

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

November 5, 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

Sharif Hatoum
Richard Patterson

Judy Siguaw
Mark Woodson

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; and Carl Rees, Economic Development Manager; Tom Wisemiller, Economic Development Project Coordinator; Mark Gillespie, Parks Superintendent; Lamarco Morrison, Parks Planner

APPROVAL OF MINUTES OF September 3, 2013

Mr. Mansfield- On the idea of using a new term for alley I think Angela meant to be in favor.

Mr. King- I think it should be corrected by changing "to" to "from."

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to approve the September 3, 2013 minutes as amended. Motion carried unanimously.

Presentation on Town Common Master Plan

Mr. Mansfield- This brings us back to the Town Common Master Plan and we had put together a group four years ago between Recreation and Parks and the Redevelopment Commission to help steer that. We came up with a plan and I think it would be appropriate now to take a look at it, particularly that it might be new business for the new City Council, but continuing business for all of us.

Mr. Flood- As the Chairman has indicated, in the fiscal year 2013-14 for the RDC there is an action plan to make improvements to the Town Common. The Master Plan was approved several years back as a way to engage the public more with this unique green jewel we have in the City. There has been work that has taken place to determine how we leverage improvements. Tonight we will hear a recap of what the Master Plan called for. I want to ask Mr. Morrison to come forward and talk about the Master Plan that was adopted by City Council.

Mr. Morrison gave a presentation on the Town Common Master Plan.

Mr. King- Can someone back up to the cost estimates on this one? Was the pedestrian bridge included in that estimate? A pedestrian bridge was first on the list. I wanted to know how much it would cost.

Mr. Mansfield-I would have to say there was a fair amount of dissention about whether or not a bridge could be engineered. The kind of bridge was a big issue. You are going over into a flood plain with a couple levees on the north side of the river and a lot of land that would be hard to develop and connect to River Park North. There were a number of ideas of how to get across the river.

Mr. Gillespie-The cost of the bridge really depends on what type of bridge you want to build. To really come up with some hard numbers for bridges you would have to do some studies but in my mind it is very feasible.

Mr. King- It surprises me that this was the highest thing on the list knowing that there was some controversy with the other bridge we did.

Mr. Mansfield- I guess there is just a lot of passion about finding some synergy between what is in River Park North and Town Common. It has been said that people do not use the park enough but there are some short-term things that could be done to draw them down there, in terms of phasing.

Mr. Rees-Were there any next steps the Commission wanted to consider?

Mr. Woodson-I think moving on we are facing challenges with funding. It may be something to look at as phase based.

Commission discussed opportunities and challenges concerning funding, including public-private partnerships and ways involve stakeholders.

Mr. Rees- It does sound like it remains consensus to continue discussions about this. If it sounds ok that we engage the partners like Uptown and Recreation and Park Commission, perhaps we can talk about a format and report back to you in January and look to finalize something to reengage.

PUBLIC COMMENT

There was no public comment.

Consideration of Funding for Dickinson Market Study

Mr. Wisemiller- We see the study as laying the foundation for the creation of a catalytic warehouse district on the edge of Uptown. At the same time, we see immediate

opportunities here to generate increased tax base, job creation, and private investment. Creating catalytic districts can be a real complex puzzle to solve. It is kind of easy to look at districts that are already successful around the country, then trace back and determine what they did to get there. I wanted to go into three themes we identified as why we think this study has the potential to have an impact: opportunity, expertise, and vision.

Mr. Wisemiller discussed comparable reuse projects highlighting similar opportunity, expertise, and vision.

Mr. Woodson- When you were talking I was thinking tobacco district does not mean a lot to some people. So I do not know which terminology we should use because tobacco gives the wrong impression to a lot of people. Maybe use a more formal name like the Ficklen District.

Mr. Rees- One of the things we have discussed in our office is when this district was operational there was a lot of employment and many of the people could walk to work from the neighborhoods around it. There is a goal to get some of that back.

Mr. King- And it is anchored by two major employers on each side of this district. There are people that theoretically do not want to drive out in suburbia.

Mr. Mansfield- Is there any action we need to take?

Staff Recommendation: Staff recommends that the Redevelopment Commission allocate a total of \$60,000 for the Dickinson Market and Planning Study out of funds budgeted for this purpose in fiscal year 2013 budget.

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to allocate \$60,000 for the Dickinson Market and Planning Study. Motion carried unanimously.

Consideration of contractor Estimates for 423 Evans Street Repairs

Mr. Rees gave background on the vacant lot at 423 Evans Street and discussed present condition.

Staff Recommendation: Staff recommends that the Redevelopment Commission authorize a contract with C.A. Lewis, Inc. for repairs to the walls at 423 Evans Street in the amount of \$53, 350 along with a project contingency of 10% for a total project cost of \$58, 685.

Mr. Hatoum- I noticed one of the line items was for phone lines and they did not include that.

Mr. Rees- It may be nominal and the wall belongs to the City of Greenville so it is unlikely whoever but the line up sought the approval of the City. It will likely be a matter of determining who the line belongs to and having them put it on their building.

Mr. King- Will this be a finished product?

Mr. Rees- This will be the finished product for the wall and punch through. Rivers and Associates was hired to do fill, lighting, bushes and some other things.

Motion was made by Mr. Richard Patterson and seconded by Mr. Sharif Hatoum to authorize contract with C. A. Lewis for repairs to the walls at 423 Evans for \$58,685. Motion carried unanimously.

Update on Cotanche to Reade Alley

Mr. Rees discussed project with private redevelopment of several buildings around 5th and Cotanche.

Mr. King- Do the private parties that are involved want this alley closed off?

Mr. Rees- They want a portion closed to allow for construction of the elevator core then want it opened as a pedestrian way rather than vehicular.

Mr. King- I certainly do not want to do anything they do not want to do, but if this is what they prefer then I do not have a problem with it.

Mr. Hatoum- If I am not mistaken, you mentioned they are looking for funding to have that done through the Redevelopment Commission.

Mr. Rees- The Redevelopment Commission had budgeted funds both to make improvements and to assist with the elevator. How that will work, we are not certain, yet. I do not have the details for you, yet.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to endorse the closing of the alley to vehicular traffic understanding it is in the interest of the developers as well. 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. Flood-This makes the last meeting of our chair, Mr. Mansfield, who has been apart of the Commission since December 2008. Thank you for your participation.

Mr. Mansfield-Thank you. It does not seem like that long. I will certainly follow to see the good things you continue to do.

Mr. Woodson-Thank you for your dedication, Chris. Thank you for your leadership and allowing us to remain independent and not being swayed by political view points.

ADJOURNMENT

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

Respectfully submitted,

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

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