

Redevelopment Commission Meeting
Tuesday, January 5th, 2016 ~ 5:30 PM

City Council Chambers ~ 200 West 5th Street

Agenda

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – November 3rd, 2015
- IV. Introductions: New Redevelopment Commissioner; New Economic Development Manager
- V. Consideration of Small Business Plan Competition Grant Recommendations
- VI. Update on the Hodges Alley Project
- VII. Public Comment Period
- VIII. Update on the Uptown Theatre Project
- IX. Announcement: Public/Stakeholder Meetings for the Town Common Phase-I Development
- X. Election of Officers
- XI. Report from Secretary
 - a. Monthly Financial Report
- XII. Comments from Commission Members
- XIII. Adjournment

DRAFT OF MINUTES PROPOSED FOR ADOPTION
Redevelopment Commission
Meeting Minutes
Tuesday, November 3, 2015
Greenville, North Carolina

Present:

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

II. Roll Call

III. Approval of Minutes – October 6, 2015

Mr. Woodson stated that Mr. King was not marked present for the October meeting but he was present.

Motion was made by Ms. Siguaw and seconded by Mr. Patterson to approve the meeting minutes from October 6, 2015 as amended. Motion carried unanimously.

IV. Update on Hodges Alley Improvements

Mr. Wisemiller stated that proposals for the improvements have not been received yet. Staff has been coordinating a meeting on the Hodges site with Public Works and the engineering consulting firm. Uptown Greenville has been working with a local architect on a concept. Staff has surveyed the stake holders in the area and the suggestions are leaning towards making a brick pedestrian alleyway. It will be similar to Merchants Alley with brick pavers and resurfacing. Private donations will assist with an archway/framework at the entrance to add character.

Ms. Dunn asked where the alleyway starts and ends.

Mr. Wisemiller replied that the area owned by the City and is being addressed in this projects is from Cotanche Street to about halfway back. Since the other half is private the City will not be doing the entire alleyway.

Ms. Siguaw stated that having the archway would help drivers know which way to go when they were trying to leave the parking lot.

Mr. Wisemiller stated that the archway would add definition without creating a blind spot.

Mr. Woodson asked if funds have already been allocated for the improvements.

Mr. Wisemiller replied yes; for the resurfacing and paving improvements. The framework or archway will need to be privately funded or use other funds.

Ms. Siguaw asked what the cost would be for the archway.

Mr. Wisemiller replied that he would need to get some estimates for it.

Ms. Siguaw asked if the local business owners would be willing to help with the cost.

Mr. Wisemiller replied that he had received positive feedback from the local businesses but will need to get an idea of what levels each business is willing or able to participate.

Ms. Dunn asked if the wrought iron archway is part of the design or is it based on the funding.

Mr. Wisemiller replied that the resurfacing will go forward but the archway can be done afterward.

V. Public Comment Period

No comments received.

VI. Election of Small Business Plan Competition Selection Subcommittee

Mr. Woodson stated that before the election, he will let the current members speak about the subcommittee.

Ms. Siguaw stated that it has been a rewarding experience. It can be time consuming. Each business plan review takes about ten to fifteen minutes. Then each applicant is given a 30 minute interviewing period. While it is heavy and intense, it is only four times per year.

Ms. Marshall stated that it is an enjoyable process. There was a good team working together and each one brought to the table their expertise.

Mr. Wisemiller stated that two of the current members are rotating off. There is a need for three active members on the subcommittee for the upcoming competition in December.

Mr. Woodson stated that Mr. King is eliminated from the process due to conflict of interest concerns.

Mr. Woodson opened the meeting to committee discussion.

Ms. Dunn asked who had served on the subcommittee before.

Ms. Siguaw replied just the three of us (Mr. Woodson, Ms. Marshall and herself.)

Ms. Dunn asked when the new officers would be elected.

Mr. Wisemiller replied that it would be in January, however, there may be some communication before that. This committee will be actively working on the next grant cycle.

