

**Redevelopment Commission
Meeting Minutes
Tuesday, May 5, 2015
Greenville, North Carolina**

Present:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" type="checkbox"/> Mark Woodson | <input checked="" type="checkbox"/> Sharif Hatoum |
| <input checked="" type="checkbox"/> Jeremy King | <input checked="" type="checkbox"/> Patricia Dunn | |
| <input checked="" type="checkbox"/> Judy Siguaw | <input checked="" type="checkbox"/> Richard Patterson | |

Absent:

- | | | |
|--|--|--|
| <input type="checkbox"/> Angela Marshall | <input type="checkbox"/> Mark Woodson | <input type="checkbox"/> Sharif Hatoum |
| <input type="checkbox"/> Jeremy King | <input type="checkbox"/> Patricia Dunn | |
| <input type="checkbox"/> Judy Siguaw | <input type="checkbox"/> Richard Patterson | |

Staff:

- | | |
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| <input checked="" type="checkbox"/> Merrill Flood | <input checked="" type="checkbox"/> Steve Hawley |
| <input type="checkbox"/> Kandie Smith (City Council Liaison) | <input type="checkbox"/> Casey Verburg |
| <input checked="" type="checkbox"/> Tom Wisemiller | <input type="checkbox"/> Christian Lockamy |
| <input checked="" type="checkbox"/> Betty Moseley | |
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I. Welcome

II. Roll Call

III. Approval of Minutes – March 3, 2015

Mr. Woodson asked for a motion to delete agenda item V. Consideration of the Amended Small Business Plan Competition Guidelines and remand it to the Small Business Plan Subcommittee for public view and recommendations.

Motion was made by Mr. King and seconded by Mr. Patterson to remand agenda item V. Consideration of the Amended Small Business Plan Competition Guidelines to the Small Business Plan Subcommittee and have recommendations and a report from the subcommittee before further action is taken.

Mr. King stated that one of three suggestions is to expand the Small Business Plan. The Redevelopment Commission jurisdiction was established by City ordinance and the committee might not have the ability to expand the 45-Block with City Council's approval. He prefers to hear a report from the subcommittee and staff to see if this is something the committee is authorized to do. Secondly, he would like to know if the RDC has ever given anybody a grant in excess of 1.5 million dollars net income. The third suggestion, he doesn't know what the training is or why it is being requested. He leaves that to the Small Business Committee.

Motion carried unanimously.

Motion was made by Mr. King and seconded by Ms. Marshall to approve the meeting minutes from March 3, 2015 as presented. Motion carried unanimously.

IV. Update on Wayfinding Signs: New Branding

Mr. Flood stated that the City is requesting approval in incorporate the new logo on the Wayfinding signs. The signs pre-date incorporation of the new log. At the time a logo was being considered with the intentions to replace all other City logos and seal. The City Manager's Office has funds to cover the cost. They are working with the vendor to provide a decal that will withstand heat or cold and be visible at night. The request is to work towards incorporating the logo onto all the Wayfinding signs.

Mr. King asked which (logo) was the new one.

Mr. Flood stated that the *G* with the leaf was the old one and the *G* in the diamond was the new one.

Ms. Siguaw asked if it will be replaced by decal.

Mr. Flood replied that it is an adhesive decal made especially for these signs. \$10,000 has been set aside in the City Manager's budget to change for all signs.

Mr. Hatoum asked if the whole sign was being changed or just the logo.

Mr. Flood replied just the logo.

Ms. Marshall asked why this was being done.

Mr. Flood replied that the idea was to adopt the new City logo on all City products and displays.

Mr. Hatoum asked how many signs the City had.

Mr. Flood replied about 178 signs. Not all of the signs have a logo on them.

Mr. King asked to verify that the funds were not coming out of RDC budget.

Mr. Flood replied correct, the funds are being provided by the City Manager's Office.

Ms. Dunn asked what the expected life span was for the logos.

Mr. Flood replied the same life span as the signs, which is ten years.

The RDC committee gave unanimous consensus to proceed with the project.

V. Public comment Period

No comments were received.

VI. Update on the Uptown Theatre

- Mr. Wisemiller stated that there were several new activities since the last meeting. One of those items was the adoption of the City zoning ordinance that will allow live performance theatres in the CD zoning district. That ordinance revision was in response to input from RDC and the potential buyer. Provisions were made for recorded music; increased size of theatres; added a permanent stage requirement; and stipulated that theaters would close at 1:00 a.m. This enables the potential buyer to move forward but will weed out other uses.

Ms. Dunn asked if they could be required to close at 1:00 a.m. if they have an alcohol license. The alcohol license allows businesses to sale alcohol until 2:00 a.m.

Mr. Flood replied that the alcohol license does allow the sale of alcohol up until 2:00 a.m.; however operational city standards supersede that ordinance and allow the City to require them to close at 1:00 a.m.

