



Agenda

Greenville City Council

April 14, 2011
7:00 PM
City Council Chambers
200 West Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Mercer

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Appointments

1. Appointments to Boards and Commissions

VII. New Business

Public Hearings

2. Ordinance requested by V-SLEW, LLC to rezone 30.273 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density])
3. Ordinance to annex V-SLEW, LLC property, involving 30.273 acres located north of NC Highway 33 at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision
4. Ordinance to annex North Creek Commercial Park, Lot 7, involving 2.4643 acres located north of North Creek Drive approximately 450 feet east of its intersection with Old Creek Road (NCSR 1529)

5. Resolution endorsing submission of the Community Development Block Grant and HOME Investment Partnership Fiscal Year 2011-2012 Annual Action Plan
6. Ordinance to amend portions of Title 9, Chapter 8 of the Building, Planning and Development Regulations entitled Soil Erosion and Sedimentation Control
7. Resolution Delaying and Rescheduling the 2011 Municipal Election

Public Comment Period

- The Public Comment Period is a period reserved for comments by the public. Items that were the subject of a public hearing at this meeting shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

Other Items of Business

8. Historic Preservation Loan Pilot Program
9. Auditing contract for fiscal year ending June 30, 2011
10. Award of banking services contract

VIII. Comments from Mayor and City Council

IX. City Manager's Report

X. Adjournment



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Appointments to Boards and Commissions

Explanation: City Council appointments or reappointments need to be made to the Community Appearance Commission, Environmental Advisory Commission, and Greenville Bicycle and Pedestrian Commission.

Fiscal Note: No fiscal impact.

Recommendation: To make appointments or reappointments to the Community Appearance Commission, Environmental Advisory Commission, and Greenville Bicycle and Pedestrian Commission.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Appointments To Boards and Commissions City Council Meetings Agenda Deadline Material 138519](#)

Appointments to Boards and Commissions

April 14, 2011

Community Appearance Commission

Council Liaison: Council Member Kandie Smith

Name	District #	Current Term	Reappointment Status	Expiration Date
Mark Abboud	3	First term	Eligible	April 2011
Redeem Robinson	4	First term	Resigned	April 2013

Environmental Advisory Commission

Council Liaison: Council Member Marion Blackburn

Name	District #	Current Term	Reappointment Status	Expiration Date
Hugh Cox (1)	4	First term	Eligible	April 2011
Tim Kelley (4)	4	Filling unexpired term	Eligible	April 2011

- (1) A lawyer or other person with knowledge of environmental regulations and environmental safety practices.
 (4) An educator of the natural or physical sciences or physician.

Greenville Bicycle and Pedestrian Commission

Council Liaison: Council Member Calvin Mercer

Name	District #	Current Term	Reappointment Status	Expiration Date
Jerry Hopfengardner	3	Initial term	Resigned	January 2012

Applicants for Community Appearance Commission

Jeffrey Johnson
2008 Pinecrest Drive
Greenville, NC 27858

District #: 4

Application Date: 2/12/2009

Home Phone: (252) 355-0644
Business Phone: (704) 968-1051
Email: jsjkey@gmail.com

Jeffrey O'Neill
1501 W. Ragsdale Drive
Greenville, NC 27858

District #: 3

Application Date: 3/24/2011

Home Phone: (919) 636-1646
Business Phone:
Email: ncarolinasailor@gmail.com

Applicants for Environmental Advisory Commission

NONE

Applicants for Greenville Bicycle and Pedestrian Commission

Nathan Frank
4001 Lyme Court
Greenville, NC 27834

District #: 5

Application Date: 7/2/2010

Home Phone: (252) 321-9730
Business Phone: (615) 504-1933
Email: ncfrank@embarqmail.com

Cori Hines
1011B Brownlea Drive
Greenville, NC 27834

District #:

Application Date: 2/10/2011

Home Phone: (252) 315-5368
Business Phone:
Email: coriunton@gmail.com

Allison Moran-Wasklewicz
3310 Cadenza Street
Greenville, NC 27858

District #: 4

Application Date: 2/8/2011

Home Phone: (252) 227-4505
Business Phone: (901) 647-1316
Email: awasklewicz@gmail.com

Matthew Rosenbaum
104 Williamsburg Drive
Greenville, NC 27858

District #: 4

Application Date: 1/24/2011

(Resigned)
Home Phone: (970) 232-8995
Business Phone: (252) 744-2865
Email: rosenbaumm@ecu.edu



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Ordinance requested by V-SLEW, LLC to rezone 30.273 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density])

Explanation: **Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on February 1, 2011.

On-site sign(s) posted on February 1, 2011.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on March 22, 2011.

Public hearing legal advertisement published on April 4 and 11, 2011.

*Special Note: This application was scheduled originally for City Council consideration on March 3, 2011. The applicant requested that this item be rescheduled for the April 14, 2011, City Council meeting.

Comprehensive Plan:

The subject site is located in Vision Area C.

East 10th Street (NC 33) is considered a gateway corridor from its intersection with Greenville Boulevard and continuing east. Gateway corridors serve as primary entranceways into the City and help define community character.

There is a recognized intermediate focus area to the east of the intersection of East 10th Street and Portertown Road. Intermediate focus areas generally contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial (C) along the northern right-of-way of East 10th Street between the Bayt Shalom Synagogue and Greenville Mobile Estates. To the west, office/institutional/multi-family is recommended transitioning to medium density residential (MDR), low density

residential (LDR) and further decreasing to very low density residential (VLDR) toward the Tar River. Conservation/open space (COS) is recommended along the Tar River.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,675 trips to and from the site on NC 33, which is a net increase of 1,177 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on NC 33 and may require traffic signal modifications at the signalized intersection at NC 33 and Portertown Road. Access to the tract from NC 33 will be reviewed.

History/Background:

The portion of the subject property along the northern right-of-way of NC Highway 33 was incorporated into the City's Extraterritorial Jurisdiction (ETJ) after 1989 and zoned RA20 (Residential-Agricultural). The remaining portion of the subject tract is located in Pitt County's jurisdiction. A petition for voluntary annexation has been filed.

Present Land Use:

Farmland

Water/Sewer:

Sanitary sewer is located at the River Hills pump station. Water to be provided by Eastern Pines Water Corporation.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known effects on the subject property.

Surrounding Land Uses and Zoning:

North: RR - one (1) mobile home residence

South: RA20 - two (2) single-family residences; IU - vacant

East: RR - Rolling Meadows Subdivision

West: RA20 and RR - vacant (under common ownership as applicant); R6A - Eastbend Mobile Home Estates; RR - one (1) mobile home residence and one (1) single-family residence; RA20 - one (1) mobile home residence

Density Estimates:

Under the current zoning (RA20 and RR), the site could yield no more than 52 single-family lots.

Under the proposed zoning (R6S), the site could yield no more than 175 single-family lots.

The anticipated build-out time is 2-5 years.

Additional Staff Comments:

Because a portion of the subject tract is located in Pitt County's jurisdiction, annexation is required. A voluntary annexation petition has been filed by the property owner.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"General compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being located in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character, or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan, (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however, staff does not have any specific objection to the requested zoning.

The Planning and Zoning Commission, at their February 15, 2011 meeting, voted to approve the request.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows: Motion to deny the request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and

in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan.

Note: in addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Residential Charts](#)
- [📄 Ordinance V_SLEW_rezoning_889226](#)
- [📄 Rezoning V_SLEW_Case_10_12_887980](#)
- [📄 Minutes_for_V_SLEW_rezoning_10_12_889730](#)
- [📄 List_of_Uses_RA20_RR_to_R6S_743314](#)

ORDINANCE NO.
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING JURISDICTION OF THE
CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on April 14, 2011, at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RR (Rural-Residential – County’s Jurisdiction) and RA20 (Residential-Agricultural) to R6S (Residential-single-family).

TO WIT: V-SLEW, LLC Property

LOCATION: Located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision.

DESCRIPTION: Beginning at an iron pipe on the northern right-of-way of NC Hwy 33, said iron pipe being the southwestern corner of the George L. Pugh Property as described in Deed Book 1789, Page 800 of the Pitt County Register of Deeds Office, said iron pipe also being located N 22°19'56" E, 50.85’ from an existing P.K. Nail located at the centerline intersection of NC Hwy 33 and NCSR 1728 (L.T. Hardee Road). From the above described beginning, so located, running thence as follows:

With the northern right-of-way of NC Hwy 33, N 82°39'18" W, 160.68' to the point of curvature, thence with a curve to the right having a radius of 2,877.29' and a chord bearing N 81°50'31" W, 81.68', thence leaving the northern right-of-way of NC Hwy 33, N 13°26'15" E, 182.82' to an existing iron pipe, thence N 77°03'27" W, 269.31' to an existing iron pipe, thence N 13°54'06" E, 147.73' to an existing iron pipe, thence N 13°39'58" E, 651.96' to an existing iron pipe, thence N 13°42'15" E, 1,288.60' to an existing iron pipe, thence N 66°13'38" W, 190.25' to an existing iron pipe, thence N 23°50'57" E, 434.45' to an existing iron pipe, thence S 62°55'54" E, 558.66' to an existing iron pipe, thence S 09°26'24" W, 166.71' to an existing iron pipe, thence S 18°27'53" W, 188.00', thence S 65°36'49" E, 76.78', thence S 14°00'44" W, 900.61', thence S 13°56'54" W, 380.16', thence S 13°06'59" W, 683.37' to an existing concrete monument, thence S 12°23'43" W, 241.78' to the point of beginning containing 30.273 acres and being a portion of the property described in Deed Book 2439, Page 457 and all the property described in Deed Book 2411, Page 49 both of the Pitt County Register of Deeds Office.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption for the property located within the City of Greenville and within the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina and shall become effective upon annexation for property located outside of the City of Greenville and outside of the extraterritorial area of the City of Greenville as defined by the Zoning Ordinance for Greenville, North Carolina..

ADOPTED this 14th day of April, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk

Doc. # 889226

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 10-12

Applicant: V-SLEW, LLC

Property Information

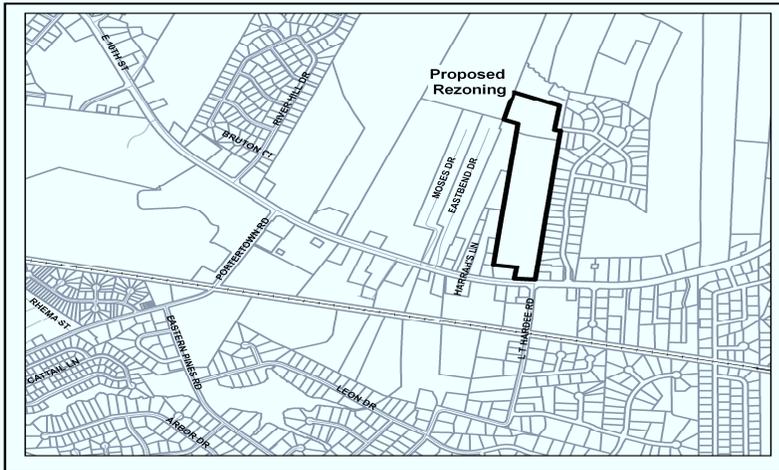
Current Zoning: RA-20 (Residential Agricultural) and RR (Rural-Residential)

Proposed Zoning: R6S (Residential Single Family) Medium Density

Current Acreage: 31.274 acres

Location: NC 33 West of L.T. Hardee Road

Points of Access: NC 33



Location Map

Transportation Background Information

1.) NC 33- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane Curb + Gutter	5-lane Curb + Gutter
Right of way width (ft)	100	100
Speed Limit (mph)	55	55
Current ADT:	21,000 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are no sidewalks along NC 33 that service this property.

Notes: (*) 2007 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned improvements.

Trips generated by proposed use/change

Current Zoning: 498 -vehicle trips/day (*) **Proposed Zoning:** 1,675 -vehicle trips/day (*)

Estimated Net Change: increase of 1177 vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC 33 are as follows:

1.) NC 33 , East of Site:	“No build” ADT of 21,000
Estimated ADT with Proposed Zoning (full build) –	21,335
Estimated ADT with Current Zoning (full build) –	21,100
Net ADT change =	235 (1% increase)

2.) NC 33 , West of Site:**“No build” ADT of 21,000**

Estimated ADT with Proposed Zoning (full build) – 22,340

Estimated ADT with Current Zoning (full build) – 21,398**Net ADT change = 942 (4% increase)****Staff Findings/Recommendations**

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1675 trips to and from the site on NC 33, which is a net increase of 1177 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. These measures may include turn lane modifications on NC 33 and may require traffic signal modifications at the signalized intersection of NC 33 and Portertown Rd. Access to the tract from NC 33 will be reviewed.

Excerpt from the DRAFT Planning and Zoning Commission meeting minutes (2/15/2011)

REQUEST BY V-SLEW, LLC - APPROVED

Ordinance requested by V-SLEW, LLC to rezone 31.274 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density]).

Ms. Chantae Gooby, Planner, presented a letter from the applicant requesting to reduce the size of their request. She presented a map showing the area to be removed.

Motion made by Mr. Gordon, seconded by Mr. Bell, to approve the request. Motion passed unanimously.

Ms. Gooby stated that her presentation was based on the original request, but the amendment would not create a significant change to the information. Ms. Gooby delineated the location of the property. She stated that 80% of the traffic would be toward town and 20% of the traffic would be to the east. The property is being used as farmland and is adjacent to Rolling Meadows Subdivision, which is a single-family neighborhood. A small portion of the property is located in the city's jurisdiction and the remaining portion is the county's jurisdiction. The owners have filed an annexation request. The requested zoning is for single-family only. The Future Land Use Plan Map recommends office/multi-family along East 10th Street transitioning to medium density residential and low density residential progressing toward the Tar River. The requested zoning is considered medium density residential. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Mike Baldwin spoke on behalf of the applicant. He stated that the request is in compliance with the Comprehensive Plan and there are no environmental concerns. Upon development, it would conform to the City's stormwater policy. He stated that there is already a turn lane into the property and it will be in harmony with what is already out there.

Mr. Joseph Czinski, resident of the Rolling Meadows Subdivision, asked if there would be direct access or would traffic have to cut through Rolling Meadows and what type of development. He said that there are already enough apartments out that way. He said that the land is still in the county so he asked if he should take his issues to his County Commissioner.

Ms. Gooby explained there is an existing curb cut on the property, and the development would connect with Rolling Meadow Subdivision at the end of Rolling Meadows Drive. She stated that a portion of the property is in the county's jurisdiction, and the owners have requested annexation. Therefore the county is not involved.

Mr. Czinski asked if there are plans to have a traffic light and if a traffic count had been done.

Mr. Rik Decesare, Traffic Engineer, stated that NCDOT's current position is that they will not allow Wal-Mart to put up a traffic signal at their proposed entrance. The NCDOT wants Wal-Mart to place their signal as far east as possible to get maximum separation from the signal at Portertown Road. If a signal does not get placed at Wal-Mart, then it would be placed at L.T. Hardee Road.

Mr. Bell asked Ms. Gooby why her staff report said that staff did not recommend approval of the requested zoning.

Ms. Gooby explained that staff's opinion is that the request is in general compliance in that the request is not specifically recommended by the Future Land Use Plan Map, but staff does not have any objections either.

Motion was made by Mr. Randall, seconded by Mr. Bell, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.

EXISTING ZONING

RR DISTRICT (County's Jurisdiction)

(Per zoning permit and by-right - subject to standards)

SELECT USES

Bed and breakfast inn

Mobile home on individual lot

Mobile home park (5 or less units per park)

Multi-family dwelling (less than 5 units per lot) – (62,500 sq ft for 4 attached units)

Single-family dwelling – (25,000 sq ft lot per each detached unit)

Duplex dwelling (37,500 sq ft lot for 2 attached units)

Communication towers (60 feet in height or less)

Emergency shelter

Athletic fields

Civic, social, and fraternal associations

Private campground and RV Park

Private club or recreational center

Swim and tennis club

Church

Day care center

Nursing home

Retreat or conference center

Farming

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

RA20 (Residential-Agricultural)

Special Uses

(1) General:

* None

(2) Residential:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

- b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- ee. Hospital

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

PROPOSED ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

- * None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

- * None

(10) Retail Trade:

- * None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- * None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

- * None

(14) Manufacturing/ Warehousing:

- * None

(15) Other Activities (not otherwise listed - all categories):

- * None

R6S (Residential-Single-Family)

Special Uses

(1) General:

- * None

(2) Residential:

- * None

(3) Home Occupations (see all categories):

- b. Home occupation; excluding barber and beauty shops
- c. Home occupation; excluding manicure, pedicure or facial salon
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

d. Cemetery

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

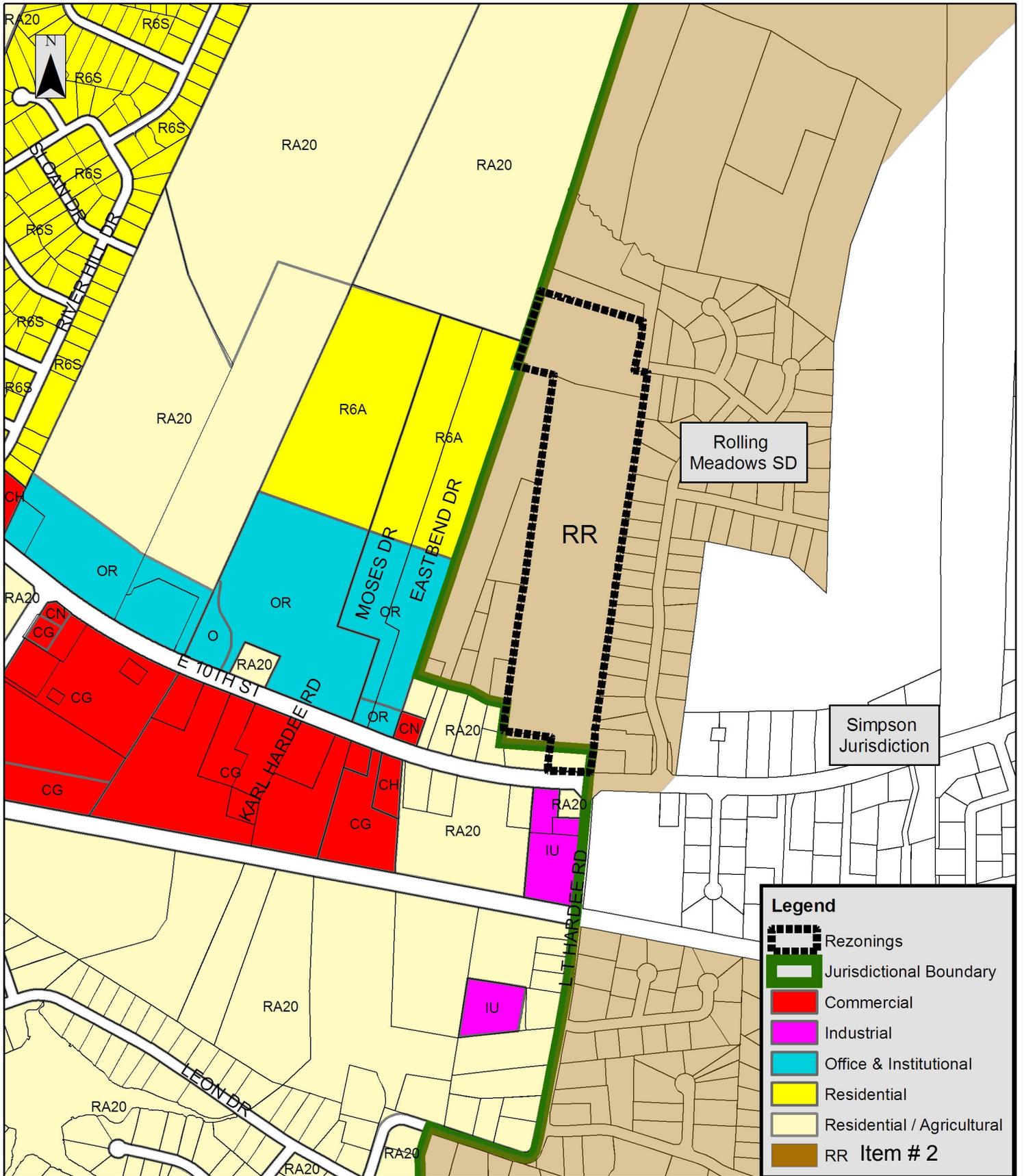
(14) Manufacturing/ Warehousing:

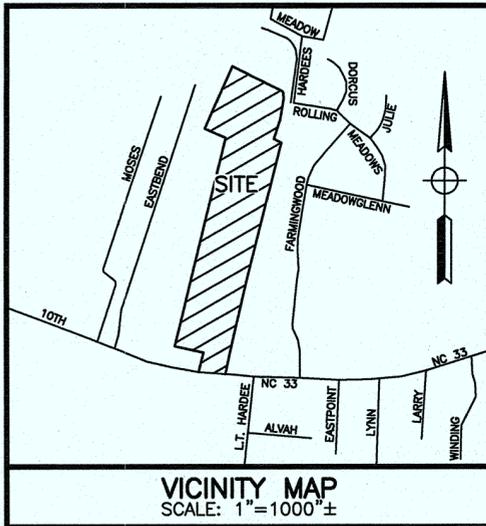
* None

(15) Other Activities (not otherwise listed - all categories):

* None

REVISED
V-SLEW, LLC (10-12)
From RA20 and RR (County's Jurisdiction) to R6S
30.273 acres
February 16, 2011





ADJOINING PROPERTY OWNERS

ROLLING MEADOWS, SECTION 1
MAP BOOK 33, PAGE 101 & 101A

JESSICA BARROW
374 FARMINGWOOD ROAD (LOT A-11)
GREENVILLE, NC 27858

SUE E. MARSH
380 FARMINGWOOD ROAD (LOT A-10)
GREENVILLE, NC 27858

CHARLES S. HALSALL JR.
388 FARMINGWOOD ROAD (LOT A-9)
GREENVILLE, NC 27858

JULIE D. ASKEW
394 FARMINGWOOD ROAD (LOT A-8)
GREENVILLE, NC 27858

REBECCA R. BURDOIN
402 FARMINGWOOD ROAD (LOT A-7)
GREENVILLE, NC 27858

TIMOTHY S. DIXON
410 FARMINGWOOD ROAD (LOT A-6)
GREENVILLE, NC 27858

TARA S. KING
418 FARMINGWOOD ROAD (LOT A-5)
GREENVILLE, NC 27858

JOSEPH C. BURRIS
426 FARMINGWOOD ROAD (LOT A-4)
GREENVILLE, NC 27858

MATTHEW L. WILLIS
432 FARMINGWOOD ROAD (LOT A-3)
GREENVILLE, NC 27858

THADDIUS R. ROBERTS III
438 FARMINGWOOD ROAD (LOT A-2)
GREENVILLE, NC 27858

GORDON SPENCER
446 FARMINGWOOD ROAD (LOT A-1)
GREENVILLE, NC 27858

MAP BOOK 33, PAGE 132
CHARLOTTE A. GREENWOOD
332 FARMINGWOOD ROAD (LOT A-16)
GREENVILLE, NC 27858

JEREMY W. RUSSELL
340 FARMINGWOOD ROAD (LOT A-15)
GREENVILLE, NC 27858

MARION G. WATERS
350 FARMINGWOOD ROAD (LOT A-14)
GREENVILLE, NC 27858

PHYLLIS D. MANNING
360 FARMINGWOOD ROAD (LOT A-13)
GREENVILLE, NC 27858

KESHA CARR
366 FARMINGWOOD ROAD (LOT A-12)
GREENVILLE, NC 27858

ROLLING MEADOWS, SECTION 2
MAP BOOK 34, PAGE 116

EDGAR B. WALL JR.
140 RIVERCREST DRIVE (LOT D-22)
GREENVILLE, NC 27858

SIDNEY W. ASHBY
2215 RIVERCREST DRIVE (LOT D-21)
GREENVILLE, NC 27858

JOHN E. PACKARD III
2225 ROLLING MEADOWS DRIVE (LOT D-20)
GREENVILLE, NC 27858

DONNA M. MILES
2202 ROLLING MEADOWS DRIVE (LOT A-21)
GREENVILLE, NC 27858

WATERL J. ZOLLER
2208 ROLLING MEADOWS DRIVE (LOT A-20)
GREENVILLE, NC 27858

ELIZABETH R. HARDEE ESTATE
MAP BOOK 66, PAGE 196

J. RUBENSEN RAVENEL (TRUST)
4661 EAST TENTH STREET
GREENVILLE, NC 27855

JOYCE H. MCROY
4651 EAST TENTH STREET
GREENVILLE, NC 27858

JOHNNIE E. WIGGINS
DB 1653, PG 465

JOYCE H. MCROY
DB K-45, PG 71

WILLIAM C. HARDEE
DB 778, PG 565

DAN R. HARDEE
DB 1496, PG 224

JAMES L. HARDEE
DB C-25, PG 532

CENTURY FINANCIAL SERVICES GROUP, LLC
DB 2213, PG 849

V-SLEW, LLC
DB 2438, PG 457

BOBBY J. MCROY
DB 492, PG 458

BOBBY G. HARDEE
DB 375, PG 758

JOHNNIE E. WIGGINS
DB K-45, PG 73

WILLIAM A. MCROY
DB 1753, PG 69

JOYCE H. MCROY
DB K-45, PG 71

J. RUBENSTEIN RAVENEL
DB 2570, PG 134
MB 66, PG 196

L.T. HARDEE RD.
(NCSR 1728)
(60' R/W PUBLIC)