Mr. Woodson stated that the cycle ends December 1st. After that the committee will need to meet because those dates have already been established.

Ms. Marshall asked when Mr. Woodson's term end.

Mr. Woodson replied tonight in about an hour.

Ms. Dunn asked when the recommendations were due for the new applicants.

Ms. Marshall stated that it is usually the first of the year. The applicants are informed if they have received a grant or not.

Ms. Marshall asked when the committee would select new officers for RDC.

Mr. Flood replied that typically it is in January, pending any reprieve to bring the Chair back in until selections have been made.

Ms. Siguaw asked if there would be a meeting in December.

Mr. Woodson replied that the subcommittee would be meeting.

Ms. Dunn asked if the recommendations are due in January.

Ms. Marshall replied yes.

Mr. Woodson stated that if Ms. Marshall and Ms. Siguaw are willing to serve one more cycle, then he would be willing to serve, if it is legal to do so.

Mr. Flood stated that he would check with the City Clerk's office for verification, however, typically, members may continue to serve until council appoints another member. If it is determined to not be the case then the members can name an alternate.

Mr. Woodson asked Ms. Siguaw and Ms. Marshall if they would be willing to will serve if allowed.

Ms. Siguaw and Ms. Marshall both replied yes.

Mr. Woodson stated that he too would serve one more cycle. If it is not possible, then a motion needs to be in effect allowing others to serve.

Ms. Dunn stated that the members didn't have any other choice. There is something to be said about continuity. Someone needs to be on the subcommittee that has done it before.

Motion was made by Ms. Siguaw and seconded by Ms. Marshall that the current group on the small business plan subcommittee, which is Mr. Woodson, Ms. Marshall and Ms. Siguaw, plan to do the December 2015 small business plan competition cycle, unless illegal to do so. If not allowed to serve, then Ms. Pat Dunn, Mr. Richard Patterson, and Mr. Sharif Hatoum will serve.

Ms. Siguaw rescinded her motion.

Motion was made by Ms. Marshall and seconded by Mr. Patterson that the current subcommittee remain intact until someone rotates off. In that event, Ms. Pat Dunn, Mr. Richard Patterson, or Mr. Sharif Hatoum will be an alternate. Voting for: Ms. Siguaw, Mr. Woodson, Mr. Patterson, and Ms. Marshall. Voting against: Ms. Dunn.

VII. Report from Secretary

A. Monthly Financial Report

No Monthly Financial Report was given.

VIII. Comments from Commission Members

Ms. Dunn stated that everyone needs to go vote, if they had not done so already. She also stated thank you to Mr. Mark Woodson for his commendable service.

IX. Adjournment

Motion was made by Mr. Patterson and seconded by Ms. Marshall to adjourn the Redevelopment Commission meeting at 6:23 PM. Motion carried unanimously.

Respectfully submitted,

Signature on file

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

Memo

To: Redevelopment Commission
From: Casey Verburg
CC: Merrill Flood
Date: 12/30/2015
Re: Winter Cycle 2015 – Small Business Plan Competition

Agenda Item # 8

The amount of interest in the Small Business Plan Competition has remained consistent from previous winter cycles. There was a total of one (1) applicant for this round. On December 9th the selection subcommittee, made up of Mr. Mark Woodson, Ms. Angela Marshall, and Ms. Judy Siguaw, met with the enthused business owner to discuss the scope and plan for success for the business. Remaining submissions are or plan to locate in the Center City Revitalization Area.

APPLICANTS:

1. **Future Scholars** is a development enrichment center where children receive after school and before school care. Business is located at 310 Pennsylvania Avenue in West Greenville. The business plan is eligible for \$15,000.

Following the informal interview process, in which all applicants showed significant potential to thrive in Greenville's Center City, the subcommittee recommended none of the aforementioned businesses be awarded in the winter 2015 cycle.