

REDEVELOPMENT COMMISSION
OF GREENSBORO

ANNUAL REPORT
FY 2012-13



CITY OF GREENSBORO
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT



REDEVELOPMENT COMMISSION OF GREENSBORO

The City of Greensboro chartered the Redevelopment Commission in 1951 by ordinance under North Carolina General Statutes 160A, Article 22. The Commission conducts studies of neighborhoods, formulates plans, and carries out redevelopment projects for blighted areas of the City. The Commission is authorized to acquire land, redevelop (or contract for the redevelopment of) an area, and sell the redeveloped area when the project is completed. The Redevelopment Commission, like the Zoning Commission and the Planning Board, is allowed to develop expertise in a narrow area and to decide matters of either a legislative or administrative nature based on that experience. Regular meetings of the Redevelopment Commission are held on the second Thursday of each month at 4:30 p.m. Special meetings are called for transacting urgent or special business.

Redevelopment Commissioners

Dawn Chaney, Chair
Robert Enochs, Vice Chair
Charles McQueary
Clinton Gravely
Thomas Daniels

<u>Member</u>	<u>Meetings Attended</u>	<u>Meetings Absent</u>	<u>Date Appointed</u>
Dawn Chaney	9	1	1/10
Robert Enochs	6	4	3/11
Charles McQueary	8	2	6/10
Clinton Gravely	8	2	4/11
Thomas Daniels	5	5	5/12

EIGHT (8) REGULAR MEETINGS AND TWO (2) SPECIAL MEETINGS WERE HELD DURING THIS PERIOD.

Redevelopment Commission of Greensboro

2012-2013 Annual Report Summary

The Redevelopment Commission oversees redevelopment initiatives in nine active redevelopment areas: Arlington Park, East Market Street, Eastside Park, Gorrell Street, Ole Asheboro, Phillips Lombardy, South Elm Street, Southside, and Willow Oaks. The following summaries include accomplishments and expenditures for Fiscal Year 2012-2013.

Arlington Park

- Project Manager - Chancer McLaughlin
- Four buildable lots marketed for single family housing development under the Ole Asheboro Scattered Site Housing Program
- Funds expended: Property Management - \$6,000

East Market Street

- Project Manager – Russ Clegg
- \$253,347 in Redevelopment Bond Funds reallocated for development of the Bessemer Shopping Center
- Jonesboro Landing Apartments rehabilitated using Neighborhood Stabilization Program funds
- Heath Community Strategic Plan adopted in June of 2013
- Funds Expended: Disposition - \$77,360

Eastside Park

- Project Manager – Dyan Arkin
- Six vacant lots being marketed for development
- Funds Expended: Property Management - \$10,438

Gorrell Street

- Project Manager – Chancer McLaughlin
- All Redevelopment Plan activities have been completed
- Funds Expended: Property Management - \$1051

Ole Asheboro

- Project Manager – Chancer McLaughlin
- New Zion Missionary Baptist Church closed for construction financing with Self Help for the development of the MLK North A-1 project
- Funds Expended: Disposition - \$45,000; Property Management - \$25,000

Phillips Lombardy

- Project Manager – Chancer McLaughlin
- Lease executed for three acres of 2110 Phillips Avenue to EDGE for an Urban Farm
- 2104, 2106, and 2018 Phillips were sold for development of a Dollar General Store
- Funds Expended: Property Management - \$3996

South Elm Street

- Project Manager – Dyan Arkin
- South Elm Development Group selected as Master Developer
- Funds Expended: Disposition/Property Management - \$230,807

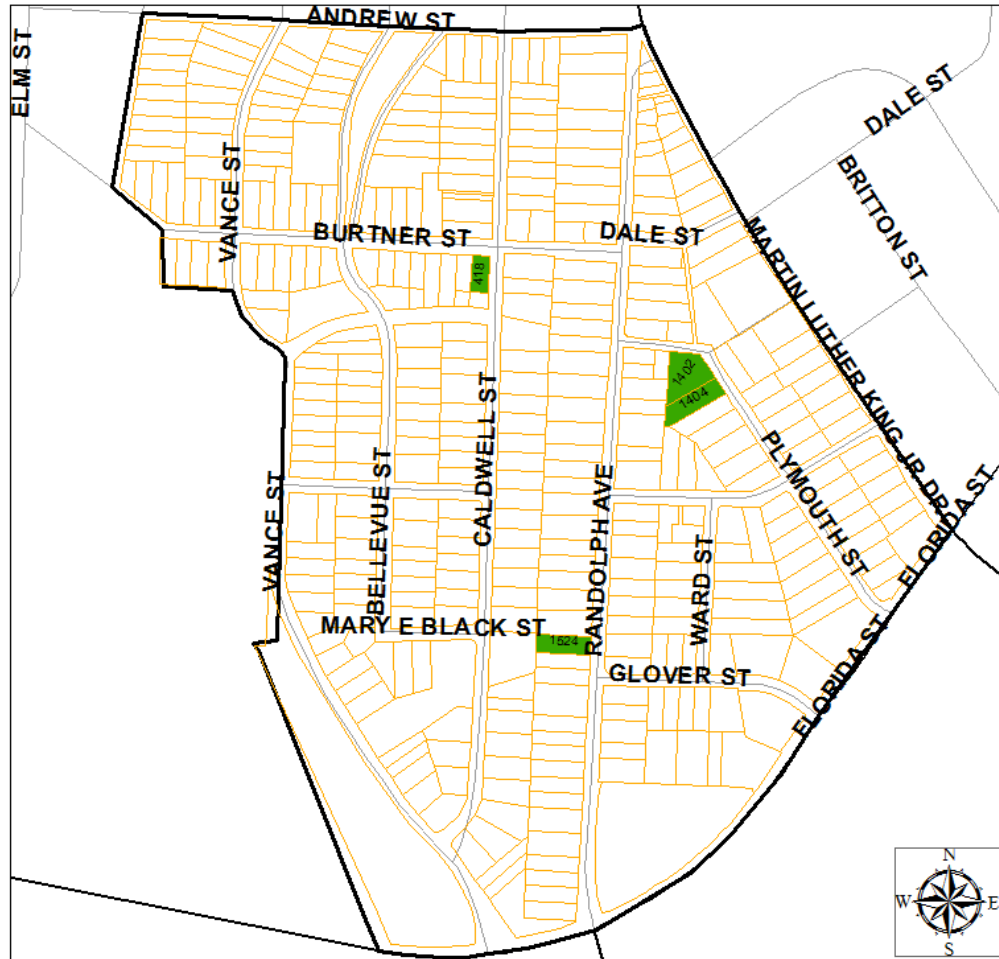
Southside

- Project Manager – Chancer McLaughlin
- All Redevelopment Plan activities have been completed
- Funds Expended:

Willow Oaks

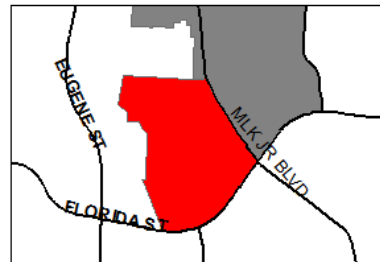
- Project Manager – Dyan Arkin
- Staff, community residents, and Homeowners Association Management Company met to define strategies for completion of the community as envisioned in the Redevelopment Plan
- Funds Expended: Professional Services - \$15,000; Housing Counseling - \$25,000; Property Management - \$89,000; Disposition - \$85,261

Arlington Park



Legend

Redevelopment Commission Owned



Arlington Park FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$11,315	\$0	\$11,315
Total	\$11,315	\$0	\$11,315

Arlington Park FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Prop Mgmt	\$6,000	\$5,315
Total	\$6,000	\$5,315

Arlington Park FY 2012-13 Project Summary

The Arlington Park Redevelopment Plan was approved in 1979 with the objectives of removing structurally substandard buildings and encouraging extensive rehabilitation. Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished.

