

**MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
REGULAR MEETING
MARCH 13, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, March 13, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Robert Enochs, Clinton Gravely, Charles McQueary, and Thomas Daniels. Staff present included Dyan Arkin and Cyndi Blue, Planning and Community Development. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

APPROVAL OF MINUTES FROM FEBRUARY 13, 2013 MEETING:

Mr. Gravely moved approval of the February 13, 2013 regular meeting minutes as written, seconded by Mr. Enochs. The Commission voted unanimously 5-0 to approve the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

EASTSIDE PARK REDEVELOPMENT AREA:

- **Disposition of Houses at 203 and 207 Gillespie Street**

Ms. Arkin stated that the Commission is being asked to set a public hearing for the disposition of the two houses moved from Gillespie Street to Eastside Park. Housing Greensboro has submitted a proposal to rehabilitate the houses and sell them to owner occupants. Staff has analyzed the proposal and recommends moving forward.

Cyndi Blue, Department of Planning and Community Development, clarified details of the upset bid process for Mr. Daniels.

Gene Brown and Vic Nussbaum, representing Housing Greensboro, were present to answer any questions from the Commission.

Mr. McQueary moved to follow staff's recommendation and add this item to the April 10, 2013 meeting agenda, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

SOUTH ELM STREET REDEVELOPMENT AREA:

- **Staff Update**

Ms. Arkin stated that the request for approval to sell the land, under the conditions of the Master Development Agreement, will be brought before City Council on March 19, 2013.

Ms. Arkin reported that the development team is moving forward talking to potential subdevelopers, refining the infrastructure design, and working on ideas for storm water management. In addition, conversations are continuing with the Downtown Higher Education Campus committee.

Staff has also been working with the developer on the MWBE (Minority and Women-owned Business Enterprises) program. A goal of 20 percent MWBE participation has been set. A protocol is in place and the City has contracted with another company to build capacity in the local minority and women-owned business community.

Evon Smith, South Elm Development Group, commented on efforts to market MWBE participation. She said that the team is working with groups such as NC A&T State University, North Carolina HUB Coordinators Network, and others to market the project and to collaborate on training. In addition, they have built a database and are working on a tracking system to identify gaps in training and capacity. Ms. Smith responded to a question from Mr. McQueary and stated that their database is comprised of the Piedmont region.

WILLOW OAKS REDEVELOPMENT AREA:

- **Urban Atlantic – Noncompliance with Master Development Agreement**

Ms. Arkin stated that the lead developer at Willow Oaks was contracted under a Master Development Agreement with the Housing Authority to fulfill a set of requirements prior to compensation. Before completion of all the activities, funding for the Housing Authority was extinguished. As a result, the City was asked to take over as the lead agency at Willow Oaks. The developer was required by the new Master Development Agreement to complete the single-family housing program along with a Request for Proposals (RFP) for the Village Center. Ms. Arkin provided details of additional activities that were required by the Agreement including schedules and timelines for the marketing and build-out of the single-family development and the shopping center site along with written monthly and quarterly reports. They were also required to furnish lists of Certificates of Insurance. The developer had been working with staff; however, none of the activities have been fulfilled to-date. Ms. Arkin indicated that the developer is entitled to \$6,000.00 for the sale of each single-family house. Staff has not heard back from the developer in approximately eight months.

Mr. Blackwood explained that the lots were conveyed in 2010 to Greensboro Housing Development Partnership (GHDP) which assumed and redrafted certain agreements including a new Master Development Agreement. All of the lots were ground leased to Urban Atlantic for development. In the event Urban Atlantic has entered into sub-ground leases with builders, they will not be entitled to receive their \$6,000 fee if they are in default and the ground lease is terminated.

Ms. Arkin clarified for Ms. Chaney that Urban Atlantic still exists and they are not in bankruptcy; however, their local office has closed.

Mr. Blackwood said that the original ground lease from 2007 has expired but there is a provision for extension if they are not in default.

Ms. Arkin stated that there about 100 lots left for single-family development. Initially, there were 235 lots. She explained that the developer did the infrastructure along with all the multi-family lots, and they been paid for that work.

Ms. Arkin asked the Commission for the authority to draft a formal written notice of default that would give the developer 30 days to cure the work that has not been done.

Mr. Gravely moved to authorize staff to move forward and draft a formal written notice default, seconded by Chair Chaney. The Commission voted unanimously 5-0 to approve the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Mr. McQueary asked staff if there was any deterioration in the community. Ms. Arkin replied that there have been some foreclosures, some owners have stopped paying home owner's fees, and there are some who have not been able to maintain their home. She commented that since the economy fell, homeowners have lost over 30 percent of the value of their homes. Staff is developing programs to work with homeowners to help them until the equity in their homes return. She said there are a variety of issues but generally, the property is being well maintained. The homeowner's association has a reserve in place that is sufficient to maintain the property for the time being.

Mr. McQueary asked staff to begin the formulation of a plan should the company go into default.

STAFF UPDATES:

- **Phillips Lombardy**

At the request of Chancer McLaughlin, Planning and Community Development, Ms. Arkin distributed a memo updating members on the Phillips Lombardy redevelopment area.

OTHER BUSINESS:

Co-Chair Chancy asked staff to provide a list of properties owned by the Redevelopment Commission that could be up for redevelopment in the future.

Mr. McQueary asked staff to prepare a map of the properties owned by the Redevelopment Commission.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
REGULAR MEETING
APRIL 10, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, April 10, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Robert Enochs, Clinton Gravely, Charles McQueary, and Thomas Daniels. Staff present included Dyan Arkin, Chancer McLaughlin, and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

Ms. Arkin introduced Hanna Cockburn, Division Manager for Long Range and Strategic Planning.

ELECTION OF OFFICERS:

Ms. Arkin reviewed the slate of current officers.

