

## **GREENVILLE REDEVELOPMENT COMMISSION MINUTES**

February 1, 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
Evan Lewis	Robert Thompson, Chair	Mark Woodson

### **COMMISSION MEMBERS ABSENT:**

Chris Mansfield

**STAFF MEMBERS PRESENT:** William Anderson, Chief of Police; Joe Bartlett, Deputy Chief of Police; Sandy Gale Edmundson, Secretary; Jonathan Edwards, Audio; Merrill Flood, Community Development Director; Niki Jones, Planner; Chris Kelly, Engineer; Lamarco Morrison, Recreation and Parks; and Carl Rees, Urban Development Planner

**OTHERS PRESENT:** Kathryn Kennedy, Daily Reflector

### **APPROVAL OF MINUTES OF JANUARY 4, 2011**

Motion was made by Mr. Evan Lewis and seconded by Mr. Don Mills to approve the January 4, 2011 minutes. Motion carried unanimously.

### **PRESENTATION ON DRAFT PARKING LOT ILLUMINATION STANDARDS**

Mr. Rees: This agenda item and the next agenda item, Consideration of Additional Greenville Utilities Fees for Five Points Plaza, are linked. Chris Kelly, Engineer in the Public Works Department, will speak to the Commission about the proposed parking lot lighting standard.

Mr. Kelly: Preliminary parking lot lighting standard test done on Five Points Plaza. Feedback will be acquired from stakeholders (area business and residents and others interested). A future work group will be developed. Parking lots shall be illuminated according to the standards listed: high activity should have 3.0 average maintained foot candles; medium activity should have 2.0 average maintained foot candles; and low activity should have 0.8 average maintained foot candles. Exceptions to the activity level can be approved by the City Engineer. Parking lot lighting shall be provided at minimum intensity of 0.5 foot candles at all points within the parking lot. Any lighting used to illuminate off-street parking areas shall be directed away from adjacent



properties and streets in such a way as not to create a nuisance.

In no case shall such lighting exceed 0.5 foot candles at any property line which is shared by a residentially zoned property, a property which has residential uses on the first floor or a residential street.

In no case shall such lighting exceed 3.0 foot candles at any property line.

Mr. Thompson: Are there any questions?

Mr. Mills: What are the hours that the lights will be on?

Mr. Kelly: The lights will be seasonal and will be timed lighting.

The Commission thanked Mr. Kelly for his presentation.

Mr. Rees: The City's first goal is to reach medium activity standard lighting. The second goal is to reach flood lighting at certain times for enhanced security. Joe Bartlett from the Police Department would like to speak about additional lighting.

Mr. Bartlett: I support this project as a Police Officer. Supplemental lighting makes things safer for citizens and officers. From 11:00 p.m. until 3:00 a.m., there is a concern for foot traffic in the area. The Police Department would like to see the project extend beyond downtown.

Mr. Thompson: Are there any questions? Thanks Mr. Bartlett for your time to speak to the Commission.

### **CONSIDERATION OF ADDITIONAL GREENVILLE UTILITIES FEES FOR FIVE POINTS PLAZA**

Mr. Rees: Staff recommends authorization of \$17,582.26 in new utility construction fees from the previously approved \$6,000.00.

11 new light poles @ \$600.00 each = \$6,600.00	24' decorative poles
26 fixtures @ \$200 each = \$5,200.00	decorative fixtures
15 fixtures @ \$0 each = \$0	existing fixtures
2 brackets @ \$206.09 each = \$412.18	3 point arms
6 brackets @ \$226.33 each = \$1,357.98	4 point arms
4 brackets @ \$0 each = \$0	re-use 2 point brackets
16 set/move @ \$75.00 each = \$1,200.00	setting/relocating poles
5 floods @ \$400.00 each = \$2,000.00	criterion 400 wt MH Flood
600 feet @ \$0.50 each = \$300.00	adder for UG wire
Subtotal = \$17,070.16 with taxes = \$512.10 for a total of \$17,582.26	



Mr. Woodson: Is that the final numbers?

Mr. Lewis: Is the \$6,000.00 incorporated into the total of \$17,582.26?

Mr. Rees: That is correct.

Mr. Mills: Is there much vandalism to the lights?

Mr. Rees: For the most part, the standard double arm lights do not have much vandalism.

Mr. Mills: Do the leaves on the tree make the lights less effective?

Mr. Rees: No.

Mr. Mills: Are the lights energy efficient?

Mr. Rees: The lights are at a lower cost than some. Looking at LED lights with transition to LED lights.

Ms. Hill: I am all for security.

Mr. Lewis: Will the shelters have shadow hazards?

Mr. Rees: No, they have their own lights.

Motion was made by Ms. Melissa Hill and seconded by Mr. Mark Woodson to approve the authorization of \$17,582.26 in utility construction fees to be paid to the Greenville Utilities Commission for the Five Points Plaza Project. Motion carried unanimously.