- The Commission owns four buildable lots in Arlington Park, which are being marketed for single family housing development under the Ole Asheboro Scattered Site Housing Program.



Project Data	
Designated:	1979
Estimated Completion Date:	2014
Area:	90 acres
\$ Spent	\$3,668,000
Estimate to Complete:	\$10,000
Funding Sources:	CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



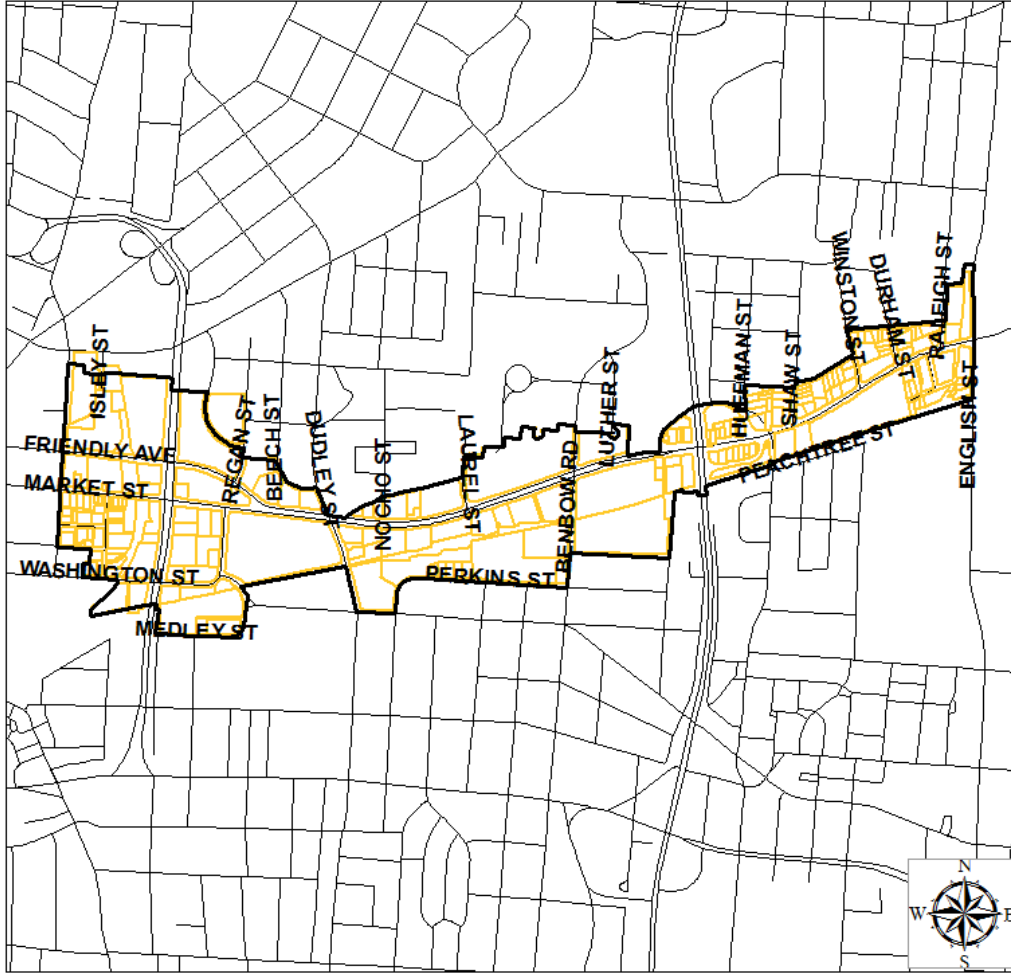
Project Accomplishments	
■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 4 historic homes renovated and 3 sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 home sites developed at "The Village."	■ Andrew/Randolph/MLK intersection realigned.
■ Linear open space and pedestrian trail developed along Vance Street.	■ 21 homes made lead safe through the Lead Based Paint Program.
■ Sale of 1600 Martin Luther King Jr. Drive.	■ Sale of 1700 Martin Luther King Jr. Drive for office use.
■ Rehab and sale of historic 1220 Randolph Avenue	



Annual Look-Ahead (FY 13-14)

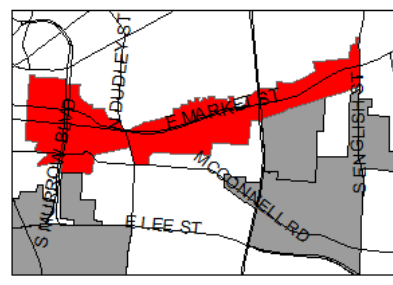
- Market remaining vacant lots for new single family home construction
- Continue housing rehabilitation and lead-safe housing assistance programs

East Market Street



Legend

Redevelopment Commission Owned



East Market Street FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
Bond	\$373,804	\$0	\$373,804
Total	\$373,804	\$0	\$373,804

East Market Street FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Disposition	\$77,360	\$157,970
Total	\$77,360	\$157,970

East Market Street FY 12-13 Project Summary

East Market Street is a two-mile corridor beginning on the eastern edge of Greensboro’s downtown. It was the historic heart of the African American business district prior to 1950’s urban renewal efforts and is home to NC A&T and several bordering neighborhoods. The East Market Street Corridor Development Plan, approved in 1998, was designed to recommend implementation strategies that enhance business/retail development, university development, and neighborhood development. East Market Street Development Corporation is the “lead agent” for redevelopment efforts in the corridor. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor. EMSDC will oversee the implementation of the Jonesboro Scott Park Neighborhood Plan; which City Council adopted in August 2009.

- \$253,347 in Redevelopment Bond Funds reallocated for development of the Bessemer Shopping Center.
- Jonesboro Landing Apartments rehabilitated using Neighborhood Stabilization Program funds.
- The adoption of the Heath Community Strategic Plan in June of 2013.



Project Data	
Designated:	1998
Completion (Est.):	2016
Area:	2 miles
\$ Spent:	\$2,047,040
Est. \$ to complete:	\$373,804
Funding Sources:	1996 & 2000 Redevelopment Bond Funds
Project Manager:	Russ Clegg
336.373.2211	<i>russ.clegg@greensboro-nc.gov</i>