Mr. McQueary moved to maintain the same slate of officers, seconded by Mr. Daniels. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Ms. Chaney moved to name Dyan Arkin, Chancer McLaughlin, Hanna Cockburn, and Sue Schwartz as Assistant Secretaries, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Therefore, the new slate of officers is as follows:

Chairman: Dawn Chaney	Assistant Secretaries: Dyan Arkin
Vice-Chairman: Robert Enochs	Chancer McLaughlin
Secretary: Clinton Gravely	Hanna Cockburn
	Sue Schwartz

APPROVAL OF MINUTES FROM MARCH 13, 2013 MEETING:

Mr. Gravely moved approval of the March 13, 2013 regular meeting minutes as written, seconded by Mr. McQueary. The Commission voted unanimously 5-0 to approve the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

EASTSIDE PARK REDEVELOPMENT AREA:

- Postponement of Public Hearing for Disposition of Houses at 203 and 207 Gillespie Street

Staff requested that this item be postponed. Ms. Arkin explained that the Commission is required by staff to have the value of the property established by a committee of three appraisers. The valuations are not ready at this time but should be available for presentation at the May, 2013 meeting.

Mr. Enochs moved to postpone the public hearing, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

SOUTH ELM STREET REDEVELOPMENT AREA:

- **Staff Update**

Ms. Arkin reported that staff is working on several right-of-way changes before the Commission is asked to execute the Master Development Agreement. The changes were requested by GDOT (Greensboro Department of Transportation) and should be completed next week.

The development team has been working toward finalizing the exchange with the Gray family and the right-of-way changes for the Master Development Agreement. In addition, they are putting together a roster of events for the South Elm Street site with the intent of reestablishing it as a destination site that people are aware of. Staff will provide a roster of events at the next meeting.

Mr. McLaughlin commented that Evon Smith, South Elm Development Group, is engaging surrounding neighborhoods to facilitate communication about the residual positive or negative effects of the various events. Mr. McQueary felt it would be helpful if staff would share any kind of feedback received from the neighborhoods with the Commission.

Responding to a question from Mr. Enochs, Ms. Arkin stated that the Downtown Higher Education Campus Committee is in process of finalizing a location recommendation. A decision is expected to be made in mid-to-late May, 2013.

STAFF UPDATES:

- **Phillips Lombardy Update**

Mr. McLaughlin distributed information on the EDGE Urban Commercial Garden previously approved by the Redevelopment Commission. He provided background on the proposal initially submitted to the Commission on September 14, 2011. The initial budget submitted to staff totaled \$180,000.00 with EDGE proposing to partner with North Carolina A&T State University for a grant to cover the costs. Since that time, EDGE and N.C. A&T were awarded the grant; however, only \$41,650.00 was awarded for the development. A revised budget, as distributed, has been provided to staff proposing to develop the urban commercial garden in two phases. The proposed budget reflects a total cost of \$98,850.00 for Phase I development. An additional amount of \$57,200.00 is needed to add to the grant award for development to begin. EDGE has notified staff that they are securing these remaining funds from donations and hope to meet the goal in time for planting. EDGE plans to use profits from Phase I to cover the costs in Phase II.

Referring to the budget submitted to staff, Mr. McLaughlin reviewed the breakdown of items covered in Phase I and Phase II of the proposed development.

The Commission is being asked to authorize staff to draft a lease agreement conditioned upon the following: (1) The maintenance of the urban commercial garden will be the responsibility of EDGE, and (2) All constructed facilities including fencing shall be removed by EDGE at their expense at the termination of the lease agreement.

Members expressed concern with the execution of a lease before EDGE has secured the \$98,850.00 necessary for Phase I.

Mr. McLaughlin plans to bring this item back to the Commission for further action when the necessary funding has been secured by EDGE.

- **Dollar General Update**

Mr. McLaughlin stated that the sale of 2104, 2106, and 2108 Phillips was approved at the August 8, 2012 Redevelopment Commission meeting. One of the initial conditions approved required that site plans have to come back to the Commission for approval before construction can begin. The sale of the properties was appealed and then subsequently approved by City Council at the March 5, 2013 conditioned upon excluding uses and a requirement for all walls visible from Philips Avenue to be constructed with brick, stucco, or a combination of both. The site plans have been submitted to TRC (Technical Review Committee) for approval and Mr. McLaughlin has reviewed and approved the plans based on compliance with the conditions. He was advised by Counsel that the plans must also be brought to the Redevelopment Commission for approval.

Mr. McLaughlin distributed copies of the site plan for members to review.

Mr. McLaughlin informed members of an issue regarding the delivery of steel for construction at the site. Staff has been asked to request that the Commission grant permission for the steel to be delivered and stored onsite until the start of construction. An agreement is being drawn up to indemnify the Commission from liability.

Mr. McQueary moved that the Commission approves that the buyer of properties located at 2104, 2106, and 2108 Phillips Avenue be granted permission to use the properties prior to closing for purposes of placing the materials intended and contemplated to be used in the construction of improvements there provided they agree to fully indemnify the Commission from any injuries or damages; and that they provide evidence of insurance to meet that indemnity showing that the Commission is an additional insurer or insured as to any matters occurring caused by them by this use; and that the subject, in the event they do not close by stated time, will remove any property located on the premises and restore the property to its present condition, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Mr. Gravely moved to accept the building plans and elevations as presented by the buyer of 2104, 2106, and 2108 Phillips Avenue, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

ADDITIONAL BUSINESS:

Ms. Arkin distributed copies of the Redevelopment Commission Annual Plan to members.

Ms. Arkin stated that she will send a list and a map to members of all properties owned by the Redevelopment Commission.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
REGULAR MEETING
MAY 8, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, May 8, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, and Charles McQueary. Staff present included Dyan Arkin, Hannah Cockburn, and Chancer McLaughlin; Planning and Community Development. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffmann, City Councilwoman.

APPROVAL OF MINUTES FROM APRIL 10, 2013 MEETING:

Mr. McQueary moved approval of the April 10, 2013 regular meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

EASTSIDE PARK REDEVELOPMENT AREA:

- **Public Hearing for Disposition of Houses at 203 and 207 Gillespie Street**

Ms. Arkin provided a brief history of the two houses that were relocated to lots at 203 and 207 Gillespie Street. A proposal has been received from Housing Greensboro to rehabilitate the houses and sell them to owner-occupants who qualify under the Housing and Urban Development HOME standards. She reviewed terms and conditions that have been discussed with Housing Greensboro, as provided in the agenda packets.