JOHN T. TYSON and wife HATTIE M. TYSON
DB 128, PG 259

KELLY K. HARDEE
DB 2275, PG 417

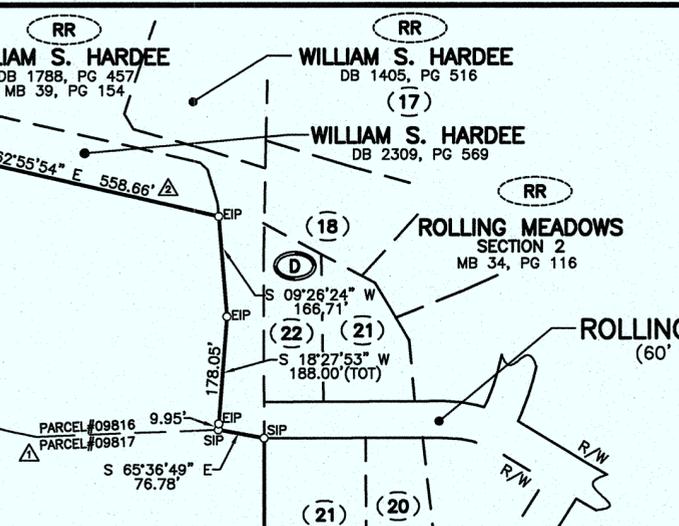
JAMES L. HARDEE JR.
DB R-50, PG 822

WILLIAM S. HARDEE
DB 1788, PG 457
MB 39, PG 154

WILLIAM S. HARDEE
DB 1405, PG 516

WILLIAM S. HARDEE
DB 2309, PG 569

GEORGE L. PUGH
DB 1789, PG 800



ADJOINING PROPERTY OWNERS

GEORGE L. PUGH
PO BOX 8045
GREENVILLE, NC 27835

WILLIAM A. MCROY
4651 EAST TENTH STREET
GREENVILLE, NC 27858

BOBBY G. HARDEE
1580 ALLEN ROAD
GREENVILLE, NC 27834

MILLIE H. WIGGINS
4631 EAST TENTH STREET
GREENVILLE, NC 27858

BOBBY J. MCROY
PO BOX 3253
GREENVILLE, NC 278366

CENTURY FINANCIAL SERVICES GROUP, LLC
740 SOUTHEAST GREENVILLE BOULEVARD
GREENVILLE, NC 27835

WILLIAM CLAUDE HARDEE
123 LAKESHIRE COVE
CANTON, MS 39046

V-SLEW, LLC
2625 CHARLES BOULEVARD
GREENVILLE, NC 27858

KELLY K. HARDEE
4738 NC 33 EAST
GREENVILLE, NC 27858

JAMES L. HARDEE JR.
4660 EAST 10TH STREET
GREENVILLE, NC 27858

JAMES L. HARDEE
4640 EAST 10TH STREET
GREENVILLE, NC 27858

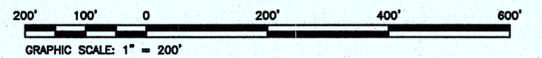
DAN ROGER HARDEE
PO BOX 178
SIMPSON, NC 27879

JOHN T. TYSON
4680 EAST 10TH STREET EXT.
GREENVILLE, NC 27858

- NOTES**
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720560700J DATED: JANUARY 2, 2004.
 - ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - THIS MAP IS OF AN EXISTING PARCEL(S) OF LAND.
 - REFERENCE: MAP BOOK 04, PAGE 32 OF THE PITT COUNTY REGISTRY.
 - THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY.

LEGEND

- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- SIP = SET IRON PIPE
- EPKN = EXISTING PARKER KALON NAIL
- () = EXISTING ZONING
- () = PROPOSED ZONING
- ▲ REVISED: 2/14/2011 (JAM) REVISED PROPERTY LINE
- ▲ REVISED: 2/3/2011 (CITY COMMENTS)(JJB) ADD ETJ & PARCEL LINES CORRECT ZONING
- AREA TO BE REZONED = 30.273 ACRES
- ▲ RA-20 AND RR TO R-6S



PARCEL #09817 AND A PORTION OF PARCEL #09816

REZONING MAP FOR
V-SLEW, LLC

REFERENCE: DEED BOOK 2411, PAGE 49 AND A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2439, PAGE 457 OF THE PITT COUNTY REGISTRY.

GRIMESLAND TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: V-SLEW, LLC
ADDRESS: 2625 CHARLES BLVD. GREENVILLE, NC 27858
PHONE: (252) 321-9904

	SURVEYED: TS	APPROVED: MWB
	DRAWN: JAM	DATE: 12/21/2010
	CHECKED: MWB	SCALE: 1" = 200'
	LICENSE # C-3498	

708-D CROWELL DRIVE GREENVILLE, NC 27858 252.756.1390

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Ordinance to annex V-SLEW, LLC property, involving 30.273 acres located north of NC Highway 33 at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 4, 2011
2. City Council public hearing date: April 14, 2011
3. Effective date: April 14, 2011

B. CHARACTERISTICS

1. Relation to Primary City Limits: Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 30.273
4. Voting District: 3
5. Township: Grimesland
6. Vision Area: C* outside existing vision areas
7. Zoning: R-6S, Single-Family Residential (proposed)
8. Land Use: Existing: Vacant Anticipated: 175 Single-family dwellings

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	175 x 2.66*	466
Current Minority	-----	0
Estimated Minority at full development	466 x 23.6%	110
Current White	-----	0
Estimated White at full development	466-110	356

* - people per household in Grimesland Township

10. Rural Fire Tax District: Eastern Pines

11. Greenville Fire District: Station #6 (Distance of 2.19 miles)

12. Present Tax Value: \$373,532
Estimated Future Tax Value: \$28,290,549

*The applicant requested at the March 3, 2011, City Council meeting that this item be continued to April 14, 2011.

Fiscal Note: The total estimated tax value at full development is \$28,290,549.

Recommendation: Approve the attached ordinance to annex V-SLEW, LLC property.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[V-SLEW Annexation Map](#)

[V Slew Annexation Ordinance 889288](#)

ORDINANCE NO.
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

Attachment number 1
Page 1 of 2

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14th day of April, 2011, after due notice by publication in The Daily Reflector on the 4th day of April, 2011; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "V-SLEW, LLC" involving 30.273 acres as prepared by Baldwin Design Consultants, PA.

LOCATION: Lying and being situated in Grimesland Township, Pitt County, North Carolina, located north of NC Highway 33 at its intersection with L.T. Hardee Road and west of Rolling Meadows Subdivision. This annexation involves 30.273 acres.

GENERAL DESCRIPTION:

Beginning at an iron pipe on the northern right-of-way of NC Hwy 33, said iron pipe being the southwestern corner of the George L. Pugh Property as described in Deed Book 1789, Page 800 of the Pitt County Register of Deeds Office, said iron pipe also being located N 22°19'56" E 50.85' from an existing P.K. Nail located at the centerline intersection of NC Hwy 33 and NCSR 1728 (L.T. Hardee Road). From the above described beginning, so located, running thence as follows.

With the northern right-of-way of NC Highway 33, N 82°39'18" W 160.68' to the point of curvature, thence with a curve to the right having a radius of 2877.29' and a chord bearing N 81°50'31" W 81.68', thence leaving the northern right-of-way of NC Highway 33, N 13°26'15" E 182.82' to an existing iron pipe, thence N 77°03'27" W 269.31' to an existing iron pipe, thence N 13°54'06" E 147.73' to an existing iron pipe, thence N 13°39'58" E 651.96' to an existing iron pipe, thence N 13°42'15" E 1288.60' to an existing iron pipe, thence N 66°13'38" W 190.25' to an existing iron pipe, thence N 23°50'57" E 434.45' to an existing iron pipe, thence S 62°55'54" E 558.66' to an existing iron pipe, thence S 09°26'24" W 166.71' to an existing iron pipe, thence

S 18°27'53" W 188.00', thence S 65°36'49" E 76.78', thence S 14°00'44" W 900.61', thence S 13°56'54" W 380.16', thence S 13°06'59" W 683.37' to an existing concrete monument, thence S 12°23'43" W 241.78' to the point of beginning containing 30.273 acres and being a portion of the property described in Deed Book 2439, Page 457 and all the property described in Deed Book 2411, Page 49 both of the Pitt County Register of Deeds Office.

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district three. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district three.

Section 3. The territory annexed and its citizens and property shall be subject to all laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Attachment number 1

Page 4 of 5

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 14th day of April, 2011.

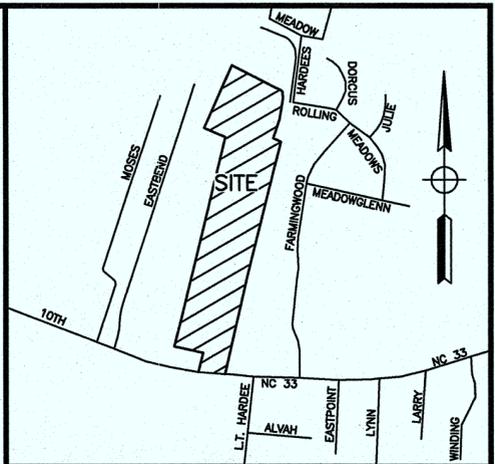
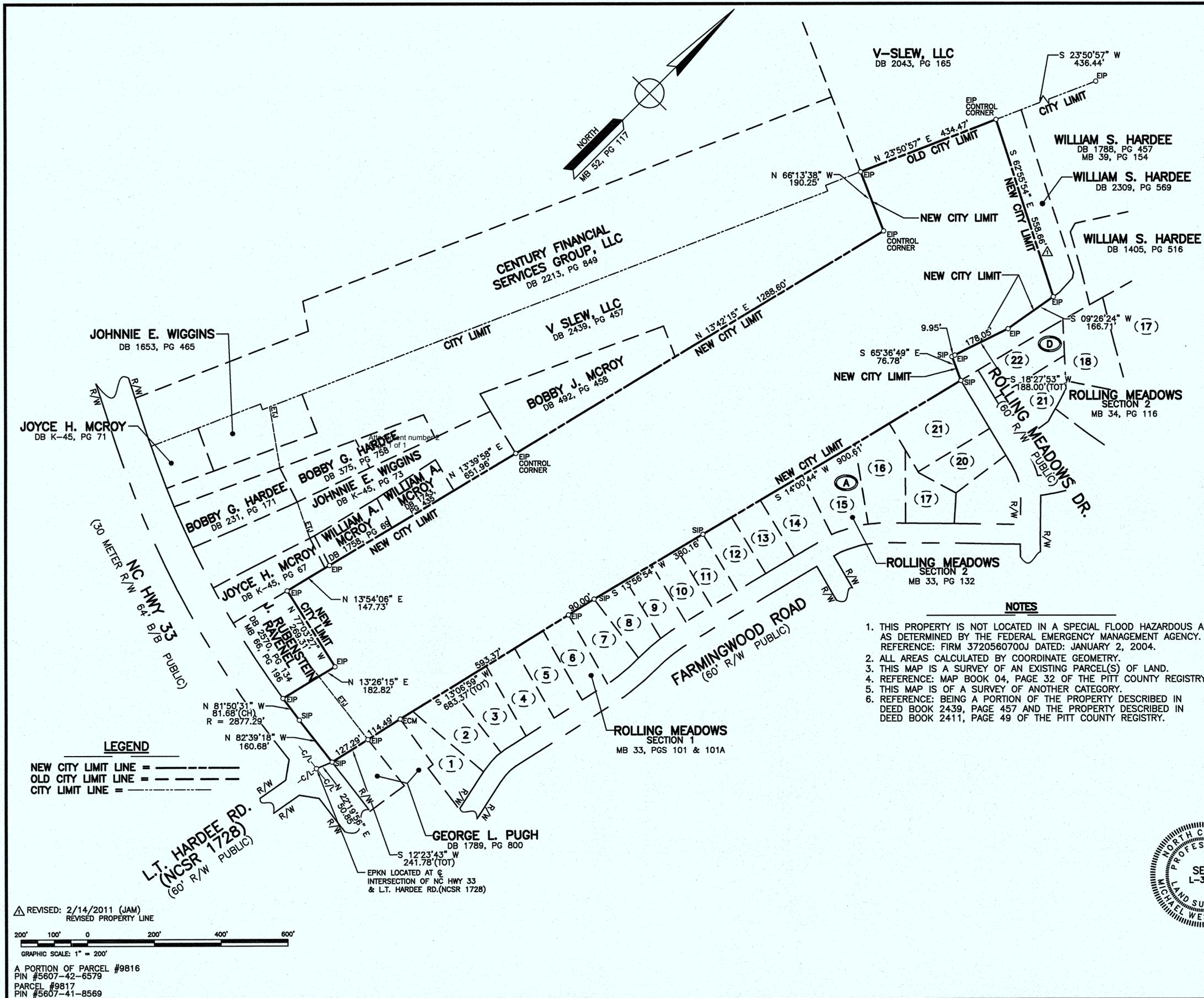
ADOPTED this 14th day of April, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#889288



VICINITY MAP
SCALE: 1"=1000'±

LEGEND
 NEW CITY LIMIT LINE = - - - - -
 OLD CITY LIMIT LINE = - - - - -
 CITY LIMIT LINE = - - - - -

REVISED: 2/14/2011 (JAM)
 REVISED PROPERTY LINE
 GRAPHIC SCALE: 1" = 200'

A PORTION OF PARCEL #9816
 PIN #5607-42-6579
 PARCEL #9817
 PIN #5607-41-8569

V-SLEW, LLC
 2625 CHARLES BLVD.
 GREENVILLE, NC 27858
 (252) 321-9904

Baldwin Design Consultants, PA
 LICENSE# C-3498
 DESIGN - LAND PLANNING - SURVEYING
 708-D CROMWELL DRIVE
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: TS	APPROVED: MWB
DRAWN: JAM	DATE: 01/31/11
CHECKED: MWB	SCALE: 1 = 200'

MAP NO.	PLATS RECORDED	MAP BOOK	PAGE

MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C
 (EFFECTIVE DATE _____ ORDINANCE # _____ AREA 30.273 AC.) Δ
 _____ GRIMESLAND TOWNSHIP, PITT COUNTY, N.C.

- NOTES**
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE: FIRM 3720560700J DATED: JANUARY 2, 2004.
 2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 3. THIS MAP IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND.
 4. REFERENCE: MAP BOOK 04, PAGE 32 OF THE PITT COUNTY REGISTRY.
 5. THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY.
 6. REFERENCE: BEING A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 2439, PAGE 457 AND THE PROPERTY DESCRIBED IN DEED BOOK 2411, PAGE 49 OF THE PITT COUNTY REGISTRY.



CERTIFICATION

I, MICHAEL WEST BALDWIN CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION, THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE BY _____ THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM DEED INFORMATION THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 31st DAY OF JANUARY, 2011.

SIGNED _____
 REGISTRATION NO. L-3082

STATE OF NORTH CAROLINA
 COUNTY OF PITT

I, _____, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____
 REVIEW OFFICER _____



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Ordinance to annex North Creek Commercial Park, Lot 7, involving 2.4643 acres located north of North Creek Drive approximately 450 feet east of its intersection with Old Creek Road (NCSR 1529)

Explanation: ANNEXATION PROFILE

A. SCHEDULE

1. Advertising date: April 4, 2011
2. City Council public hearing date: April 14, 2011
3. Effective date: June 30, 2011

B. CHARACTERISTICS

1. Relation to Primary City Limits: Non-Contiguous
2. Relation to Recognized Industrial Area: Outside
3. Acreage: 2.4643
4. Voting District: 1
5. Township: Pactolus
6. Vision Area: B
7. Zoning: HC, Heavy Commercial
8. Land Use: Existing: Vacant
Anticipated: 3200 sq.ft. office with 800 sq.ft. warehouse

9. Population:

	Formula	Number of People
Total Current	-----	0
Estimated at full development	-----	0
Current Minority	-----	0
Estimated Minority at full development	-----	0
Current White	-----	0
Estimated White at full development	-----	0

10. Rural Fire Tax District: Staton House

11. Greenville Fire District: Station #4 (Distance of 1.75 miles)

12. Present Tax Value: \$28,109
 Estimated Future Tax Value: \$428,109

Fiscal Note: The total estimated tax value at full development is \$428,109.

Recommendation: Approve the attached ordinance to annex North Creek Commercial Park, Lot 7.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [North Creek Commercial Park, Lot 7 Annexation Map](#)
- [North Creek Commercial Park Lot 7 Annexation Ordinance 892368](#)

ORDINANCE NO.
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at City Hall at 7:00 p.m. on the 14th day of April, 2011, after due notice by publication in The Daily Reflector on the 4th day of April, 2011; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G. S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

Section 1. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

TO WIT: Being all of that certain property as shown on the annexation map entitled "North Creek Commercial Park – Lot 7" involving 2.4643 acres as prepared by Malpass & Associates.

LOCATION: Lying and being situated in Pactolus Township, Pitt County, North Carolina, located on the northeastern side of North Creek Drive about 450 feet south of its intersection with Old Creek Road (NCSR 1529). This annexation involves 2.4643 acres.

GENERAL DESCRIPTION:

Beginning at an iron pipe on the northern right-of-way of NC Hwy 33, said iron pipe being the southwestern corner of the George L. Pugh Property as described in Deed Book 1789, Page 800 of the Pitt County Register of Deeds Office, said iron pipe also being located N 22°19'56" E 50.85' from an existing P.K. Nail located at the centerline intersection of NC Hwy 33 and NCSR 1728 (L.T. Hardee Road). From the above described beginning, so located, running thence as follows.

With the northern right-of-way of NC Highway 33, N 82°39'18" W 160.68' to the point of curvature, thence with a curve to the right having a radius of 2877.29' and a chord bearing N 81°50'31" W 81.68', thence leaving the northern right-of-way of NC Highway 33, N 13°26'15" E 182.82' to an existing iron pipe, thence N 77°03'27" W 269.31' to an existing iron pipe, thence N 13°54'06" E 147.73' to an existing iron pipe, thence N 13°39'58" E 651.96' to an existing iron pipe, thence N 13°42'15" E 1288.60' to an existing iron pipe, thence N 66°13'38" W 190.25' to an existing iron pipe, thence N 23°50'57" E 434.45' to an existing iron pipe, thence S 62°55'54" E 558.66' to an existing iron pipe, thence S 09°26'24" W 166.71' to an existing iron pipe, thence S 18°27'53" W 188.00', thence S 65°36'49" E 76.78', thence S 14°00'44" W 900.61', thence S 13°56'54" W 380.16', thence S 13°06'59" W 683.37' to an existing concrete monument, thence S 12°23'43" W 241.78' to the point of beginning containing 30.273 acres and being a portion of the property described in Deed Book 2439, Page 457 and all the property described in Deed Book 2411, Page 49 both of the Pitt County Register of Deeds Office. Deed Book number 1
Page 2 of 2

Section 2. Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G. S. 160A-23, be annexed into Greenville municipal election district three. The City Clerk, City Engineer, representatives of the Board of Elections and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district three.

Section 3. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 4. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 5. This annexation shall take effect from and after the 30th day of June, 2011.

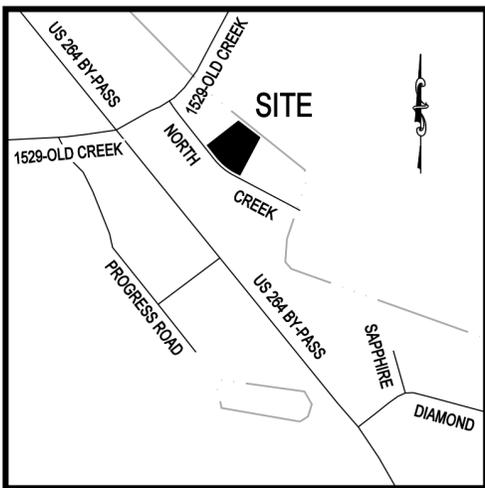
ADOPTED this 14th day of April, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#892368

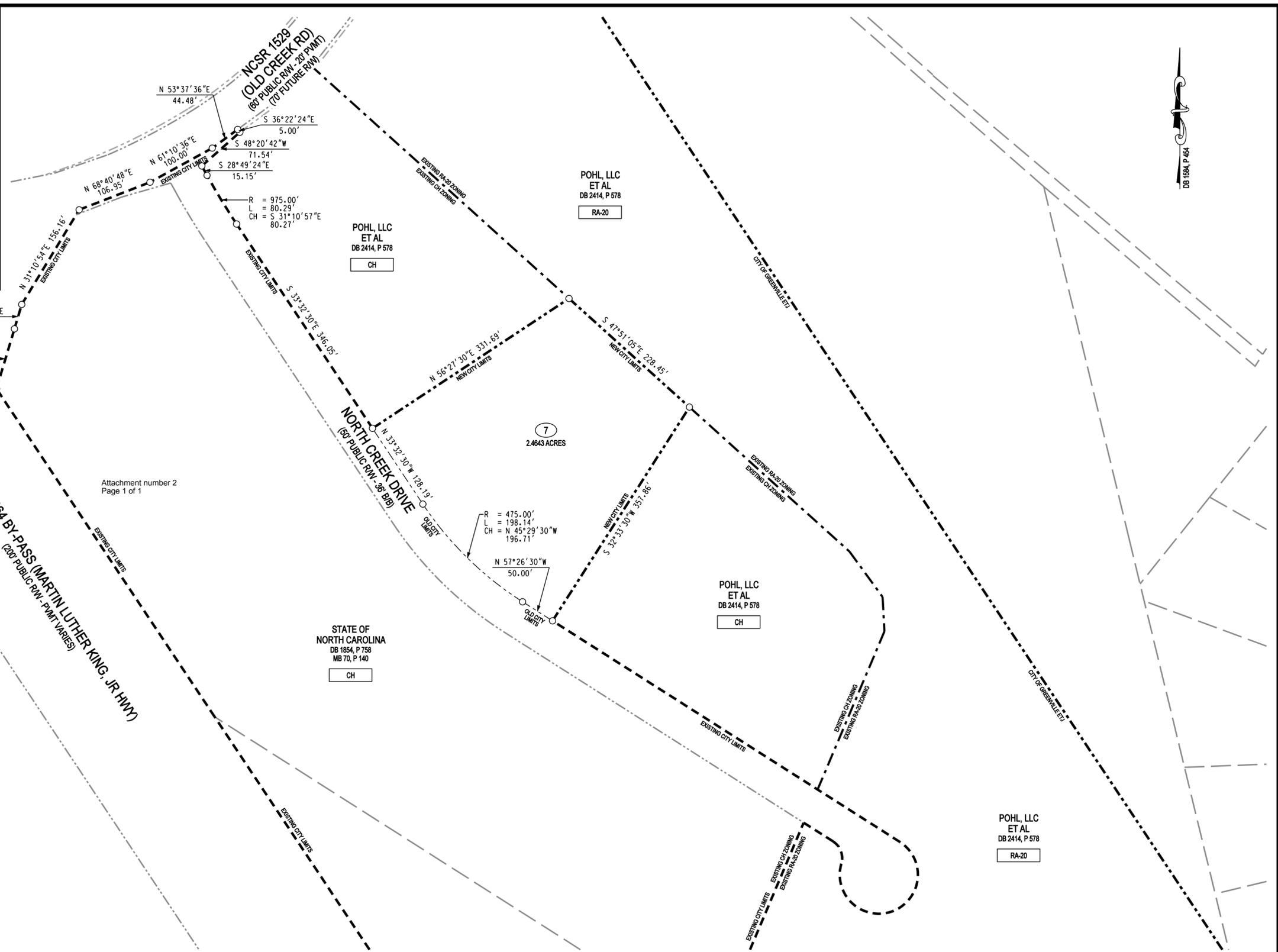


VICINITY MAP
1"=1000'

N 16°33'30"E
35.90'
N 16°34'48"E
88.30'

US HWY 284 BY-PASS (MARTIN LUTHER KING, JR HWY)
(200' PUBLIC ROW - P.M.T. VARIES)

Attachment number 2
Page 1 of 1



A PORTION OF PARCEL NUMBER 02262

ANNEXATION MAP FOR
NORTH CREEK COMMERCIAL PARK - LOT 7
REFERENCE DEED BOOK 2414, PAGE 578
OF THE PITT COUNTY REGISTRY

PACTOLUS TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER: POHL, LLC
c/o MR. HARVEY LEWIS
ADDRESS: 226 VERNON WHITE ROAD
WINTERVILLE, NC 28590
PHONE: (252) 714-0207

MALPASS & ASSOCIATES
1645 E. ARLINGTON BLVD., SUITE D
GREENVILLE, N.C. 27858
(252) 756-1780

SURVEYED:	CEP	APPROVED:	CEP
DRAWN:	JHT	DATE:	2/28/11
CHECKED:	CEP	SCALE:	1"=100' Item #

LEGEND

NEW CITY LIMITS = - - - - -

EXISTING CITY LIMITS = - - - - -

OLD CITY LIMITS = - - - - -



MAP NO.	PLATS RECORDED	BOOK	PAGE

**MAP SHOWING AREA ANNEXED BY
THE CITY OF GREENVILLE, N.C.**

DATE: _____; ORDINANCE NUMBER: _____; AREA: 2.4643 ACRES

PACTOLUS TOWNSHIP, PITT COUNTY, NORTH CAROLINA

I, CARLTON E. PARKER CERTIFY THAT THIS MAP WAS DRAWN BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY BY ME OR UNDER MY SUPERVISION, THAT THE RATIO OF PRECISION AS CALCULATED FROM LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____, PAGE _____

WITNESS MY ORIGINAL SIGNATURE,
REGISTRATION NUMBER AND SEAL

THIS _____ DAY OF _____ A.D., 2011.

