

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

April 5, 2011
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:

Melissa Hill	Don Mills	Terri Williams, Vice-Chair
Chris Mansfield	Robert Thompson, Chair	Mark Woodson

COMMISSION MEMBERS ABSENT:

Evan Lewis

STAFF MEMBERS PRESENT: Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; and Merrill Flood, Community Development Director

APPROVAL OF MINUTES OF MARCH 1, 2011 AND MARCH 18, 2011

Motion was made by Mr. Don Mills and seconded by Ms. Terri Williams to approve the March 1, 2011 minutes and March 18, 2011 minutes. Motion carried unanimously.

CONSIDERATION OF DESIGN CONSULTANT FOR EVANS STREET GATEWAY PROPERTY

Mr. Flood: The Evans Street Gateway is the next priority in the Streetscape Master Plan and part of the current year's work plan. Key components include: coordination with the North Carolina Department of Transportation (NCDOT) on the Tenth Street Connector; coordination with the East Carolina University master plan; and coordination with private development projects. The Evans Street Gateway procurement process involved:

The Redevelopment Commission issued a qualifications based "request for proposals;"

The selection committee, (Evan Lewis, Lynn Raynor, Carl Rees, Robert Thompson, and Denise Walsh), reviewed and scored proposals with nine total proposals received; and

A short list of firms, (Kimley-Horn and Rivers and Associates), were selected for interviews.

Mr. Flood: Staff recommends that the Redevelopment Commission select Rivers and Associates as the prime design consultant for the Evans Street Gateway Project. As per procedures outlined in the Request for Proposal (RFP), Kimley Horn will be second choice and will be utilized should contract negotiations with Rivers and Associates fail.

Motion was made by Mr. Mark Woodson and seconded by Mr. Don Mills to accept the recommendation from Staff. Motion carried unanimously.

CONSIDERATION OF WEST GREENVILLE BUILDING BLOCKS GRANT APPLICATION

807 West Fifth Street (11-01): Mr. Elmer Leary

Mr. Flood: Up to \$10,000 can be granted to complete exterior improvements to the buildings and grounds within the West Greenville Redevelopment Area with a \$2,500.00 direct grant and a \$7,500 matching grant. The grant provides an economic incentive to renovate and construct new facades and common areas; encourages good design and renovation projects; and preserves and enhances buildings. Owners or tenants are eligible to apply for building blocks grants. There are two grant cycles per year. Scoring criteria include: economic impact; architectural and visual impact; and quality and accuracy of the application. The program boundaries are part of the certified redevelopment area.

Mr. Flood: Elmer Leary is the applicant and owner of the Little Willie Center offices at 807 West Fifth Street in the 45 block area. The applicant plans to make exterior renovations to the building by replacing windows, installing vinyl siding, repairing fascia boards and installing metal railings. The total cost of the construction is \$13,200.00. The total grant will be \$2,500 direct grant and \$5,350 matching for a total grant of \$7,850. The building is on the tax rolls. No real estate taxes are due.

Mr. Flood: Staff recommends approval of a grant to Mr. Elmer Leary in the amount of \$7,850 for exterior improvements to his property located at 807 West Fifth Street. Mr. Leary can answer questions from the Commission about his application.

Mr. Woodson: Would Mr. Leary like to speak?

Mr. Leary: Thank you Staff for helping us with the application process to try to get the grant money.

Motion was made by Mr. Don Mills and seconded by Ms. Terri Williams to approve the grant application submitted for \$7,850 by Mr. Elmer Leary for 807 West Fifth Street. Motion carried unanimously.

REVIEW OF 2011 – 2012 DRAFT WORK PLAN ITEMS

Mr. Thompson: The 2011 – 2012 draft work plan items include continuation of items and modification of items.

Mr. Flood: At the March 18, 2011 work plan session meeting, the Redevelopment Commission discussed the work plan in detail. The plan coincides with the City's fiscal year running from July 1, 2011 through June 30, 2012. The Redevelopment Commission is scheduled to take official action on the work plan at the May 3, 2011 meeting. City Council will take official action on the work plan at the June 7, 2011 meeting.

The work plan items:

West Fifth Streetscape Phase II Design

Adaptive Reuse of Historic Structures

Evans Street Gateway Design

Small Business Assistance Programs

Comprehensive Wayfinding Project

West Greenville Commercial Center

Parking Pay Station Phase II Installations

Mr. Mills: How is it going with the parking pay stations?

Mr. Flood: One machine had a technical glitch. Post-it-notes were placed on cars with instructions on how to use the machines.

Residential and Mixed Use Project Development

West Greenville Business Incubator

Mr. Flood: There has been a lot of assistance from the Minority Business Roundtable.

Civic Art Initiative

Revitalization Area Marketing Program

First Street/Town Common Corridor Improvements

Establishment of a Center City Science Center

Mr. Flood: Brownfield grants will be used for cleanup of lifts. There is a question as to whether or not Go-Science will receive state funds.

Uptown Theatre Project

Ms. Williams: Meetings are occurring every two to three weeks. Fundraising is being discussed. Magnolia Arts has been great.

Mr. Flood: Stabilization of the building is taking place.

Promotion of Ecotourism Activities

West Greenville Basketball Complex

Merchants Alley Project

Mr. Flood: These are items decided upon from the meeting on March 18, 2011.

Mr. Thompson: The West Fifth Street Gateway project and the Five Points Plaza project have been completed items of the work plan.

PUBLIC COMMENT PERIOD

Mr. Dave Gorham: Where does money from for the grants?

Mr. Thompson: From the 2004 bonds that were approved.

Mr. Gorham: Mr. Leary's cost estimates seem high. Pay stations do not seem welcoming to citizens or visitors. Renting art is not money well spent. Putting up 162 new signs for the downtown seems excessive. This is a large list for work plan.

Mr. Thompson: It is a large list, because it is compiled into a work plan and is a plan to improve the community.

REPORT FROM SECRETARY

Monthly Financial Report

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

Community Development Block Grant (CDBG) Week

Mr. Flood: You are cordially invited to the following CDBG week activities, "Housing at Work," with opening ceremony being on Wednesday, April 27, 2011 from 11:00 a.m. until 12:00 p.m. at 408 Cadillac Street. A tour of projects will be on Thursday, April 28, 2011 from 11:00 a.m. until 1:00 p.m. at City Hall. A program and reception will be held on Friday, April 29, 2011 from 11:30 a.m. until 1:00 p.m. at Jaycee Park Auditorium. Please plan to attend.

COMMENTS FROM COMMISSION MEMBERS

Ms. Hill: Some of the Commission's projects from the last six years are coming into fruition and that is rewarding. Money was there before the projects. Our youth is our future.

Mr. Mills: Well said. The Commission is looking to the future by laying the groundwork.

Mr. Woodson: I echo what Mr. Mills and Ms. Hill said.

Ms. Williams: Members are stewards of the citizens. The Chamber of Commerce Expo is on Thursday. The theatre will come from private corporations. Money being spent was already voted on and allocated for certain projects.

ADJOURNMENT

Motion was made by Mr. Don Mills and seconded by Ms. Melissa Hill to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Merrill Flood, Director of Community Development
The City of Greenville Community Development Department