Responding to a question from Mr. Gravely, Ms. Arkin confirmed that the entire appraised value will be forgiven. She explained that when the Commission sells houses to non-profit organizations, value is established by a committee of three appraisers. Given the structure of the deal that was presented by Housing Greensboro, they cannot afford to pay for the land and keep the house affordable. Therefore, it was established that a note will be secured and held until there is an eligible home buyer and at that point, the note will be forgiven.

Gene Brown, 1014 South Aycock Street, is the President and Executive Director of Housing Greensboro. He described the organization, their mission, and the type of work they do. Housing Greensboro has an acquisition/rehabilitation/resale program along with a home repair program. He gave an overview of the Housing Greensboro development model and answered questions from the Commission.

Mr. Brown explained that market values were calculated for the two houses on Gillespie Street based on resale values within the community. He indicated that 203 Gillespie Street, a property with 1,100 square feet, should sell for \$69,000 after rehabilitation while 207 Gillespie Street, 960 square feet, should sell for \$59,000 after rehabilitation.

Counsel Blackwood commented that the projected out-of-pocket expense summary for the projects helps to show that the cost of rehabilitation will likely exceed the proposed sales pricing. He suggested that after recovering all costs and expenses from rehabilitating the properties plus the actual cost of selling, any remaining profits would go to the Commission to pay back that part of the debt and the rest would be forgiven.

Members were supportive of the suggestion and indicated they would like to see a summary of costs submitted by Housing Greensboro at closing.

Mr. Brown spoke about challenges faced by Housing Greensboro. He stated that out of the 14 homes that Housing Greensboro has worked on, only one home has been rehabilitated for less than the actual selling price due to depressed market values. Most of the homes required some kind of gap subsidy funding to bring them up to the desired level of condition.

Marie Stamey, 317 Brooks Street, is president of the Eastside Park Neighborhood Association. She discussed her positive experiences with Housing Greensboro.

Mr. Gravely moved to approve the sale of 203 and 207 Gillespie to Housing Greensboro, Inc. for the price of \$27,000 for 203 Gillespie Street and \$23,000 for 207 Gillespie Street all fully subject to the terms and conditions outlined in the staff report dated May 8, 2013 with the following additional terms: that the note be secured by Deeds of Trust on the properties for the appraised value, but that, if the total costs and expenses for Housing Greensboro to rehabilitate, renovate, and subsequently sell the property to a qualified owner, are less than the purchase prices, the difference up to those amounts would be refunded back to the Commission at time of sale and subject to a contract including all those terms, seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

STAFF UPDATES:

- **Phillips Lombardy**

Mr. McLaughlin updated members on the Dollar General project. He stated that Technical Review Committee approval has been received and the deed is ready for execution. The closing is scheduled within the next several days.

- **Willow Oaks**

Ms. Arkin stated that several builders have expressed interest in building out the remaining single-family houses in Willow Oaks. The builders have come to staff with proposals that are not a good match because they do not include meeting the standards of the community; however, it is encouraging that interest was expressed. She hopes to make a presentation at the next meeting that shows progress getting back on track in the Willow Oaks community.

Chair Chaney asked staff if Home Owners Association (HOA) dues are keeping pace. Ms. Arkin stated that quite a few homeowners are in arrears. Members expressed concern with the status of HOA dues as further development is brought in, particularly with the selling and financing of the properties.

Mr. McQueary stated that he would like to hear on an ongoing basis what progress is being made to address the delinquent dues along with updates on ways to bring the situation to a level where it can be a viable operation. Staff plans to report on the situation at the next meeting.

- **South Elm Street**

Ms. Arkin reported that the project is moving toward the execution of the Master Development Agreement. The property is being resurveyed to address future right-of-way issues. In addition, staff is working on a series of events to promote the South Elm site. Events being considered include a late night movie at the site and International Soccer League matches at the site, both in conjunction with First

Friday activities. The first promotional activity at the site was a bicycle scavenger hunt held during the May First Friday event. The majority of events will be partnerships with other entities to defray the costs. It was suggested that food trucks donate a portion of their sales or pay a fee to participate as a way to help with funding the events.

ADDITIONAL BUSINESS:

- **Distribution of Redevelopment Commission Property Maps**

Updated maps of properties owned by the Redevelopment Commission were distributed to members. It was suggested that zoning also be indicated on the maps.

SPEAKERS FROM THE AUDIENCE:

Mary Elizabeth Black, Arlington Park Neighborhood, thanked the Commission for cleaning up graffiti from inside a railway trestle in the neighborhood. She also requested that a marker be placed at the former location of Saint Matthews Church noting that Bennett College started in the basement of the church.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 6:30 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
REGULAR MEETING
JUNE 12, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, June 12, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:10 p.m. The following member was present: Chair Dawn Chaney. Staff present included Dyan Arkin, Chancer McLaughlin, Nicole Dreibelbis, Steve Galanti, and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission.

Chair Chaney announced that since there was not a quorum of members present, items on the agenda requiring a vote would have to be addressed at a special meeting.

SOUTH ELM STREET REDEVELOPMENT AREA:

- **Site Events and Installations**

Ms. Arkin stated that several site events are being planned for the South Elm Street redevelopment area. At the special meeting staff will be requesting the Commission to approve a small budget to facilitate the events. Activities being considered include a movie night and a pop-up dog park. Plans for sponsored fencing for the dog park were discussed along with the possibility of using the fence as the development continues.

- **Master Development Agreement**

Ms. Arkin reported that the Master Development Agreement has been executed between the South Elm Development Group (SEDG) and the Redevelopment Commission of Greensboro.

Bob Chapman, South Elm Development Group, indicated that their focus has been on the Downtown University Center. He recently traveled to Tampa, Florida to look at a facility called CAMLAS (Center for Advanced Medical Learning and Simulation) to determine how it might relate to the context of downtown Tampa and how it might fit into Greensboro's Downtown University Center.