CARLTON E. PARKER L-2980



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Resolution endorsing submission of the Community Development Block Grant and HOME Investment Partnership Fiscal Year 2011-2012 Annual Action Plan

Explanation: The Community Development Department's Housing Division is in the process of identifying activities for the 2011-2012 Fiscal Year Annual Action Plan. As a requirement of receiving Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City must prepare an annual action plan every year of its 2008-2013 Consolidated Plan, which outlines planned activities and funding amounts. The following are the activities as listed in the current Consolidated Plan:

- Planning and Administration
- Housing Rehabilitation
- Downpayment Assistance
- New Construction
- Acquisition of Substandard Properties
- Public Service
- Public Facility Improvements
- Demolition and Clearance

The following new activities are proposed:

- Affordable Multifamily Rental Housing
- Economic Development
- Rental Rehabilitation Assistance

A proposed fiscal year 2011-2012 budget is attached for your review.

Fiscal Note: The federal government is currently operating from a continuing resolution;

therefore, the exact funding amounts have not been awarded. Consequently, the U.S. Department of Housing and Urban Development has advised staff to prepare the annual plan using last year's award amounts (CDBG-\$917,849 and HOME-\$675,192.)

Recommendation: Conduct the final public hearing to provide for citizen participation on the proposed list of activities and approve the attached resolution endorsing submission of the Annual Action Plan to the U.S. Department of Housing and Urban Development.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [census tract map](#)
 - [Affirmative Marketing Policy](#)
 - [Residential AntiDisplacement Plan](#)
 - [West Greenville Revitalization Area Map](#)
 - [2011_Annual_Action_Plan_Resolution_892229](#)
 - [2011_Annual_Action_Plan_885784](#)
 - [FY_11_CDBG_HOME_budget_891145](#)
 - [Citizen_Participation_Plan_Revised_8_22_2003_147820](#)
-

RESOLUTION NO. 11-
A RESOLUTION ENDORSING THE SUBMISSION OF THE 2011-2012 ANNUAL ACTION
PLAN FOR THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City of Greenville recognizes the benefits of the Community Development Block Grant and HOME Investment Partnership Programs in providing local governments with the resources to develop viable communities by funding activities that principally benefit low and moderate income persons; and

WHEREAS, the City of Greenville recognizes the need to assist low income and special needs populations of the City with Community Development Block Grant and HOME Investment Partnership funds; and

WHEREAS, the Congress and nation acknowledge the critical value of the Community Development Block Grant and HOME Investment Partnership Programs and the significant projects that rely upon its funding;

NOW THEREFORE BE IT RESOLVED that the 2011-2012 Community Development Block Grant and HOME Investment Partnership Programs of the City of Greenville be established by:

1. Authorizing the Mayor to execute approval documents required for the submission of the Annual Action Plan for the 2011-2012 fiscal year following the close of the public hearing.
2. Authorizing the City Manager to enter into contracts with Community Housing Development Organizations approved for the 15% CHDO set-aside.
3. Authorizing the City Manager to enter into contracts with Subrecipients approved for HOME and CDBG activities.
4. Authorizing the City Manager or designee to carry out 2011-2012 activities approved in the Annual Action Plan.
5. Authorizing the Director of Community Development or designee to implement such policies and procedures required by the programs, as attached to the Annual Action Plan.

Resolved this the 14th day of April, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol Barwick, City Clerk

CITY OF GREENVILLE

DRAFT 3/31/11

**COMMUNITY
DEVELOPMENT BLOCK
GRANT (CDBG) and
HOME INVESTMENT
PARTNERSHIP (HOME)
ANNUAL ACTION PLAN**
[Housing Division]

2011

TABLE OF CONTENT

I.	Executive Summary	
	A. Purpose	4
	B. Background	4
	C. Geographic Area	5
	D. Geographic Allocation of Investments	5
	E. Strategies to Meeting the Underserved Need	5
II.	Source of Funds	
	A. CDBG Program	9
	B. HOME Investment Partnership	10
	C. American Recovery and Reinvestment Act 2009	10
	D. Affordable Housing Bond Program	11
	E. Funding Summary Chart	12
III.	Citizen Participation Plan	13
IV.	One Year Action Plan	
	A. Introduction	13
	B. Performance Measurement	14
	C. 2010-2011 Action Plan Projects	16
	D. CDBG/HOME Funding Chart	22
V.	Other Actions	
	A. Affirmatively Furthering Fair Housing	23
	B. Analysis of Impediments to Fair Housing	23
	C. Affirmative Marketing Policy	27
	D. Women/Minority Business Outreach	28
	E. Evaluation and Reduction of Lead-Based Paint Hazard	28
	D. Anti-Poverty Strategy	29
	E. Developing Institutional Structures	30
	F. Public Housing	30
	G. Recapture Provisions	31
VI.	Monitoring Plan	
	A. HOME Program Schedule	33
	B. CDBG Program Schedule	35

VII. Strategy to Eliminate Homelessness

- A. Continuum of Care** 36
- B. Ten-Year Plan to End Homelessness** 36

APPENDICES

- A.** Required HUD forms
- B.** 2011 Budget Chart
- C.** Maps
 - West Greenville 45-Block Revitalization areas
 - 2000 Census Tracts
- D.** Resolutions
- E.** Legal Advertisements
- F.** Citizen Participation Plan
- G.** Anti Displacement and Relocation Plan
- H.** Affirmative Marketing Policy

I. EXECUTIVE SUMMARY

A. Purpose

The Action Plan is a requirement of the Department of Housing and Urban Development (HUD) as a condition of receiving funding under certain federal programs. The goal of the Plan is to extend and strengthen partnerships among the public and private sector to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities.

This plan serves as the City's application for federal funding for the following federal entitlement programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program

B. Background

The 2011-2012 Annual Action Plan represents the fourth year of the City of Greenville Consolidated Plan. The current Consolidated Plan was approved on May 8, 2008, by the City Council. The plan identifies a comprehensive strategy to address community needs for the five-year period of 2008-2013. The plan associates goals and objectives with current needs throughout the five-year period. The goals and objectives identified guide staff in selecting activities to be carried out during each fiscal year. The top priorities and goals determined in the Consolidated Plan include the following:

1. Revitalization of several neighborhoods in West Greenville that are in a state of decline through:
 - Rehabilitation of owner occupied units.
 - Acquisition and demolition of dilapidated rental housing.
 - Acquisition of vacant parcels to assemble land for suitable building sites
 - Construction of affordable housing in West Greenville Revitalization area.
 - Establishing a neighborhood commercial focus area.
 - Preserving the historical business district along Albemarle Avenue and West Fifth Street.
 - Conversion of rental dwellings to owner occupied dwellings with downpayment assistance.
 - Identification of infrastructure improvements.
 - Improving but preserving the neighborhood character.
 - Developing programs and services with the private sector that will aid in the success of revitalization efforts.
 - Landscaping/Streetscape improvements.

2. Supporting nonprofits that provide housing assistance to special needs populations, provide youth services, and encourage entrepreneurship.
3. Providing homebuyer assistance for first-time homebuyers.
4. Continue to eliminate lead-based paint hazards in dwellings assisted with federal funding.

C. Geographic Area

The City of Greenville, North Carolina is located in the coastal plains area of the State, in Pitt County. It is geographically located 84 miles east of Raleigh, 157 miles south of Richmond, VA, and 265 miles south of Washington, DC. Greenville is the tenth largest city in North Carolina (pop. 84,544) based upon the 2010 Census. From 2000 to 2010, the population increased by almost 40 percent, growing by 39.8 percent from 60,476 in 2000 to 84,544 in 2010. Over the past 20 years the community has experienced dramatic growth. Greenville is slowly emerging as a major industrial and economic center for Eastern North Carolina, a center for education, industry, medicine and culture.

D. Geographic Allocation of Investment

Program activities carried out by the City of Greenville will occur throughout the City, but some specifically within the West Greenville 45-Block Revitalization Area (**Appendix C**). This area can be defined as bounded on the north by West Fifth Street, on the west by Bancroft Street, on the east by Albemarle Avenue and to the south by Fleming Street. The area involved has been a target area for City of Greenville housing programs for many years. Recent efforts have substantially reduced the area currently being targeted in an attempt to address urgent needs in a more concentrated approach. Please see attached maps of census tracts that are areas of minority concentration and low income block groups (**Appendix C**).

Some program data indicates that minority populations comprise a majority of the targeted income groups. However, eligible persons from all racial, ethnic and gender groups are given the opportunity to participate in any of the housing programs.

E. Strategies to Meeting the Underserved Need

The City of Greenville has established the following strategies for meeting the needs of the underserved in the community.

1. Housing Strategies

a. Downpayment Assistance

The City of Greenville continually seeks methods for fostering and maintaining affordable housing. Funds during the 2010-2011 Program Year have been reserved for downpayment assistance to low-moderate income homebuyers within the City of Greenville. Funds will be used to address goals for increasing homeownership throughout the City. Funding from previous years has also been made available to homebuyers as downpayment assistance. Provision of downpayment assistance decreases the amount of financing and/or funding a homebuyer needs in order to purchase a home. To date, we have assisted 47 families with funding from the North Carolina Housing Finance Agency totaling \$733,889 and 49 families under the HOME Program for a total assistance of \$536,745. The City also provides assistance with local bond funds to aide with downpayment or closing costs. Bond funds are awarded to qualifying applicants as a no interest loan up to 5% of the purchase price of the home and amortized over 5 years. Twenty-nine (29) families have received assistance totaling \$53,209.

b. Development of Affordable Housing

In an attempt to address the barriers to developing affordable housing, the City of Greenville continues to create single family affordable housing opportunities. Properties are purchased by the City with local public bond funds. Upon acquisition and installation of infrastructure, the City then makes lots available to nonprofit agencies for development. All nonprofit proposals are accepted based on a reasonable price per square foot and the nonprofit's ability to meet building specifications as required by the Request for Proposal. Purchase of the land and improvements increases the affordability of the lots in turn reducing the cost to the homebuyer. As lots are sold to eligible homebuyers, the funds for the lot cost are recaptured and used to fund future developments.

c. Partnerships

The City of Greenville partners with local nonprofit agencies to provide Homeownership Counseling & Workshops for potential homebuyers. The City also offers a Homeownership Academy that provides participants with the opportunity to gain working knowledge of the home buying process and to prepare financially to purchase a home within the West Greenville 45-Block Revitalization Area. At program completion, participants receive a certificate for \$500.00 redeemable at closing to assist with the purchase of an existing or new home within the West Greenville 45-Block Revitalization Area.

2. Community Development Strategies

a. Revitalization

The intended actions in the West Greenville Area Revitalization Redevelopment Plan are to build upon the strengths of the area and remove obstacles that limit the possibilities for success. The goals of the plan in this area are to increase the levels of homeownership, remove blighting influences, improve the public infrastructure, create continuous and ongoing programs with service providers to address the social issues of the community, and to provide quality economic development and commercial opportunities for the area and for its residents.

b. Multifamily Development

Two new housing developments were completed in 2010 in Greenville’s Center City. Nathaniel Village, an affordable family oriented multi-family development made possible through a joint venture between the Greenville Redevelopment Commission and Landmark Development, a housing developer headquartered in Winston-Salem, North Carolina. Nathaniel Village offers 48 units and 104 bedrooms of high quality apartment living to residents wishing to live in proximity to Greenville’s historic Uptown Commercial District.

Three blocks to the north along the scenic banks of the Tar River, First Street Place student living was constructed in 2009, which offers 228 bedrooms in 193 units of upscale apartment living to a clientele expected to be largely comprised of upper division students attending East Carolina University. Together, these two projects represent the first significant housing development in Greenville’s Center City in more than two decades.

c. Infrastructure Improvements

Planning and design work were completed in 2010 on two major public infrastructure projects that collectively will help to reshape the functionality and image of Greenville’s Center City. Two streetscape project, the West Fifth Street Gateway and the Cotanche and Reade project will respectively improve aesthetics, vehicular and pedestrian safety, and will provide Greenville’s citizens with a first of its kind opportunity – municipally sponsored public art.

3. Economic Development Strategies

a. Façade & Site Improvement Grant Program

Maintaining the architectural quality and aesthetic appeal of commercial and office structures in the West Greenville Redevelopment Area is an important part of the overall strategy to restore the economic vitality of West Greenville. Proper improvements to the exterior of individual buildings will help to develop an image that will invite additional investments into the area.

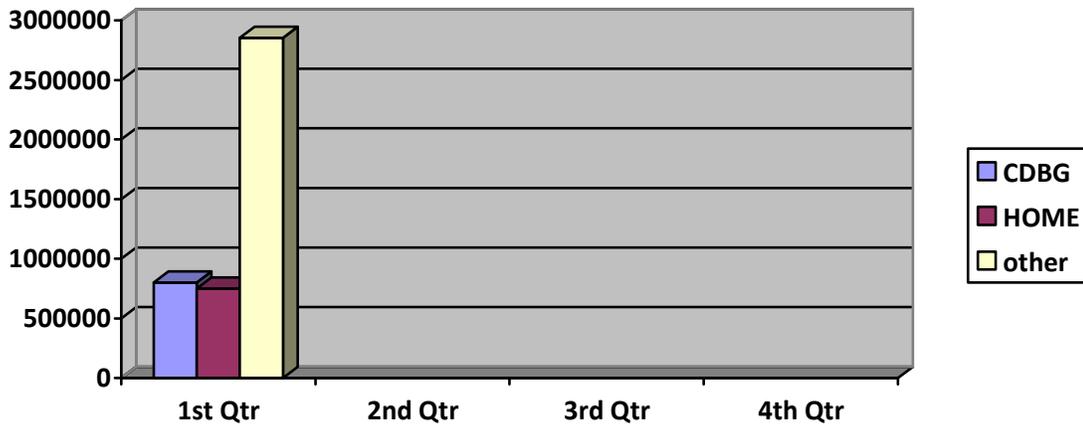
The Greenville Redevelopment Commission developed the Building Blocks Façade and Site Improvement Grant Program to provide an incentive to property and business owners to make improvements to their properties. These programs provide property owners, tenants, architects and contractors involved in exterior improvements or rehabilitation to buildings in the West Greenville Redevelopment Area with recommended improvement standards.

b. Small Business Incubator

The Redevelopment Commission of Greenville contracted with the Small Business and Technology Development Center (SBTDC), a state agency, to study the feasibility of establishing a small business incubator within the geographic bounds of the West Greenville Redevelopment Area. The incubator mission will be to create an open, business-first small business incubator that will cultivate entrepreneurship, and promote economic development and community revitalization within the West Greenville Redevelopment Area. It is anticipated that CDBG funds will be used to supplement the project.

I. SOURCES OF FUNDS

Resources available to support activities identified in the Consolidated Plan and this Annual Action Plan will include Community Development Block Grant, HOME Investment Partnership, Lead Based Paint Hazard Control Program, general revenues, local Bond program, North Carolina Housing Finance Agency, private lending institutions and private developers.



A. CDBG Program

The Housing and Community Development Act of 1974 created the Community Development Block Grant program in 1974. Since 1975, the City of Greenville has participated in the program with a variety of activities. The City of Greenville became an Entitlement Community in 1994. As an Entitlement Community, the City receives an annual funding allocation from the U.S. Department of Housing and Urban Development. The primary objective of CDBG is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities. All activities carried out must meet one of the three National Objectives. Those objectives are:

- Benefit low-moderate income persons;
- Aid in the prevention or elimination of slums or blight; or
- Addressing an “urgent need”

B. HOME Investment Partnership Program

The HOME Investment Partnership program was created by the National Affordable Housing Act of 1990 to create local partnerships for providing decent affordable housing to lower income households. This program seeks to encourage local jurisdictions to work with nonprofit organizations and the private investment community to achieve this goal. Cities receiving HOME funds must reserve 15% of their HOME funds to Community Housing Development Organizations (CHDOs) for affordable housing development.

In 1997, the Pitt County HOME Consortium was formed. The Consortium included the City of Greenville as lead entity, the Towns of Farmville, Ayden, Bethel, Grifton and Pitt County. The Town of Winterville became a member in 2001. As a Consortium, the communities were eligible for additional financial assistance from the U.S. Department of Housing and Urban Development. The Pitt County Consortium has provided affordable housing and improvements for over ten years.

In January 2008, the City Council of Greenville approved disbanding the Consortium partnership and submit application to become a “Participating Jurisdiction” for HOME funding. This Action Plan represents Greenville’s second year as a HOME Participating Jurisdiction.

Local match requirement for the 2011-2012 HOME Program is approximately \$144,702. These funds come from local funds earmarked for Affordable Housing and for meeting match requirements. The funds will be used to augment HOME funded projects. The HOME Consortium currently has a match credit of \$1,052,437, which will be carried over. Despite the match credit, the City continues to identify a match with all projects, evidence of which is detailed on the match log.

C. American Recovery and Reinvestment Act (ARRA)

The City of Greenville was awarded through the 2009 Federal Stimulus Plan American Recovery and Reinvestment Act (ARRA) funds from the U.S. Department of Housing and Urban Development a Lead Based Paint Hazard Control grant. The proposed \$1.9 million grant will be used to accomplish the following within 36 months, which began April 15, 2009:

- Control and reduce lead hazards in 110 low-income housing units in the Greenville area.
- Addressing 110 housing units occupied by children under the age of six with elevated blood lead levels
- Provide 75 outreach programs for community awareness and education regarding lead hazards aimed at reaching 5,000 people
- Screening and test for elevated lead levels in children under age six

- Provide Lead Safe Work and Lead Certification training to at least 10 Contractors involved in the City of Greenville housing rehabilitation program
- Provide economic opportunities to at least 60 unemployed and underemployed persons in the targeted neighborhoods, creating 60 jobs
- Develop a self sustaining program by integrating lead hazard reduction into housing rehabilitation programs

D. Affordable Housing Bond Program

On November 2, 1992, the citizens of Greenville citizen approved a \$1 million bond referendum for affordable housing. The funding was divided into three revolving loan categories. The categories include homeownership, land banking, and elderly housing rehabilitation. Loans are continually recaptured and reinvested into the program fund to further efforts to promote and preserve affordable housing. This bond led to the production of 161 affordable homes for first time low and moderate income buyers and flood survivors and over 153 loans to low and moderate families for home purchases and rehabilitation of low income elderly homeowner residences. These funds have been recycled since 1992 and are available for the 45-Block Revitalization program and other affordable housing initiatives of the City of Greenville.

In 2004, citizens approved a \$10 million in bond referendums for the revitalization efforts in the Uptown and West Greenville 45-Block Revitalization focus area. Five million of the \$10 million is set aside for the priorities and goals identified below within the 45-Block Revitalization Area for the use with CDBG and HOME funds.

E. Funding Summary Chart

Source	Amount	Description
Community Development Block Grant (CDBG)	\$887,849	Funds will be used for administration, housing rehabilitation, acquisition, relocation, public service, public facility improvements, economic development and clearance/ demolition.
HOME Investment Partnership	575,192	Funds will be used for administrative cost, housing rehabilitation, new construction, multifamily rental housing, and CHDOs.
General Revenue	\$340,000	Funds to leverage administrative/operating costs for staff and other local municipal appropriations to support programs.
Affordable Housing Bond Program	\$150,000	A 1992 Bond Referendum for preservation and creation of affordable housing in the City of Greenville.
ARRA-Lead Based Paint Hazard Control Grant	\$660,000	Funds from Office of Healthy Homes and Lead Hazards to provide education, contractor certification, testing and abatement and reduction of lead hazards for children under six and their families.
Private Investment	\$1,000,000	Private Developers of Affordable Rental Housing Citywide and private landlords to improve rental housing stock.
Other Contributions	\$300,000	Other grants and contributions for economic development activities.
Program Income	\$130,000	Funds generated from recaptured activities of CDBG and HOME assisted units.
Total All Sources	\$4,053,041	Approximate total of all sources

III. CITIZEN PARTICIPATION

The City of Greenville continues to acknowledge the importance of citizen participation in developing activities for each upcoming year. Revisions to the Citizen Participation Plan were placed into effect as of September 11, 2003 (see **Appendix F**) in an effort to increase public awareness. Despite the recent changes to the current plan, we will continue to search for avenues to increase the level of participation by the community. Resources to better our current plan will include HUD recommendations; contact with other cities to review their plans; and most importantly, the consideration of input from the local community to increase involvement.

The City also encouraged public participation in developing the 2011-2012 Annual Action Plan by making a copy of the plan available to the Affordable Housing Loan Committee members, Redevelopment Commission, Continuum of Care; and a copy accessible at all City Community Recreational Centers, Library and Housing Division Office for the general public, nonprofits and other interested parties to review and submit comments from March 14, 2011 through April 11, 2011. In addition, a community meeting was held at York Memorial Baptist Church on Thursday, March 10, 2011 to get community input on the Plan. No comments have been received.

In addition, two Public Hearings were held for citizens to provide input on February 10, 2011 and April 14, 2011 during City Council meetings.

IV. ONE YEAR ACTION PLAN

A. Introduction

The 2011-2012 Annual Action Plan describes the CDBG and HOME activities proposed for the 2011 fiscal year. The Five-Year Consolidated Plan guides development of the plan and selection of activities to be undertaken. The plan also includes the resources available to perform the activities; a detailed description of the activities, and maps depicting the areas in which the activities will occur.

The activities to be undertaken by the City of Greenville for the 2011-2012 fiscal year will include Program Administration, Owner-Occupied Housing Rehabilitation, Rental Housing Rehabilitation, New Construction Clearance & Demolition, Public Service, Economic Development, Community Housing Development Organizations, Relocation Assistance, and Land Acquisition. Staff anticipates that a majority of the proposed activities will be completed within the program year with a few extending into future years.

In addition to routine Community Development activities through the CDBG and HOME Programs, we continue to expand the supply of new single family affordable housing units with the assistance of local bond funds. These new units

require the experience and oversight of the City of Greenville Housing Division. The City of Greenville has constructed a total of 162 units throughout the City. See the breakdown below:

New Single Family Units	Total Units
Singletree	24
Carolina Heights	15
Red Oak	1
Countryside Estates	105
West Greenville	17
Total	162

B. Performance Measurement

The focus on demonstrating performance and results is present at all levels of government and in the private sector. Performance measurement is a program tool that can help housing and community development practitioners collect data, track progress, and report on program results in a way that speaks to the impact a program has had on a community and the lives of its residents. Performance Measurement is an organized process for gathering information to determine how well programs and activities are meeting established needs and goals. There are three main components to Outcome Performance Measurement System: Objectives; Outcomes; and Indicators.