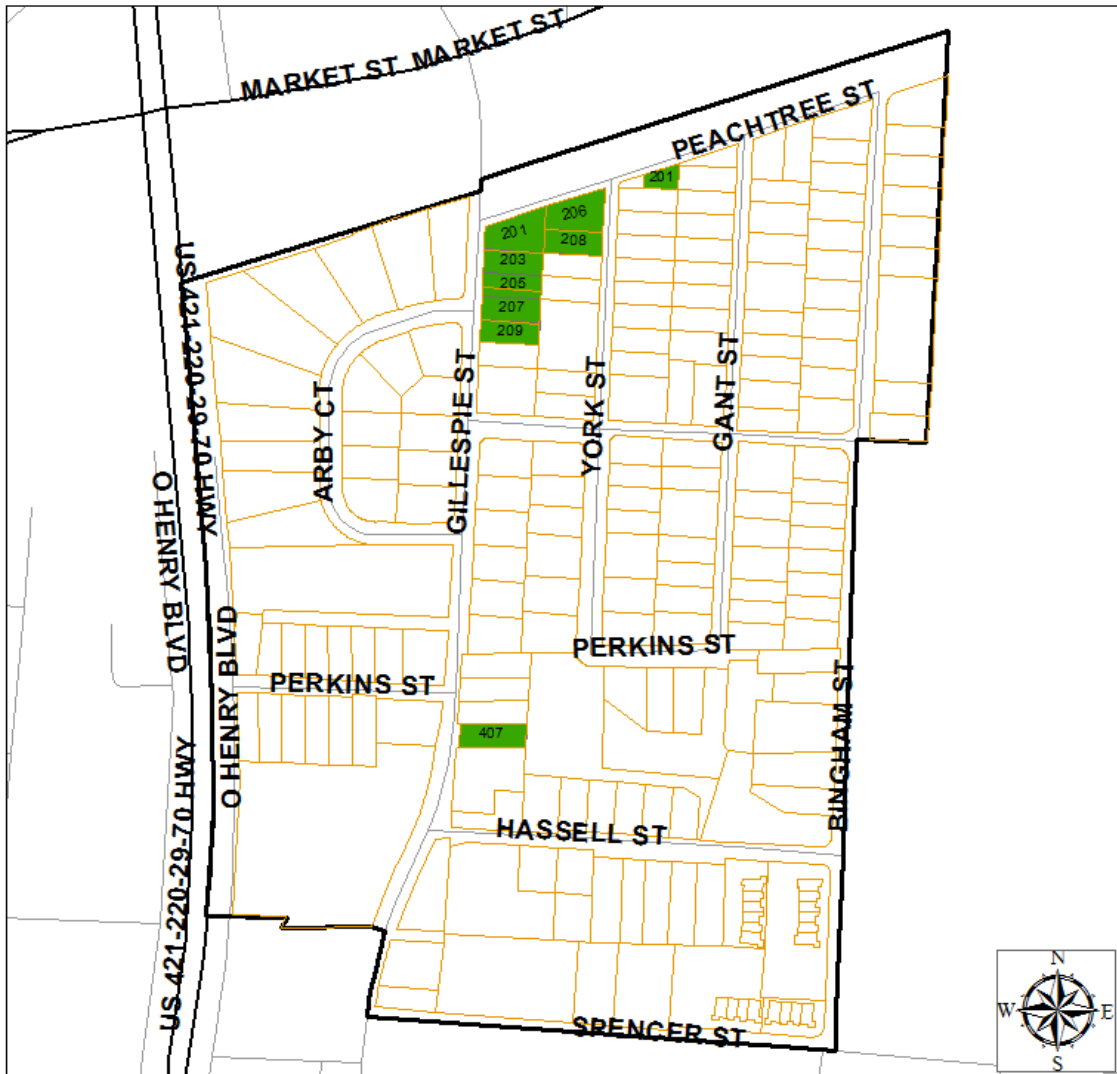
Project Accomplishments	
<ul style="list-style-type: none"> ■ EMSDC and HCD completed the Jonesboro Scott Park Neighborhood Plan 	<ul style="list-style-type: none"> ■ EMS Merchants Association formed
<ul style="list-style-type: none"> ■ 301 Marshall Street was rehabilitated and sold to an owner-occupant 	<ul style="list-style-type: none"> ■ Phase I and II Streetscape and traffic management improvements completed
<ul style="list-style-type: none"> ■ Jonesboro Landing, 17 rental units, rehabilitated 	<ul style="list-style-type: none"> ■ Adoption of Heath Community Strategic Plan



Annual Look-Ahead (FY 13-14)

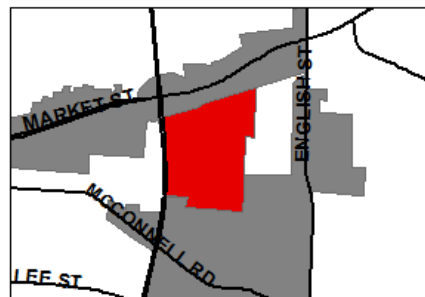
- Continue implementation of the Jonesboro-Scott Park Neighborhood Plan
- Implementation of the Heath Community Strategic Plan
- Revitalize the Bessemer Shopping Center

Eastside Park



Legend

Redevelopment Commission Owned



Eastside Park FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$24,137	\$0	\$24,137
Total	\$24,137	\$0	\$24,137

Eastside Park FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Property Mgmt	\$10,438	\$2336
Total	\$10,438	\$2336

Eastside Park FY 12-13 Project Summary

The Commission initiated the redevelopment of Bingham Street in 1990 and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements. Most of the goals identified in the original Revitalization Plan have been achieved or exceeded.

- The Commission currently owns six vacant lots in Eastside Park. Staff continues to work with the Eastside Park Neighborhood Association to create a land reuse plan for the Peachtree/Gillespie site.

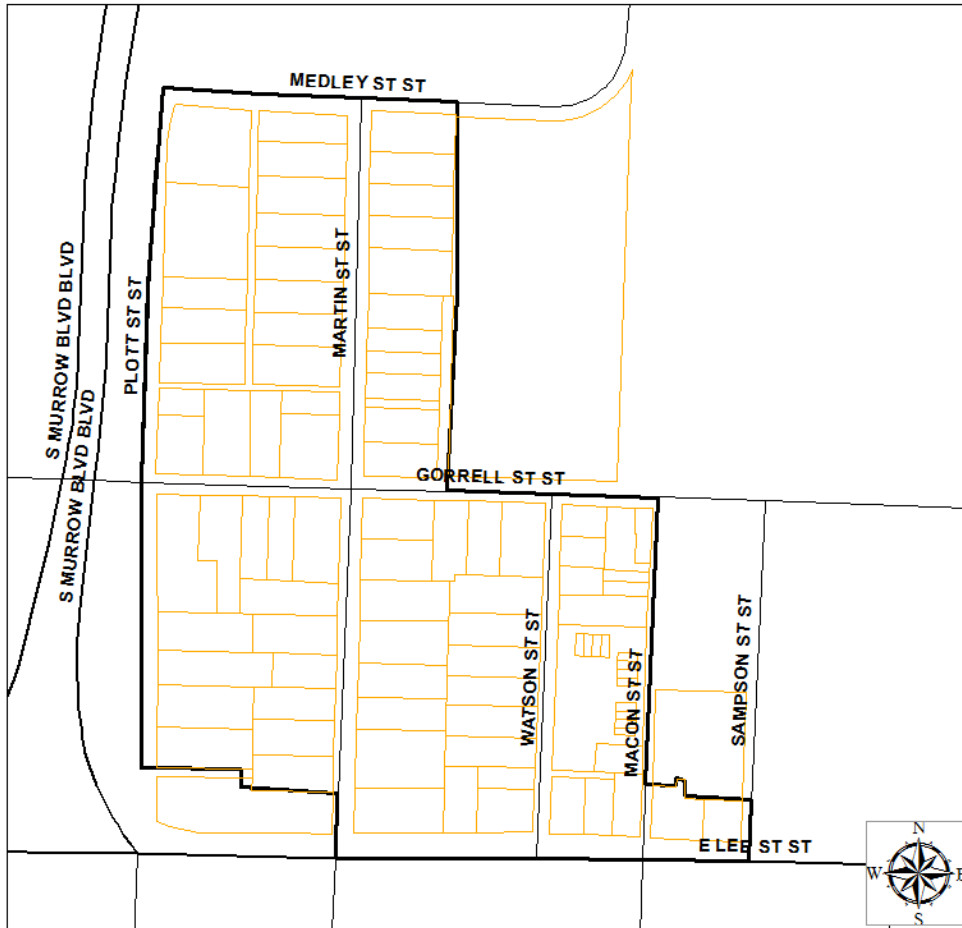
Project Data	
Designated:	1993
Completion (Est.):	2013
Area:	47 acres
\$ Spent:	\$4,550,000
Est.\$ to complete:	\$20,000
Funding Sources:	CDBG, City Bond Funds, HOME
Partnerships:	Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association, Youth Focus, UNCG Design Studio
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>