- **Exchange of Property**

Ms. Arkin updated members on the exchange of property between the Redevelopment Commission and the Gray family. She explained that the execution of a co-development agreement between the Gray family and SEDG has almost been completed. The Gray family is finalizing their review of the exchange property survey and verification of zoning conditions and requirements is being reviewed by the Gray's attorney.

Ms. Arkin said that a proposed landscaping plan for the Greenway will be shared with the Gray family. Sidney Gray, 4224 Starmount Drive, stated that he felt confident with the Greenway and he anticipated no problems. He indicated that GDOT (Greensboro Department of Transportation) has committed to allow access through Bragg Street to the Greenway.

A resolution by the Redevelopment Commission that all conditions have been satisfied will be requested by staff at the upcoming Special Meeting.

OLE ASHEBORO REDEVELOPMENT AREA:

Mr. McLaughlin stated that staff received a purchase offer from a developer interested in purchasing a 1.5 acre portion of the Martin Luther King North A-4 site of the Ole Asheboro Redevelopment area. The lot is zoned for Mixed Use development and the developer proposes to construct an 8,320 square foot small box retail establishment. Staff commissioned an appraisal that established the site's value at \$255,000 or \$105,000 per acre. The proposal indicated a purchase price of \$157,000 for the 1.5 acre portion plus \$25,000 in realtor fees for a total of \$182,500. Staff is recommending that the Commission give consideration to the offer subject to conditions. The item will be addressed at the Special Meeting.

PROPOSED ORDINANCE REVISIONS TO THE TRADITIONAL NEIGHBORHOOD ZONING CLASSIFICATION:

Ms. Cockburn stated that members are in receipt of a memo drafted by Ms. Dreibelbis outlining the changes that are being proposed to the Traditional Neighborhood (TN) district. She indicated that many redevelopment projects and properties are located within the TN district and barriers to facilitate development in those areas have been uncovered. Referring to the memo, she described the barriers and proposed changes. She asked members to review the proposed changes.

Mr. Galanti stated that another part of the text amendment is that it cross-references where the development standards are for the TN district so if someone is using the Land Development Ordinance, information can be found in a more expedient way.

Ms. Cockburn said that the proposal is going forward to the Planning Board through the approval process. Staff will provide feedback if there are additional changes.

STAFF UPDATES:

- **Willow Oaks**

At the last meeting the Commission asked to be updated on the status of Homeowners Association dues. The Association gave a complete accounting of dues and a meeting has been arranged in July, 2013 to determine what the City can do to support this process and what the next steps need to be. The Association assured staff that they work closely with homeowners who are delinquent through active payment plans. Staff will continue to monitor the situation and provide updates to the Commission.

DISTRIBUTION OF REDEVELOPMENT COMMISSION PROPERTY LOG:

Ms. Arkin reviewed the Redevelopment Commission Property Log, as distributed to members.

ADDITIONAL BUSINESS:

Ms. Cockburn stated that the City's Property Manager has been asked to put together a comprehensive review of marketing strategies and barriers to the sale and disposition of properties. The information will be presented to the Commission at the regular July, 2013 meeting.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:44 p.m.

Respectfully submitted,

Sue Schwartz

Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
SPECIAL MEETING
JUNE 25, 2013**

The special meeting of the Redevelopment Commission of Greensboro was held on Wednesday, June 25, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:05 p.m. The following members were present: Chair Dawn Chaney, Robert Enochs, Charles McQueary, Thomas Daniels, and Clinton Gravely. Staff present included Chancer McLaughlin and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffmann, City Councilwoman.

OLE ASHEBORO REDEVELOPMENT AREA:

- **Proposal to Purchase Property located at 601 and 605 Martin Luther King, Jr. Drive**

Mr. McLaughlin stated that staff has received a purchase offer from the Durban Group to acquire a 1.5 acre portion of 601 and 605 Martin Luther King (MLK), Jr. Drive for the development of an 8,320 square foot small box commercial/retail establishment. The proposal from the Durban Group indicates a desire to develop a portion of the lot anchored at the intersection of MLK, Jr. Drive and Douglas Street. City staff has commissioned an appraisal which established the value of the A-4 lot at \$255,000 or \$105,000 per acre. The proposal indicates a purchase price of \$157,000 for the 1.5 acre portion of the lot plus \$25,000 in realtor fees for a total of \$182,500. The proposal also indicates that the hours of operation of the proposed establishment will be from 8:00 a.m. until 10:00 p.m. and will employ up to ten employees between full and part-time shifts.

Mr. McLaughlin explained that the designation of TN (Traditional Neighborhood) zoning allows for a mixture of residential and commercial establishments but the current development controls only allow for a maximum building square footage of 3,000 square feet. To facilitate the proposed 8,320 square foot development, an amendment to the existing TN district would be required.

Staff is recommending that the Commission give consideration to the Durban Group's offer to purchase a 1.5 acre portion of 601 and 605 Martin Luther King, Jr. Drive subject to conditions. The conditions are as follows: (1) that the proposed use and plans are subject to the Redevelopment Commission's final approval; (2) that the sale is advertised for upset bid as required by North Carolina General Statutes; (3) that the sale is subject to City Council approval; (4) that the sale is also conditioned to the approval of zoning relief; and (5) that all building facades visible from MLK, Jr. Drive and Douglas Street, excluding the rear wall, shall be a masonry material, brick, architectural block, synthetic stucco, or a combination of these materials.

Responding to questions from members, Mr. McLaughlin indicated that a portion of the 605 MLK, Jr. lot and 526, 528 and 632 Douglas Street will remain in the ownership of the Commission. Members discussed the possibility of combining these remaining lots into one parcel for future development. Mr. McLaughlin clarified that the entire A-4 lot will remain TN zoning and anything permitted in TN zoning can be built on the lots. Chair Chaney suggested that a landscape buffer be put between the proposed commercial development and the remaining three lots to enhance to possibility of future development.

Several presentations have been made to the neighborhood and most of the concerns were related to the aesthetic value of the structure which has since been addressed in the conditions. In addition, the developer is being asked to offer additional pedestrian friendly conditions that will be presented during the zoning relief process.

