	4,452,000

F/Y Total:	93 Permits	13,803,693
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Cc: Merrill Flood, Director of Community Development

Doc: 989317

Community Development Department / Inspections Division
 City of Greenville
 Sep-14

The following is a monthly breakdown of activities of this Division as related to construction within our jurisdiction

2013-2014 Building Permits	September	
	# of Permits	Value
Residence	13	\$ 2,302,130.00
Residence Addition	4	\$ 45,800.00
Residence Alteration	12	\$ 180,850.00
Duplex Townhomes	4	\$ 351,550.00
Duplex Alteration	2	\$ 25,000.00
Duplex Additions	1	\$ 22,000.00
Multi-Family	0	\$ -
Multi-Family Townhomes	0	\$ -
Multi-Family Additions	0	\$ -
Multi-Family Alterations	1	\$ 9,500.00
Business	3	\$ 5,578,995.00
Cell Tower & Foundation	0	\$ -
Shell	1	\$ 65,000.00
Office	0	\$ -
Hotel/Motel	0	\$ -
Educational	0	\$ -
Business Additions	2	\$ 885,420.00
Business Alterations	15	\$ 2,536,027.00
Churches	1	\$ 3,439,085.00
Church Addition	0	\$ -
Church Alterations	0	\$ -
Clubhouse	0	\$ -
Swimming Pool	2	\$ 224,922.00
Storage/Accessory	6	\$ 170,600.00
Garage/Carport	0	\$ -
Storage Additions	0	\$ -
Storage Alterations	0	\$ -
Garage Additions	0	\$ -
Garage Alterations	0	\$ -
Retaining Wall	0	\$ -
Foundation	1	\$ 6,900.00
Signs	16	\$ 85,330.00
Roofing	2	\$ 5,000.00
Family Care	0	n/a
Change of Occupancy	0	n/a
Day Care	0	n/a
Temp. Utilities	17	n/a
Mobile Homes	3	n/a
Safety Review	5	n/a
Driveway	16	n/a
Land Disturbance	23	n/a
Demolition	3	n/a
Tents	0	n/a
Total for Month	153	\$ 15,742,109.00
	for month	to date
Total Value New Construction	\$ 11,734,760.00	\$ 23,583,675.00
Total Alterations	\$ 4,007,348.00	\$ 17,863,408.00

	Permits	Inspections
Building Permits	153	429
Mechanical Permits	153	440
Plumbing Permits	38	124
Electrical Permits	198	532
Total Permits	540	1525
Building Inspections	289	1035
Plumbing Inspections	178	598
Mech. Inspections	272	892
Elect. Inspections	302	895
Privilege License Inspections	15	39
Fire Inspections	2	2
Stop Work Orders	1	1
Condemnations	0	0
ABC Lic. Insp	4	9
Non- Residential Min. Code Insp.	0	1
Total Inspections	1063	3472
Commercial Plan Reviews	30	94
Residential Plan Reviews	33	73
Sign Plan Reviews	19	56
Site Plan Reviews	11	23
BOA Reviews	4	10
Turnover	\$ 68,866.50	\$ 190,208.72

doc #985371

Respectfully Submitted,



Lea Everett
 Chief Building Inspector

cc: Merrill Flood, Director of Community Development

Barbara Lipscomb

From: Sonne, Jared <Jared.Sonne@suddenlink.com>
Sent: Friday, October 03, 2014 2:50 PM
Subject: Suddenlink Communications - recent channel changes

To our Franchise Authority partners,

I am reaching out regarding recent news about certain Suddenlink Communications programming changes. Many of you received phone calls from me or member of my team sometime over the last few days to alert you about what might be happening and to help prepare you and your office staff to respond to any inquiries. I apologize for not yet being able to reach out to each of you personally, but will be doing so over the coming days and weeks. As many of you know, as of October 1, Suddenlink is no longer carrying Viacom channels and has added a variety of new channels to our line up.

Viacom demanded a nearly 50% increase in order for Suddenlink to continue carrying their channels – even though viewership has decreased in the last several years for their main channels, some by almost 30%. In response to this unreasonable price increase, we asked Viacom for its a la carte rates so that we could consider carrying those channels that our customers watch the most. Viacom demanded a higher rate for each single channel of its most popular programming (like Comedy Central, MTV and Nickelodeon) than for all 24 of its channels together. As a result of Viacom's unreasonable demands and unwillingness to compromise on more reasonable terms, we are no longer able to offer the Viacom channels. More information is available at SuddenlinkOnYourSide.com.

Suddenlink is not alone in this decision. A recent Wall Street Journal [article](#) discusses approximately 60 smaller cable companies across the country that made the same decision in an effort to fight escalating content costs.

The good news is that, on October 1st, Suddenlink added a number of new channels to our lineup, including diverse offerings such as TV One, WE-TV, The Blaze, RFD-TV, Sprout and The Game Show Network. We are excited to bring these new programming options to our customers. More information on these new channels is available at ByPopularDemand.com.

There is one additional item I want to be sure you are aware of. Unfortunately, as a result of us no longer offering the Viacom channels, Viacom has taken the extraordinary step of now blocking Suddenlink Internet customers' access to content that is otherwise freely available on Viacom's websites. To make matters worse, Viacom is telling our customers that WE are blocking the content, which I can assure you is certainly not the case. See this Multichannel News article available [here](#) for more information on what Viacom is doing. To be clear, a Suddenlink Internet customer who subscribes to video service from DirecTV, Dish or another provider (or does not subscribe to video service at all) can no longer view full length videos on Viacom's websites because Viacom is blocking them from doing so. Keep in mind that these videos can be viewed by anyone else with an internet connection for free. This is unfair and wrong for our customers.

I hope that you find this information helpful in case you receive calls from constituents on these matters. If you have any questions, please let me know.

Regards,

Jared Sonne
Senior Vice President - Suddenlink Communications
252-757-2201



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Memorandum

To: Honorable Mayor and City Council Members
From: Chris Padgett, Assistant City Manager *C.M.P.*
Date: October 8, 2014
Subject: Notice of Special Event Permits Approved

The following special event applications were approved by the Greenville Police Department. If you have any questions about this report, contact me or Chief Aden.

Type of Event	Event Date	Event Location	Event Organizer/ Sponsoring Agency	Law Enforcement Required
Unity in Faith Gathering (street closing)	9/27/2014	Alley St b/w Pamlico and Albemarle Avenues	N/A	No
Homecoming Parade Viewing (street closing)	10/4/2014	Biltmore St. b/w 4 th and 5 th Streets	ECU Alumni Association	No
Charity Motorcycle Ride and Fundraiser (parade permit / amplified sound)	10/11/2014	2101 W. Arlington Blvd.	Eastern Radiologists, Inc.	Yes
5K Road Race (parade permit)	10/11/2014	Lynndale Subdivision (starts and ends on Cromwell Drive)	Hope of Glory Ministries	Yes
Neighborhood Block Party (street closing)	10/19/2014	Daventry Drive b/w Abbotts Lane and Huntington Road	N/A	No
Halloween Hustle 5K Road Race (parade permit)	10/25/2014	Lynndale Subdivision (starts and ends on Cromwell Drive)	Dawn Pearce	Yes
Family and Friends Weekend (amplified sound)	10/31/2014	Convention Center	Koinonia Church	No

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cc: Dave Holec, City Attorney
Carol Barwick, City Clerk

**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. Sigauw 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. Siguaw 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