

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

January 8, 2013
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a meeting at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Dana Johnson	Don Mills	Mark Woodson
Jeremy King	Richard Patterson	
Chris Mansfield, Vice Chair	Judy Siguaw	

STAFF MEMBERS PRESENT: Scott Eaton, Economic Development Project Coordinator; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Niki Jones, Community Development; and Carl Rees, Economic Development Manager

APPROVAL OF MINUTES OF DECEMBER 4, 2012

Motion was made by Mr. Don Mills and seconded by Mr. Mark Woodson to approve the December 4, 2012 minutes. Motion carried unanimously.

INTRODUCTION OF RECENTLY APPOINTED COMMISSION MEMBERS

Mr. Jeremy King: I am an attorney. I grew up in Pitt County and went to Rose High School.

Mr. Richard Patterson: I have been in law enforcement for 23 years in Ayden, NC. I am a Captain with the Police Department

PUBLIC COMMENT

There was no public comment.

REVIEW OF REDEVELOPMENT COMMISSION (RDC) CHARGE

Mr. Rees: The Mission Statement:

To assure that Greenville, North Carolina is a better place to live, raise a family and do business, while improving the safety, security, image and economic vitality of the urban core and the neighborhoods of West Greenville.

The Commission is authorized by NCGS 160A-504. City Council makes appointments of Commission members to five (5) year terms. RDC functions under the budgetary

authority of the City of Greenville. RDC work based on mission and goals outlined in the Center City – West Greenville Revitalization Plan. The program of work is approved by RDC and City Council each year. A winter work plan meeting will need to be scheduled. The annual meeting of the RDC is January at which time a chair and vice chair are elected.

ELECTION OF OFFICERS

Mr. Rees: The Commission should accept nominations and conduct a separate vote for position of Chair and Vice Chair.

Ms. Judy Siguaw: I nominate Mr. Chris Mansfield to serve as Chair.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to elect Mr. Chris Mansfield as the Chair to the Redevelopment Commission. Motion carried unanimously.

Mr. Woodson: I nominate Mr. Don Mills to serve as Vice Chair.

Motion was made by Mr. Mark Woodson and seconded by Ms. Judy Siguaw to elect Mr. Don Mills as the Vice Chair to the Redevelopment Commission. Motion carried unanimously.

CONSIDERATION OF CONTRACT AMENDMENT FOR THE WEST FIFTH STREETSCAPE, PHASE II WITH RIVERS AND ASSOCIATES

Mr. Jones: The West Fifth Streetscape, Phase II is from Cadillac to Tyson/14th Street. The First Street corridor is bounded by Reade Street and Pitt Street. At the Leslie Bass Day Event, the roundabout idea was introduced and no complaints were made. The roundabout is a revision to the plan, so proposing amendment to the contract.

Mr. Mills: What is the business on the corner that does not belong to the City?

Mr. Jones: A car wash is located there.

Mr. King: Is the Commission being asked to study the roundabout? What are the alternatives?

Mr. Jones: The Department of Transportation (DOT) is recommending the roundabout. There are two roundabout options being proposed.

Ms. Siguaw: Which roundabout is being suggested?

Mr. Jones: That would need further study.

Mr. Mansfield: Roundabouts should be done correctly.

Mr. Mills: Is this a hazard without a stoplight?

Mr. Jones: Roundabouts are safe for pedestrians and will take some education.

Mr. Mills: Are there any bike lanes to this?

Mr. Jones: There will be further input.

Mr. Mills: What was initial fee?

Mr. Jones: The initial fee is \$120,000.00.

Mr. Jones: Staff recommends approval of a contract amendment with Rivers and Associates in the amount of \$13,500 for completion of design work associated with the West Fifth Streetscape Phase II project.

Motion was made by Ms. Dana Johnson and seconded by Mr. Richard Patterson to approve the \$13,500 amendment for completion of design work associated with the West Fifth Streetscape Phase II project. Motion carried unanimously.

REVIEW OF CONVENTION AND VISITORS BUREAU (CVB) AND PARKING DECK PROJECT SCHEDULE

Mr. Rees: The location of the CVB is 423 Evans Street, and the location of the parking deck by City Council is Fourth and Cotanche Streets.

Project Released on 1/14/2013
Submittal Deadline on 3/8/2013
Submittal Review Complete (shortlist) on 3/22/2013
Presentations to RDC (#1 and #2 firms) on 4/2/2013
Selections and Approvals by City Council on 4/8/2013
Start of Project on 5/15/2013

Mr. Rees: No action is required.

Mr. King: Would the office building be constructed before parking deck?

Mr. Rees: Yes, site work would be 3 – 4 months and four to six weeks for completion of deck.

Mr. Mansfield: By putting these two together, I hope there will be consistency in aesthetics and architecture.

REVIEW OF DICKINSON AVENUE STREETScape SCHEDULE

Mr. Eaton: Request for Qualifications has been sent out to seek a qualified firm or team to develop design and construction documents for the Dickinson Avenue Corridor extending from the Dickinson Avenue and 14th Street intersection to the intersection of Reade Circle and Dickinson Avenue. Current North Carolina Department of Transportation (NCDOT) plans call for resurfacing Dickinson Avenue from Reade Circle to Memorial Drive and replacing/repairing sidewalks, pedestrian amenities and utility infrastructure along the corridor. The selected firm or team will be required to develop a detailed set of streetscape plans and construction documents for the project. Such work will include, but not be limited to project surveying, evaluation of conceptual parking and traffic alternatives, development of utility relocation alternatives, assisting City staff with public presentations, preparation of plans and specifications for the installation of vegetation, lighting, street furniture and civic art, assisting the city with construction bidding as well as construction administration.

The Project Schedule

1/14/2013	Project Released
2/11/2013	Proposals Due
2/25/2013	Submittal Review Complete (shortlist)
3/5/2013	Interviews
4/2/2013	Contract award by RDC
1/6/2014	Design completed

Mr. Woodson: The Transit Center is in the same area. What impact is it going to have?

Mr. Rees: It will be a part of this process.

Mr. Eaton: No action is required, however, staff requests that two (2) Redevelopment Commission members volunteer to serve on selection committee.

Mr. Mansfield: Two volunteers are needed to serve.

Mr. Jeremy King and Mr. Richard Patterson volunteered to serve.

Mr. Mansfield: What is the timetable?

Mr. Eaton: About a year is the timetable.

SMALL BUSINESS PLAN COMPETITION UPDATE

Mr. Jones: the Small Business Plan Competition is an award winning program for the Commission. An appointment needs to be made for Terri Williams.

Ms. Judy Siguaw volunteered to serve with Mr. Don Mills and Mr. Mark Woodson.

REPORT FROM SECRETARY

Monthly Financial Report

Mr. Rees: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

Mr. Woodson: The money in West Greenville remains the same.

COMMENTS FROM COMMISSION MEMBERS

Ms. Siguaw: Thank you for agreeing to Chair and Vice Chair.

Mr. Mills: Good show on Center City and West Greenville with Carl Rees and Steve Hawley. Welcome new Commissioners.

ADJOURNMENT

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

Respectfully submitted,

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