Counsel Blackwood distributed copies of the purchase offer and reviewed the contract. He pointed out that the Durban Group will have to come back to the Redevelopment Commission with details of the development before they can proceed with the zoning relief process.

Following discussion of the contract, Mr. McQueary moved approval of the request as recommended, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs, Daniels, McQueary. Nays: None.)

Mr. McQueary amended his motion and moved approval to go forward in accordance with the terms of the purchase agreement subject to the requirements of public notice for upset bid and if no upset bid is received, the agreement will go to City Council for approval without the necessity of coming back to the Commission for subsequent approval and being able to execute if all conditions are met, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs, Daniels, McQueary. Nays: None.)

DISPOSITION OF REDEVELOPMENT COMMISSION FUNDS:

Mr. McLaughlin stated that in 2009 the Redevelopment Commission approved expenditures of undesignated funds to Greensboro Housing Development Partnership, LLC for expenses to move two duplexes to Blandwood Avenue to accommodate the construction of the Guilford County Jail. The funds were properly disbursed; however, all of the funds were not needed for the completion of the house moves. The remaining funds, in the amount of \$32,221.11, were initially directed by the Commission to be deposited into a Redevelopment Commission account. The issue is that the previous bank account utilized by the Commission in the past has been closed and staff has no means of depositing the remaining funds. Staff has contacted Bank of America and based on information provided, the Commission will be required to provide the following to open another account: (1) Tax ID Number for the Redevelopment Commission, (2) Articles of Incorporation, and (3) the names of two account signers.

Staff recommends that the Commission authorizes staff to open an account with the name of the Redevelopment Commission of Greensboro to deposit the remaining \$32, 221.11 in funds; authorize two persons as account signers; move that any withdrawals will require the signatures of those two authorized persons; and any withdrawals from the account will require Redevelopment Commission action.

Mr. Enochs moved approval to open an account with the name of the Redevelopment Commission of Greensboro as indicated by staff, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs, Daniels, McQueary. Nays: None.)

Following discussion, Mr. McQueary moved that Chair Chaney and Mr. McLaughlin be designated as the two account signers, seconded by Mr. Enochs. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs, Daniels, McQueary. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 1:45 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
DRAFT REDEVELOPMENT COMMISSION
OF GREENSBORO
JULY 10, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, July 10, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Charles McQueary, and Clinton Gravely. Staff present included Dyan Arkin, Chancer McLaughlin and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission.

APPROVAL OF MINUTES FROM MAY 8, 2013 MEETING:

Mr. McQueary moved approval of the May 8, 2013 annual meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

APPROVAL OF MINUTES FROM JUNE 12, 2013 MEETING:

Mr. McQueary moved approval of the June 12, 2013 regular meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

APPROVAL OF MINUTES FROM JUNE 25, 2013 MEETING:

Mr. Gravely moved approval of the June 25, 2013 special meeting minutes as written, seconded by Mr. McQueary. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

SOUTH ELM STREET REDEVELOPMENT AREA:

• **Site Events and Installations**

Ms. Arkin reviewed efforts to rebrand the South Elm Street redevelopment area through a series of events at the site. She discussed plans for the Pop-Up Puppy Park that has a tentative soft opening scheduled for August 24, 2013. Fencing for the park will be donated by sponsors. Responding to a question about funding, Ms. Arkin indicated that the development group plans to support the park to a maximum of \$2,000 with the understanding that fund-raising dollars received over and above what is needed to fill the gap will come back to the project for use on other events.

Another activity being planned is a wildflower garden at the site sponsored by Burt's Bees. City Field Operations and Parks and Recreation staff will assist the effort by providing top soil and watering if needed.

Ms. Arkin stated that a movie night is also being planned for August 24, 2013. Rather than having the event in conjunction with First Friday, the movie night will be a separate event that may be associated with the Pop-Up Puppy Park. If the event is successful, additional movie nights will be planned. Staff indicated that they will schedule the movie in conjunction with whatever curfew is in place at the time.

Plans are being made for participation in Run for the Greenway as a water stop. In addition, there is a soft commitment for a Run or Dye event in October, 2013. The runs are highly publicized and conducted throughout the nation. Parks and Recreation is working to organize the event.

Ms. Arkin reviewed the communication plan that has been put in place for the project based on the City's process for communication.

Staff asked the Commission to consider authorizing \$5,000 to be made available for the events with an accounting of the funds to be given regularly as the project progresses.

Following discussion, Mr. Gravely moved to authorize that a maximum amount of \$5,000 to be used for events at the site. Mr. McQueary made a friendly amendment that an accounting of how the money is spent be provided to the Commission. Mr. Gravely was in support of the amendment.

Mr. Gravely moved to authorize a maximum amount of \$5,000 to be used for events at the site with an accounting of how the money is spent to be provided to the Commission, seconded by Mr. McQueary. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

- **Exchange of Property**

Staff has been working on a variety of conditions that must be satisfied before a closing for the exchange of properties can occur. A letter has been drafted that is awaiting signature from the Gray family indicating that they agree these conditions have been met to their satisfaction.

Ms. Arkin requested that the Commission consider approving execution of the exchange contingent upon conditions having been satisfied, along with verification by the Gray family. Counsel Blackwood discussed the exchange agreement and provided further explanation of the action requested by staff.

Mr. Gravely moved approval of a resolution authorizing the appropriate officers of the Commission to execute any documents necessary to close on the exchange and further, that staff prepare a letter to be sent to the Gray family saying that all conditions on the part of the Commission have been met and request that they move forward to either verify satisfaction of conditions on the other side or waivers so that closing can occur by a specified date, seconded by Mr. McQueary. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

PHILLIPS LOMBARDY REDEVELOPMENT AREA:

- **EDGE Request to Execute Lease**

Mr. Laughlin provided background information on the EDGE (Eastern Development Growth Enterprise) commercial garden project.

EDGE is proposing to develop the subject property with an urban commercial garden to provide residents of the Phillips Lombardy redevelopment area an opportunity to purchase freshly harvested vegetables at a reasonable cost.