1. Objectives:

Performance Measurement offers three possible objectives for each activity. These objectives are based on the broad statutory purposes of the four Community Planning and Development programs:

a. Creating Suitable Living Environments

This objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment. The activities are intended to address a wide range of issues faced by low and moderate income persons, from physical problems with their environment, such as poor quality infrastructure, to social issues such as crime prevention, literacy, or elderly health services.

b. Providing Decent Housing

This objective focuses on housing activities whose purpose is to meet individual family or community housing needs.

c. Creating Economic Opportunities

This applies to activities related to economic development, commercial revitalization or job creation.

2. Outcomes:

The second component of the system is outcomes, which are closely related to objectives. The program outcome helps further refine the objectives and is designed to capture the nature of the change or the expected result of the objective to achieve. The following are the three identified:

a. Availability/Accessibility

This applies to activities that make infrastructure, public services, public facilities, housing or shelter available or accessible to low and moderate income people, including persons with disabilities.

b. Affordability

These are activities that provide affordability in a variety of ways to low and moderate income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups or services such as transportation or day care.

c. Sustainability

This applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate income by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

3. Indicators:

Once the program purpose (objective) have been established and intended result (outcome), the next step is to identify how to measure progress towards achieving the intended results. There are four common indicators that are relevant for most activities:

- Amount of money leveraged from other sources
- Number of persons, households, businesses, units or beds assisted
- Income level of persons or households by: 30%, 50%, 60% or 80%
- Race, ethnicity and disability data

A successful performance measurement system is tailored to the specific goals and objectives of the program. To meet its obligation to assess program performance, HUD requires grantees to provide information on their achievements and investments since program objectives and activities are determined and implemented locally.

C. 2011-2012 Action Plan Projects:

1. Program Administration

Activity 2011-1

Regulatory Citations: 24 CFR Parts 92.207, and 570.206

Description: Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant and HOME Programs, will be funded through CDBG and HOME awards, as well as local general revenue support.

Funding Amount:	\$57,500	HOME
	\$177,500	CDBG
	\$340,000	General Fund

2. Housing Rehabilitation

Activity 2011-2

Regulatory Citations: 24 CFR Parts 92.205-(a) (1), 570.202

Description: This program is designed to assist very low to low income homeowners with rehabilitating existing housing structures. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe and sanitary living environment. Program costs incurred may include demolition, construction, permitting fees, surveying, lead abatement, credit reports and closing costs. This activity will target owner occupied homeowners only. Qualified candidates for assistance include homeowners with annual incomes below 80% of the median area income as defined by HUD.

Funding Amount:	\$ 200,000	CDBG
	\$ 121,250	HOME
	\$ 600,000	LHC

Performance Measurement

Objective: Providing Decent Housing

Outcome: Affordability

Output Indicators: Number of units rehabilitated Goal: 10

3. Acquisition of Substandard/Dilapidated Properties

Activity 2011-3

Regulatory Citations: 24 CFR Part 570.201 (a), 570.201 (d), 570.201 (i)

Description: Efforts will continue to acquire and demolish substandard and dilapidated properties that continue to blight the 45-Block Revitalization Area. Acquisition will focus on vacant rental properties or vacant parcels; however, the City may need to acquire occupied rental units for the betterment of the community. Relocation assistance will be provided to tenants that are displaced per URA guidelines. Parcels will be recombined for the development of new, affordable housing units. Acquisition costs may include, but not limited to legal fees, appraisal costs and surveying.

Funding Amount: \$35,000 CDBG

Performance Measurement of Acquisition Activities

Objective: Creating Suitable Living Environments
Providing Decent Housing

Outcome: Affordability, Availability/Accessibility

Output Indicators: Number of units acquired **Goal: 2**
Number of households relocated to decent housing

4. Relocation/Displacement Assistance

Activity 2011-4

Regulatory Citations: 24 CFR Part 570.201 (a), 570.201 (d), 570.201 (i)

Description: As part of the West Greenville 45-Block Revitalization plan, efforts will continue to acquire and demolish substandard and dilapidated properties that continue to blight the area. Acquisition will focus on vacant rental properties or vacant parcels; however the City may need to acquire occupied rental units for the betterment of the community. Relocation assistance will be provided to tenants that are displaced per Uniform Relocation Assistance guidelines.

Funding Amount: \$5,000 CDBG

Performance Measurement of Relocation/Displacement Assistance

Objective: Creating Suitable Living Environments
Providing Decent Housing

Outcome: Affordability, Availability/Accessibility

Output Indicators: Number of units households **Goal: 3**

5. Public Service

Activity 2011-5

Regulatory Citations: 24 CFR Part 570.201(e)

Description: The City of Greenville will make available funds to assist nonprofit organizations with approved public services activities. Qualified agencies will participate in projects that benefit City of Greenville citizens. Nonprofit housing and service providers must assist the under-served populations of the City. Applications from nonprofits are submitted to the City for consideration annually and reviewed by the Affordable Housing Loan Committee. The activities will assist low income persons, homeless and special needs persons, youth development, victims of family/domestic violence, and housing providers. All funding will be expended from September 2011 through September 2012.

Funding Amount: \$70,000 CDBG

Performance Measurement of Public Service Activities

Objective: Creating Suitable Living Environment
Outcome: Sustainability
Output Indicators: Number of LMI households served **Goal:** 225

6. Rental Rehabilitation

Activity 2011-6

Regulatory Citations: 24 CFR 570-202

Description: This program is designed to assist landlords with rehabilitating existing rental houses for low income families. The primary intent of this activity is to bring units up to code through the provision of rehabilitation activities to eliminate all code violations and provide a decent, safe and sanitary living environment. Program costs incurred may include construction, permitting fees, surveying, lead abatement, credit reports and closing costs.

Funding Amount: \$90,000 CDBG

Performance Measurement

Objective: Providing Decent Housing
Outcome: Affordability
Output Indicators: Number of inquiries **Goal:** 3

7. Clearance/Demolition

Activities 2011-7

Regulatory Citation 24 CFR Part 570.201(d)

Description: This activity is designed to acquire and demolish substandard structures in the West Greenville 45-Block Revitalization area in an effort to improve the living conditions for low income residents. Parcels may be recombined for the development of new, affordable housing units.

Funding Amount: \$10,349 CDBG

Performance Measurement of Clearance/Demolition Activities

Objective:	Creating Suitable Living Environment		
Outcome:	Affordability, Availability/Accessibility		
Output Indicators:	Number of units acquired	Goal:	10
	Number of units demolished		8

8. Community Housing Development Organization (CHDO) Activities

Activities 2011-8

Regulatory Citations: 24 CFR Part 902.207 (a), (c), (d)

Description: It is anticipated that a certified CHDO will utilize the funding to continue production of single family units for first-time, low-moderate income homebuyers. At the present time, the City has three certified organizations: Metropolitan Housing and CDC, Streets to Home, and Exceed, Inc.

Funding Amount:

\$117,692	HOME
\$ 28,750	HOME – CHDO Operating
\$150,000	Bond Funds

Performance Measurement

Objective:	Decent Affordable Housing		
Outcome:	Affordability		
Output Indicators:	Number of new single family units	Goal:	2

9. Economic Development

Activity 2011-10

Regulatory Citations: 24 CFR 570.203

Description: These funds will be used to assist in the development of a small business incubator center in the West Greenville 45-Block Area to promote economic development and entrepreneurship. In addition, this program provides funds to assist private nonprofit agencies with programs providing job training; employment and job placement services; or training for potential entrepreneurs.

Funding Amount: \$300,000 CDBG
\$300,000 Other funds

Performance Measurement

Objective: Create Economic Opportunities
Outcome: Availability/Accessibility
Output Indicators: Number of jobs created 10 **Goal:** 10

10. Multifamily Rental Housing

Activity 2011-11

Regulatory Citations: 24 CFR Part 92.205-(a) (1)

Description: These funds will be used to support an affordable rental housing low income housing tax credit project application to North Carolina Housing Finance Agency for funding. The award of HOME funds will be a competitive process of nonprofits and private housing developers.

Funding Amount: \$250,000 HOME
\$1,000,000 Private Investment

Performance Measurement

Objective: Providing Decent Housing
Outcome: Affordability
Output Indicators: Number of HOME assisted units **Goal:** 3

D. CDBG/HOME Funding Chart

ACTIVITY	HOME FUNDS	CDBG FUNDS	OTHER FUNDS
Administration	57,500	177,500	340,000
Housing Rehabilitation	121,250	200,000	600,000
Relocation	0	5,000	0
Acquisition	0	35,000	0
Clearance/Demolition	0	10,349	0
Community Housing Development Organizations	117,692 28,750	0	150,000
Public Service	0	70,000	0
Economic Development	0	300,000	300,000
Multi Family Rental Housing	250,000	0	1,000,000
Rental Rehabilitation	0	90,000	60,000
Program Income	100,000	30,000	0
Total	675,192	917,849	\$2,450,000

V. OTHER ACTIONS

A. Affirmatively Furthering Fair Housing

The City continues to fund affirmatively fair housing marketing actions. These actions are inherent to each of the housing activities provided through the Community Development Department. Education of the Fair Housing Laws will occur throughout the year and most specifically during the month of April, which is designated as “Fair Housing Month” and “CDBG Week”. As part of a weeklong celebration of CDBG Week, the City sponsored a groundbreaking for a new transitional home, hosted a public education forum, tour for Elected Officials, and a Housing Partners Reception.

The City of Greenville will continue to use administrative dollars to fund further fair housing activities during 2011-2012. The City employs a staff person to coordinate all fair housing and other human relations activities, which is funded with general fund dollars in the approximate amount of \$150,000.

B. Analysis of Impediments to Fair Housing Choice

An update to the Analysis of Impediments to Fair Housing Choice was completed by the City of Greenville, May 2008. This section presents the Fair Housing Analysis Update for the 2008-2013 Consolidated Plan. It primarily includes existing impediments to fair housing choice currently being addressed and the plans recommended to remedy them. The update relies on public/private information regarding the real estate and banking industries, Greenville housing and community development activities, North Carolina and Greenville Human Relations Agencies, and the Greensboro and Atlanta HUD Offices of Fair Housing and Equal Opportunity.

1. Impediment

Lack of affordable housing forces the lower income population to find alternative housing. Alternative housing may consist of doubling up; where households combine to cut the expenses of housing. Also many are forced to live in housing that is in poor condition that leads to disparate treatment of protected class families and individuals.

Plan

The financing industry may have the best strategy for this impediment. While it appears to be true that there are insufficient affordable housing units available for housing choice in Greenville, the fact is that a surplus of moderately priced housing is available. Therefore, if lower income home seekers attempt to follow financing recommendations such as using the City’s down payment assistance programs and efforts such as West Greenville revitalization that have been instrumental in bringing clients representing “all realms” of the population to apply for loans to purchase homes.

The City's down payment assistance is available to everyone. While some applicants appear to be well educated in the homebuyer loan process, the lending industry feels that most still are not. When lenders counsel prospective borrowers about the financial responsibility associated with home mortgages, offering practical advice regarding savings and spending, borrowers become frustrated and seek mortgage loans elsewhere. If all mainstream lenders have similar policies, it is possible that this serves drive people to seek loans through brokers and subprime lenders. Therefore, a stronger push to promote homebuyer counseling appears to be an appropriate solution.

2. **Impediment**

The lack of education about discrimination and fair housing laws in Greenville. An essential part of fair housing opportunities and enforcement is the education of the public regarding the rights and responsibilities afforded by fair housing laws. This includes the education of housing and financial providers, as well as citizens.

Plan

Education is a key element on two fronts. First, it is one of the most pressing needs to ensure fair housing choice. It is imperative that individuals and families seeking housing know their rights and responsibilities and that those involved in the housing industry understand their rights and responsibilities, as well. Secondly, providing public education that produces an employable workforce with higher earning potential will help improve creditworthiness of future homebuyers. The onus falls to the public school system to ensure that tomorrow's residents have the skills they need to be competitive in the job marketplace, as well as to be educated consumers armed with the skills to make informed decisions.

3. **Impediment**

Awareness of fair housing issues is important. Everyone needs to know what may constitute a violation, and what they can do in the event they believe they may have been discriminated against. In addition, it is important for lenders, housing providers and their agents to know their responsibilities and when they may be violating fair housing laws.

Plan

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the 2008 National Community Reinvestment Coalition (NCRC) report, stating that the minority stigma has improved, but it still exists. The lenders need for production (or writing of loans) drives greater leniency in which lenders select to lend to,

thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities. Again, while educating consumers is indicated, it is difficult to reach them when they will not avail themselves of the opportunities.

The City will continue its efforts to educate the public through Fair Housing month activities and a local loan counseling program.

The City will encourage lenders, housing providers and their agents to know their responsibilities and to attend training on fair housing laws.

4. Impediment

According to the June 17, 2008 Analysis of Impediments report prepared by Training and Development Associates, the lack of a pro-active property maintenance code enforcement program was cited as an impediment to fair housing choice. Substandard housing and low property maintenance contribute to the lack of safe, decent, and sanitary affordable housing. Such a program could help with the preservation of the rental housing stock.

Plan

The City will consider several activities to increase the availability of affordable housing opportunities and programs to preserve existing rental housing stock throughout the City including a program to assist investors in rehabilitating substandard housing stock in an effort to keep those units affordable once renovations have been completed.

5. Impediment

There are limited housing opportunities for the homeless, those who are at risk of homelessness, and special needs populations. There is not enough funding for permanent housing. Too many citizens are on the brink of becoming homeless because they have to spend too much of their income on housing (many times not decent or safe housing).

Plan

The City will continue to support programs to increase family self-sufficiency and to prepare homeless, at risk and special needs populations

for rental or homeownership opportunities through financial literacy, credit counseling and rental assistance. The City also needs to support a number of initiatives to assist low-moderate homebuyers with down-payment assistance, default delinquency counseling, anti-predatory lending counseling and homeless prevention programs.

6 Impediment

Lack of Access to Homeownership (Based on Home Mortgage Disclosure Act {HMDA} and apparent Predatory Lending Practices)

This Impediment can be addressed in the 2008-2013 Consolidated Plan as the City considers inequities that may occur in homeownership opportunities for protected classes or those covered by the Fair Housing Law.

An analysis of the HMDA data in this document reveals, for example, that while black residents comprise 34 percent of the population, 21 percent of all home purchase mortgage applications come from black families/individuals so therefore, it appears that black applicants may be underrepresented although improving substantially over the past five years. City programs targeted to assist low-moderate income protected classes should focus more closely on educating the population on the importance of homeownership and how to access local lending resources.

In addition, consistently high denial rates on home improvement loans may reflect policies in the lending industry, but this is an area that warrants some attention in Greenville. The disinvestment associated with an inability to raise funds to maintain one's home can have an undesirable effect on the community when it occurs in great numbers.

Plan

In responding to whether Fair Housing was an issue in Greenville, the financing industry again addressed the results of the recent NCRC report, stating that the minority stigma has improved, but it still exists. The need for production (that is, writing loan business) in the lending industry drives greater leniency in which lenders select to lend to, thereby lessening the impact of race. Mortgage brokers, on the other hand, know that people do business with people who look like them, and so they hire people that resemble the markets they serve. This is good marketing, but also encourages minority homebuyers to seek loans with lenders who are not necessarily looking out for the borrowers' best interests. Additionally, brokers are most familiar with the products that are most popular in the markets they serve and are not aware of all the products offered by the institutions they represent, thus limiting their offerings to higher-cost products. Unfortunately, uninformed buyers also choose lenders on the basis of word-of-mouth referrals from friends and family, and the belief that banks do not lend money to minorities. Again, the solution lies in educating consumers, although it is difficult to reach them when they will not avail themselves of the opportunities.

C. Affirmative Marketing Policy

In accordance with the regulations of the HOME Program and in furtherance of the City of Greenville's commitment to fair housing and equal housing opportunity, this Policy establishes procedures to affirmatively market rental or residential units constructed or rehabilitated under the HOME Program. These procedures are designed to assure that individuals who normally might not apply for available housing units because they are socially and/or economically disadvantaged are provided an opportunity to apply.

This Affirmative Marketing Policy is documented and maintained in the Housing Division files, and shall be included in all HOME project proposals and agreements and HOME project files. The Beneficiary is held to the terms of the Policy by the requirement in the applicable HOME Subrecipient or HOME/Community Housing Development Organization ("CHDO") Agreement.

It is the policy of the City of Greenville, Housing Division not to discriminate against any person on the basis of race, color, national origin, sex, religion, familial status, or disability:

1. In the sale or rental of housing or residential lots;
2. In advertising the sale or rental of housing;
3. In the finance of housing;
4. In the provision of real estate brokerage services; or
5. In the appraisal of housing.

Please see **Appendix H**.

D. Minority/Women Business Outreach

It is the policy of the City of Greenville to provide minorities and women equal opportunity for participating in all aspects of the City's contracting and procurement programs, including, but not limited to, construction, projects, supplies and materials purchases and professional and personal service contracts.

E. Evaluation and Reduction of Lead-Based Paint Hazards

Lead poisoning is one of the worse environmental threats to children in the United States. While anyone exposed to high concentrations of lead can become poisoned, the effects are most pronounced among young children.

All children are at higher risk to suffer lead poisoning than adults, but children under age six are more vulnerable because their nervous systems are still developing. At high levels, lead poisoning can cause convulsions, coma, and even death. Such severe cases of lead poisoning are now extremely rare, but do still occur. At lower levels, observed adverse health effects from lead poisoning in young children include reduced intelligence, reading and learning disabilities impaired hearing and slowed growth.

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have made a concerted effort to reach this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR Part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Greenville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X of the Housing and Community Development Act of 1992 (Title 24, Part 35 of the Code of Federal Regulations).

Through the U.S. Department of Housing and Urban Development's Lead Based Paint Hazard Control Grant program, the City proposes to use \$1.9 million grant funds to accomplish the following:

- Control and reduce lead hazards in 110 low-income housing units in the Greenville area.
- Addressing 110 housing units occupied by children under the age of six with elevated blood lead levels
- Provide 75 outreach programs for community awareness and education regarding lead hazards aimed at reaching 5,000 people
- Screening and test for elevated lead levels in children under age six
- Provide Lead Safe Work and Lead Certification training to at least ten Contractors involved in the City of Greenville housing rehabilitation program

- Provide economic opportunities to at least 60 unemployed and underemployed persons in the targeted neighborhoods, creating 60 jobs
- Develop a self sustaining program by integrating lead hazard reduction into housing rehabilitation programs

The City of Greenville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs implemented. Currently, the City of Greenville has contracted with an agency to provide all lead testing and clearance activities. This agency has also agreed to provide training for the housing rehabilitation contractors.

In addition, the City of Greenville will offer lead testing and abatement assistance in the form of a grant to eligible housing rehabilitation assistance participants that have children six years and under in the household, senior adults (55+) and the disabled/handicapped clients.

F. Anti-Poverty Strategy

City of Greenville housing programs inherently address poverty by creating housing opportunities for low income households. Without these housing opportunities many low income households would not be able to afford housing rehabilitation costs or to purchase a home.

Additionally, funding through CDBG Public Service activities of transitional housing providers such as the Streets to Home and EXCEED, both nonprofit agencies, allows individuals that would normally reside in impoverished conditions the opportunity to establish themselves in order to find suitable employment. Such efforts will work to reduce the number of persons currently living in poverty.

G. Developing Institutional Structures

The City of Greenville, through its Housing Division, the network of housing subrecipients and Community Housing Development Organizations (CHDOs), are effectively organized to utilize all the funding received through the various state/federal programs.

The private sector is provided with incentives for developing affordable rental housing through tax credits provided by the federal tax credit program. Tax credits provide developers with an additional state subsidy for low income apartment construction.

In addition, each year efforts are made to work with local institutions to provide housing and economic opportunities for low income persons through public service activities and participation in the Pitt County Continuum of Care. The Pitt

County Continuum of Care began in 2001 and has successfully grown into a well-balanced organization made up of local government agencies, housing providers, service providers, and other interested groups. The development of the continuum and participation by the City of Greenville will greatly enhance coordination between these agencies. The Public Housing Authority has also joined the Continuum of Care and has begun working in concert with the City of Greenville and our revitalization efforts in the West Greenville 45-Block Revitalization Area.

The City of Greenville will continue to coordinate with other governmental agencies, nonprofit organizations, private enterprises and individuals to provide increased opportunities for the target area.

H. Public Housing

There are four Public Housing managing agencies in the Pitt County area, which include Greenville Housing Authority with a total of 779 units; Mid East Commission who manages a total of 135 units in three towns; Farmville Housing Authority who manages 174 units and Ayden Housing Authority who manages 175 units. Each of the mentioned Public Housing Authorities receives federal funds to modernize and repair public housing units.

In addition, the City of Greenville Community Development Department Housing Division has formed a partnership with the Greenville Housing Authority to offer bimonthly Homeownership and Financial Literacy classes to public housing residents and other citizens. So far, three former residents utilizing the Housing Choice Voucher program and City of Greenville HOME downpayment assistance program have purchased a new home, developed by a local Community Housing Development Organization.

I. Recapture Provisions

HOME program funds are provided to low income individuals for new construction, housing rehabilitation and homebuyer purchase assistance. These funds are provided in a variety of forms and will be extended to persons with incomes up to but not greater than 80% of the Area Median Income adjusted by family size as published by the U.S. Department of Housing and Urban Development. Assistance provided for homebuyer assistance will be in the form of secondary mortgages. Listed below are the recapture provisions for rehabilitation and homebuyer assistance programs with maximum amounts of assistance available for the activity. A Deed of Trust and Promissory Note for the amount of assistance provided under the program will be used to secure the assistance. Should the recipient default under program requirements, collection of the funds will be pursued with legal guidance as documented on the deed of trust and promissory note as recorded. Assistance may be in the form of deferred loans or amortized loans.

- Homebuyer assistance may be used for downpayment assistance and/or principal mortgage reduction via Secondary Mortgage. Borrower's income cannot exceed 80% of the area median income adjusted by family size as published annually for Greenville. Maximum loan amounts of up to \$20,000 (20% of sales price of home with cap of \$20,000). Loans will be amortized over a fifteen-year period.
- Housing Rehabilitation Assistance will be offered to persons/families with incomes up to but not greater than 80% of the area median income adjusted by family size and as published annually for Greenville. For households with incomes less than 50% of the area median income, a 10 year deferred loan will be offered up to \$60,000 for rehabilitation assistance. For households with incomes from 51% to 80% of the median area income, the combination of a deferred payment loan and a no interest loan is available. Deferred loans are forgiven at a rate of 10% each year and no-interest loans are amortized over 10 years. In no case may the assistance exceed \$60,000 unless special circumstances exist that warrant exceeding the maximum price and approval of the City Manager is granted.
- Assistance provided to nonprofit agencies through the CDBG Program will be secured with a subrecipient agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.
- Assistance provided for new construction to certify CHDOs will be secured by a program agreement/contract. Should the agency fail to comply with program rules, the assistance will be recaptured.

VI. MONITORING PLAN

In regard to CDBG and HOME programs, the City of Greenville's Housing Division Staff has the responsibility for monitoring all activities undertaken.

All activities are covered by an established set of standards in the City of Greenville's Policy and Procedures Manual for the Community Development Programs. In addition all activities are carried out under a binding agreement/contract. Activities are reviewed for compliance with program objectives. The Housing Division maintains records of all activities.

Monitoring activities include but are not limited to the following:

- Monthly meetings with Affordable Housing Loan Committee.
- Weekly contact with Non-Profit Agencies funded under CDBG and HOME as projects occurs for compliance with Local/National Program Objectives.
- Monitor projects of subrecipient agencies to insure compliance with Davis-Bacon, Bidding, Contracting, Uniform Act, Auditing and Local Building Code requirements.
- Monitor progress of all projects through quarterly reporting to City Management and local elected officials.
- Financial activities in the programs are reviewed on a monthly basis.
- Annual inspection of assisted properties for continued maintenance of property and verification Hazard Insurance by Community Development Staff.
- Annual independent audit of all expenditures is conducted and results are provided to City Council, Granting Agencies, and Bonding Agencies.
- Review of nonprofit files for maintaining information required by the City of Greenville and granting agencies (as outlined in procedures manual and contract).
- Conduct Workshops for contractors, non-profits, and other program participants to review guidelines and requirements.