Project Accomplishments	
<ul style="list-style-type: none"> ■ Over 70 families have purchased new homes on lots assembled by the program 	<ul style="list-style-type: none"> ■ Land provided for the Eastside Park Community Center
<ul style="list-style-type: none"> ■ Hassell Street extension was built 	<ul style="list-style-type: none"> ■ Eight homes built in partnership with Greater Greensboro Builders Association
<ul style="list-style-type: none"> ■ Additional open space areas were developed 	<ul style="list-style-type: none"> ■ Over 80 apartment units have been renovated.
<ul style="list-style-type: none"> ■ My Sister Susan’s House, a maternity home, completed 	<ul style="list-style-type: none"> ■ Habitat built Arbor Court, 20 condominiums
<ul style="list-style-type: none"> ■ Two houses relocated to RCG-owned land for rehab and resell 	<ul style="list-style-type: none"> ■ Habitat for Humanity constructed a community garden on RCG-owned lot

Annual Look-Ahead (FY 13-14)

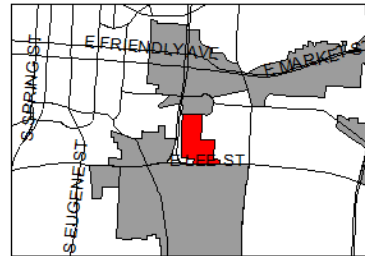
- Neighborhood reuse plan for remaining RCG-owned parcels
- Bingham Park upgrade plan with residents of Eastside Park and Cottage Grove and Parks & Rec Department
- Housing Greensboro to rehab two houses moved to RCG-owned lots and resell to owner-occupants
- Produce completion report for Eastside Park Neighborhood Redevelopment Plan

Gorrell Street



Legend

Redevelopment Commission Owned



Gorrell Street FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$3,089	\$0	\$3,089
Total	\$3,089	\$0	\$3,089

Gorrell Street FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Prop Mgmt	\$1051	\$2038
Total	\$1051	\$2038

Gorrell Street FY 12-13 Project Summary

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting nonprofit housing providers who have constructed and sold new single family homes. The City has also supported the stabilization of the historic Magnolia House Motel property. Property was sold to Bennett College for development of a Middle College/Administrative building in 2009. Construction was completed in 2011 and the program is ongoing. A developer purchased the final four RCG-owned lots for single family housing development. Two of the houses were built and sold, with two remaining to be built.

- All Redevelopment Plan activities have been completed.



Project Data	
Designated:	1990
Completion (Est.):	2013
Area:	20 acres
\$ Spent:	\$949,000
Est. \$ to complete:	\$0
Funding Sources:	CBDG, City Bond Funds
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



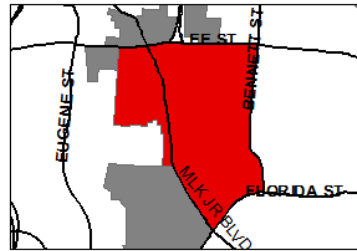
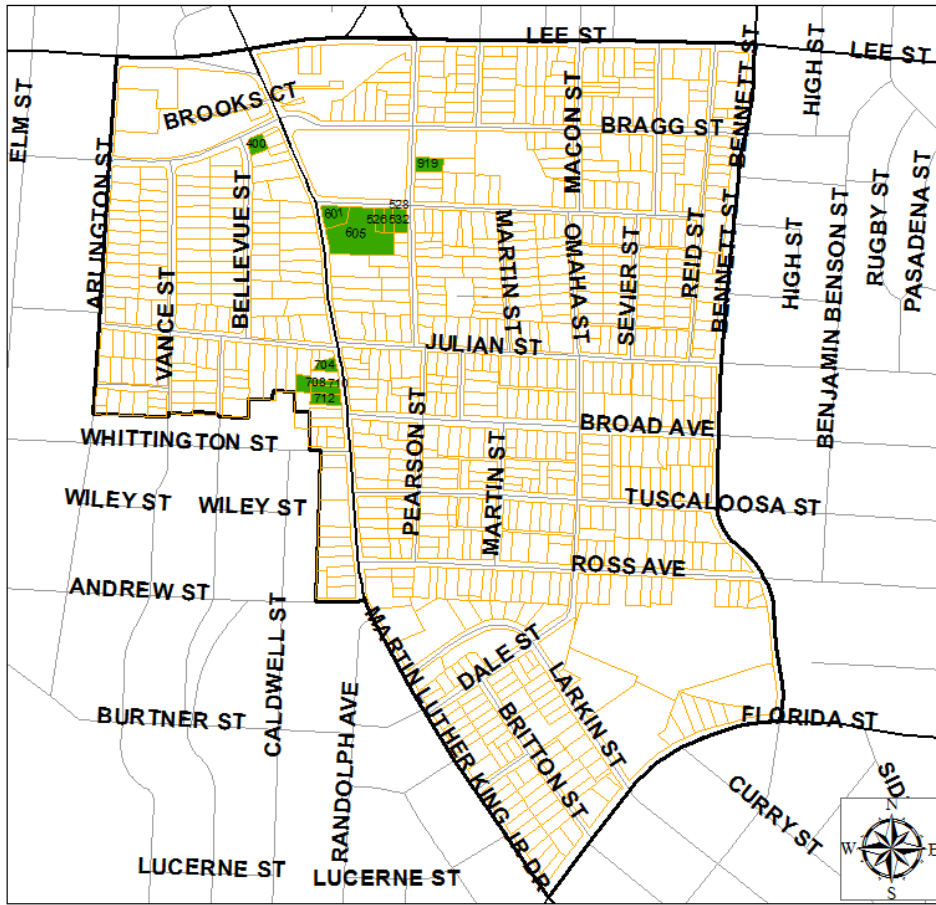
Project Accomplishments	
<ul style="list-style-type: none"> ■ 27 deteriorated residential and commercial properties purchased. 	<ul style="list-style-type: none"> ■ 4 lots conveyed to nonprofit homebuilders for single family home construction.
<ul style="list-style-type: none"> ■ Most of neighborhood rezoned to single family use. 	<ul style="list-style-type: none"> ■ Relocation of the PATHWays facility.
<ul style="list-style-type: none"> ■ Disposition of 609 Gorrell to Bennett College for Middle College Program. 	<ul style="list-style-type: none"> ■ 4 lots conveyed to homebuilder for construction of single family homes. Two homes completed and occupied.
<ul style="list-style-type: none"> ■ 725 Plott Street sold to owner for continued support of Magnolia House. 	



Annual Look-Ahead (FY 13-14)

- Continue referrals to housing rehabilitation and lead-safe housing assistance programs
- Produce closeout report for Gorrell Street Redevelopment Plan

Ole Asheboro



Ole Asheboro FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$46,914	\$34,800	\$81,714
HOME	\$20,000	\$0	\$20,000
Total	\$60,914	\$34,800	\$101,714

Ole Asheboro FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Acquisition	\$0	\$0
Disposition	\$45,000	\$6,714
Property mgmt	\$25,000	\$25,000
Total	\$70,000	\$46,914

Ole Asheboro FY 12-13 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This comparatively large neighborhood revitalization project has included stabilizing existing housing stock, providing for new housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and considerable upgrading of the area's deteriorated infrastructure. City Rehab, local ordinance enforcement, and Lead-Safe Housing Assistance Programs are active in the area, and in general, the quality of housing in Ole Asheboro has significantly improved.

Blocks A-1 and A-2 of the MLK, Jr. North Initiative Plan are in predevelopment. The Downtown Greenway is designing the segment that will run along Bragg Street and through the MLK A-2 site. 30 single family lots are available, as is MLK North blocks A-3 and A-4, which will be marketed for development subsequent to construction starts in the first two blocks.

- New Zion Missionary Baptist Church closed for construction financing with Self Help for the development of the MLK North A-1 project. Phase 1 to start construction late 2013.