The Redevelopment Commission voted to approve the proposal from EDGE at their September 14, 2011 meeting and to enter into a lease agreement for a term of five years conditioned upon EDGE and North Carolina A&T State University receiving grant funding. Staff has commissioned a survey, as distributed to members, to outline the 3.03 acre area to be utilized by EDGE to begin Phase I of the urban garden. EDGE has indicated to staff that funding has been secured to begin Phase I of the project which will consist of one high tunnel/greenhouse, graveled parking, and security fencing. Phase II of the project will be completed with revenue generated from Phase I. EDGE is requesting execution of the lease to gain access to the property.

Gayland Oliver, 4214 Lord Jeff Drive, president of EDGE, and Terrance Stone, administrator of the grant with A&T University, were present to answer questions relative to the project.

Following discussion, Mr. Gravely moved to execute the lease with EDGE for a period of five years, seconded by Mr. McQueary. The Commission voted unanimously 3-0 to approve the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

STAFF UPDATE:

- **Willow Oaks**

Ms. Arkin updated the Commission on the Willow Oaks project. She plans to meet later in the week with a consultant who is doing an analysis of the project so that a strategy can be developed to moved forward. There will also be a meeting with the Slatter Management Company, manager of the Home Owners Association (HOA) at Willow Oaks, to discuss a plan to reinvigorate the site.

Members suggested that any increase in dues should be dealt with gradually while planning for the future.

ADDITIONAL BUSINESS:

Mr. McLaughlin reported that the sale of the MLK North A-4 site approved at the Redevelopment Commission's June 25, 2013 special meeting is currently being advertised for upset bid in compliance with North Carolina General Statutes. The item is on the City Council's consent agenda for approval at the July 16, 2013 meeting,

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
SPECIAL MEETING
AUGUST 22, 2013**

The special meeting of the Redevelopment Commission of Greensboro was held on Thursday August 22, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 9:38 a.m. The following members were present: Chair Dawn Chaney, Charles McQueary, Thomas Daniels, and Clinton Gravely. Staff present included Dyan Arkin, Chancer McLaughlin, Mike Kirkman, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission, and Mike Williams, City Attorney's Office.

SOUTH ELM STREET REDEVELOPMENT AREA

- **Consideration of request to use the South Elm Street Redevelopment site for a Moral Monday event on August 28, 2013**

Ms. Arkin stated that the use of property belonging to the Redevelopment Commission has been requested for a Moral Monday event to be held on August 28, 2013.

Josh Sherrick, Special Events Manager for the City of Greensboro, stated that the applicants have filled out the special event application and have fulfilled the insurance requirements along with all other requirements necessary for a permit to be issued for an event to be lawfully conducted on public property. The police department and public safety representatives have no concerns but will have a presence on site if the event is approved to occur. Mr. Sherrick and the applicants have discussed closing Arlington Street in order to rent a stage from the Parks and Recreation Department to create a back-drop and provide structure for the event.

Responding to a question from Chair Chaney, Mr. Sherrick stated that the applicants have an effective system of communication with event participants and a press conference is planned for later in week. Parking will be available throughout the downtown area. Participants will be asked not to park on neighborhood streets.

Joyce Johnson, 2115 Murrayhill Road, described areas that will be available for parking. Participants will be directed to locations that include the Greene Street/East Washington Street parking deck, a lot off of Martin Luther King Jr., Drive, and nearby churches. The parking lot at Shiloh Baptist Church will be used for elderly and handicapped parking. Ms. Johnson plans to alert the general area that there may be an influx of people parking in the neighborhood.

Mr. McQueary commented on the possibility that the lot would be muddy considering the recent amount of rain in the area. Staff confirmed that several areas of the lot hold water and may be muddy.

Mr. Sherrick has made a drive-by inspection and indicated that the Arlington portion of the lot moving back appeared to be the most level; however, it does dip back toward Elm Street. He plans to follow-up with a site-walk to assess the condition of the lot.

Mr. Sherrick and Lewis Brandon, 2308 Northbrook Drive, referred to a map and described the site where the event will take place.

Mr. Sherrick anticipated that police officers will be placed at surrounding intersections to mitigate potential traffic concerns. In addition, he addressed the issue of placement of portable facilities and clean-up.

Mr. Sherrick stated that the Redevelopment Commission of Greensboro is listed on the insurance policy and policy information has been forwarded to Counsel Williams for review. Counsel Williams requested assurance that transfer has been made to the Redevelopment Commission of Greensboro. Ms. Arkin explained that most of the land was acquired directly by the Commission.

Responding to a question from Mr. Kirkman, Mr. Sherrick indicated that pedestrians coming from the downtown parking decks can use the recently implemented crosswalk at Lee Street. Police officers will also be on hand to monitor pedestrians crossing Lee Street.

Ms. Johnson said that they plan to work in collaboration with City officers. There will be marshals wearing arm bands who will be available to answer questions and help with the flow of traffic.

Members discussed pedestrian access onto adjoining land not owned by the City. There is a fence surrounding the cell tower and a natural barrier of trees hinders passage onto the adjoining lot owned by Sidney Gray. Mr. Brandon plans to use caution tape to outline the area and marshals will be placed along the perimeter. It was suggested that the applicants notify the owner of the land, Mr. Gray, to inform him that the event will be occurring and hopefully will not affect his property.

Counsel Blackwood asked Mr. Sherrick if all requirements and matters have been met in terms of applications and permits needed for the event. Mr. Sherrick said that all requirements have been met and he expects the permit for the special event to be issued without delay. He is waiting for the insurance certificate to come in and comments are pending from the transportation representative. He provided details of insurance coverage.

Ms. Johnson described details of the event at the request of the Commission. The Greensboro branch of the NAACP (National Association for the Advancement of Colored People) has applied to sponsor a Moral Monday event on August 28, 2013. The event is being held on the anniversary of the 1963 March on Washington led by Dr. Martin Luther King and other leaders of that time. The group is committed to drawing individuals and organizations that are concerned about democracy and equity in the areas of jobs, education, and rights of women and people of color. The gathering can be characterized as a combination of popular education where concerns and realities are shared and mutual encouragement that progress will be made in these areas. She anticipated that as many as 2,000 people will be in attendance.