Mr. Hatoum asked what the reason was for closing early.

Mr. Flood replied that Council did not want the use to be viewed as a private/public club. The operators were concerned that 12:00 would not allow enough time for performance to finish up, so 1:00 a.m. was the middle ground.

Mr. Hatoum stated that all theatres across the country normally close at 11 or 12 o'clock. They usually open around seven or eight o'clock. By closing at one o'clock, it puts the theatre in the genre of private clubs. What kind of shows will they be putting on, and what demographic will be out at one o'clock.

Mr. Flood reminded the committee that during the discussion of prerecorded music, that was one of the tradeoffs to be financially feasible.

Mr. Hatoum stated that there are other businesses in the uptown district that rely on live performances. To have a business of this size letting out at one o'clock, it will hinder those businesses' ability to be successful. By letting out at one o'clock, the other businesses will not reap the benefit of bringing a large crowd to the uptown district. The theatre should be closed by 12 o'clock to allow those businesses at least two hours to benefit from the theatre.

Ms. Siguaw asked if the time was set in case a performance was running late. The goal is to close earlier, but this gives them so leeway.

Mr. Flood replied yes, that is the goal.

Mr. King stated that he supports adapted use of the theatre; however, he did think that the local businesses would benefit from the earlier closing. While he would have voted for a one o'clock closing, he would have preferred 12 o'clock.

Ms. Dunn asked if the decision had been made to close at one o'clock.

Mr. Flood replied yes, it has been approved by City Council. The committee will have the option to review the business operations once the developer submits a proposal.

Ms. Dunn stated that the idea was to differentiate from other entertainment. To have a diversity of people in the downtown district, then there needed to be a diversity of entertainment.

Mr. Patterson stated that there were some changes made when it went to City Council. By closing at one o'clock it is a de facto night club.

Mr. Flood stated that for these reasons the original proposal exclude certain types of activities. During discussions it was decided to find some middle ground.

Mr. Hatoum asked if staff had researched other theatres and their closing times.

Mr. Flood replied yes.

Ms. Marshall stated that one o'clock is the absolute latest time they can close. It is not the time suggested for closing. While there may be an occasion to go up to the one o'clock hour that is not recommended. Like with anything we need to be flexible, but this is not a standard.

Mr. Flood replied that recorded music performances be limited to thirty percent per year. While clubs may close at two o'clock, they don't have to; they only need to stop serving alcohol at two o'clock.

Ms. Marshall stated that many people will go to dinner first, so the closing still won't be eliminating extra business uptown.

Ms. Siguaw stated that the ordinance can be reviewed at a later time.

Mr. Wisemiller stated that the RDC has \$180,000 in the theatre account to contribute towards selective demolition and pre-sale site improvements.

Mr. Woodson asked if the potential buyers were going to perform demolition at that site.

Mr. Wisemiller replied no, not demolition, selective demolition of the fly loft and cleanup; not the entire structure. In addition to RDC funds, the City could apply to use Brownfields revolving loan funds for environmental cleanup. This is a partnership between the City of Greenville and Wilson involving a three county region. The City could get a subgrant for as much as \$100,000 for removal of materials (including fly loft walls), asbestos abatement, lead-based paint removal, and bird decontamination.

Mr. King stated that he would not be in favor of putting in money until the buyer committed. He wants to have a definitive plan, not just hopes and aspirations. This would be a good use of Brownfield funds.

VII. Update on Remediation of Imperial Site

Mr. Woodson asked if this agenda item was referring to Brownfield funds.

Mr. Wisemiller replied yes. This fund is a \$400,000 cleanup grant and is site specific to the Imperial site, while the revolving loan fund would be any qualifying Pitt County property.

We are currently completing the public comment period and beginning the cleanup planning. Specifically, we are planning what the crews will do when they go in to remove tanks, debris and chemical spots.

A new problem that has come up is a railroad right-of-way issue on the west side of the property. It is possible that this issue could delay the cleanup; however, we are currently on schedule. On site remediation is scheduled for mid-summer 2015, and post-cleanup activities are scheduled for fall/winter 2015.

Mr. King asked if the railroad was inactive and how wide was the right-of-way.

Mr. Wisemiller replied that it was a thirty foot section where an underground storage tank was originally located. There was some right-of-way deeded over the years and it was never an issue between the parties. Now, if we try to pull out the tank, we are under their right-of-way.

Mr. King asked if there were any plans for demolition of the smaller building.

Mr. Wisemiller replied that staff will try to find ways to preserve it.

Ms. Dunn stated that staff could not remove the tank until permission is granted from the railroad.

Mr. Wisemiller replied yes.

Ms. Dunn asked how long that would take.

Mr. Wisemiller replied maybe a couple of months. There was a standard form for these types of situations. Staff is hopefully that this will move along quickly.

