

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

April 2, 2013
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
Chris Mansfield, Chair

Don Mills, Vice Chair
Richard Patterson

Judy Siguaw
Mark Woodson

STAFF MEMBERS PRESENT: Rik DiCesare, City Traffic Engineer; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Scott Eaton, Planner; Merrill Flood, Director of Community Development; Kevin Mulligan, Director of Public Works; and Carl Rees, Economic Development Manager

APPROVAL OF MINUTES OF MARCH 5, 2013

Motion was made by Mr. Don Mills and seconded by Mr. Richard Patterson to approve the March 5, 2013 minutes. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

UPDATE ON EVANS STREET GATEWAY PROJECT

Mr. Mulligan: Initial beautification and sidewalk plans meant a lane reduction with one lane in each direction. Given current development in the area, the lane reduction is no longer feasible.

Mr. DiCesare: There is a realignment of six feet wide with the six feet high Town Creek culvert. Evans Street is one of the three major spines in the City along with Dickinson and Cotanche. Formalized and definitive more so now with these other developments than when the study began. It is impractical at this time to eliminate all of the lanes.

Mr. Mansfield: Where will the entrances be at the East Carolina University (ECU) student housing?

Mr. DiCesare: The entrances will be at Evans Street and Eighth Street.

Mr. Rees: Most entrances will be on Evans Street.

Mr. Rees: Another meeting in April to go over this more. The project will move forward with these changes that will also create opportunities.

Mr. Mansfield: Please maintain appearance.

Mr. Rees: No action required at this time. Staff will offer recommendations at the April Redevelopment Commission workshop session.

UPDATE ON GO SCIENCE PROJECT

Mr. Rees introduced Mr. Rodger Conner, Executive Director of the Go-Science organization will update the Redevelopment Commission on current plans and fundraising projects.

Mr. Conner: The project is ready to move forward. Time is now for Greenville and the east. The development of the first phase is ready to begin. Phase 1 will be complete by the start of the school year. There are diverse funding sources. Their availability will determine progress. The project will be sending a signal that Greenville values science. What we invest in is what we value. Phase 1 is the administrative offices and open space. Phase 2 is total occupation. The Master Plan will serve as a guide for Phase 3.

Why Greenville is Investing in STEM (Science, Technology, Engineering and Mathematics):

Wages – STEM job holders earn 11% higher wages than other 4-year degreed jobs. :

Job Growth – In the last 10 years, STEM jobs grew 3 times faster than non-STEM jobs.

Lower Unemployment – In 2010, the US unemployment rate for STEM workers was 5.3% compared to 10% for all other occupations.

Innovation is the key driver of competitiveness, wage and job growth, and long-term economic growth.

Education is a key element for promoting economic growth and increasing the innovative capacity of Greenville, NC.

Go-Science is an Investment in Our Community and Families

We help protect the community by educating local STEM workers for local STEM jobs.

There is a long-standing tradition of families helping each other and the local community and Greenville has pulled together in this time of need to support the science center.

We improve the lives of people in our community by enhancing their quality of life.

Go-Science raises student interest and achievement in STEM studies and inspires innovative careers.

As emphasized in the NC State of the Workforce Report, these STEM-based educational resources play a vital role in the workforce preparedness pipeline cultivating Greenville's future knowledgeable workers and advancing the City's economic development efforts with the 21st century skills.

Go-Science is an Economic Development Engine

Business and industry have identified needs in developing STEM employees.

Science organizations are catalysts for economic growth.

Science centers partner with the private sector to drive the economy.

Go-Science is an Economic Development Engine (Institute of Museum and Library Services, Bill and Melinda Gates Foundation): With an open science center, Greenville and Go-Science will be able to access grant funding to support programming.

The Go-Science Center will involve West Greenville, the Center City, Commercial Centers and East Carolina University. Volunteer, donate and be involved. Go to www.Go-Science.org.

The Science Center Groundbreaking will be on May 17, 2013 for Phase 1.

Mr. Mansfield: Are there any questions?

Mr. Mills: Is the Challenger exhibit in Phase 2?

Mr. Conner: The Challenger exhibit will be in Phase 2 or Phase 3.

Mr. Mansfield: Does Phase 1 have funds to begin work?

Mr. Conner: Yes.

Mr. Mills: How many parking spaces?

