

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

October 1, 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

Angela Marshall
Richard Patterson

Judy Siguaw

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; and Carl Rees, Economic Development Manager; Niki Jones, Housing Administrator

APPROVAL OF MINUTES OF September 3, 2013

Motion was made by Mr. Richard Patterson and seconded by Mr. Jeremy King to approve the September 3, 2013 minutes. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

Consideration of Scope and Fee for Evans Access Design Work

Mr. Rees: What we want to do tonight is slightly more expansive than just the scope and fee. We discussed the contract with Rivers and Associates that allowed us to bring them on for contract design work to get people to and from Evans St. The work that we do there will be minimal. With that understanding we moved forward and have been able to get a scope and a fee. The work for the parking deck is moving along quickly. We have got Greg Lambert, a landscape architect from Rivers and Associates here to take back ideas to develop a preliminary plan for approval and implementation in the deck project.

Mr. Rees discussed preliminary design ideas for parking deck.

Ms. Marshall- First thing that came to mind is handicap access.

Mr. Rees- It definitely will be ADA accessible.

Mr. Mansfield- I think Judy mentioned the alley is fairly narrow and the buildings need

some façade work.

Ms. Siguaw- It is not a very nice looking alley. At the parking deck meeting they did discuss a lot of potential designs and mechanisms to enhance the space.

Mr. Rees- I think that is the plan to create vibrant gathering spaces. It does start at fifteen feet and then widens.

Mr. Mansfield- On Cotanche we are picking up sidewalk space by getting rid of diagonal parking.

Mr. Rees- Yes, eight feet.

Mr. Mansfield- And giving up one dozen spaces?

Mr. Rees- Maybe six.

Mr. Mansfield- The footprint looks like it has shrunk so that we have some pedestrial mall space and I can think of a number of uses for the deck on the weekends. It could facilitate some extreme biking or be used for road races. There really are a lot of options when people think about opening up the first level of the deck.

Mr. Rees- I would like to reconfirm consensus that this is a really functional space. Whatever fill is required, basic landscaping, lighting, and cameras. So in a month or year if we sell a building there you would not have to tear a bunch up. Is that the consensus?

Mr. Patterson- Yes.

Mr. King- Yes. We want a pathway to Cotanche and to Evans and not spend a bunch of money. We want clean well-lit, minimalist, and attractive.

Staff Recommendation: The Redevelopment Commission authorizes a fee of \$18,385 with Rivers and Associates for completion of design and construction management tasks for the Evans Access project.

Motion was made by Mr. Jeremy King and seconded by Ms. Richard Patterson to authorize a fee for design and management work. Motion carried unanimously.

Recommendation of Dickinson Market Study Consultant Team

Mr. Rees: Part of the Redevelopment Commission's work plan for the year is to take a look at how we can spur revitalization on the southern end of downtown in the City's former tobacco district. The Redevelopment Commission and City Council have

budgeted funds to do a first class study in that area. A variety of City staff and other stakeholders developed an interview process and interviewed four teams. We narrowed it down to Wishneff and Associates.

Discussion of background and qualifications of Dickinson Market Study consultant team.

Mr. King- First, I want to thank the City staff. All four applicants were qualified and put on great presentations. It did come down to two, but the reason we went with Wishneff is because they seem to have the best resume to work in similar markets. I would invite the public to be involved all over the region.

Mr. Patterson- I was impressed with their experience working with hospitals and universities and that is why I favored them.

Mr. King- When does the DOT project plan to go on?

Mr. Rees- The expectation is that we would go on with that in 2015.

Staff Recommendation: The Redevelopment Commission authorizes recommending the Wishneff to the Greenville City Council on November 7, 2013 to be the contractor for the Dickinson design plan.

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to recommend Wishneff and Associates to City Council. Motion carried unanimously.

Authorization to Complete Geotechnical Work at Cotanche/Reade Alley

Mr. Rees- Those of you who served on the Commission during the project between the theatre and Starlight Café and other businesses along that corridor may recall I asked for additional money because we found some underground tanks and other issues that were unexpected. It would have been ideal if we would have known all that in advance, therefore, what we are proposing to do some subsurface exploration. That seems like a much more prudent idea in developing budgets.

Mr. Mansfield- Might we change the name from alley to walk way for these lanes since it really is for pedestrian access? I think maybe lane or walkway might be the way to characterize them.

Ms. Marshall- I think changing the name to alley offers more security.

Mr. Rees- There is a naming opportunity here. I think that is a great idea. I really do think the Commission is on to something.

Staff Recommendation: Staff requests authorization to complete geotechnical work in the Reade to Cotanche Alley with a not to exceed cap of \$7,500.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Richard Patterson to authorize geotechnical work in the Reade to Cotanche Alley. Motion carried unanimously.

Discussion of Job Requirements for Business Plan Competition Grants

Mr. Rees- We had gotten into a little bit of discussion during consideration of the applicants for the last round of the Business Plan Competition. Some questions did come up concerning the idea of funding jobs. This concept was added about two years ago with the idea of creation of jobs.

Mr. Rees discussed the current qualifications for the Small Business Plan Competition.

Ms. Siguaw- I thought Jeremy had some good points last time so I think we need to look at this and determine if we want it amended in some way.

Mr. Rees- You would not want someone working now through December on a business plan thinking they may receive funding for job creation. If the Commission really thinks you would rather not have this employment part to it, it would be ideal if you could to make a decision tonight.

Ms. Marshall- The last time we had this conversation my concern was putting value on a type of job.

Mr. King- With everyone we give a grant to I expect them to create a job of some sort, if not now, then down the road. I would vote to take the entire job creation part out.

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to amend Business Plan guidelines by striking everything after “and create employment opportunities” in the purpose. Motion carried unanimously.

Authorization to Acquire 917 West 5th Street Through Tax Foreclosure

Mr. Jones- Tonight I’m coming before the Commission to authorize the purchase of property. In the past we have had a strategy in terms of acquisitions. We have purchased several properties already.

Mr. Jones discussed the background of property of interest.

Mr. Jones- We would like authorization to negotiate up to tax value plus twenty percent,

however, at best we could potentially get it for about \$9,200. We just want to be sure because this is an extremely important piece to our puzzle.

Mr. King- I think every citizen should pay their property taxes. Maybe we should negotiate with the people who owe the taxes.

Mr. Jones- We have done our due diligence.

Mr. King- Has this happened in this way before?

Mr. Flood-Yes, it has.

Mr. Mansfield- Might there be some environmental considerations as well?

Mr. Jones- We have done a phase II and have gotten the ok.

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to negotiate up to tax value plus twenty percent. Motion carried unanimously.

Report on Wayfinding Contract

Mr. Rees-We did want to update the Commission on the quote for the Wayfinding signs that should be installed by mid November. Everything is good there, but as we sought authorization the final bill is an addition \$84.52. Other than that everything is moving forward.

Motion was made by Mr. Jeremy King and seconded by Ms. Angela Marshall to authorize additional funds. Motion carried unanimously.

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

Mr. Jeremy King: I have been on this Commission a year and I am starting to see some of the work that we do. The First Street Project I think we will be pleasantly surprised.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Carl J. Rees". The signature is written in a cursive style with a long horizontal stroke at the end.

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