VIII. Update on Property Acquisitions

Mr. Wisemiller gave the update on open property acquisitions. 604 Clark Street was purchased from Chris Darden for \$75,000 on April 6, 2015. The 0.12 acre property was formerly rental property. The tenant was relocated with assistance. Staff will proceed with demolition on that property.

650 Atlantic Avenue and 431 Bonners Lane were vacant guardianship properties owned by Charles Plater and managed by James Oliver. This 0.62 acre property is in the last phase of court approval for guardianship and will be purchased for \$32,400.

A couple of properties on the 700 block of Pamlico are estimated to cost \$58,318 with moving, relocation and acquisition expenses.

The total for all three acquisitions was \$171,718, which was less than expected. There is a little under \$100,000 remaining for acquisitions.

Mr. King asked if the property acquisitions came in at \$100,000 under budget.

Mr. Wisemiller replied no, there are other properties pending. After those acquisitions, there may be about \$30,000 left.

Mr. King stated that he appreciated all the hard work in acquiring the property and in taking care of the tenants.

Mr. Woodson stated that 432 Evans Street looks good. He asked if there was a status update for South Dickinson Avenue since there was a significant investment on that street.

Mr. Flood replied that they are getting close to finishing. Staff should have a ribbon cutting date soon.

IX. Report from Secretary

a. Monthly Financial Report

Mr. Flood gave the monthly financial report.

Redevelopment Commission Budget FY 2014-2015

Center City Bond Funds

		Evans Gateway	
Date		Beginning balance:	\$159,000.00
7/10/2014	Rivers & Associates, Inc.		\$1,480.00
8/5/2014	Rivers & Associates, Inc.		\$2,020.00
8/28/2014	Rivers & Associates, Inc.		\$1,900.00
11/12/2014	Rivers & Associates, Inc., Evans Street Gateway		\$3,500.00
11/18/2014	Rivers & Associates, Inc., Evans Street Gateway		\$690.00
12/9/2014	Rivers & Associates, Inc., Evans Street Gateway		\$1,750.00
1/6/2015	Transfer to Evans Street Accessway		\$88,420.00
1/13/2015	Rivers & Associates, Inc., Evans Street Gateway		\$8,550.00
4/7/2015	Rivers & Associates, Inc. Phase Progress 423 Evans Street		\$4,400.00
4/15/2015	J & H Studios (encumbrance) (drawn \$12,500.00)		\$50,000.00
		Total Spent in Account:	\$112,710.00
		Total Remaining in Account:	\$46,290.00

		Uptown Theatre Repairs	
Date		Beginning balance:	\$254,000.00
12/9/2014	RPA Engineering, Chimney Evaluation		\$1,000.00
12/23/2014	Enviro Assessments East, Inc., Asbestos Abatement		\$4,175.00
1/6/2015	Transfer to Evans Street Accessway		\$63,500.00
		Total Spent in Account:	\$68,675.00
		Total Remaining in Account:	\$185,325.00

		Evans Street Accessway	
Date		Beginning balance:	\$233,000.00
7/28/2014	Walker Parking Consultants, Uptown Parking Deck		\$3,600.00
9/9/2014	Rivers & Associates, Inc., Evans Gateway Project		\$14,000.00
10/7/2014	Rivers & Associates, Inc.		\$12,250.00
10/9/2014	Rivers & Associates, Inc.		\$460.00
10/28/2014	Seegars Fence Company, Inc., Temporary Fence 120 West 5th Street		\$873.00
1/6/2015	Transferred from Uptown Theatre Repairs		-\$63,500.00
1/6/2015	Transferred from Evans Gateway		-\$88,420.00
2/16/2015	Barnhill Contracting (encumbrance) (drawn \$118,943.09)		\$189,460.07
3/11/2015	Barnhill Contracting - walkways around parking deck		\$110,500.00
3/11/2015	Barnhill Contracting (encumbrance) (drawn \$13,306.42)		\$50,000.00
		Total Spent in Account:	\$229,223.07
		Total Remaining in Account:	\$176.93

		Cotanche to Reade Alley Improvements	
Date		Beginning balance:	\$252,000.00
9/2/2014	Transfer of funds from Uptown Alley Improvements		-\$5,500.00
11/18/2014	Dunn & Dalton Architects		\$1,008.50
12/12/2014	Carolina Earth Movers		\$14,409.41

Total of all West Greenville Bond accounts

\$152,698.91

X. Comments from Commission Members

Mr. King commented that he enjoyed the time on Evans Street property with the drum circle. Also, he thanked Mr. Carl Rees for his service and wished him well in his new endeavors.

Ms. Dunn stated that the committee should send Mr. Rees a thank you note.

Mr. Woodson expressed his thanks to Mr. Rees and to staff for the work, time and effort. He stated that his term will end in October.

XI. Adjournment

Motion was made by Ms. Dunn and seconded by Mr. King to adjourn the RDC meeting at 6:11 p.m. Motion carried unanimously.

Respectfully submitted,

Signature on file

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