Mr. Conner: Parking will be off site.

Mr. Mansfield: Where is main entrance?

Mr. Conner: For buses, the entrance will be on Ficklen Street. There will be an entrance at the front on Dickinson too.

Mr. Rees: Reconstruction of Dickinson Avenue will have a wider street to have more public parking to service center.

Mr. Mansfield: What do you need from the Commission?

Mr. Conner: We need your support for this is now a reality.

Mr. Mansfield: The Redevelopment Commission purchased this property to help get this done.

CONSIDERATION OF LEASE TERMS FOR A PORTION OF 729 DICKINSON AVENUE

Mr. Rees: Potential Lease Terms

Two (2) year initial term at \$1 per year: Renewable after year two provided progress being made toward implementation of additional phases of project.

Occupancy of showroom area only: Greenville Police Department will continue use of bay area and the City will continue storage in warehouse area.

Go-Science responsible for utility payments for entire building: Greenville Police Department will provide \$420 per month stipend to Go-Science to cover utilities for bay area.

Go-Science will be responsible for day-to-day maintenance and janitorial costs for "showroom" area including restroom facilities and HVAC. Greenville Police Department pays for maintenance costs associated with bays. City of Greenville is responsible for core maintenance items such as roof and structural items. Mr. Rees said there are no structural problems.

Go-Science is to maintain \$1 million in liability insurance.

Mr. King: Could they expand before the two years is up?

Mr. Rees: Yes.

Mr. King: Are we using the racks and tire space?

Mr. Rees: Not in use currently...

Mr. Mansfield: Do racks have resale value?

Mr. Rees: The City puts such equipment online for purchase.

Mr. Rees: Staff recommends that the Redevelopment Commission authorize negotiation of a lease agreement for the “showroom” portion of the structure at 729 Dickinson Avenue with the Go-Science organization. Final lease presented to RDC in May 2013.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to authorize negotiation of a lease agreement for the “showroom” portion of the structure at 729 Dickinson Avenue with the Go-Science organization. Final lease presented to RDC in May 2013. Motion carried unanimously.

Ms. Siguaw commended Mr. Rodger Conner for making the Go-Science Center a reality.

UPDATE ON BROWNFIELD GRANT PROGRAM

Mr. Rees: A “brownfield” is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in brownfields increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and improves and protects the environment. There have been three (3) \$200,000 awards for use in the Greenville Redevelopment Areas. The grants have been used for inventory, assessment, prioritization, and re-use planning. The Fiscal 2009 Petroleum Cooperative Agreement ended on September 30, 2012 and was successfully closed out with the Environmental Protection Agency (EPA) in December 2012. The City applied for two EPA Cleanup grants (\$200,000 each) for parcels associated with the former Imperial Tobacco Warehouse along Atlantic Avenue in December 2012. An announcement about grant awards is anticipated sometime this spring. If awarded, the grant period will most likely begin October 1, 2013. It is anticipated that cleanup activities could begin on the site in the first part of 2014.

The 2012 Assessment Grant:

The grant successfully paid for a multi-parcel Phase 1 Environmental Site Assessment (ESA) on a block of properties bounded 5th St, 4th St., Cotanche St., and Reade St. Several recognized environmental conditions (RECs) were identified. The completion of the Phase 1 ESAs in this area have allowed for developers to move forward with renovations to this block.

A Phase 1 ESA was completed on the former Keel’s Warehouse property along Dickinson Avenue. The Phase 1 ESA did not report any RECs and was conducted in support of a local business expansion.

In support of the GTAC project, the City's Brownfield Grant is paying for a multi-parcel Phase 1 ESA of the some 23 properties under construction. The Phase 1 ESA has been initiated and is anticipated to be completed later this month.

Mr. Rees: The work done at Dickinson Avenue was a part of the Brownfield Grant Program. Brownfield helped get the Go-Science ready to be where we are today.

Mr. Mansfield: How many grants?

Mr. Rees: This is the third assessment grant. I would like to publicly commend the EPA with flexibility to take doubt out of property. This is a win win situation.

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

No comments were made.

CLOSED SESSION

Mr. Rees: The purpose of the closed session is 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; and

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 for purpose of redevelopment specifically 907 West Fifth Street.

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

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to move out of closed session and back into open session. Motion carried unanimously.

ADJOURNMENT

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

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