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Project Data	
Designated:	1979
Completion (Est.):	2015
Area:	260 acres
\$ Spent:	\$13,075,000
Est. \$ to complete:	\$1,500,000
Funding Sources:	CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>

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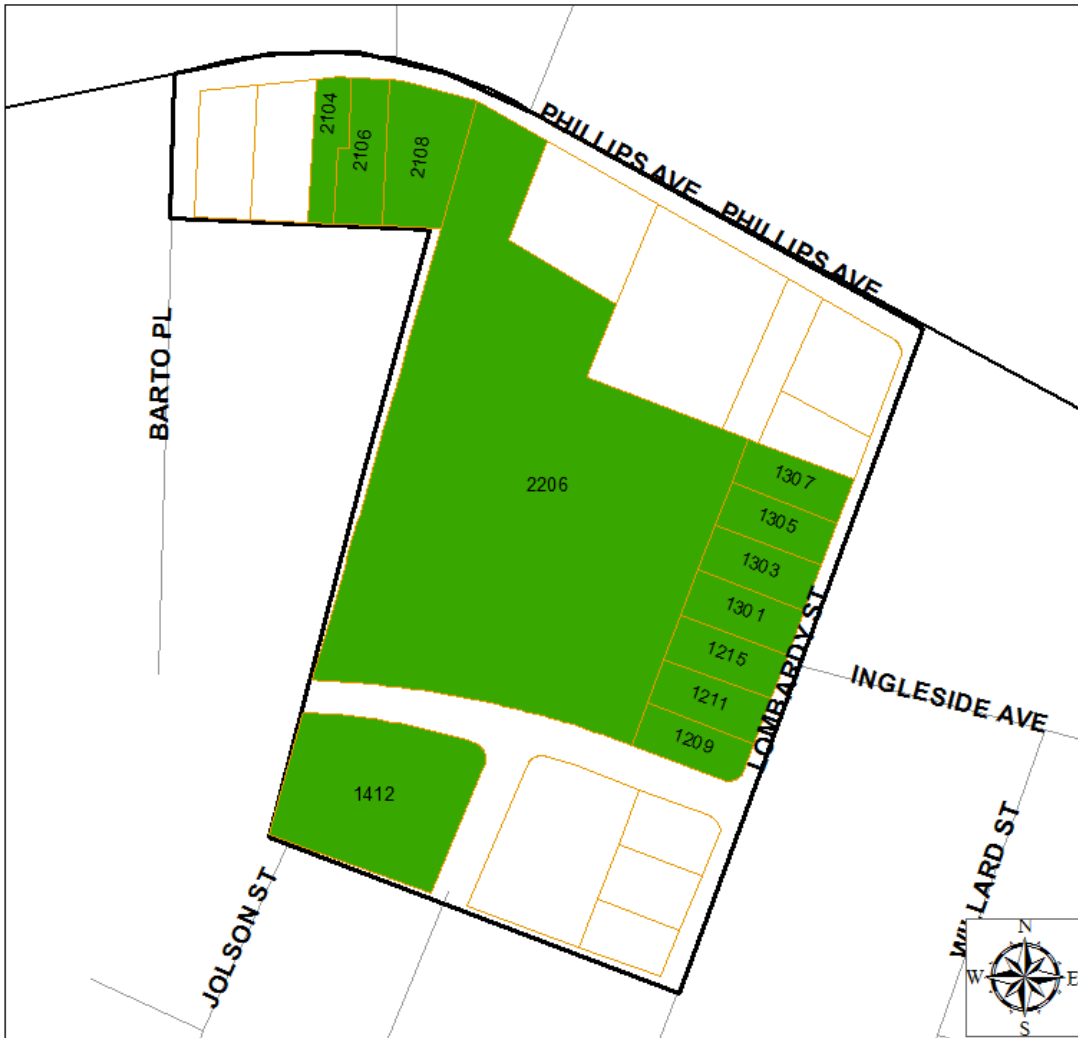
Project Accomplishments	
■ Over 120 homes rehabilitated	■ Lee Street Day Care Center constructed
■ 97 homes built on lots provided through the City	■ Demolish 130 dilapidated housing units
■ Martin Luther King Jr. Drive streetscape project completed	■ Adaptive reuse of Caldwell School for Nettie Coad Apartments
■ 13 historic homes renovated	■ Over 5 miles of upgrades to streets and utilities
■ 2 parks upgraded	■ 1 new open space developed
■ 67 housing units made lead safe	■ Nettie Coad Apartments window replacements and energy efficient upgrades done through Better Buildings Program

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Annual Look Ahead (FY 13-14)

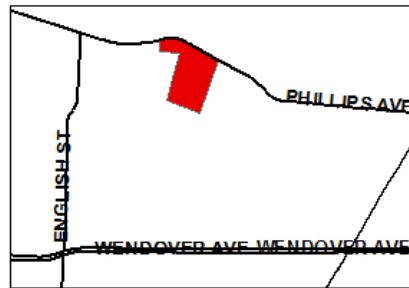
- Assistance to TND Partners, LLC, with development of MLK North Block A-2
- Market remaining 30 vacant lots for single family homes (11 Commission-owned)
- Market MLK North-Phases A-3 and A-4 sites for mixed-use development
- Coordinate implementation of Downtown Greenway segment along Bragg Street
- Pursue opportunities for housing rehab and acquisition of blighted properties

Phillips Lombardy



Legend

Redevelopment Commission Owned



Phillips Lombardy FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
Bond	\$12,604	\$0	\$12,604
Total	\$12,604	\$0	\$12,604

Phillips Lombardy FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Property Mgmt	\$3,996	\$8,608
Total	\$3,996	\$8,608

Phillips-Lombardy FY 12-13 Project Summary

The Phillips-Lombardy Development Plan, adopted in 1990, called for removal of structurally substandard buildings and blighting factors, improved street circulation, and revised land use patterns. An old quarry site is the remaining parcel of land owned by the Commission.

- The Commission formally executed a lease for three acres of 2110 Phillips Avenue to EDGE for an Urban Farm.
- 2104, 2106, and 2108 was sold to Glandon Forrest Equity LLC for the development of a Dollar General Store



Project Data	
Designated:	1990
Completion (Est.):	2013
Area:	14 acres
\$ Spent:	\$771,000
Est. \$ to complete:	20,000
Funding Sources:	City Bond, CDBG
Project Manager:	Chancer McLaughlin
336.412.5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



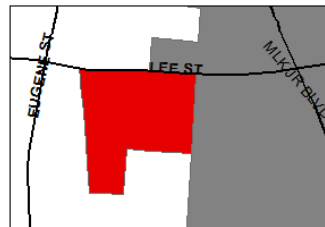
Project Accomplishments	
■ 3 single family homes built	■ Site for childcare center sold and developed.
■ 2 substandard and detrimental commercial buildings purchased and demolished.	■ Phase I geotechnical analysis of former rock quarry site.
■ Site Specific Constraints Analysis in February 2009	■ 2104, 2106, and 2108 Phillips Avenue sold for the development of a retail establishment



Annual Look-Ahead (FY 13-14)

- Develop a property reuse plan compatible with development effort in the surrounding neighborhood.
- Total of nine lots still owned by the Redevelopment Commission.

South Elm Brownfield



South Elm Street FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$103,813	\$250,000	\$353,813
HOME	\$790,000	0	\$790,000
Powell Bill	\$500,000	0	\$500,000
Total	\$1,393,813	\$250,000	\$1,643,813

South Elm Street FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Infrastructure	0	\$500,000
Housing Development	0	\$790,000
Disposition/Property Management	\$230,807	\$100,813
Total	\$230,807	\$1,390,813

South Elm Street Brownfields FY 12-13 Project Summary

The South Elm Street Redevelopment Plan was adopted by City Council in February 2007. The plan describes actions necessary to create a vibrant, mixed use development district for this 10-acre site just south of downtown. Environmental assessment, acquisition, relocation, demolition, and remediation are complete.