A. HOME Program Monitoring Schedule

The following is the proposed monitoring schedule for the HOME Investment Partnership Program:

Active Funded Consortium Members	Contact Person	Monitoring Visit Close out of Prior Year Funding / final Consortium funds	Quarterly Monitoring Visit	Quarterly Monitoring Visit	Quarterly Monitoring Visit
Pitt County	Lori Jones	Week to close out 07/08 & 08/09 funds March 17, 2011	N/A	N/A	N/A

Active Funded CHDO's	Contact Person	Monitoring Visit Close out of Prior Year Funding	Quarterly Monitoring Visit	Quarterly Monitoring Visit	Quarterly Monitoring Visit
Farmville Housing Development Corporation	Dean Corbett	Monitor Progress of lease / purchase Week of March 7, 2011	Will continue with quarterly visits until home is sold. Then Annual Lease / Purchase update Week of July 4, 2011	Lease / Purchase update Week of October 3, 2011	Lease / Purchase update Week of January 9, 2012
Metropolitan Housing & CDC	Jonathan Moore	N/A	Will continue with quarterly visits with Grifton and Metro Housing CDC until homes are sold. Lease / Purchase update Week of July 4, 2011	Lease / Purchase update Week of October 3, 2011	Lease / Purchase update Week of January 9, 2012

HOME Downpayment Assistance

Annual Compliance Review (Affordability Period)	Contact Person	Annual Monitoring Visit
Verification of Recipient Compliance	In House / letters sent	Week of July 11, 2011

**Quarterly Review
Outstanding Projects**

Consortium Members with Outstanding Projects	Contact Person	1st Quarter Monitoring Visit	2nd Quarter Monitoring Visit	3rd Quarter Monitoring Visit	4th Quarter Monitoring Visit
Town of Grifton	Joe Albright	Week of March 7, 2011	Will continue with quarterly visits with Grifton and Metro Housing CDC until homes are sold. Lease / Purchase update Week of July 4, 2011	Lease / Purchase update Week of October 3, 2011	Lease / Purchase update Week of January 9, 2012

Annual Compliance Review

Annual Compliance Review (Affordability Period)	Contact Person	Annual Monitoring Visit
Town of Ayden	Sherri Scharf	Week of June 18, 2012
Town of Bethel	Todd Bullock	Week of June 18, 2012
Town of Farmville	Jim Smith	Week of June 18, 2012
Pitt County	Lori Jones	Week of June 18, 2012
Town of Winterville	Terri Parker-Eakes	Week of June 18, 2012

CHDO'S

Annual Compliance Review (Affordability Period)	Contact Person	Annual Monitoring Visit
Farmville Housing Development Corp.	Dean Corbett	Week of June 25, 2012
Metro Housing CDC	Jonathon Moore	Week of June 25, 2012

Active Funded CHDO's	Contact Person	Monitoring Visit Close out of Prior Year Funding	Quarterly Monitoring Visit	Quarterly Monitoring Visit	Quarterly Monitoring Visit
Streets to Homes	Marcus Ham	N/A	Week of July 4, 2011	Week of October 3, 2011	Week of January 9, 2012

**Community Development Block Grant
Monitoring Schedule**

Active Subrecipient	Contact Person	Monitoring Visit Date
North Carolina Rural Fund for Development	Linda McKnight	August 16, 2011
Boys & Girls Club of Pitt County	Jay Faron	August 16, 2011
Building Hope Community Life Center	Rob Lee	August 18, 2011
Center for Family Violence Prevention	Diana Lucas	August 18, 2011
L.I.F.E. of NC (STRIVE)	Joyce Jones	August 23, 2011
EXCEED	Carlton Gay	August 23, 2011
Pitt County : 10YR Plan to End Chronic Homelessness	Paulette White	August 25, 2011
Operation Sunshine	Barbara Ormond-Davis	August 25, 2011

VII. STRATEGIES TO ELIMINATE HOMELESSNESS

A. Continuum of Care

Since 2001, the City of Greenville has actively assisted with the creation and development of a Continuum of Care for Pitt County. The group, known as the Pitt County Continuum of Care, is devised of City and County staff, as well as non-profit and for-profit representatives. The group meets monthly to discuss the ever-growing homeless population in our community. Efforts to end homelessness and to coordinate supportive services to homeless persons are top priorities for the community. The January 2011, a Continuum of Care Homeless Population Point in Time Survey revealed that there are 114 homeless persons in Pitt County. Currently, Pitt County has 100 emergency beds and 28 transitional housing units available to serve them.

During the upcoming 2011-2012 fiscal year, the group will continue to develop the Continuum and prepare a grant application for submission. To date, the Pitt County Continuum of Care has received funding every year since 2003 funding cycle. Funding received under the 2004 and 2005 award was allocated to implement a Homeless Management Information System (HMIS). All actions by the Continuum of Care group will address obstacles to meet the underserved needs in the community, assist with the reduction of poverty level families, assist with the development of “institutional structures”, and enhance coordination between public and private housing and social service providers. Other actions will include marketing of the continuum to reach out to surrounding communities in an endeavor to promote regional participation.

B. Ten-Year Plan to End Homelessness

The City of Greenville, Pitt County Government, United Way and other nonprofit agencies formed a partnership in 2008 to hire a professional consultant to assist the community with developing a Ten-Year Plan to End Chronic Homelessness in Pitt County. The Plan was approved October 2008 by the Greenville City Council and Pitt County Commission. The goals and objectives are as follow:

GOAL 1

Provide community-based services and support to prevent homelessness before it happens and diminish risks for homelessness to recur.

■ Outcome 1-A

Increased access to services provided to the homeless population.

■ Outcome 1-B

Increased number of individuals who are employed and able to manage their personal finances.

■ Outcome 1-C

A comprehensive client-centered discharge planning process coordinated among community agencies for individuals leaving

foster care, mental health facilities, jails and prisons, medical facilities, and military units who are at risk for homelessness.

■ **Outcome 1-D**

A data infrastructure (HMIS) that would link all services, screen for program eligibility, and gather data needed to monitor (assess) progress of implementation.

GOAL 2

Create adequate short-term housing options and supportive permanent housing for those who are chronically homeless or at risk of becoming homeless.

■ **Outcome 1-A:**

Increased inventory of housing options that meet the needs of individuals and families who are homeless and those at risk of becoming homeless.

Both local governments and nonprofit agencies are now in the process of planning for implementation. The City Council approved in September 2008 a two year contribution of CDBG funds in the amount of \$30,000 per year to fund implementation activities. During fiscal year 2011, CDBG program will fund SOAR Training, which strives to access disability benefits for homeless people and those at risk of homelessness who are living with disabilities; and a “Project Connect” event.

FY 2011 Annual Action Plan

CITY OF GREENVILLE

Proposed Uses of Federal & Local Funds in FY 2011

(Leveraging Of Funds)

Program / Activity	CDBG Funds	HOME Funds	Other Federal	Housing Bonds	Local/Private	Total	Proposed Units
HOUSING							
AFFORDABLE HOUSING							
Multifamily Rental Housing	\$0	\$250,000	\$0	\$0	\$1,000,000		3
Housing Rehabilitation	\$200,000	\$121,250	\$600,000		\$0		10
Rental Rehabilitation	\$60,000	\$0	\$0	\$0	\$60,000		3
Sub-Total	\$260,000	\$371,250	\$600,000	\$0	\$1,060,000	\$2,291,250	16
ADMINISTRATION							
City of Greenville	\$177,500	\$57,500	\$0	\$0	\$340,000		9
Sub-Total	\$177,500	\$57,500	\$0	\$0	\$340,000	\$575,000	9
CHDO							
5% Operating CHDO	\$0	\$28,750	\$0	\$0	\$0		2
New Construction	\$0	\$117,692		\$150,000			2
Sub-Total	\$0	\$146,442	\$0	\$0	\$0	\$146,442	2
PUBLIC SERVICE							
Housing Counseling		\$0	\$0	\$0	\$0		
Job Training		\$0	\$0	\$0	\$0		
Counseling & Outreach		\$0	\$0	\$0	\$0		
Domestic Violence Prevention		\$0	\$0	\$0	\$0		
Youth Development		\$0	\$0	\$0	\$0		
Contingency	\$100,000	\$0	\$0	\$0	\$0		
Sub-Total	\$100,000	\$0	\$0	\$0	\$0	\$100,000	0
REVITALIZATION							
Acquisition	\$35,000	\$0	\$0	\$0	\$0		4
Clearance/Demolition	\$10,349	\$0	\$0		\$0		4
Relocation	\$5,000	\$0	\$0		\$0		4
	\$0	\$0	\$0	\$0	\$0		5
Sub-Total	\$50,349	\$0	\$0	\$0	\$0	\$50,349	17
Total	\$587,849	\$575,192	\$600,000	\$0	\$1,400,000	\$3,163,041	44
ECONOMIC DEVELOPMENT							
Small Business Incubator	\$200,000	\$0	\$0	\$0	\$0		4
ED Services	\$100,000	\$0	\$0	\$0	\$0		1
Economic Development Total	\$300,000	\$0	\$0	\$0	\$0	\$300,000	5
PROGRAM INCOME							
Small Business Incubator	\$24,000	\$0	\$0	\$0	\$0		1
Affordable Housing	\$0	\$90,000	\$0	\$0	\$0		1
Administration	\$6,000	\$10,000					
Program Income Total	\$30,000	\$100,000	\$0	\$0	\$0	\$130,000	2
PROGRAM DELIVERY							
Program Delivery Total	\$0	\$0	\$0	\$0	\$0	\$0	0
GRAND TOTALS							
GRAND TOTALS	\$917,849	\$675,192	\$600,000	\$0	\$1,400,000	\$3,593,041	51

**CITY OF GREENVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
CITIZEN PARTICIPATION PLAN**

INTRODUCTION:

The U.S. Department of Housing and Urban Development (HUD) provides local governments the opportunity to operate Community Development Block Grant (CDBG) and HOME Programs. In order to participate in these programs, the City of Greenville is required to have a detailed Citizen Participation Plan, which contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use of CDBG and HOME money. This plan must be available to the public.

Encouraging Public Participation:

The law requires that our Citizen Participation Plan both provide for and encourage public participation, emphasizing involvement by low and moderate-income persons, especially those located in Targeted Areas. Also, the U.S. Department of Housing and Urban Development expects the City of Greenville to take appropriate actions to encourage participation by minorities, non-English speaking persons, and persons with disabilities. Copies of the Citizen Participation Plan, as well as summaries and basic information pertaining to the CDBG, HOME program, and the Consolidated Planning process are available at the City of Greenville, Community Development Department, Housing Division office located at 201 West Fifth Street, Greenville, North Carolina. This plan supersedes all other plans.

The Role of Low Income People:

The law declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing: decent housing, suitable living environments, and growing economic opportunity, all principally for low and moderate-income persons in CDBG and HOME Targeted Areas. Genuine involvement by low and moderate-income people must take place at all stages of the process, including: identifying needs, setting priorities among these needs, deciding how much money should be allocated to each high-priority need, and suggesting the types of programs to meet high-priority needs, as well as, overseeing the way in which the programs are carried out.

The Various Stages of the Consolidated Plan Process:

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general these stages or events include:

1. Identification of housing and community development needs.
2. Preparation of a draft use of funds for the upcoming year called the proposed Annual Action Plan. Every 5 years this process will include the preparation of a new proposed Consolidated Plan.
3. Approval of Plan by the Affordable Housing Loan Committee.
4. Formal approval by elected officials of a final Annual Action Plan or Consolidated Plan.
5. On occasion, it may be necessary to change the use of money already budgeted in an Action Plan, or to change priorities established in the Consolidated Plan. In that case, a formal Substantial Amendment will be proposed, considered, and acted upon. In these instances, major amendments (amendments that involve a change of funding greater than 20% of award) will require a public hearing and approval by the elected governing body prior to submission to HUD. Minor amendments will be approved by City Council however, no public hearing will be held.
6. After a “program year” is complete, an Annual Performance Report must be drafted for public review, comment, and forwarded to HUD.

The Program Year

The “program year” for the City of Greenville is July 1st through June 30th.

PUBLIC NOTICE

Items Covered by the Public Notice Requirements:

There shall be advanced public notice once a federally required document is available, such as the proposed Annual Action Plan or the Five-Year Consolidated Plan, any proposed Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report.

In addition, there shall be advanced public notice of all public hearings and all public meetings such as Affordable Housing Loan Committee meetings relating to the funds or planning process covered by this Citizen Participation Plan.

“Adequate” Public Notice

Adequate advance notice is “timely”; it is given with enough lead-time for the public to take informed action. The amount of lead-time can vary depending on the event. Specific amounts of time are given for different events later in this Citizen Participation Plan. The content of notices will give residents a clear understanding of the event being announced.

Forms of Public Notice

Public notices will be published in the “Daily Reflector” on the City Page or in a non-legal section of the newspaper.

PUBLIC ACCESS TO INFORMATION

As required by law, the City of Greenville will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. Regarding the past use of funds, the law requires reasonable public access to records about any uses of these funds during the previous five years.

Also, as required by law, the City of Greenville will provide the public with reasonable and timely access to local meetings relating to the proposed or actual use of funds.

□ Standard Documents.

Standard documents include: the proposed and final Annual Action Plans, the proposed and final Consolidated Plan, proposed and final Substantial Amendments to either an Annual Action Plan or the Consolidated Plan, Annual Performance Reports, and the Citizen Participation Plan.

□ Availability of Standard Documents.

In the spirit of encouraging public participation, copies of standard documents will be provided to the public at no cost and within two working days of a request. These materials will be available in a form accessible to persons with disabilities, when requested.

□ Places Where Standard Documents are Available.

Standard documents will be available at: City of Greenville Community Development Department, Housing Division located at 201 West Fifth Street; City Hall, 200 West Fifth Street, and other public facilities as needed.

PUBLIC HEARINGS:

Public hearings are required by law in order to obtain the public's views and to provide the public with the City's responses to public questions and proposals.

The law requires public hearings at all stages of the process including: an initial public hearing to discuss community needs, proposed uses of funds, and a final public hearing to adopt the Annual Action Plan and or Consolidated Plan.

Access To Public Hearings:

Public hearings will be held only after there has been adequate notice as described in the Public Notice part of this Citizen Participation Plan, including a display advertisement in the Daily Reflector's City Page or the non-legal section of the newspaper. The advertisement will run twice, the first which will run no less than 14 days prior to the public hearing. Public hearings will be held at 7:00 p.m. a time convenient to most people who might benefit from the use of funds.

Public hearings are held in the City Council Chambers located at City Hall, 200 West Fifth Street, Greenville, North Carolina. The facility is accessible by bus and otherwise convenient and not intimidating to most people who might benefit from the use of funds.

□ ***Public Hearings and Populations With Unique Needs.***

All public hearings will be held at locations accessible to people with disabilities, and provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing. Persons with disabilities needing assistance should call (252) 329-4060 (Teletypewriter (TTY), machine used to transmit and/or receive communications on printed page and/or tape).

□ ***The Conduct of Public Hearings.***

To ensure that public hearings are meaningful to residents, each public hearing will be conducted during a typical City Council meeting.

THE STAGES IN THE PROCESS:

A. IDENTIFYING NEEDS.

Because the housing and community development needs of low and moderate income people are so great and so diverse priorities must be set in order to decide which needs should get more attention and more resources than other needs; this is the basic reason the Consolidated Plan exists.

The laws and regulations require a public hearing each year to obtain residents' opinions about needs and what priority those needs have.

Public hearings about needs will be completed before a draft Annual Action Plan is published for comment so that the needs identified can be considered by the City and addressed in the draft Annual Action Plan.

B. THE "PROPOSED" ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

The law providing the funds covered by this Citizen Participation Plan calls for improved accountability of jurisdictions to the public. In that spirit and in compliance with the terms of the law, the City of Greenville will use the following procedures:

□ ***General Information.***

At the beginning of this stage, the City of Greenville will provide the public with an estimate of the amount of CDBG and HOME funds it expects to receive in the upcoming year, along with a description of the range of types of activities that can be funded with these resources. Also, the public will be given an estimate of the amount of these funds, which will be used in ways that will benefit low and moderate-income people.

The Anti-displacement Plan of the City of Greenville, Resolution Number 07-35, was adopted May 10, 2007 to minimize the extent to which low and moderate income persons will have to leave their homes as a result of the use of these federal dollars (called “displacement”) will also be available at this time. The anti-displacement plan describes the City of Greenville’s policy regarding displacement and the efforts to minimize displacement.

□ ***Technical Assistance.***

City staff will work with nonprofit organizations representative of low and moderate-income people who are interested in submitting a proposal to obtain funding for Public Service Projects. Public Services may include homeownership counseling, youth development and employment training to low-moderate income persons in targeted areas. Notice of funding availability will be mailed directly to known nonprofits and advertised. All potential applicants for funding are encouraged to contact City staff for technical assistance before completing a proposal. Up to 15% of CDBG Entitlement funds will be made available for projects. The regular funding cycle will begin in September of each year. Advertisement of funding availability will begin the process. The Affordable Housing Loan Committee will review and make recommendations on nonprofit proposals to City Council during the regularly scheduled March meeting.

□ ***Availability of a Proposed Annual Action Plan.***

The City of Greenville will notify the public that a Proposed Annual Action Plan is available so that persons in the affected areas, and others, will have a reasonable opportunity to examine it and to submit comments.

Copies of the Proposed Annual Action Plan will be made available to the public for free and without delay. So that low and moderate income people can determine the degree that they might be affected, the Proposed Annual Action Plan will be complete, containing: all HUD-required sections, the HUD-required Priorities Table, and a written description of all proposed uses of CDBG and HOME. At a minimum, this description shall include the type of activity, its location, and the amount of federal money to be allocated to it.

□ ***Public Hearing and Further Action.***

A public hearing about the Proposed Annual Action Plan will be conducted. In preparing a Final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony

at the public hearing or submitted in writing during the review and comment period. The Final Annual Action Plan will have a section that presents all comments, plus explanations why any comments were not accepted.

C. THE “FINAL” ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

Copies of the Final Annual Action Plan and a summary will be made available to the public for free and within two days of a request. In addition, copies will be available at the locations specified above in the section, “Public Access to Information”.

D. “AMENDMENTS” TO THE ANNUAL ACTION PLAN and/or CONSOLIDATED PLAN.

The Final Annual Action Plan will be amended anytime there is a change in one of the Priorities presented on the HUD-required Priority Table, a change in the use of money to an activity not mentioned in the Final Annual Action Plan; a change in the purpose, location, scope, or beneficiaries of an activity (described more fully later). The public will be notified whenever there is a substantial amendment. Substantial Amendments will require a Public Hearing prior to the approval of such amendments. Minor amendments will be approved by City Council; however no public hearing will be necessary.

□ **“Substantial” Amendments.**

The following will be considered “substantial” amendments:

1. A change in the use of CDBG money greater than 20% from one activity to another.
2. A change in the use of HOME money greater than 20% from one activity to another.
3. The elimination of an activity originally described in the Annual Action Plan.
4. The addition of an activity not originally described in the Annual Action Plan.
5. A change in the purpose of an activity, such as a change in the type of activity or its ultimate objective; for example, a change in a construction project from housing to commercial.
6. A meaningful change in the location of an activity.
7. A change in the scope of an activity, such that there is greater than a 20% increase or decrease in the amount of money allocated to the activity.

□ **Public Notice and Public Hearing for Substantial Amendments.**

There must be reasonable notice of a proposed Substantial Amendment so that residents will have an opportunity to review it and comment on it. Notice will be made according to the procedures described earlier in this Citizen Participation

Plan, with the addition of the following procedures specifically for Substantial Amendments:

1. A detailed written description of the proposed Substantial Amendment will be made available to the public.
2. There will be a public hearing regarding the proposed Substantial Amendment conducted by the Mayor and City Council. This public hearing will not take place until the public has had adequate time to review the proposed Substantial Amendment.
3. In preparing a Final Substantial Amendment, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The Final Substantial Amendment will have a section that presents all comments, plus explanations why any comments were not accepted.

E. THE ANNUAL PERFORMANCE REPORT:

Every year, the City of Greenville must send to HUD an Annual Performance Report within 90 days of the close of the program year. In general the Annual Performance Report must describe how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate-income people.

□ *Public Notice for Annual Performance Report.*

There must be reasonable notice that an Annual Performance Report is available so that residents will have an opportunity to review and comment. Notice will be made according to the procedures described earlier in this Citizen Participation Plan, with the addition of the following procedures specifically for Annual Performance Reports:

1. There will be 30 days advance notice of the availability of an Annual Performance Report before the report is submitted to HUD.
2. A complete copy of the Annual Performance Report will be made available to the public.
3. In preparing an Annual Performance Report for submission to HUD, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony or submitted in writing. The Annual Performance Report sent to HUD will have a section that presents all comments, and explanations why any comments were not accepted.

COMPLAINT PROCEDURES:

Written complaints from the public will receive a meaningful, written reply within 15 working days.

CHANGING THE CITIZEN PARTICIPATION PLAN:

This Citizen Participation Plan can be changed only after the public has been notified and only after the public has had a reasonable chance to review and comment on proposed substantial changes.

Adopted this 8th day of May 2008.

Patricia C. Dunn, Mayor

Attest:

Wanda Elks, City Clerk

CENSUS TRACT OUTLINE MAP (CENSUS 2000)

ABBREVIATED LEGEND

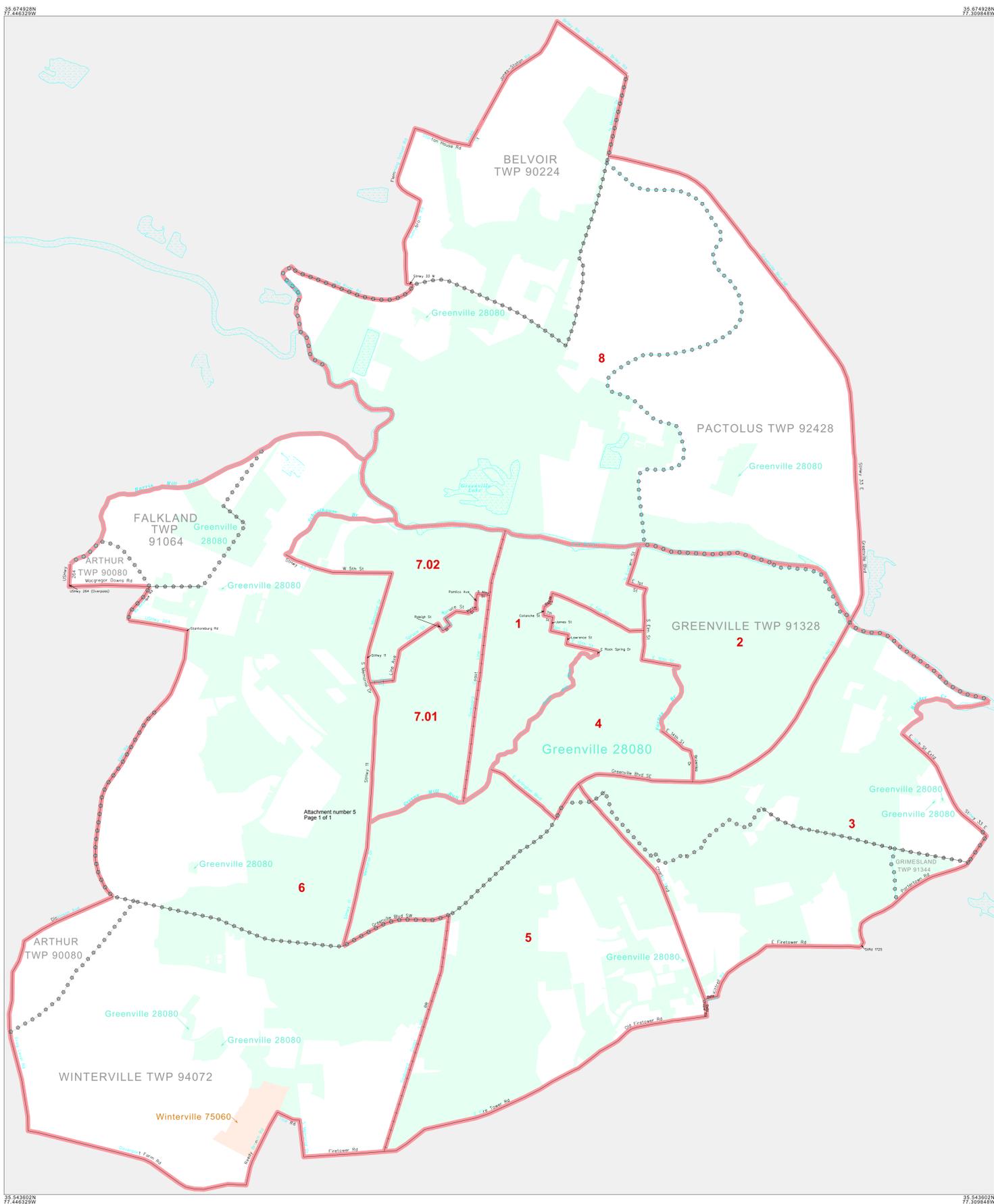
SYMBOL	NAME STYLE
☆☆☆☆	INTERNATIONAL
☆☆☆☆☆	AIR (FEDERAL)
☆☆☆☆☆	Trust Land
◇◇◇◇◇	OTSA / TDSA
◇◇◇◇◇	TRIBAL SUBDIVISION
///////	AIR (State)
◇◇◇◇◇	SDA/SA
#####	STATE
#####	COUNTY
○○○○○	MINOR CIVIL DIV' Consolidated City
■■■■■	Incorporated Place'
■■■■■	Census Designated Place'
■■■■■	Census Tract

Abbreviation Reference: AIR = American Indian Reservation; Trust Land = Off-Reservation Trust Land; OTSA = Oklahoma Tribal Statistical Area; TDSA = Tribal Designated Statistical Area; Tribal Subdivision = American Indian Tribal Subdivision; SDA/SA = State Designated American Indian Statistical Area

1. A "*" following a place name indicates that the place is coterminous with a MCD. A "-" indicates that the place is also a false MCD. In both cases, the MCD name is shown only when it differs from the place name.