### **PRESENTATION ON WEST GREENVILLE BASKETBALL COMPLEX**

Mr. Flood: The Community Development Department, the Police Department and the Recreation and Parks Department have addressed the need in West Greenville for additional recreational opportunities. While only in the conceptual stage, we believe that a carefully designed and monitored basketball complex could provide an outlet for West Greenville's youth to engage in competitive recreation in a safe atmosphere. We have also considered that such a complex might become a regional draw through the opportunity to host events such as three on three tournaments.

Chief Anderson: Merrill Flood and I started talking three years ago about how athletics can be used as a crime prevention tool.

Mr. Morrison: We have settled on the former warehouse property of 1.6 acres located along Albemarle Avenue that has recently been cleared. There will be restrooms and



possibly concessions. The Recreation and Parks Commission has endorsed the West Greenville Basketball Complex. The construction cost for the project would likely be in the \$650,000 range.

Mr. Woodson: What age group will use the basketball complex?

Chief Anderson: Eight to fifteen years of age would be an age group as well as seventeen to twenty-five years of age would be an age group.

Mr. Woodson: Would this include females being able to play?

Chief Anderson: Male and females would be allowed to play.

Mr. Mills: Would basketball be year around at the complex?

Chief Anderson: Yes, basketball would be a year round activity. The City purchased the property in 2003.

Mr. Mills: Are there any environmental issues?

Mr. Flood: No environmental issues were found. No action is required by the Commission tonight. Include in upcoming work program of the Redevelopment Commission. Property is located in the transitional area.

Ms. Hill: Basketball courts can be used as tennis courts as well.

Mr. Thompson: That is a good idea.

Ms. Hill: I am excited about the Police Athletic League (PAL) Program. Nontraditional sports should be considered as well.

Chief Anderson: We can look at the nontraditional sports.

Mr. Mills: I would like to see the process expedited.

Mr. Flood: We will move as fast as possible.

Mr. Woodson: Civic organizations and communities could become involved.

Commission agreed to add the item to the 2011 – 2012 Work Plan.

### **PUBLIC COMMENT PERIOD**

There was no public comment.



## **CONSIDERATION OF BUSINESS PLAN COMPETITION GRANT APPLICATIONS**

Mr. Jones: Up for consideration are six (6) grants received as part of the winter 2010 – 2011 cycle of the Small Business Plan Competition Grant program. I would like to thank the Business Plan subcommittee (Don Mills, Terri Williams and Mark Woodson) for their work with the application interviews. After the interview process was over, the subcommittee discussed the strengths and weaknesses of each applicant. Staff added a total of fifteen (15) potential applicants to the database, however, there were only seven (7) applications turned in, and only six (6) were eligible. Two (2) applicants were interested in the West Greenville Redevelopment area and four (4) were interested in the Center City Revitalization area. Applicants are available to answer questions.

Mr. Mills thanked the applicants for their time and application.

Ms. Williams: The applications were good.

Mr. Woodson: By meeting with the applicants, I have a better understanding of what the business is about before agreeing on the application.

Mr. Jones: The applications are as follows:

**C&C's Caribbean & American Café** is a new business that can fill a void in the Center City Revitalization area by providing a cuisine that is not currently in the market. They have qualified for \$15,000.00.

Ms. Charity Williams told the Commission that C&C's Caribbean and American Café will provide customers with unique Caribbean American food. Catering to family reunions, social services and police will also be part of the business.

**Blue Ox Games, LLC** is an existing business in the West Greenville Redevelopment area that provides a service that is very limited in the Greenville market. They will host Dungeons and Dragons type card games for people of all ages. They plan on expanding their business to the internet. They have qualified for the \$15,000.00 minimum.

Mr. Harry Frank told the Commission that Blue Ox Games, LLC is a provider of quality games and the environment to enjoy their competitive play. Games require skill and critical thinking. There is no gambling.

Mr. Mills: Mr. Frank did a good job presenting information to the committee.

Mr. Thompson asked what population the business would benefit.

Mr. Frank: Thirteen and up would be the population to benefit.



Mr. Woodson: Please tell the Commission where the business is located.

Mr. Frank: 504 West Ninth Street is the store's location.

Mr. Frank: Thank you considering the application.

**Thai 360** is an existing restaurant that plan to expand their business by increasing their marketing techniques. They would like to make improvements to the interior and to their parking lot. They have qualified for \$15,000.00.

Mr. Marcus Tremblay told the Commission that Thai restaurants create income. Thai 360 restaurant is a current restaurant that needs repairs and upgrades.

Mr. Thompson thanked the applicant for submitting his application.

**The Scullery** is a new business interested in locating in our Center City Revitalization area. They would serve coffee, ice cream, sandwiches and soup. The Scullery has qualified for \$15,000.00.

Matthew Scully and Erin Scully told the Commission that the Scullery Coffee House and Creamery will offer locally roasted coffee and homemade ice cream. The atmosphere will be enhanced by local art and music. The Scullery will also offer catering services through the Scullery's Personal Chef. The business will be located at 212 East Fifth Street.

Ms. Williams: Did you receive the letter from the bank?

Mr. Scully said that the letter from the bank indicates a positive mood about the loan.

Ms. Williams: The business will incorporate an art component.

Ms. Scully: Claire Williams will provide art for display in the business from Art Avenue.