- South Elm Development Group selected as Master Developer for mixed use development with a projected value of \$80,000,000
- Project site being conserved for Downtown University Campus

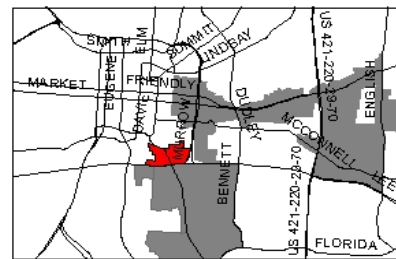
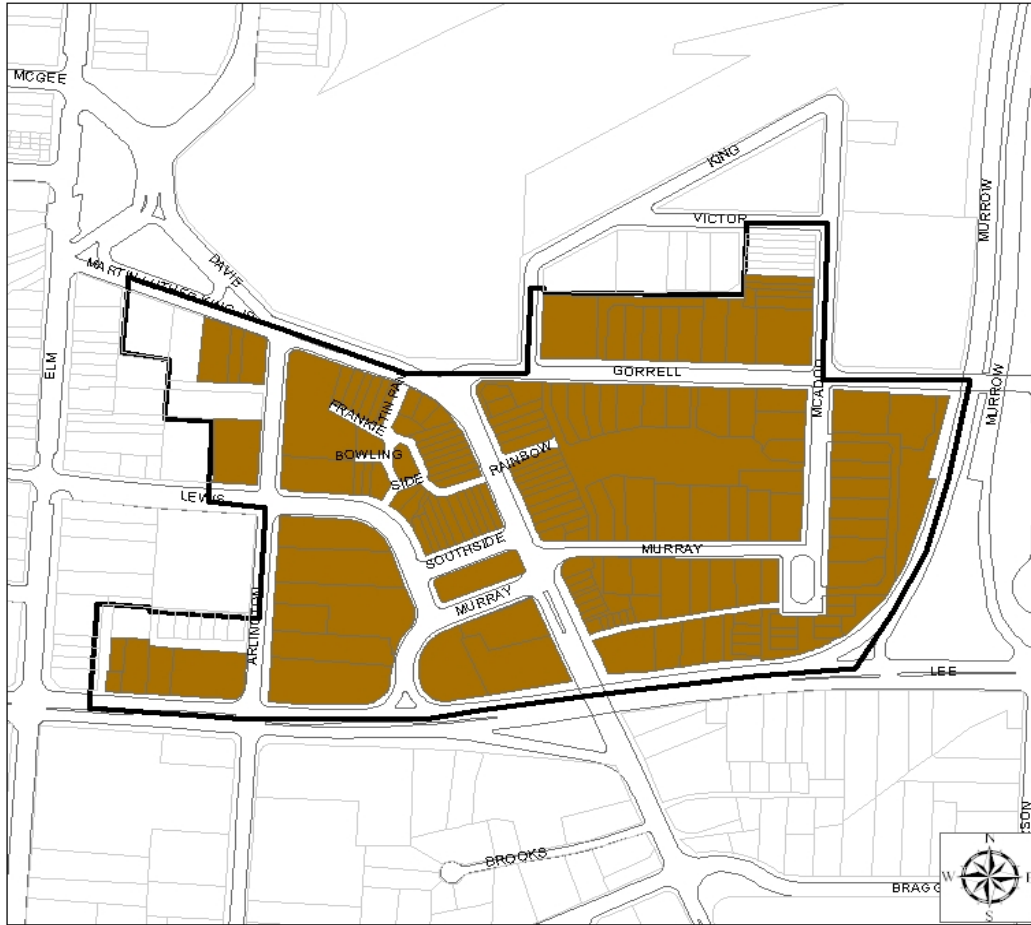
Project Data	
Designated:	February 2007
Completion (Est.):	2020
Area:	10 acres
\$ Spent:	\$6,750,000
Est. \$ to complete:	\$5,400,000*
Funding Sources:	BEDI, Section 108 Loan, CDBG, EPA, City General Fund
Project Manager:	Dyan Arkin
336.433.7377	dyan.arkin@greensboro-nc.gov
	<i>*Developer may make additional public funding requests during the life of the project.</i>

Project Accomplishments	
<ul style="list-style-type: none"> ■ 25 parcels purchased and remediated ■ Awarded EPA Cleanup grants, HUD BEDI grant, and Section 108 Loan Guarantee ■ South Elm Development Group selected for Master Developer 	<ul style="list-style-type: none"> ■ Sanitary sewer lines upgraded ■ Brownfield Agreement application submitted to NCDENR

Annual Look-Ahead (FY 13-14)

- Finalize Brownfield Agreement with NCDENR
- Finalize exchange of property with private owner
- Design and construct infrastructure improvements preliminary to vertical development
- Coordinate and oversee development of site with selected developer

Southside



Southside FY 2012-13 Budget			
Source	Funds Carried Forward	2012-13 Allocation	Total
Bond	\$0	\$0	\$0
Total	\$0	\$0	\$0

Southside FY 2012-13 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2013-14
Park Construction	\$0	\$0
Total	\$0	\$0

Southside FY 12-13 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to reestablish the turn of the 20th century neighborhood on the edge of Greensboro's downtown. After several years of property acquisition, establishment of design development standards and an initial streetscape improvement, a primary developer was recruited. Southside, LLC. is the prime developer for this mixed-use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

- All Redevelopment Plan activities have been completed.



Project Data	
Designated:	1995
Completion (Est.):	2012
Area:	22 acres
\$ Spent:	\$5,650,160
Est. \$ to complete:	\$0
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Chancer McLaughlin
336.412-5739	<i>chancer.mclaughlin@greensboro-nc.gov</i>



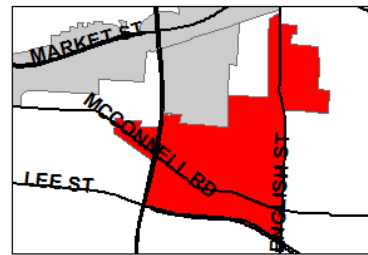
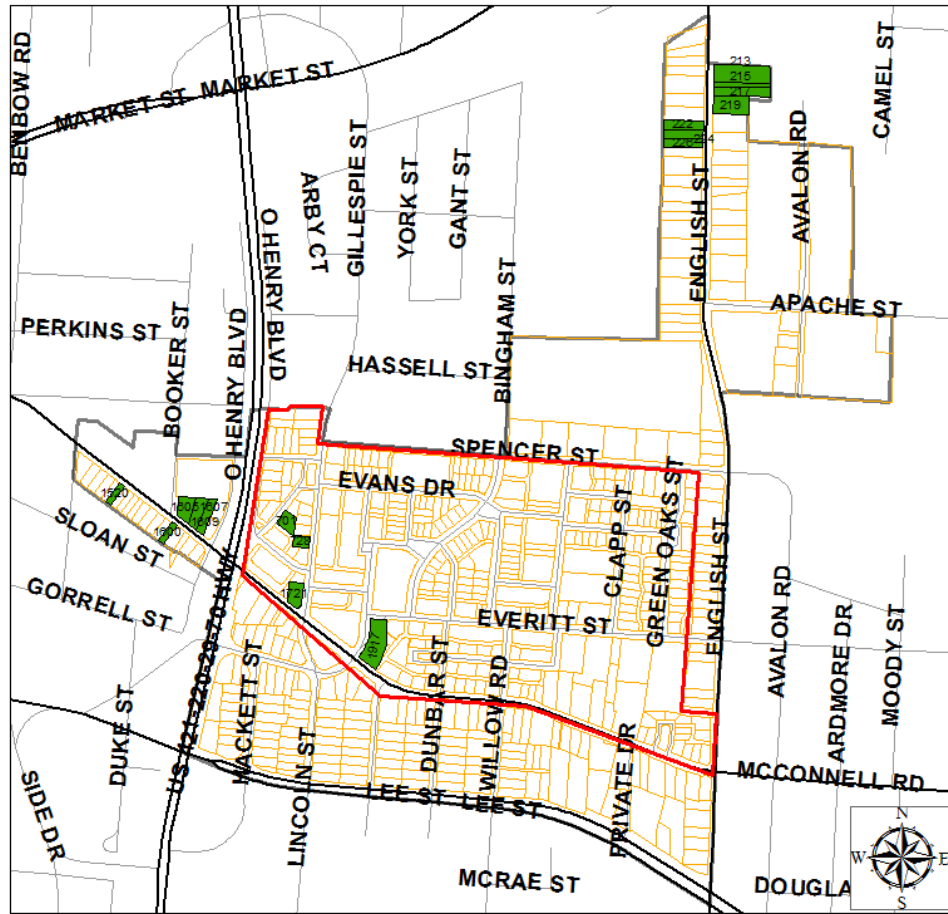
Project Accomplishments	
<ul style="list-style-type: none"> ■ Pocket Park designed 	<ul style="list-style-type: none"> ■ Streetscape construction
<ul style="list-style-type: none"> ■ Historic Fields House renovations 	<ul style="list-style-type: none"> ■ Development assistance for rehab and new construction
<ul style="list-style-type: none"> ■ Improvements at Claudette Buroughs-White Park completed. 	