FEATURES	FEATURES
All Roads	Stream/Channel
Railroad	Intermittent Stream
Pipe/Pipe Line	River/Lake
Physical Feature	Glacier
Navigable Boundary	

Military Inset Out Area



35 543802N 77 446329W

35 543802N 77 309848W

35 543802N 77 446329W

35 543802N 77 309848W

Attachment number 5
Page 1 of 1

The plotted map scale is 1:24000

Key to Adjacent Sheets

ST: North Carolina (37)
COU: Pitt (147)
INSET SHEET A01

CENSUS TRACT OUTLINE MAP (Census 2000)
(CCKT) 2163714163010000000

All legal boundaries and names are as of January 1, 2000. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement. U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

**CITY OF GREENVILLE
AFFIRMATIVE MARKETING POLICY
(EQUAL HOUSING OPPORTUNITY)**

It is the policy of the Community Development Department's Housing Division of the City of Greenville to not discriminate against any person on the basis of race, color, national origin, sex, religion, familial status, or disability:

1. In the sale or rental of housing or residential lots;
2. In advertising the sale or rental of housing;
3. In the finance of housing;
4. In the provision of real estate brokerage services; or
5. In the appraisal of housing.

STATEMENT

This Affirmative Marketing Policy ("the Policy") is developed for use in HOME Investment Partnerships Program ("HOME") funded projects in accordance with the HOME Program regulations, including but not limited to 24 CFR 92.351, of the U.S. Department of Housing and Urban Development ("HUD"). The Policy is a commitment by the City of Greenville, a participating jurisdiction, and the HOME-funded participant ("Beneficiary"). The Beneficiary shares responsibility with the City to inform the public about the Federal Fair Housing Laws, soliciting eligible persons without regard to race, color, national origin, sex, religion, familial status or disability into the affordable housing market and evaluating the effectiveness of these marketing efforts.

This Affirmative Marketing Policy is documented and maintained in the Housing Division records, and shall be included in all HOME project proposals and agreements and HOME project files. The Beneficiary is held to the terms of the Policy by the requirement in the applicable HOME Subrecipient or HOME/Community Housing Development Organization ("CHDO") Agreement.

PURPOSE

In accordance with the regulations of the HOME Program and in furtherance of the City of Greenville's commitment to fair housing and equal housing opportunity, this Policy establishes

procedures to affirmatively market rental or residential units constructed or rehabilitated under the HOME Program. These procedures are designed to assure that individuals who normally might not apply for available housing units because they are socially and/or economically disadvantaged are provided an opportunity to apply.

1. METHODS THE CITY WILL USE TO INFORM THE PUBLIC, POTENTIAL TENANTS, AND POTENTIAL OWNERS ABOUT FEDERAL FAIR HOUSING LAWS AND AFFIRMATIVE MARKETING POLICIES AND PROCEDURES

A. The Community Development Department's Housing Division of City of Greenville shall be responsible for implementing the Affirmative Marketing Policy and evaluating its effectiveness as required by the HOME Program. This responsibility shall include, but is not limited to the following:

- 1) Inform the community about its Affirmative Marketing Policy through periodic updates with its Affordable Housing Partners, through training workshops with its HOME Subrecipients and HOME/CHDO applicants, advertisements in the local newspapers of general circulation and other media outlets targeted to special groups and areas, and by posting the Policy on the City website (www.greenvillenc.gov).
- 2) Display the HUD Equal Housing Opportunity ("EHO") logo or slogan on all graphic presentations by the City concerning the HOME Program including but not limited to press releases and advertisements.
- 3) Provide the beneficiary copies of the brochure "Fair Housing, Equal Opportunity for All" provided by HUD or a similar document at the time they receive (or apply for) HOME funding. The beneficiary shall provide initial homeowners, tenants, and rental property owners with copies.
- 4) Provide general information and telephone reference numbers to persons contacting the Housing Division with questions regarding Affirmative Marketing, Federal Fair Housing, tenant's rights, affordable housing, special needs housing and correction of substandard conditions in tenant-occupied dwellings.

2. REQUIREMENTS AND PRACTICES ALL HOUSING PROJECT BENEFICIARIES MUST ADHERE TO IN ORDER TO CARRY OUT THE CITY'S AFFIRMATIVE MARKETING POLICY.

At a minimum, each Beneficiary of a housing project assisted or partially assisted with HOME Program funds shall:

- 1) Incorporate an EHO logo or statement in its correspondence (including any lease or purchase agreement), which shall be used relating to the HOME program.
 - 2) Affirmatively state a position of equal opportunity in housing when advertising the units or vacancies. *At a minimum*, each Beneficiary must:
 - a. Use the EHO logo in print and visual electronic advertising media;
 - b. Broadcast an "Equal Housing Opportunity" statement if radio advertising is utilized; and
 - c. Display the HUD Fair Housing poster in a high traffic area of its central sales/rental office.
3. PROCEDURES TO BE USED BY BENEFICIARIES OF PROJECTS THAT HAVE 5 OR MORE HOME ASSISTED UNITS TO INFORM AND SOLICIT APPLICATIONS FROM PERSONS IN THE HOUSING MARKET AREA WHO ARE NOT LIKELY TO APPLY FOR HOUSING WITHOUT SPECIAL OUTREACH
- A. Each Beneficiary of a project that has 5 or more HOME assisted units, shall at a minimum:
- 1) Consider factors such as price or rent of housing, the racial/ethnic characteristics of the neighborhood in which housing is to be located, the population within the housing market area, public transportation routes, etc., to determine which group(s) of the existing population are believed to be the *least likely to apply without special outreach*. The Beneficiary may use census data, neighborhood surveys, and information from local government agencies, real estate associations and community-based organizations as acceptable sources to gather this information.
 - 2) Describe the marketing plan to be used in the initial sales/rental phase as well as the ongoing marketing phase, to attract all segments of the eligible population, especially those groups designated as least likely to apply. This shall include the type of commercial media to be used, identity of the

circulation or audiences of the media identified in the plan, and other community contacts and organizations used to reach populations needing special outreach.

- 3) Post and/or distribute information on the project to any such special needs groups that are being targeted for residence in the units.

4. RECORDS THAT WILL BE KEPT DESCRIBING ACTIONS TAKEN BY THE CITY AND BENEFICIARIES TO AFFIRMATIVELY MARKET UNITS AND RECORDS TO ASSESS ACTIONS.

A. The City of Greenville will keep the following records:

- 1) Copies of all meeting agendas and related materials of the City's Affordable Housing Loan Committee pertaining to this Policy, and all agendas and training materials of any HOME/CHDO training workshop pertaining to this Policy.
- 2) Copies of all press releases, advertisements and other written and electronic materials that pertain to this Policy

B. The City shall also require all Beneficiaries assisted with HOME funds to maintain records of how vacancies were advertised. All Beneficiaries shall maintain a record of classified advertisements, flyers, electronic media spots, or other marketing materials used to affirmative market HOME assisted units for two years.

C. The Beneficiary of a project that has 5 or more HOME assisted units shall also maintain a record of applicants for vacant units with a general profile of the applicant and shall denote the following:

- 1) How the applicant learned of the vacancy;
- 2) Outcome (acceptance or rejection) of the applicant; and
- 3) If rejected, why.

D. Each Beneficiary shall submit to the City annual reports through June 30th, as established by the HOME or HOME/CHDO Agreement, identifying those served.

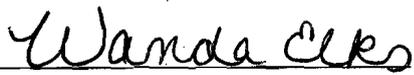
5. DESCRIPTION OF HOW THE CITY OF GREENVILLE WILL ASSESS THE SUCCESS OF AFFIRMATIVE MARKETING ACTIONS, AND WHAT CORRECTIVE ACTIONS WILL BE TAKEN.

- A. The Affirmative Marketing Policy will be assessed on an annual basis by June 30th and will include a summary of the "good faith efforts" taken by the City and by HOME and HOME/CHDO Beneficiaries in the CAPER.
- B. The City will compare the information compiled in Section 4: "Record keeping," and evaluate the degree to which statutory and policy objectives were met. If the required steps were taken, the City will make an assumption that good faith efforts were made to carry out these procedures.
- C. In conjunction with the annual on-site monitoring reviews conducted by the City, the Beneficiary shall produce records of:
 - 1) Affirmative marketing efforts;
 - 2) Applicants; and
 - 3) Outcome.
- D. The City will take corrective action if it is determined that a Beneficiary has failed to carry out affirmative marketing efforts as required. The City will provide written notice to the Beneficiary of the problems that have been identified and the corrective action steps that need to be taken. The City shall follow all procedures for taking corrective action as provided in the City of Greenville Consolidated Plan for the HOME Program.

Adopted this 11th day of June, 2009.


 Patricia C. Dunn, Mayor

Attest:


 Wanda Elks, City Clerk

RESOLUTION NO. 07- 35

**A RESOLUTION OF THE CITY OF GREENVILLE ADOPTING A
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN,
AS REQUIRED UNDER SECTION 104 (d) OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974 AS AMENDED**

WHEREAS, Section 104 (d) of the Housing and Community Development Act of 1974 (ACT), as amended, and implementing regulations require that each applicant for Community Development Block Grant (CDBG) funds must adopt, make public and certify that it is following a residential anti-displacement and relocation assistance plan; and

WHEREAS, the City of Greenville receives funding from the U. S. Department of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Greenville, do hereby adopt the residential anti-displacement and relocation assistance plan as described below.

**RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION
ASSISTANCE PLAN**

In accordance with this statute, the City of Greenville will replace all occupied and vacant occupiable liveable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b) (1).

All replacement housing will be provided within 3 years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Greenville will make public and submit to the U. S. Department of Housing and Urban Development, the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of replacement dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units;

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2 bedroom unit with two 1 bedroom units), or any proposed replacement of efficiency or single room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs priorities identified in the City of Greenville's approved Consolidated Plan (CP).

The City of Greenville will provide relocation assistance, as described in the ACT and implementing regulations, to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities. Consistent with the goals and objectives of activities assisted under the Act, the City of Greenville adopts the following policies to minimize displacement of persons from their homes:

A. NONDISCRIMINATION STATEMENT

There will be no discrimination based on race, age, sex, national origin, religion, and ethnic background in the provision of information, counseling, referrals, or other relocation services to persons displaced by CDBG activities. The practices and methods of the administration of this Residential Anti-displacement and Relocation Assistance Plan will not result in the displacement of persons because of their race, color, religion, sex, age, handicap, or national origin.

All information and counseling to tenants will include:

- Opportunities to select a replacement dwelling from a full range of neighborhoods within the total housing market.
 - Individual rights under the Federal Fair Housing laws.
 - How to search for suitable replacement housing.
1. Coordinate code enforcement with rehabilitation and housing assistance programs.
 2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undo financial burden on established homeowners and tenants.
 3. Establish counseling to provide homeowners and tenants with information on assistance available to help them remain in their neighborhoods in the face of revitalization pressures.

B. DISPLACED PERSONS

Any person that is moved from real property or moves his or her personal property from real property permanently as a direct result of one or more of the following activities:

1. Acquisition of or written notice of intent to acquire, or initiation of negotiations to acquire, such real property, in whole or in part, for a project.
2. Rehabilitation or demolition of such real property for a project.
3. Rehabilitation, demolition, or acquisition, (or written notice of intent) of all or part of other real property on which the person conducts a business or farm operation, for a project.

C. PERSONS NOT ELIGIBLE FOR ASSISTANCE

A person is not eligible for relocation assistance under the provisions of the URA if any of the following occurs:

- The person was evicted for serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violations of applicable Federal, State or local law, or other good cause. However, if the person was evicted only to avoid the application of URA, then that person is considered displaced and is eligible for assistance.
- The person has no legal right to occupy the property under State or local law.
- The Municipality determines that the person occupied the property to obtain relocation assistance and the HUD field office concurs in that determination.
- The person is a tenant-occupant that moved into the property after a certain date, specified in the applicable program regulation, and before leasing and occupying the property, the City of Greenville or its subgrantee provided the tenant-occupant written notice of the application for assistance, the project's impact on the person, and the fact that he or she would not qualify as a "displaced person" because of the project.
- The person is a tenant-occupant of a substandard dwelling that is acquired or a tenant-occupant of a dwelling unit to which emergency repairs are undertaken and the HUD Field Office concurs that:
 - Such repairs or acquisition will benefit the tenant;
 - Bringing the unit up to a safe, decent, and sanitary condition is not feasible;
 - The tenant's new rent and average estimated monthly utility costs will not exceed the greater of: the old rent/utility cost or 30 percent of gross household income; or
 - The project will not impose any unreasonable change in the character or use of the property.
- The person is an owner-occupant of the property who moves because of an arm's length acquisition.
- The City of Greenville or subgrantee notifies the person that they will not displace him or her for the project.
- The person returns the right of use and occupancy of the real property for life following the acquisition.
- The City of Greenville determines that the person is not displaced as a direct result of the acquisition, rehabilitation, or demolition for the project and the HUD Field Office concurs in the determination.

MINIMIZING DISPLACEMENT

As a general philosophy, the City of Greenville will take reasonable steps to minimize displacement occurring as a result of its CDBG and HOME activities. This means that Community Development Division will:

1. Consider if displacement will occur as a part of funding decisions and project feasibility determinations.

2. Assure, whenever possible that occupants of buildings to be rehabilitated are offered an opportunity to return.
3. Plan substantial rehabilitation in "stages" to minimize displacement.
4. Meet all HUD notification requirements so that affected persons do not move because they have not been properly informed about project plans and their rights.

ANTI-DISPLACEMENT POLICY

The City of Greenville policy is to minimize to the greatest extent feasible, the displacement, whether permanently or temporarily, of persons (families, individuals, businesses, nonprofit organizations, or farms) from projects funded with CDBG or HOME involving single or multifamily rehabilitation, acquisition, commercial rehabilitation, demolition, economic development, or capital improvement activities.

Projects that the City of Greenville deems beneficial by that may cause displacement may be recommended and approved for funding only if the City or its subgrantee demonstrates that such displacement is necessary and vital to the project and that they take efforts to reduce the number of persons displaced. Further, they must clearly demonstrate that the goals and anticipated accomplishments of a project outweigh the adverse effects of displacement imposed on persons who must relocate.

DISPLACEMENT ASSISTANCE

Consistent with the goals and objectives of the CDBG and HOME programs, the City will take all reasonable steps necessary to minimize displacement even temporarily of very low-income persons by persons from a higher income group. If the City displaces a low or moderate-income household, that household becomes eligible for certain relocation payments. The assistance applies to those persons residing in the residence at the time the project is approved. Each residential person who earns less than 80 percent of the area median income and who is required to move permanently as a result of a project under CDBG or HOME program shall be entitled to assistance based on the following procedures:

1. Notices and Other Advisory Services

All occupants are entitled to timely notice explaining whether or not they will be displaced. Occupants to be displaced must be informed of their eligibility for relocation assistance and the nature of the assistance. Those occupants not to be displaced must be informed of the terms and conditions under which they may occupy the property upon completion of the project. A displaced person must be advised of his or her rights under the Fair Housing Act (42 U.S.C. 3601-19). Each notice shall be personally served or sent by certified or registered first-class mail, return receipt request, date of delivery and documented in the agency files.

2. Moving Expenses

A displacee may choose to receive payment for moving and related expenses by reimbursement of Actual Moving and Related Expenses, or Receipt of a Fixed Payment based upon the current Uniform Relocation Act (URA) schedule.

3. Replacement Housing Assistance

A displaced tenant or owner occupant for 90 days that rents a replacement dwelling is entitled to a payment not to exceed \$5,250.00. This payment may be for a period of 42 months and is offered in order to reduce the monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling.

4. Section 8 Assistance

Where possible, eligible persons will be offered Section 8 Housing Certificate of Family Participation or Voucher. The Certificate or Voucher will reduce the monthly costs (rent and utilities) to 30 percent of income. The definition of a suitable replacement dwelling shall be:

- a. Decent, safe, and sanitary.
- b. Available at a monthly housing cost (rent and utilities) that does not exceed 30 percent of the gross income of all members of the individual's household who are 18 years of age or older.
- c. Located in an area that is not subject to unreasonable adverse environmental conditions, is not generally less desirable than the location of the displaced person's dwelling with respect to public utilities, and commercial and public facilities, and is reasonably accessible to the person's place of employment (or to sources of employment if the person is unemployed but seeking work).

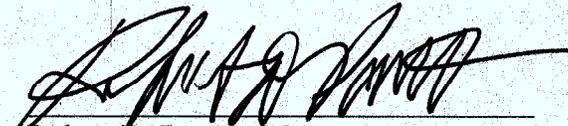
F. RESIDENTIAL PERSONS TEMPORARILY DISPLACED

Each residential person who earns less than 80 percent of the median income and who is required to move temporarily as a direct result of a project assisted under a CDBG or HOME Program shall be entitled to assistance in accordance with the following policies:

1. **Timely Information.** The person shall be personally contacted or sent certified or registered first-class mail, return receipt requested, notice of temporary displacement. The notice shall fully explain the reason for the temporary displacement and indicate the person's eligibility for relocation assistance.
2. **Advisory Services.** The individual shall be provided appropriate advisory services to minimize hardships in adjusting to the relocation.
3. **Replacement Housing Assistance.** No displacee earning less than 80 percent of median income shall be required to move temporarily unless given a reasonable choice of opportunities to lease and move to a suitable replacement dwelling.
4. **Temporary Relocation Housing.** The displacee shall be reimbursed for any increase in rent and utility costs in the temporary unit (The utility cost increase may be estimated) incurred in connection with the move. The housing offered for the temporary period shall be decent, safe, and sanitary. These funds will be paid by the investor-owner. CDBG or HOME funds can be used for this purpose.
5. **Moving expenses.** The displacee must be reimbursed by the investor-owner for all reasonable out-of-pocket expenses. CDBG or HOME funds can be used for this purpose.

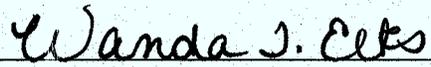
NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Greenville, North Carolina hereby adopts the Residential Anti-displacement and Relocation Assistance Plan for the City of Greenville dated May 10, 2007.

Adopted this 10th day of May, 2007.



Robert D. Parrott, Mayor

ATTEST:



Wanda Elks, City Clerk

Handwritten notes and a circular stamp, possibly a seal or official mark, located on the left side of the page.

CERTIFICATION

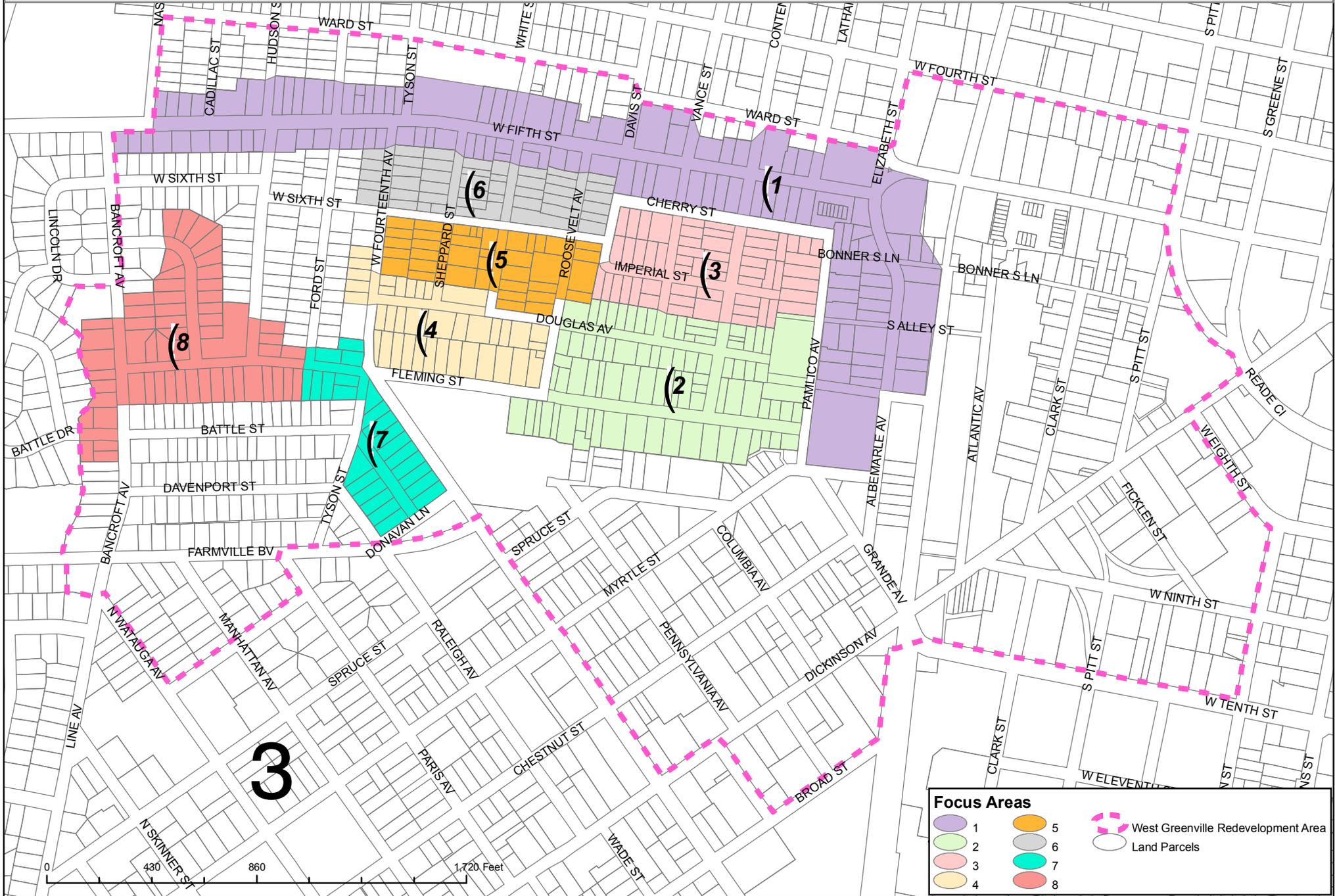
I, Wanda T. Elks, City Clerk of the City of Greenville, North Carolina do hereby certify that the attached Resolution No. 07-35 has been unanimously adopted by the Greenville City Council in a regular meeting held on May 10, 2007 for a Residential Anti-displacement and Relocation Assistance Plan to be effective May 10, 2007. The copy attached is true and accurate as adopted.

This the 10th day of May 2007.

Wanda T. Elks
Wanda T. Elks, City Clerk



West Greenville Revitalization Areas





City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Ordinance to amend portions of Title 9, Chapter 8 of the Building, Planning and Development Regulations entitled Soil Erosion and Sedimentation Control

Explanation: The City of Greenville's Public Works Department received notice from the North Carolina Department of Environment and Natural Resources regarding an inconsistency between the State of North Carolina Sedimentation and Control Act of 1973 (G.S. 113A, Article 4) and the sedimentation and erosion control chapter of the City's ordinance. The State of North Carolina recently updated the amount of time that graded slopes and fills may be left disturbed without temporary or permanent ground cover being established. The City must revise the ordinance to reflect this change in order to comply with State law.

The following sentence will be deleted from Section 9-8-7(B) of the Sedimentation and Erosion Control Ordinance:

"In any event, slopes left exposed will, within (15) working days or thirty (30) calendar days of completion of any phase of grading, whichever period is shorter, be planted or otherwise provided with ground cover, devices or structures sufficient to restrain erosion."