**Copper and Vine** is an existing restaurant that has expanded their business from South Evans Street into the Center City Revitalization area. They intend to expand both their kitchen and menu if awarded funds. They have qualified for \$15,000.00.

Ms. Autumn Mills: To bring Greenville, NC a wine-centered place while maintaining a comfortable, affordable environment that invites and encourages guests to be educated on wine and food. Separate lunch and dinner menus will be offered.

**Vicki's Automotive, Inc.** is an existing business in the West Greenville Redevelopment area. Rosetta and Victoria Stricklen want to expand their business services by adding a lift or even purchasing the current building. Their target market is single working mothers and single student mothers. They have qualified for the \$15,000.00 minimum.



Ms. Victoria Stricklen: This repair shop will provide customers with affordable, competent and honest services. The services range from minor to major auto repairs such as minor tire repairs to transmissions or engine overhaul. The shop is located at 627 Clark Street. The property at 650 North Atlantic Avenue is being looked at to purchase. If this does not go through, the shop will remain at 627 Clark Street.

Mr. Woodson: Will your shop remain in West Greenville?

Ms. Stricklen: Yes, the shop will remain in West Greenville. We hope to purchase two lifts. We have one moveable lift already. We are in the process of becoming a North Carolina State Inspection station. Our goal is to hire more people.

Mr. Thompson: The committee rated the Scullery, Copper and Vine and Vicki's Automotive, Inc. as very strong applications. Blue Ox Games was rated as a strong application. The C&C's Caribbean & American Café and Thai 360 were not as strong.

Ms. Hill: Why wasn't Blue Ox Games in the very strong applications?

Ms. Williams: The committee wanted Blue Ox Games to give their explanation to the entire Commission.

Mr. Woodson thanked the applicants for being patient and forthcoming. Please realize that applicants can come back the next cycle who do not receive grant money for this round of applications.

Motion was made by Mr. Don Mills and seconded by Mr. Mark Woodson to approve Blue Ox Games, LLC, the Scullery, Copper and Vine, and Vicki's Automotive, Inc grant applications. Motion carried unanimously.

Mr. Lewis: The applications are worthy. I have a great deal of confidence in the committee.

Ms. Hill: I think these are great business ventures in West Greenville.

### **UPDATE ON MULTI-SPACE METER PROJECT**

Mr. Jones: The progress of the project is as follows:

1/14/11	Duncan contract signed;
2/7 – 4/5/11	Public relations campaign;
2/18/11	Concrete stenciling and signage work completed;
2/21 – 3/4/11	Training; and



2/2 – 3/4/11                      Installation of pay stations.

Ms. Williams: I used the pay stations in Raleigh, and they were easy.

Mr. Jones: The pay stations will be just like the ones in Raleigh.

Ms. Williams: Poles from parking meters need to be taken down, because they look bad.

Mr. Jones: The City will remove the poles.

## **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.

Mr. Woodson: What is the status of the West Fifth Street Gateway project?

Mr. Flood: On February 12, 2011, there will be a ribbon cutting ceremony at 1:00 p.m. at the Eppes Recreation Center.

Ms. Williams: The project is beautiful.

Mr. Flood thanked the Commission for their work and involvement on the project.

### **Redevelopment Commission's Work Plan Process and Schedule**

Mr. Flood: In March, the Commission will review the current plan and discuss new and carry over initiatives. In April, review draft plan and budget. In May, adopt plan and budget. In June, City Council adopts plan and budget.

Mr. Thompson suggested that the Commission receive an overview one afternoon or evening in addition to our regular meeting to discuss the work plan.

The Commission agreed.

Mr. Thompson: I will get with Carl Rees to decide upon a date for discussion of the work plan.

## **COMMENTS FROM COMMISSION MEMBERS**

Ms. Williams: On the corner of Roosevelt, there is a lot of trash.



Mr. Flood: I will forward the information to Code Enforcement.

Ms. Hill: What is going on with the small brick building that was a barbershop near an existing barbershop?

Mr. Flood: I will find out information from inspections and owner.

Ms. Williams: I would like to commend the applicants for going through the application process, and I encourage others to go through the process. I was impressed.

Mr. Mills: Constructive feedback should be give to applicants not receiving grant money.

Mr. Jones: I can write a letter of shortcomings.

Mr. Mills: Congratulations to applicants. I could feel the passion of your businesses. My wife and I will be at the West Fifth Street Gateway Ribbon Cutting. Carl Rees did a good job with the Martin Luther King, Jr. Ceremony.

Mr. Woodson: Congratulations to the four businesses selected. You did a good job knowing numbers and business. I challenge others to enter process to realize dream and vision. The basketball complex is important for the community. Carl Rees is going to have a program on WECU-1570 AM to talk about the initiatives of the Redevelopment Commission.

Mr. Lewis: West Fifth Street Gateway looks great.

Mr. Thompson: The number of applications is an indicator of the economy turning around. Invite members of the public to come to meetings. What we are doing has a major impact on the community.

## **ADJOURNMENT**

Motion was made by Ms. Melissa Hill and seconded by Ms. Terri Williams to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,

Carl Rees, Urban Development Planner  
The City of Greenville Community Development Department