Annual Look-Ahead (FY 13-14)

- Sale and rehabilitation of 308 Murray Street
- Produce closeout report for Southside Redevelopment Plan

Willow Oaks



Source	Funds Carried Forward	2012-13 Allocation	Total
CDBG	\$172,325	\$189,031	\$361,356
HOME	\$153,757	\$0	\$153,757
Hsg Partnership	\$0	\$50,000	\$50,000
Total	\$326,082	\$239,031	\$565,113

Activity	Spent	Carried Forward (unencumbered) to 2013-14
Prof Services	\$15,000	\$20,000
Hsg Counseling	\$25,000	\$0
Hsg Subsidy	\$0	\$0
Property Mgmt.	\$89,000	\$0
Disposition	\$85,261	\$337,649
Total	\$214,260	\$357,649

Willow Oaks FY 12-13 Project Summary

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, calls for removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements. 210 rental units and over 100 single family homes have been constructed.

Still to be completed: 150 single family homes, Phase III Cottage Grove, Phase III McConnell Road, and the commercial/retail component of the Willow Oaks Village Center. Remaining single family lots are owned by GHDP, which acts the Redevelopment Commission’s agent. The Commission owns the land earmarked for the Village Center.

- Staff works with community residents and Homeowners Association Management Company to define strategies for completion of the community as envisioned in the Redevelopment Plan



Project Data	
Designated:	2000
Completion (Est.):	2015
Area:	250 acres
\$ Spent:	\$13,500,627
Est. \$ to complete:	\$2,500,000
Funding Sources:	CDBG, Bond, HOME, Powell Bill, UDAG
Partnerships:	GHA, Mid-City, Urban LLC, Habitat for, Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>



Project Accomplishments	
<ul style="list-style-type: none"> ■ 40-unit senior village – “The Villas at Willow Oaks” constructed 	<ul style="list-style-type: none"> ■ 60-unit family rentals – “The Havens at Willow Oaks” constructed
<ul style="list-style-type: none"> ■ Phase II Infrastructure Improvements constructed 	<ul style="list-style-type: none"> ■ 110-unit family rentals – “The Townhomes at Willow Oaks” constructed
<ul style="list-style-type: none"> ■ Community Building constructed 	<ul style="list-style-type: none"> ■ 100+ single family homes constructed
<ul style="list-style-type: none"> ■ Two single family homes moved to Eastside Park for rehab and resell 	<ul style="list-style-type: none"> ■ 821 Clapp, purchased with Neighborhood Stabilization Program funds, rehabbed and sold to owner-occupant



Annual Look-Ahead (FY 13-14)

- Land use plans for Phase III Cottage Grove properties
- implement community marketing program.
- Procure builders and construct SF detached and attached for-sale homes.
- Design and predevelopment of retail/commercial component.

Redevelopment Commission of Greensboro Property Inventory

July 1, 2012- June 30, 2013

Area	PM	Tax Map #	#	Street	Date Acquired	*Purchase Price	Source of Acq. Funds	Condemn?	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Arlington Park	C. McLaughlin	52-3-8	418	BURTNER ST	6/13/1990	\$29,000		Yes	6,720		Vacant lot
Arlington Park	C. McLaughlin	32-8-2	1002	CALDWELL ST	8/30/1979				3,234		Vacant lot. Not buildable
Arlington Park	C. McLaughlin	51-5-1	1402	PLYMOUTH ST	9/11/1992	\$22,000		No	30,800		Vacant lot
Arlington Park	C. McLaughlin	51-5-19	1404	PLYMOUTH ST	9/11/1992	\$25,500		No	11,500		Vacant lot
Arlington Park	C. McLaughlin	76-3-1	1524	RANDOLPH AV	3/25/1996	\$31,850		Yes	8,547		Vacant lot
Eastside Park	D. Arkin	128-2-1	201	GILLESPIE ST	4/19/1995	\$9,000		Yes	6,450		Vacant lot
Eastside Park	D. Arkin	128-2-3	203	GILLESPIE ST	1/16/2003	\$58,000		No	6,250	1,118	House moved from 701 Dorgan St. to this lot.
Eastside Park	D. Arkin	128-2-4	205	GILLESPIE ST	1/16/2003	\$58,000		No	6,250	984	House moved from 728 Gillespie St. to this lot.
Eastside Park	D. Arkin	128-2-5	207	GILLESPIE ST	1/23/2003	\$58,000		No	6,250		Vacant lot
Eastside Park	D. Arkin	128-2-6	209	GILLESPIE ST	1/16/2003	\$58,000		No	6,250		Vacant lot
Eastside Park	D. Arkin	129-1-56	407	GILLESPIE ST	12/1/1994	\$7,000		No	7,250		Vacant lot
Eastside Park	D. Arkin	129-1-55	409	GILLESPIE ST	6/15/2001	\$65,000		No	12,750		Land leased to Eastside Park Community Center
Eastside Park	D. Arkin	129-1-54	429	GILLESPIE ST	11/29/1995	\$7,000		No	3,465		Land leased to Eastside Park Community Center
Eastside Park	D. Arkin	128-3-1	201-R1	YORK ST	5/17/1995	\$1,375		No	2,800		Vacant lot
Eastside Park	D. Arkin	128-2-18	206	YORK ST	2/7/2005	\$42,700		Yes	14,813		Vacant lot
Eastside Park	D. Arkin	128-2-17	208	YORK ST	2/7/2005	\$42,700		Yes	14,813		Vacant lot

* Note: In many cases Purchase Price included a structure that has been demolished.