And will be replaced by:

"In any event, slopes left exposed will, within twenty one (21) calendar days of completion of any phase of grading, be planted or otherwise provided with ground cover, devices or structures sufficient to restrain erosion."

The required change is in Chapter 8, Section 9-8-7(B) of the City's Building, Planning and Development Ordinance. The ordinance amendment is attached.

Fiscal Note: There is no direct cost to the City associated with this item.

Recommendation: Approve the attached ordinance amendment to Title 9, Chapter 8 of the Building, Planning and Development regulations entitled Soil Erosion and Sedimentation Control.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Ordinance Amending 9_8_7_of_Greenville_City_Code_894221](#)

ORDINANCE NO. 11 -
ORDINANCE AMENDING SECTION 9-8-7 OF THE
GREENVILLE CITY CODE AMENDING THE SOIL EROSION AND SEDIMENTATION
CONTROL ORDINANCE

The City Council of the City of Greenville, North Carolina does hereby ordain:

Section 1. That Section 9-8-7 of the Code of Ordinances, City of Greenville, is hereby amended by rewriting subsection (B) to read as follows:

(B) *Graded slopes and fills.* The angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control devices or structures. In any event, slopes left exposed will, within twenty one (21) calendar days of completion of any phase of grading, be planted or otherwise provided with ground cover, devices or structures sufficient to restrain erosion.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 4. This ordinance shall become effective upon its adoption.

This the 11th day of April, 2011.

Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Resolution Delaying and Rescheduling the 2011 Municipal Election

Explanation: North Carolina's municipal election statutes provide for the possibility of delaying the 2011 elections. This is in recognition that the time may be too short to accomplish redistricting (and Department of Justice preclearance) prior to the commencement of the filing period for municipal offices. As a precautionary measure, it is recommended that this procedure be implemented while continuing to actively proceed with the redistricting process with the goal of having the election at its regular time.

A public hearing has been scheduled to consider a resolution delaying and rescheduling the 2011 municipal election. Notice of the public hearing was published on April 4 and 11, 2011. After the public hearing, City Council has the authority to approve a resolution to delay the election if it determines (1) that the population imbalances between the electoral districts are so significant that it would not be lawful to hold the next election using the current electoral districts and (2) that it most likely will not be possible to adopt the changes to the electoral districts and obtain federal approval before the third business day prior to the opening of the filing period taking into consideration the time that will be required to afford ample opportunities for public input.

Determination Relating to Population Imbalances

A review of the distribution of the City's population between the districts which are utilized for the election of Council Members has been conducted. Attached is a summary of the population in the City by district. The 2010 census information does demonstrate that the district lines must be redrawn in order to comply with the constitutional requirement of one-person, one-vote. The source of this requirement is the equal protection clause of the United States Constitution which requires that each electoral district must be substantially equal in population so that each person's vote counts about the same. In general, if the overall deviation of the most populous district and the least populous district is greater than 10%, redistricting will be required. The overall deviation

for Greenville's current electoral districts is significantly greater than 10%.

Determination Relating to Timing of Adoption and
Preclearance

In order for the municipal election to be held on November 8, 2011, Council will be required to adopt the necessary electoral district changes and obtain federal preclearance of the changes before the third business day before the day the filing period opens. The filing period is scheduled to open on July 25, 2011, and the third business day prior to this date is July 20, 2011. A change in electoral districts requires approval by the Department of Justice. Section 5 of the Voting Rights Act gives the Department of Justice a sixty (60) day period to review a submission relating to a change in electoral districts. Additionally, the provision of ample opportunity for public input is a critical component of the redistricting process. At a minimum, opportunity for public input would involve notice and a public hearing. This means that it is unlikely that the deadline will be met by the time provided in the General Statutes due to both the factor of providing ample opportunity for public input and the length of the review period by the Department of Justice.

Impact of Delay

If the resolution to delay and reschedule the election is adopted, the election would be conducted on May 8, 2012, rather than November 8, 2011. The filing period would run from 12:00 noon on February 13, 2012, through 12:00 noon on February 29, 2012, rather than from 12:00 noon on July 25, 2011, through 12:00 noon on August 12, 2011. However, even if the resolution to delay and reschedule the election is adopted, the regular schedule for filing notices of candidacy and conducting the election would apply utilizing the new electoral districts, if the City is able to complete redistricting and obtain preclearance by July 20, 2011.

Fiscal Note:

Adoption of the resolution to delay and reschedule the election will not result in additional significant expense to the City and may actually result in a savings to the City in election expense.

Recommendation:

Approve the attached resolution which delays and reschedules the 2011 municipal election. Adoption of the resolution is a precautionary measure. The redistricting process is currently being undertaken so that a plan can be approved and submitted to the Department of Justice for preclearance as soon as possible. In accordance with state law, even if the resolution to delay is adopted, the filing period and the election will occur at its regular time utilizing the new electoral districts if the redistricting and preclearance occur at least three business days prior to the opening of the filing period.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [2011 Redistricting Analysis](#)

 [Redistricting 2011 Resolution Delaying and Rescheduling the 2011 Municipal Election 892162](#)

RESOLUTION - 11
RESOLUTION DELAYING AND RESCHEDULING
THE 2011 MUNICIPAL ELECTION IN ACCORDANCE WITH THE PROVISIONS OF
NORTH CAROLINA GENERAL STATUTE 160A-23.1(d)

WHEREAS, North Carolina General Statute 160A-23.1 creates special rules for redistricting after the 2010 census, authorizing municipalities with electoral districts to delay the 2011 municipal election by resolution if redistricting may not be completed by the third business day before the municipal election filing period opens;

WHEREAS, the City of Greenville elects five (5) of the members of its governing body by and from districts with the filing period for the 2011 municipal election scheduled to open on July 25, 2011;

WHEREAS, 2010 census redistricting data providing block-by-block counts broken down by race was received by the City of Greenville during March, 2011;

WHEREAS, the City of Greenville is subject to the preclearance requirements of Section 5 of the Voting Rights Act which provides, unless expedited consideration is given, for a sixty (60) day period for the United States Department of Justice to review Section 5 preclearance submissions;

WHEREAS, the City Council of the City of Greenville does hereby determine that a review of the 2010 census data reveals that the population imbalances in the current electoral districts are so significant that it would not be lawful to hold the next municipal election using the current electoral districts;

WHEREAS, the City Council of the City of Greenville does hereby determine that, taking into consideration the far-reaching implications of redistricting decisions, the seriousness and deliberation with which they must be undertaken, the time required to afford thorough analysis of census data and ample opportunity for public input, and the review period for preclearance submissions to the Justice Department, it most likely will not be possible to adopt necessary electoral district changes and obtain federal preclearance of the changes before the third business day before the filing period opens; and

WHEREAS, notice of public hearing was duly published in The Daily Reflector and the public hearing required by North Carolina General Statute 160A-23.1(a) before passage of this resolution was held on April 14, 2011;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Greenville that the 2011 municipal election shall be delayed and rescheduled in accordance with the provisions of North Carolina General Statute 160A-23.1(d).

This the 14th day of April, 2011.

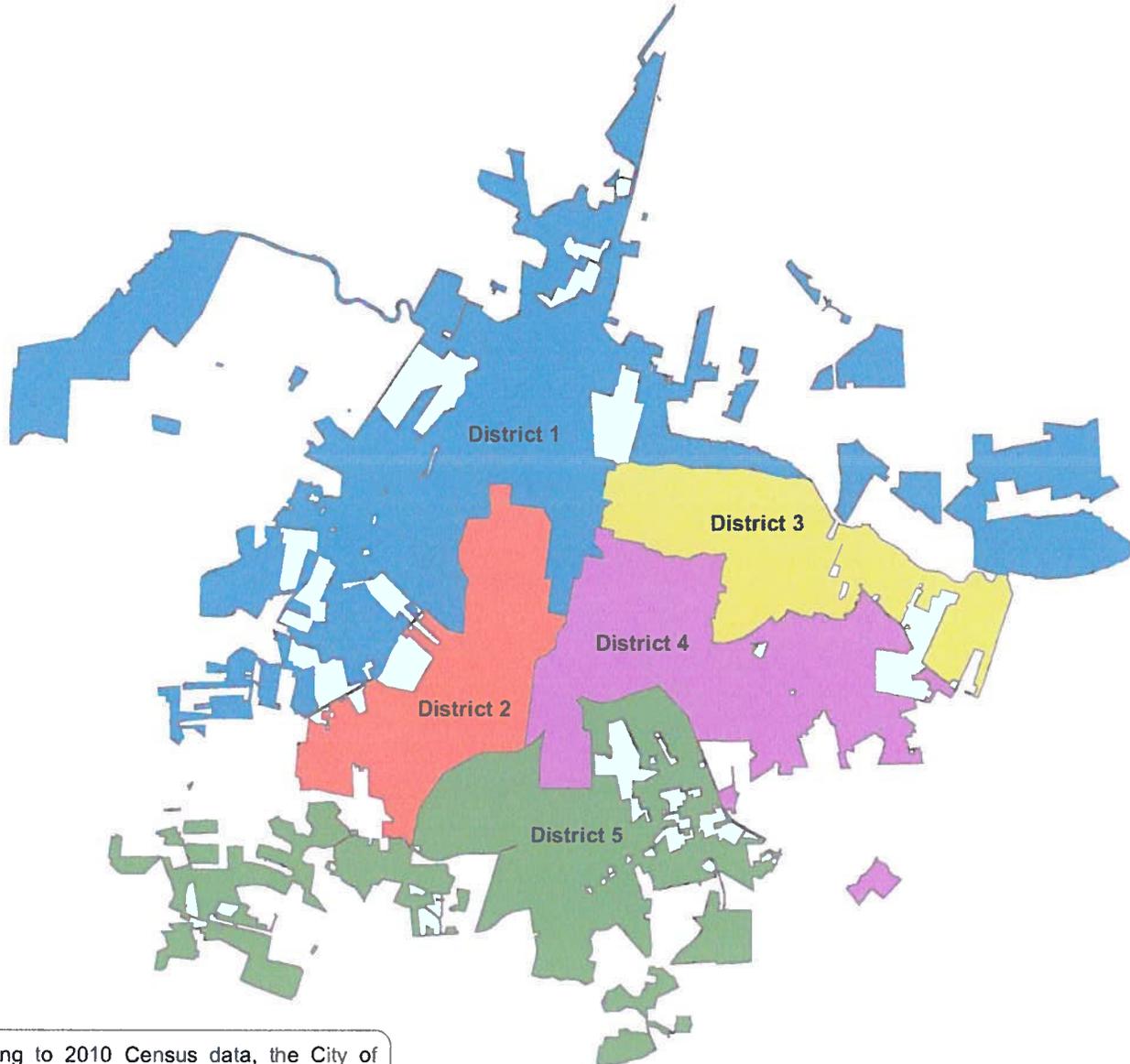
Patricia C. Dunn, Mayor

ATTEST:

Carol L. Barwick, City Clerk

City of Greenville 2011 Redistricting Analysis

District	2010 Current District	2010 Ideal District	Deviation from Ideal	
	Population	Population	Total	Percent
1	19596	16923	2673	15.8%
2	12073	16923	-4850	-28.7%
3	15567	16923	-1356	-8.0%
4	14312	16923	-2611	-15.4%
5	23067	16923	6144	36.3%
Total:	84615		Maximum Population Deviation: 65.0%	



According to 2010 Census data, the City of Greenville's current electoral districts have a maximum population deviation of 65.0%. The US Fourth Circuit requires local governing bodies to keep maximum population deviation between electoral districts under 10% [*Daly v. Hunt*, 93 F.3d 1212, 1220 (4th Cir. 1996)]. To reduce exposure to political scrutiny and potential litigation, the City of Greenville must redraw its districts before filing begins for the next election of district representatives.



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Historic Preservation Loan Pilot Program

Explanation: The purpose of the Historic Preservation Loan Pilot Program is to provide financial assistance for the completion of substantial renovations to structures within the College View Historic District and Locally Designated Landmarks. The program will assist in the preservation of significant structural elements on the grounds of designated and district properties that encourage good design and capitalize on rehabilitation of the original fabric, while preserving the unique character of Greenville's College View Historic District and Locally Designated Landmarks.

The Historic Preservation Loan Pilot Program has been designed to provide interest-free loans as an incentive for renovations to properties within the College View Historic District and Locally Designated Landmarks properties within the City of Greenville. Loan applications will be considered on the basis of program funds availability and that the proposed renovation plan is in compliance with the Design Guidelines. Residential, commercial, and non-profit entities in the areas identified are eligible to participate in this program. Applicants may receive loans up to \$10,000, which is the maximum, and amortized over 5-10 years. The award of grants will be contingent upon availability of funds. The minimum loan that may be considered per property is \$2,500. The proposed loan payback period would be the following:

- Loans up to \$6,000--maximum repayment period of 5 years.
- Loans between \$6,001 and \$10,000--repayment period of 10 years.

Applications will be accepted by the Historic Preservation Commission during two cycles, one in the spring and one in the fall. There will be an application workshop prior to each cycle, and property owners will receive a notice of the meeting. Available program loan funds will be split equally between the two cycles. Any unused funds from the first cycle will carry over to

the second cycle. Applications will receive consideration as long as funds are available. Loan cycles follow the City's fiscal year, which runs from July 1 to June 30. All applications will be considered by the Historic Preservation Commission for recommendation to the City Manager for final approval. Eligible applicants must be credit worthy in order to receive consideration for funding and meet eligibility requirements as outlined in the proposed program guidelines.

This program as contained in the attached document was recommended for approval by the Historic Preservation Commission during their January 25, 2011, meeting.

Fiscal Note: \$50,000 was approved by City Council for this activity in the 2010-2011 fiscal year budget.

Recommendation: Approve the Historic Preservation Loan Pilot Program.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[HISTORIC_PRESERVATION_LOAN_PILOT_PROJECT_874932](#)

[CVHD_and_Designated_Landmarks_Map_892517](#)



CITY OF GREENVILLE

HISTORIC PRESERVATION LOAN PILOT PROGRAM

~ Revised: March 2011 ~

INTRODUCTION:

The architectural quality of Greenville's College View Historic District (CVHD) and Locally Designated Landmarks is important to the entire city, its history, image, and economy. Proper improvements to the exterior appearances of individual structures will help develop the appropriate image and foster revitalization. Therefore, it is important that an organized and coordinated approach to exterior improvements be followed.

The City of Greenville has developed the following guidelines to provide a coordinated approach to property owners, tenants, architects, and contractors involved in exterior improvements or rehabilitations of residential homes and contributing outbuildings in the CVHD and Locally Designated Landmarks. The guidelines will be used by Community Development Department staff to evaluate loan applications. Applicants who follow the guidelines can ensure that their projects are eligible to utilize available rehabilitation incentives. This loan program is available to eligible property owners within the bounds of the target areas highlighted in the maps on the following pages.

The HISTORIC PRESERVATION LOAN PILOT PROGRAM is an opportunity to obtain interest-free loans for properties within the CVHD and Locally Designated Landmarks. Applications will be considered on the basis of program fund availability and compliance with the Design Guidelines. Residential, commercial, and non-profit entities are eligible to participate in this program.

Applications will be accepted during two cycles, one in the spring, and one in the fall. There will be a workshop prior to each cycle with notice made to property owners. Loan funds will be split between the two cycles. Any excess funds from the first cycle will carry over to the second cycle. Applications will receive consideration as long as funds are available. Loan cycles follow the City's fiscal year, which runs from July 1 to June 30.

PURPOSE:

The purpose of the **HISTORIC PRESERVATION LOAN PILOT PROJECT** is to provide an economic incentive to:

- 1) Complete substantial renovations to structures within the CVHD and for Locally Designated Landmarks ("structure" is defined as "the principal structure/home, or contributing out building such as garage"; first priority will be given to the street fronts of structures) and; significant structural element of grounds such as: fences, walls, and driveways.
- 2) Encourage good design projects that capitalize on rehabilitation of the original fabric or design of existing properties; and
- 3) Preserve the unique character of Greenville's CVHD and Locally Designated Landmarks.

HISTORIC PRESERVATION LOAN PILOT PROJECT: ELIGIBLE AREAS



ELIGIBILITY:

- 1) Any owner of a property within the described target area is eligible for the Historic Preservation loan program.
- 2) All rehabilitation design proposals will:
 - meet code requirements of the City of Greenville
 - meet construction and material guidelines established by the Community Development Department and adhere to the U.S. Secretary of the Interior's Standards for Rehabilitation (see below for eligible and ineligible activities; the design guidelines and standards can be found at the end of this program description).
- 3) Any exterior renovation proposal—from an entire exterior rehabilitation to maintenance items, such as repainting or the replacement of building parts--is eligible for funding, but top priority will be given to projects that would make a highly visible contribution to the enhancement of the district/landmark property. Simple sign changes are not eligible.

Examples of projects eligible for funding include:

- a) Repair/replacement of wooden fascia
- b) Painting
- c) Repair/replacement of non-historic doors and/or windows
- d) Repointing of brick
- e) Structural repairs (porches, columns, etc)
- f) Authentic reconstruction and replacement of original architectural details
- g) Cleaning of brick exterior (chemical stripping, water wash, scraping)

Note: Please see City of Greenville Historic Preservation and Local landmark Design Guidelines for detailed information:

http://www.greenvillenc.gov/departments/community_development/information/default.aspx?id=1575

Examples of projects that cannot be funded, either in whole or part by the loan program:

- a) Installation of vinyl replacement windows
 - b) Installation of modern siding materials such as vinyl or fiber-cement
 - c) Sandblasting of exterior bricks, which causes them to deteriorate;
 - d) Removal of historic features; and
 - e) Roof repairs.
- 4) City/county taxes for a building where loan funds are requested cannot be delinquent. For any building with delinquent city/county taxes for any years prior to the loan cycle year, the owner(s) must attach a receipt to show ad valorem taxes are current or must attach a copy of the work-out agreement with the Pitt County Tax Collector's Office.¹
 - 5) Commercial and non-commercial entities (income-producing and residential/owner occupied) are eligible to participate in this program.

FUNDING:

Five to ten year interest-free loans are available for eligible properties in an amount up to \$10,000.00. Depending on the availability of funds, the maximum loan that may be awarded per property is \$10,000. The minimum loan that may be requested per property is \$2,500.

Loans up to \$6,000 will be allowed a maximum repayment period of 5 yrs. Loans between \$6001.00 and \$10,000.00 may be amortized over 10 yrs.

Loan payments will be due on the first day of the month. A late payment fee of \$15.00 will be assessed after the loan becomes 10 days overdue. Loans may be prepaid without penalty. In the event the loan payment becomes 90 days overdue, the City of Greenville will take action for collection of delinquent loans.

PROCESS FOR RECEIVING LOAN:

- 1) Applicant must attend a Loan Workshop sponsored by the Community Development Department. Workshops will be scheduled to coincide with each loan cycle. The applicant is encouraged to seek the services of the State Historic Preservation Office (SHPO), including restoration consultations, before an application is completed and designs are formulated. The office is located at 117 West Fifth Street, Greenville, North Carolina. Appointments are recommended and can be arranged by calling (252) 830-6580. <http://www.hpo.ncdcr.gov/tchome.htm>
- 2) Property owner completes application (consent of mortgage holder or lien holder may be required) and returns it to the Historic Preservation Loan Coordinator. Applicant must also complete and sign the IRS W-9 and other financial forms attached to the application. This process may require a review of the applications credit history.
- 3) A deed of trust and promissory note will be recorded for the dollar amount loaned. A title search will be performed on the property prior to loan commitment. The city will take 2nd or 3rd lien position (principal mortgage and/or equity line being 2nd). A credit report will be required prior to loan awards, and only applicants with acceptable credit history will be considered.
- 4) Two professional estimates on cost, picture of the façade, a diagram and a paragraph illustrating the proposed work are to be included with the application.
- 5) Applications will be reviewed by staff of the Community Development Department to ensure completeness. The Design Review Committee of the Historic Preservation Commission (HPC) will review all applications and make recommendations to the HPC. The entire HPC will make recommendations for the applications. Those applications will be forwarded to the City Manager's Office for final approval or denial. The improvements must adhere to the Design Guidelines noted above and the Secretary of

Interior Standards.

- 6) A notification letter will be sent to applicants concerning the approval or denial of the application. A contract form will be included with the approval letter. Applicants have 30 days from the date of the contract to apply for a building permit or have a plan in the Site Plan Review process, if required, for the approved work. Applicants must provide a copy of their building permit to the Community Development Department. Loan applications should include an application(s) for a Certificate of Appropriateness (COA) or a Minor Work Certificate of Appropriateness (MWCOA). COA's and MWCOA's are required for any type of exterior work within the CVHD or on Locally Designated Landmarks. The Design Guidelines provide a list of exterior work that qualifies as a MWCOA. If the proposed loan work is not listed as a MWCOA, a COA is required. http://www.greenvillenc.gov/departments/community_development/information/default.aspx?id=1575
- 7) Loan contracts must be signed **BEFORE** any work begins.
- 8) All approved work must be completed within twelve (12) months of the contract date. Failure to meet this date may result in the immediate repayment of the loan.
- 9) The Historic Preservation Loan Coordinator (Community Development Department staff) and the SHPO staff (upon request) will inspect work completed.
- 10) A residence or qualified structure may have no more than one (1) loan award outstanding at any one time.
- 11) Loan recipients will be required to pay an application fee prior to loan closing amounting to the cost of the deed of trust and promissory note preparation, deed recordation, and credit report.

REQUESTING AN EXTENSION:

- 1) Applicants may be granted an extension, upon written request, if they have a compelling reason(s) based on extenuating circumstances for why they were unable to complete the work within the contracted period. Upon transfer of a property, the new property owner is eligible to assume an *active* loan award attached to that property, upon written request indicating that said property owner understands the terms of the loan contract and will assume any responsibilities pertaining therein. Transfer of ownership of a property is not sufficient grounds, by itself, for an extension to be granted; if the previous owner failed to complete the work within the contracted period and the new property or business owner cannot provide a compelling reason(s) based on extenuating circumstances for why the work was not completed, an extension will not be granted. However, the new property owner would be encouraged to resubmit a loan proposal.
- 2) In the event that an application is granted an extension, the property associated with that application will be considered to have received a loan award in the same loan cycle in which the extension was granted for purposes of determining whether a property is eligible for additional future loans.

HISTORIC PRESERVATION IMPROVEMENT DESIGN GUIDELINES:

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

City of Greenville Historic Preservation and Local Landmark Design Guidelines:

http://www.greenvillenc.gov/departments/community_development/information/default.aspx?id=1575

The Secretary of the Interior's Standards for Rehabilitation:

http://www.nps.gov/history/local-law/arch_stnds_8_2.htm

LOAN FUND AVAILABILITY NOTIFICATION:

Upon City Council approval, an advertisement will be placed in the City Page of The Daily Reflector, and fliers or postcards will be distributed to residences and businesses within the loan area and local landmarks to notify potential recipients that loan funds are available.

0 1,000 2,000 Feet





City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Auditing contract for fiscal year ending June 30, 2011

Explanation: On May 10, 2010, McGladrey & Pullen, LLC was awarded a contract for auditing services for an intended engagement of five years beginning with the fiscal year ending June 30, 2010, and continuing through the fiscal year ending June 30, 2014, subject to approval of a contract on an annual basis.

The annual contract is attached and describes the auditing services for the fiscal year ending June 30, 2011. The attached contract is accompanied by the "Arrangement Letter" that further explains McGladrey's understanding of the services to be provided, and the firm's Peer Review.

Fiscal Note: In accordance with the firm's proposal, the cost of the audit for the fiscal year ending June 30, 2011 will be \$39,030. Funds for this contract are available in the Financial Services budget for 2011-2012.