Mr. McQueary moved to approve the request, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Daniels. Nays: None.)

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 10:10 a.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
SEPTEMBER 11, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday September 11, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Charles McQueary, Robert Enochs, and Clinton Gravely. Staff present included Dyan Arkin, Chancer McLaughlin, Hanna Cockburn, and Cyndi Blue. Also present was Jim Blackwood, Attorney for the Commission.

APPROVAL OF THE MINUTES:

(a) July 10, 2013 Regular Meeting

Mr. Gravely moved approval of the July 10, 2013 regular meeting minutes, seconded by Mr. McQueary. The Commission voted 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

(b) August 22, 2013 Special Meeting

Mr. McQueary moved approval of the August 22, 2013 special meeting minutes, seconded by Mr. Gravely. The Commission voted 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

Chair Chaney introduced Suzanne Stafford, United States host for the country of Moldova. Ms. Stafford introduced the delegation from Moldova who was present to observe the Commission and learn how information is processed and decisions are made. The group's focus is on urban revitalization.

SOUTH ELM STREET REDEVELOPMENT AREA:

(a) South Elm Development Group Update

Bob Isner, 447 Arlington Street, was present to update the Commission on progress being made at the South Elm site. The South Elm Development Group (SEDG) is in the final stage of negotiating the land swap with the Gray family. The development group has also presented engineering budgets so that site work and street improvements can begin. Mr. Isner indicated that SEDG is coordinating closely with the Greenway Committee on the Bragg Street portion of the Greenway relative to streetscape improvements. In addition, the South Elm Street site is still in contention for the Downtown University Center.

(b) Site Events and Installations

Ms. Arkin reported that fencing is being installed on the west side of the site for a 700 square foot dog park. A substantial amount of money has been raised for the dog park through sponsorships and donations. The grand opening is planned for September 28, 2013. Food trucks will be present and there will be a mobile dog wash.

A wildflower garden, sponsored by Burt's Bees, will be located on the Lee Street side of the dog park. There are also plans for a movie night in the future. Members suggested having food trucks available at the site on movie night.

Mike Akins asked staff to review details of the dog park. Mr. Akins lives in the Arlington Park neighborhood and is on the Board of the Ole Asheboro Neighborhood Association.

Ms. Arkin reviewed the preliminary budget for site events and installations, as distributed to members.

Mr. Enoch arrived at 5:22 p.m. for the remainder of the meeting.

(c) Exchange of Property

Ms. Arkin stated that the paperwork for the land exchange is complete. She described remaining steps necessary to finalize the exchange of property with the Gray family.

WILLOW OAKS REDEVELOPMENT AREA:

(a) Request for Public Hearing for Plan Amendment

Ms. Arkin explained staff's request for a Public Hearing at the next meeting for a plan amendment to the Morningside Lincoln Grove Redevelopment Plan that governs the Willow Oaks community and the surrounding area. She described multifamily housing units in the area that have reached the end of their useful life. The plan amendment would add four buildings to the acquisition list of the Morningside Lincoln Grove Redevelopment Plan.

Cyndi Blue, Planning and Community Development, stated that the units are at the end of their life span and she described the reuse plan to demolish, rehabilitate, or rebuild some of the units if necessary. A detailed presentation will be given at the Public Hearing.

Celestine Simmons, 612 Martin Luther King Jr. Drive, expressed concern about properties she owned at 1026 and 1028 Pearson Street.

Mr. McQueary moved to set a Public Hearing for the next Redevelopment Commission meeting, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Enochs. Nays: None.)

(b) Cottage Grove Initiative Update:

Skip Crowe, 4520 Vickery Chapel Road, is the Executive Director of the Cottage Grove Initiative. He updated members on activities and priorities of the Cottage Grove Initiative. They are working closely with the City, non-profit organizations, and financial institutions on a large property known as Avalon Trace. The property has outlived its useful life and the floor plan is obsolete. They are looking at ways to make a better use of the property. Community Foundation is interested in participating in the project and the owner is very anxious to sell. They would like to use a mix of market rate and subsidized housing. In addition, Mr. Crowe gave an overview of the educational component of the project. They are partnering closely with Guilford County Schools on Hampton Elementary which is located close by. They are working with Guilford Technical Community College (GTCC) on adult education and retraining programs in addition to local non-profit organizations such as Step-Up Ministries.

Mr. Crowe invited Commissioners to attend a public meeting at Hampton School on September 21, 2013 from 1:30 p.m. to 3:00 pm.

(c) Staff Update on Strategy for Completion of Redevelopment Activities

Ms. Arkin described strategies to complete redevelopment activities in Willow Oaks. Staff plans to send out a Request for Proposals or a Request for Qualifications by the end of the year to create builder interest in Willow Oaks. In addition, a Request for Proposals will be sent out for the commercial section of the Village Center. Staff will continue to update the Commission each month on activities and strategies.

PHILLIPS LOMBARDY REDEVELOPMENT AREA:

(a) Request for Easement for Dollar General Construction

Mr. McLaughlin distributed the site plan for the Dollar General development and a map illustrating its relationship to adjacent properties.

Mr. McLaughlin stated that when the current development was approved for permitting, it included a required storm water system to allow for surface runoff from the proposed driveway entrance off of Phillips Avenue onto the adjacent creek along the eastern property line. While awaiting the final inspection for the Certificate of Occupancy, stormwater management concluded that an additional stormwater system needed to be installed that would extend the initially proposed device to the top of the bank of the existing creek along the eastern property line. Referring to the map, he pointed out that the proposed easement is to the north of the proposed fence line for the EDGE development and it does not create any conflicts with the two developments.

The easement site is owned by the Commission. Glandon Forrest LLC, the builder, is requesting the approval of a 1,339 square foot easement to allow them to construct the required device to comply with stormwater management. Staff is recommending approval of the easement request with the following conditions: (1) that the maintenance of the easement area is considered a responsibility of Glandon Forrest LLC, and (2) that the Redevelopment Commission is exempt from any liability associated with the use of the easement.