Area	PM	Tax Map #	#	Street	Date Acquired	*Purchase Price	Source of Acq. Funds	Condemn?	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Ole Asheboro	C. McLaughlin	17-6-1	400	E BRAGG ST	6/12/1989		CDBG		7,650		Vacant lot
Ole Asheboro	C. McLaughlin	30-7-3	526	DOUGLAS ST	9/6/1994	\$5,000	CDBG	Yes	6,864		Vacant lot
Ole Asheboro	C. McLaughlin	30-7-4	528	DOUGLAS ST	9/6/1994		CDBG	Yes	6,600		Vacant lot
Ole Asheboro	C. McLaughlin	30-7-22	532	DOUGLAS ST	8/29/1990	\$25,000	CDBG	No	9,768		Vacant lot
Ole Asheboro	C. McLaughlin	30-8-8	614 - NEAR	DOUGLAS ST	6/23/1992	\$35,500	CDBG	No	2,400		Vacant lot-12' x 200' strip between 614 & 616. Not buildable
Ole Asheboro	C. McLaughlin	30-7-2	601	MARTIN LUTHER KING JR DR	4/16/1999	\$44,000	CDBG		15,246		Vacant lot
Ole Asheboro	C. McLaughlin	30-7-1	605	MARTIN LUTHER KING JR DR	11/23/1992	\$330,600	CDBG	Yes	1.54 acre		Vacant lot
Ole Asheboro	C. McLaughlin	30-5-7	919	Pearson St	10/22/2010	\$13,000	CDBG	No	1,657	11,999	Vacant lot
Ole Asheboro	C. McLaughlin	31-1-31	704	MARTIN LUTHER KING JR DR	3/13/2012	\$9,500	CDBG	No	8,057		Vacant lot
Ole Asheboro	C. McLaughlin	31-1-6	708	MARTIN LUTHER KING JR DR	3/13/2012	\$8,500	CDBG	No	12,838		Vacant lot
Ole Asheboro	C. McLaughlin	31-1-14	710	MARTIN LUTHER KING JR DR	3/13/2012	\$9,500	CDBG	No	8,366		Vacant lot
Ole Asheboro	C. McLaughlin	31-1-15	712	MARTIN LUTHER KING JR DR	3/13/2012	\$9,500	CDBG	No	8,725		Vacant lot
Near Willow Oaks		203-9-23	2503	EVERITT ST	1/18/1978	\$9,800		Yes	13,000		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-54	1209	LOMBARDY ST	6/29/1990	\$10,000		No	9,000		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-52	1215	LOMBARDY ST	6/29/1990	\$10,000			9,052		Vacant lot

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Area	PM	Tax Map #	#	Street	Date Acquired	*Purchase Price	Source of Acq. Funds	Condemn?	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Phillips/Lombardy	C. McLaughlin	195-2-53	1211	LOMBARDY ST	6/29/1990	\$10,000			9,052		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-51	1301	LOMBARDY ST	6/29/1990	\$10,000			9,052		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-50	1303	LOMBARDY ST	6/29/1990	\$10,000			9,052		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-49	1305	LOMBARDY ST	6/29/1990	\$10,000			9,052		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-48	1307	LOMBARDY ST	6/29/1990	\$10,000			8,680		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-6	2108	PHILLIPS AV	6/15/1990	\$61,000		No	22,672		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-5	2104	PHILLIPS AV	6/15/1990	\$25,000			8,450		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-4	2106	PHILLIPS AV	6/15/1990	\$25,000		No	9,945		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-30	2206-2208	PHILLIPS AV	6/15/1990	\$42,500		No	5.25 acres		Vacant lot
Phillips/Lombardy	C. McLaughlin	195-2-41	1412	TILLERY DR	1/15/1991	\$43,000		No	1.94 acres		Vacant lot
S. Elm Street	D. Arkin	8-3-1	125	W. LEE ST	5/30/2007	\$240,000			7,841		Vacant lot
S. Elm Street	D. Arkin	17-1-8	520	ARLINGTON ST	3/20/2007	\$85,000		No	5,700		Vacant lot
S. Elm Street	D. Arkin	8-3-5 & 8-3-6	702-714 & 724	SOUTH ELM ST	3/23/2007	\$315,000		No	17,792	5,554	724 Scheduled for demolition; TBD
S. Elm Street	D. Arkin	8-3-4 & 8-3-7	728 & 730	SOUTH ELM ST	6/28/2007	\$325,000		No	33,994		Vacant lot
S. Elm Street	D. Arkin	17-1-12	741 R1	SOUTH ELM ST	4/3/2007	\$144,000	BEDI	No	17,907		Vacant lot
S. Elm Street	D. Arkin	8-3-8, 10, 11, & 12	734, 736, 738, & 116	SOUTH ELM ST & W. BRAGG	6/4/2007	\$267,000		No	44,088		734 - 736 Scheduled For Demolition; TBD
S. Elm Street	D. Arkin	17-1-2 & 17-1-6	508 & 104	ARLINGTON & E. LEE ST	6/27/2007	\$900,000		No	111,372		Vacant lot
S. Elm Street	D. Arkin	17-1-3	124	E. LEE ST	6/22/2007	\$250,000	108/BEDI	No	11,100		Vacant lot
S. Elm Street	D. Arkin	18-3-6	107	W. BRAGG	3/10/2007	\$30,000		No	22,780		Vacant lot
S. Elm Street	D. Arkin	8-3-13 & 8-3-14	121 & 123	W. LEE ST	6/26/2007	\$100,000	108/BEDI	No	2,400		Vacant lot
S. Elm Street	D. Arkin	17-1-10	115	E. BRAGG	8/9/2007	\$0		No	4,500		Vacant lot

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S. Elm Street	D. Arkin	17-1-9	524	ARLINGTON ST	6/29/2007	\$0		No	5,700		Vacant lot
S. Elm Street	D. Arkin	17-1-11	113	E. BRAGG	11/2/2007	\$85,000		No	11,875		Vacant lot
S. Elm Street	D. Arkin	8-3-3	700	SOUTH ELM ST	6/22/2006	\$225,000	108	No	162,300		Vacant lot
Willow Oaks	D. Arkin	102-8-50	1520	MCCONNELL RD	7/28/2000	\$37,000	HOME	No	4,435		Vacant lot
Willow Oaks	D. Arkin	102-7-18	1723 (aka 1721)	MCCONNELL RD	1/6/2003		HOME	No	8,463		Vacant lot
Willow Oaks	D. Arkin	102-6-18	1605	MCCONNELL RD	9/13/2004	\$40,000	108	No	11,430		Vacant lot
Willow Oaks	D. Arkin	102-6-17	1607	MCCONNELL RD	9/14/2004	\$30,000	108	No	10,385		Vacant lot
Willow Oaks	D. Arkin	102-6-16	1609	MCCONNELL RD	9/22/2004	\$11,000	108	No	10,600		Vacant lot
Willow Oaks	D. Arkin	102-8-13	1600	MCCONNELL RD	12/14/2004	\$10,000	108		5,544		Vacant lot
Willow Oaks	D. Arkin	130-6-10	1917	MCCONNELL RD	10/5/2001	\$975,606	108	No	95,574		Vacant lot; 75% transferred to GHA; RCG owns 25%- commercial
Willow Oaks	D. Arkin	191-2-4	215	S ENGLISH ST	9/20/2002	\$10,000	HOME	No	8,043		Vacant lot
Willow Oaks	D. Arkin	191-2-5	217	S ENGLISH ST	9/20/2002	\$16,000	HOME	No	16,250		Vacant lot
Willow Oaks	D. Arkin	191-1-10	222	S ENGLISH ST	9/4/2002	\$37,500	HOME	No	11,250		Vacant lot
Willow Oaks	D. Arkin	191-2-6	219	S ENGLISH ST	12/2/2003	\$18,000	108	Yes	19,567		Vacant lot
Willow Oaks	D. Arkin	191-2-2	213	S ENGLISH ST	7/10/2001	\$306,000	HOME	No	32,475		Vacant lot
Willow Oaks	D. Arkin	191-1-11	224	S ENGLISH ST	9/4/2002	\$10,000	HOME	No	11,250		Vacant lot
Willow Oaks	D. Arkin	191-1-12	226	S ENGLISH ST	9/4/2002	\$10,000	HOME	No	11,250		Vacant lot
Willow Oaks	D. Arkin	102-7-30	701	DORGAN AVE	3/21/2012	\$70,000	HOME	No	9,260		Vacant lot
Willow Oaks	D. Arkin	102-7-15	728	GILLESPIE ST.	9/9/2011	\$60,000	HOME	No	4,845		Vacant lot
Willow Oaks	D. Arkin	102-4-7	647	O'HENRY BLVD							Vacant lot. Not buildable
Willow Oaks	D. Arkin	102-4-9	649	O'HENRY BLVD							Vacant lot. Not buildable

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