Recommendation: Approve the attached audit services contract with McGladrey & Pullen, LLC for the fiscal year ending June 30, 2011.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Muniagenda FY 2011 Audit Contract 893317](#)

LGC-205 (Rev. 2010)

CONTRACT TO AUDIT ACCOUNTS

File in Triplicate.

of City of Greenville
Governmental Unit

On this 14th day of February, 2011, McGladrey & Pullen, LLP
Auditor

3621 John Platt Drive, Morehead City, NC 28557
Mailing Address

_____ , hereinafter referred to as
the Auditor, and City Council of City of Greenville, hereinafter referred
Governing Board Governmental Unit
as the Governmental Unit, agree as follows:

1. The Auditor shall audit all statements and disclosures required by generally accepted accounting principles and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit for the period beginning July 1 _____, 2010 _____, and ending June 30 _____, 2011 _____. The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion will be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate discretely presented component units, each major governmental and enterprise fund, and the aggregate remaining fund information (nonmajor government and enterprise funds, the internal service fund type, and the fiduciary fund types).
2. At a minimum, the Auditor shall conduct his/her audit and render his/her report in accordance with generally accepted auditing standards. The Auditor shall perform the audit in accordance with Government Auditing Standards if required by the State Single Audit Implementation Act, as codified in G.S. 159-34. If required by OMB Circular A-133 and the State Single Audit Implementation Act, the auditor shall perform a Single Audit. This audit and all associated workpapers may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the LGC. If the audit and/or workpapers are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners.
3. *This contract contemplates an unqualified opinion being rendered.* If financial statements are not prepared in accordance with generally accepted accounting principles (GAAP), or the statements fail to include all disclosures required by GAAP, explain that departure from GAAP in the space below:
No departures from GAAP anticipated.
4. *This contract contemplates an unqualified opinion being rendered.* The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. *Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.* The audit will have no scope limitations except:
No limitations are anticipated.
5. If this audit engagement is subject to the standards for audit as defined in Government Auditing Standards, July 2007 revisions, issued by the Comptroller General of the United States, then the Auditor warrants by accepting this engagement that he has met the requirements for a peer review and continuing education as specified in Government Auditing Standards. The Auditor agrees to provide a **copy of their most recent peer review report regardless of the date of the prior peer review report** to the Governmental Unit and the Secretary of the Local Government Commission prior to the execution of the audit contract. (See Item 21.)
6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to the LGC by October 31 _____, 2011 _____. If it becomes necessary to amend the due date of the audit a written explanation of the delay must accompany the amended contract.
7. It is agreed that generally accepted auditing standards include a review of the Governmental Unit's system of internal control and accounting as same relates to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor will make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his findings, together with his recommendations for improvement. That written report must include all matters defined as "significant deficiencies and material weaknesses" in AU 325 of the AICPA Professional Standards. The Auditor shall file a copy of that report with the Secretary of the Local Government Commission.
8. All local government and public authority contracts for annual or special audits, bookkeeping or other assistance necessary to prepare the Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina require the approval of the Secretary of the Local Government Commission. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit until the invoice has been approved by the Secretary of the Local Government Commission. (This also includes any progress billings.) [G.S. 159-34 and 115C-447] All invoices should be submitted in **triplicate** to the Secretary of the Local Government Commission. The original and one copy will be

(name of unit)

returned to the Auditor. Approval is not required on contracts and invoices for system improvements and similar services of a non-auditing nature.

9. In consideration of the satisfactory performance of the provisions of this agreement, the Governmental Unit shall pay to the Auditor, upon approval by the Secretary of the Local Government Commission, the following fee which includes any cost the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (Federal and State grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts:

Year-end bookkeeping assistance – [*For audits subject to Government Auditing Standards, this is limited to bookkeeping services permitted by revised Independence Standards*] None-see arrangement letter

Audit \$39,030-see arrangement letter

Preparation of the annual financial statements None-see arrangement letter

10. The auditor working with local governmental unit that has outstanding revenue bonds will include in the notes to the audited financial statements, whether or not required by the revenue bond documents, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the auditor should be aware that any other bond compliance statements or additional reports required in the authorizing bond documents need to be submitted to the LGC simultaneously with the local government's audited financial statements unless otherwise specified in the bond documents.
11. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, at least, Management's Discussion and Analysis, the financial statements of the governmental unit and all of its component units and notes thereto prepared in accordance with generally accepted accounting principles, combining and supplementary information requested by the client or required for full disclosure under the law, and the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board as soon as practical after the close of the accounting period.
12. **The Auditor shall file** with the Local Government Commission two BOUND copies of the report of audit. If reports are received unbound they will **not** be reviewed by the LGC and will be returned to the auditor for binding. In addition, if the North Carolina Office of the State Auditor designates certain programs to be audited as major programs, a turnaround document and a representation letter addressed to the State Auditor shall be submitted to the Local Government Commission. Two bound copies of the report of audit should be submitted if the audit is performed only under the provisions of the State Single Audit Implementation Act or a financial audit is required to be performed in accordance with Government Auditing Standards. Three bound copies of the audit are to be submitted for Councils of Governments. Two bound copies of the audit should be submitted for tax levying Municipalities. Otherwise, one bound copy shall be submitted. Units that operate a 911 fund need to provide an additional copy to the number stated above. Bound copies of the report shall be filed with the Local Government Commission when (or prior to) submitting the invoice for the services rendered. The report of audit, as filed with the Secretary of the Local Government Commission, becomes a matter of public record for inspection and review in the offices of the Secretary by any interested parties. Any subsequent revisions to these reports must be sent to the Secretary of the Local Government Commission. These audited financial statements are used in the preparation of Official Statements for debt offerings (the auditors' opinion is not included), by municipal bond rating services, to fulfill secondary market disclosure requirements of the Securities and Exchange Commission, and other lawful purposes of the government, without subsequent consent of the auditor. If it is determined by the LGC that corrections need to be made to the unit's financial statements they should be provided within three days of notification unless, another time frame is agreed to by the LGC.
13. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the Local Government Commission, this agreement may be varied or changed to include the increased time and/or compensation as may be agreed upon by the Governing Board and the Auditor.
14. If an approved contract needs to be varied or changed for any reason, the change must be made in writing, signed and dated by all parties and pre-audited if the change includes a change in audit fee. This document and a written explanation of the change must be submitted in triplicate to the Secretary of the Local Government Commission for approval. No change shall be effective unless approved by the Secretary of the Local Government Commission, the Governing Board, and the Auditor.
15. Whenever the Auditor uses an engagement letter with the client, Item 16 is to be completed by referencing the engagement letter and attaching a copy of the engagement letter to the contract to incorporate the engagement letter into the contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract will control. Engagement letter terms are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 22 of this contract. Engagement letters containing indemnification clauses will not be approved by the Local Government Commission.

(name of unit)

- 16. There are no special provisions except:

The arrangement letter is an integral part of this contract.
- 17. A separate contract should not be made for each division to be audited or report to be submitted. A separate contract must be executed for each component unit which is a local government and for which a separate audit report is issued.
- 18. The contract must be executed, pre-audited, signed by all parties and submitted in triplicate to the Secretary of the Local Government Commission. The mailing address is 325 North Salisbury Street, Raleigh, North Carolina 27603-1385. The physical address is 4505 Fair Meadow Lane, Suite 102, Raleigh, North Carolina 27607-6449.
- 19. The contract is a tri-party agreement and is not valid until it is approved by the Local Government Commission. Upon approval, the original contract will be returned to the Governmental Unit, a copy will be forwarded to the Auditor, and a copy retained by the Secretary of the Local Government Commission. The audit should not be started before the contract is approved.
- 20. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the Local Government Commission.
- 21. If this audit engagement is not subject to Government Auditing Standards, then Item 5 shall be listed as a deleted provision in Item 22. An explanation must be given for deleting this provision.
- 22. All of the above paragraphs are understood and shall apply to this agreement, except the following numbered paragraphs shall be deleted: (See Item 15.)

Firm McGladrey & Pullen, LLP

By _____
(Please type or print name)

(Signature of authorized audit firm representative)

Email Address: _____

Date _____

Approved by the Secretary of the Local Government Commission as provided in Article 3, Chapter 159 of the General Statutes or Article 31, Part 3, Chapter 115C of the General Statutes.

For the Secretary, Local Government Commission

(Signature)

Date _____

By _____
(Please type or print name and title)

(Signature of Mayor/Chairperson of governing board)

Date _____

Email Address _____

By _____
(Chair of Audit Committee- please type or print name)

(Signature of Audit Committee Chairperson)

Date _____
(If unit has no audit committee, this section should be marked "N/A.")

Email address _____

This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Governmental Unit Finance Officer (Please type or print name)

(Signature)

Date _____

(Preaudit Certificate must be dated.)

Email address _____



February 14, 2011

The Honorable Mayor and City Council
City of Greenville
Greenville, North Carolina

Attention: Mayor Patricia C. Dunn

This letter is to explain our understanding of the arrangements for the services we are to perform for City of Greenville ("City") for the year ending June 30, 2011. We ask that you either confirm or amend this understanding.

Audit Services

We will perform an audit of City of Greenville's governmental activities, business-type activities, each major fund, and aggregate remaining fund information, and the budgetary comparison as of and for the year ended June 30, 2011 which collectively comprise the basic financial statements. We understand that these financial statements will be prepared in accordance with accounting principles generally accepted in the United States of America. The objective of an audit of financial statements is to express an opinion on those statements.

We are responsible for forming and expressing an opinion about whether the financial statements that have been prepared by management with the oversight of the City Council are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America.

We will also perform the audit of the City of Greenville as of June 30, 2011 so as to satisfy the audit requirements imposed by the Single Audit Act, the U.S. Office of Management and Budget (OMB) Circular A-133 and the State Single Audit Implementation Act.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States; and the provisions of the Single Audit Act, OMB Circular A-133, OMB's Compliance Supplement; and the State Single Audit Implementation Act. Those standards, circulars, supplements or guides require that we plan and perform the audit to obtain reasonable, rather than absolute assurance about whether the financial statements are free of material misstatement whether caused by error or fraud. Accordingly, a material misstatement may remain undetected. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

An audit of financial statements also includes obtaining an understanding of the City and its environment, including its internal control, sufficient to access the risks of material misstatement of the financial statements, and to design the nature, timing and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, we will communicate to you and to

Item # 9

management any significant deficiencies or material weaknesses that become known to us during the course of the audit.

We will also communicate to the City Council (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements, (b) any fraud, illegal acts, violations of provisions of contracts or grant agreements and abuse that come to our attention (unless they are clearly inconsequential), (c) any disagreements with management and other serious difficulties encountered in performing the audit, and (d) various matters related to the entity's accounting policies and financial statements.

In addition to our reports on the City's financial statements, we will also issue the following reports or types of reports:

A report on the fairness of the presentation of the City's schedule of expenditures of federal and State awards for the year ending June 30, 2011

Reports on internal control related to the financial statements and major programs. These reports will describe the scope of testing of internal control and the results of our tests of internal controls.

Reports on compliance with laws, regulations, and the provision of contracts or grant agreements. We will report on any noncompliance which could have a material effect on the financial statements and any noncompliance which could have a material effect, as defined by OMB Circular A-133, on each major program.

A schedule of findings and questioned costs.

The funds and account groups that you have told us are maintained by the City and that are to be included as part of our audit are listed here.

- General fund
- Special Revenue funds
- Capital Project funds
- Enterprise funds
- Internal Service funds
- Fiduciary fund
- General capital asset account group
- General long-term debt account group

The federal and state financial assistance programs that you have told us that the City participates in and that are to be included as part of the single audit are the same ones in the *Schedule of Expenditures of Federal and State Awards* for the year ended June 30, 2010, included in the City's June 30, 2010 CAFR.

Our reports on internal control will include any significant deficiencies and material weaknesses in controls of which we become aware as a result of obtaining an understanding of internal control and performing tests of internal control consistent with requirements of the standards and circular identified above. Our reports on compliance will address material errors, fraud, abuse, violations of compliance requirements, and other responsibilities imposed by state and federal statutes and regulations and assumed by contracts; and any state or federal grant, entitlement of loan program questioned costs of which we become aware, consistent with requirements of the standards and circulars identified above.

City of Greenville's Responsibilities

Management is responsible for the financial statements, including the selection and application of accounting policies, adjusting the financial statements to correct material misstatements, and for making all financial records and related information available to us. Management is responsible for providing us with a written management representation letter confirming certain representations made during the course of our audit of the financial statements and affirming to us that it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole and to the opinion units of the financial statements.

Management is responsible for establishing and maintaining effective internal control over financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge.

Management is responsible for identifying and ensuring that the entity complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

Management is also responsible for (a) making us aware of significant vendor relationships where the vendor is responsible for program compliance, (b) following up and taking corrective action on audit findings, including the preparation of a summary schedule of prior audit findings, and a corrective action plan, and (c) report distribution including submitting the reporting packages.

The City Council is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

City of Greenville agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, the City agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering. We may conclude that we are not otherwise associated with the proposed offering and that our association with the proposed offering is not necessary, providing the City agrees to clearly indicate that we are not associated with the contents of the official statement. The City agrees that the following disclosure will be prominently displayed in the official statement:

McGladrey & Pullen, LLP, our independent auditor, has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. McGladrey & Pullen, LLP, also has not performed any procedures relating to this official statement.

Our association with an official statement is a matter for which separate arrangements will be necessary. The City agrees to provide us with printer's proofs or masters of such offering documents for our review and approval before printing, and with a copy of the final reproduced material for our approval before it is distributed. In the event our auditor/client relationship has been terminated when the City seeks such consent, we will be under no obligation to grant such consent or approval.

Our professional standards require that we perform additional procedures, on current and previous years' engagements, whenever a partner or professional employee leaves the firm and is subsequently employed by or

associated with a client. Accordingly, the City agrees it will compensate McGladrey & Pullen, LLP for any additional costs incurred as a result of the employment of a partner or professional employee of McGladrey & Pullen, LLP.

During the course of our engagement, we may accumulate records containing data which should be reflected in your books and records. You will determine that all such data, if necessary, will be so reflected. Accordingly, you will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by organization personnel, including the preparation of schedules and analyses of accounts has been discussed and coordinated with Ms. Bernita Demery, Director of Financial Services. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Terms of our Engagement

Our fees are based on the time required by the individuals assigned to the engagement, plus direct expenses. Interim billings will be submitted as work progresses and as expenses are incurred. Billings are due upon submission. Our fee for the services described in this letter will not exceed \$39,030 unless the scope of the engagement is changed, the assistance to which the City has agreed to furnish is not provided, or unexpected conditions encountered, in which we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by City of Greenville or are required by City of Greenville, or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagements for City of Greenville, City of Greenville will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The working papers for this engagement are the property of McGladrey & Pullen, LLP. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit working papers upon their request; and that we shall maintain the working papers for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested working papers will be provided under the supervision of McGladrey & Pullen, LLP audit personnel and at a location designated by our Firm.

From time to time and depending upon the circumstances, we may use third-party service providers to assist us in providing professional services to you. In such circumstances, it may be necessary for us to disclose confidential client information to them. We enter into confidentiality agreements with all third-party service providers and we are satisfied that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others.

If circumstances arise relating to the conditions of your records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, misappropriation of assets, or noncompliance which in our professional judgment prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawal from the engagement.

You have informed us that you intend to prepare a comprehensive annual financial report (CAFR) and submit it for evaluation by the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting Program. Our participation in the preparation of the CAFR is to consist of providing basic accounting

assistance, assisting in the preparation of the draft financial statements that are based on management's chart of accounts and trial balance and any adjusting, correcting and closing entries that have been approved by management, and assisting in the preparation of draft notes to the financial statements based on information determined and approved by management.

The two overarching principles of the independence standards of the "Government Auditing Standards" issued by the Comptroller General of the United States provide that management is responsible for the substantive outcomes of the works, and therefore, has a responsibility and is able to make any informed judgment on the results of the services described above. Accordingly, the City of Greenville agrees to the following:

Ms. Bernita Demery, Director of Financial Services will be accountable and responsible for overseeing the assistance in preparation of the draft financial statements and draft notes to the financial statements.

City of Greenville will establish and monitor the performance of the assistance in preparation of the draft financial statements and draft notes to the financial statements to ensure that they meet management's objectives.

City of Greenville will make any decisions that involve management functions related to the assistance in preparation of the draft financial statements and draft notes to the financial statements and accepts full responsibility for such decisions.

City of Greenville will evaluate the adequacy of services performed and any findings that result.

In accordance with *Government Auditing Standards*, a copy of our most recent peer review report and applicable letter of comment is enclosed, for your information.

Any claims arising out of services rendered pursuant to this agreement shall be resolved in accordance with the laws of the State of North Carolina.

This letter constitutes the complete and exclusive statement of agreement between McGladrey & Pullen, LLP and City of Greenville, superseding all proposals oral or written and all other communication, with respect to the terms of the engagement between the parties.

If this letter defines the arrangements as the City understands them, please sign and date the enclosed copy, and return it to us.

McGladrey & Pullen, LLP



W. Louis Cannon

Confirmed on behalf of the City of Greenville



910 E. St. Louis Street, Suite 200
P.O. Box 1190
Springfield, MO 65801-1190
417.865.8701 Fax 417.865.0682 www.bkd.com

System Review Report

To the Partners of
McGladrey & Pullen, LLP
and the National Peer Review Committee
of the American Institute of Certified
Public Accountants Peer Review Board

We have reviewed the system of quality control for the accounting and auditing practice of McGladrey & Pullen, LLP (the firm) applicable to non-SEC issuers in effect for the year ended April 30, 2010. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, audits of employee benefit plans and audits performed under FDICIA.

In our opinion, the system of quality control for the accounting and auditing practice of McGladrey & Pullen, LLP applicable to non-SEC issuers in effect for the year ended April 30, 2010, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. McGladrey & Pullen, LLP has received a peer review rating of *pass*.

BKD, LLP

December 2, 2010



AICPA Peer Review Program
Administered by the
National Peer Review Committee

December 17, 2010

David Scudder, CPA
McGladrey & Pullen LLP
3600 American Blvd W Fl 3
Bloomington, MN 55431

Dear Mr. Scudder:

It is my pleasure to notify you that on December 9, 2010, the National Peer Review Committee accepted the report on the most recent system peer review of your firm. The due date for your next review is October 31, 2013. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Sincerely,

A handwritten signature in cursive script that reads "Betty Jo Charles".

Betty Jo Charles
Chari—NPRC
nprc@aicpa.org | (919) 402-4502

cc: Andrew V. Lear, CPA

Firm Number: 10046712 Review Number: 309310



City of Greenville, North Carolina

Meeting Date: 4/14/2011
Time: 7:00 PM

Title of Item: Award of banking services contract

Explanation: The City of Greenville Financial Services Department issued Requests for Proposals (RFP) on February 7, 2011, for banking services. Three banks submitted responses to the RFPs--Wells Fargo, BB&T, and Bank of America. All proposals were reviewed by a Staff Selection Committee, which was comprised of the Assistant City Manager, Director of Financial Services, Financial Services Manager, Purchasing Manager, Accounting Supervisor, and Collections Supervisor.

Bank of America submitted a response for procurement card and employee services only. Wells Fargo and BB&T's submissions were considered complete because both entities acknowledged and addressed the areas requested within the RFP; therefore, both banks advanced to the interview phase of the selection process.

Each proposal was evaluated using the following dimensions:

- 1) Customer Service
- 2) Technology
- 3) Financial Stability
- 4) Cost of Services
- 5) References
- 6) Other Services Offered
- 7) Implementation

Attached is a Banking Services RFP Response Summary that shows some of the findings that resulted from the written responses and oral interviews. The Committee recommends Wells Fargo be awarded the banking services contract to provide services to the City of Greenville for the next five years.

In 2003, the City awarded its Banking Services Contract to Wachovia (now Wells Fargo) where it has since remained even through the merger with Wells

Fargo, which occurred in 2009. During those eight years, Wells Fargo has assisted the Financial Services Department in becoming a leading municipality in going green by using advanced technology to conduct banking services. Several of Wells Fargo's banking services are currently accessed on-line.

The analysis on pricing would indicate a favorable result towards BB&T, in the short-term; however, short-term earnings potential does not outweigh the technological advantage record of Wells Fargo and customer service. Although Wells Fargo is the City's current banking services provider, staff interviewed other client references. All advised that Wells Fargo achieves high customer service ratings on the services that Wells Fargo provides to other local governments. The services which Wells Fargo provides have resulted in greater efficiencies in the utilization of technology for local governments.

Fiscal Note:

The fees for the services provided by Wells Fargo are based on compensated balances that are maintained in the City's operating account.

Recommendation:

Award the banking services contract to Wells Fargo Bank to provide the City's banking services for a five-year term effective September 1, 2011.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)

 [Banking_RFP_Summary_891566](#)

Banking Services Bid Package Summary
Financial Services Department
City of Greenville
March 28, 2011

	BB&T	Wells Fargo
1 Customer Service	<p>BB&T guarantees response within 48 hours. The primary team member assigned to account is located in Greenville, NC; however main contact was not well versed in the duties of other individuals assigned to account (it appears from interview staff would have to contact several individuals to resolve a problem). Bank is not able to provide the space requested to store computer system's storage for backup magnetic tape. The bank provides a comparable "Work" program for employees.</p>	<p>Well Fargo guarantees response within 24 hours. Additionally, during the major transition (Wells Fargo and Wachovia merge), team members from Wells Fargo worked with City staff to ensure a smooth transition. One of the members of our Government Banking Team resides in Greenville, NC and is very in tune with the current status of accounts and can be called on for any problem and works directly to have resolved, if needed. Wells Fargo has made available a small storage area for backup tapes in the facility next door to City Hall free of charge. Wells Fargo continues to be an initiator in suggesting new systems to enhance the City's banking services. During the past 8 years, through this relationship the City has become one of the State's most progressive municipalities for banking enhancements and efficiencies through technology.</p>
2 Technology	<p>BB&T currently has systems alternatives that could be utilized by the City; however, in the area of Online payables, their existing process would need to be enhanced to meet the functionality of the City's current online payables system. The City may have to consider going back to printing checks internally, which would be regressive and labor intensive. BB&T believes their system will be available by December of 2011.</p>	<p>All enhancements to the City's banking services have occurred with minimal problems. Enhancements include interfacing with HTE SunGard Financial System. Wells Fargo's team is familiar with the City's current system requirements. These technological advances provide an efficient transition when considering even more future enhancements to meet the City's evolving needs.</p>
3 References	<p>References requested were to include 3 local government references that have comparable services to the City of Greenville. Local government references provided were County of Wayne, City of Winston-Salem, and Town of Farmville; however there were services that are being used by City of Greenville that are not being capitalized on within those jurisdictions (i.e. On-Line Payables, Direct-Deposit Web Advice Solution). A reference that BB&T provided indicated that the bank was not on the cutting edge of technology.</p>	<p>Although the City of Greenville currently utilizes Wells Fargo's services that detailed and requested within the RFP, staff questioned references provided by Wells Fargo. Local government references Pitt County, Guilford County, Alamance County, City of Burlington. References were very pleased with services as provided. Customer Service and Technology are areas that were highlighted. Wells Fargo was described as the initiator in introducing available services to their clients to enhance efficiencies using advanced customer services methods.</p>
4 Charges for Services and rates	<p>BB&T pricing includes anticipated services. However, when comparing pricing list staff is unsure whether all current processes (illustrated within RFP) were included. Pricing does not include Online Payables. Per month amount \$2,675.34. Pricing includes a 20%. The discount in pricing was guaranteed for 3 years. Earnings Credit Rate (ECR) of 1.05% guaranteed for 5 years. Approximately \$3,100,000 needed in compensated balances, which is required to be exempt from monthly service charges. Interest cannot be earned on compensated balances, but any excess could be invested elsewhere.</p>	<p>Wells Fargo pricing includes current services provided. Staff has adjusted to exclude Online Payables to be comparable to BB&T. Per month amount \$2,174.30 locked in for 5 years. ECR if guaranteed at .40%. An estimated \$6,522,900 in compensated balances required to be exempt from monthly fees. Interest is earned on compensated balances.</p>
5 Financial Stability	<p>Bank ratings for financial strength are A+/A-1(S&P), B-(Moody's) and B(Fitch). More of a regional bank. Locations in the Carolinas, Virginia, West Virginia, Kentucky, Georgia, Tennessee, Maryland, Florida, Alabama, Indiana, Texas and Washington, D.C</p>	<p>Staff worked through two analysis to compare the interest amounts that could be earned in the current interest rate environment and if there was an improvement in rates. For the current interest rate environment assuming the levels maintained as discussed in the summary box and interest rates of .05% for Wells Fargo and .25% for BB&T, there would be a \$450/month benefit to BB&T. When reviewing possible rates for a more positive interest rate environment, staff reviewed earning 3% conservative rate with Wells Fargo and a 5% on funds with BB&T. There would be an approximate \$1,868/month benefit to Wells Fargo.</p>

BB&T		Wells Fargo
6	Other Services	<p>Although, we are currently in a low interest rate environment, Wells Fargo offers all interest-bearing accounts. The bank has several other innovative services that could be evaluated in the future.</p>
7	Implementation	<p>Implementation would not be necessary as Wells Fargo is the current Bank for the City of Greenville. Current systems and interfaces have been set up; therefore no transition time would be necessary.</p>