Counsel Blackwood reviewed highlights of the easement document.

Mr. Gravely moved to grant an easement to Glandon Forrest LLC, seconded by Mr. McQueary. The Commission voted 4-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Enochs. Nays: None.)

ADDITIONAL BUSINESS:

(a) 601/605 Martin Luther King, Jr. Street

Celestine Simmons, 612 Martin Luther King, Jr. Drive, stated that on June 26, 2013, staff submitted a proposal to sell 601 and 605 Martin Luther King, Jr. Drive to the Durbin Group. The sale was approved by City Council at a later meeting. Ms. Simmons lives directly across the street from these properties and was unaware of the sale prior to the City Council meeting. She referred to a 1997 redevelopment plan for the neighborhood where 12 or 14 houses in Ole Asheboro owned by the Redevelopment Commission were to be preserved and the streetscape improved. Ms. Simmons later purchased one of these homes and spent a large amount of money on the property. She discussed TN (Traditional Neighborhood) zoning and indicated that there are plans to put two large buildings and three small houses across the street from her residence. She stated her disappointment that the streetscape has not been improved, the proposed townhomes were not built next to her property, and nothing has been done to build up the distressed neighborhood as promised. She has made unsuccessful attempts to sell her property in the past. She felt that no one would be likely to purchase her property if it was across the street from a Family Dollar store or a Rite-Aid drugstore. She asked the Commission to rescind the contract or purchase her property to make the area a commercial hub.

Mr. McLaughlin described the process that staff has gone through working with the neighborhood since March, 2013. Staff received support and direct feedback from the community and several conditions were added to the approval including the prohibition of on-site consumption of alcohol and non-vinyl building materials. He addressed the matter of notification and stated that staff goes to the established neighborhood association and redevelopment areas to make sure that information is conveyed to the community.

He clarified that the original plan called for mixed-use and not specifically townhome development. The Southside development is considered a live/work model. As the economy changed, the townhouse market became more difficult to support. A market study done in March, 2013 identified the site as a prime location for retail development. He is currently talking with the Durbin Group to create a pedestrian oriented layout to

preserve the development of the remaining piece of land so it is cohesive. Prior to the next phase of special use, a public meeting will be held to allow the developer to come in and speak directly with the community. He stated that staff is significantly engaging with the community and they are working with the neighborhood association to try to increase the amount of people attending meetings to insure that everyone can be involved.

Chair Chaney clarified that this is not a zoning change and either retail or commercial will likely be placed on the site. Responding to a question from Ms. Simmons, Chair Chaney described different types of zoning located in traditional neighborhoods.

Mr. McLaughlin commented that TN (Traditional Neighborhood) zoning is a mixed-use development. The intent is for smaller scale commercial development mixed with residential which is why it is important to put language together to require a developer to go through a special use permit application if they wanted to construct a larger building. The special use permit application would require going to the community and to the Planning Board.

Mike Akins, Old Asheboro Neighborhood Association Board member, commented that Mr. McLaughlin has participated in meetings on a regular basis for some time. He initially brought limited information about interest in the property; however, he was unable to share details at the time. The neighborhood association was concerned about the type of entity that would be placed on the site. They learned that the entity would be a small-box retail establishment and there was opposition to having a Family Dollar at the site. The association was hopeful that the new entity would provide jobs for the neighborhood and would be compatible with the community.

Chair Chaney asked if the matter to rescind the proposal was in the hands of the City. Mr. McLaughlin stated that the window of time to rescind the decision has passed and the decision of City Council to approve the sale is final.

Mr. McLaughlin will keep the Commission updated with staff's efforts to increase participation in neighborhood meetings.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
OCTOBER 9, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, October 9, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Charles McQueary, Robert Enochs, Thomas Daniels, and Clinton Gravely. Staff present included Dyan Arkin, Chancer McLaughlin, Hanna Cockburn, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission.

APPROVAL OF THE MINUTES:

- **September 11, 2013 Regular Meeting**

Mr. Gravely moved approval of the September 11, 2013 regular meeting minutes, seconded by Mr. McQueary. The Commission voted 5-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Daniels, Enochs. Nays: None.)

WILLOW OAKS REDEVELOPMENT AREA

- **Public Hearing for Redevelopment Plan Amendment: Add 2115, 2116 and 2128 Everitt Street and 316 South English Street to Acquisition List**

Ms. Arkin stated that 316 South English Street has been removed from the list of proposed properties to be added to the acquisition list at this time. She gave a PowerPoint presentation highlighting the subject area and describing the Morningside Lincoln Grove Redevelopment Plan as it was adopted in 2000.

Cyndi Blue, Housing Planner with the City of Greensboro, described the plan amendment that the Commission is being asked to consider. She explained that in the early 1990s the City embarked on a goal to stabilize distressed neighborhoods by stabilizing housing stock and preserving affordable units. Twenty years later, the three subject properties, 2115, 2116, and 2128 Everitt Street, have been deemed to be blighted by the Greensboro Planning Board, which is one of the necessary steps necessary in order to move the properties to the acquisition list for redevelopment activity. The three rehabilitated properties have served the City for 22 years and have met the goals of the City's investment in affordable housing. Properties in the area are approaching physical and economic obsolescence and a determination is needed for the best outcome for the units, neighborhood, tenants, and future affordability and livability. Staff feels that the rehab for these three units would be too expensive for the return and a determination should be made as to how the units could best serve the needs of Willow Oaks.

Responding to questions, Ms. Blue discussed possibilities for future use of the sites. Staff felt that redevelopment was the best option for the three sites, whereas other sites in the neighborhood would be better suited for rehabilitation and preservation. Chair Chaney noted that if demolition is approved, no assurance can be given as to what will replace the three units. Mr. Enochs commented that a building that sits blighted and empty is the worst scenario for the neighborhood. Ms. Blue pointed out that funds are available for the demolition.

Staff asked the Commission to add 2115, 2116, and 2128 Everitt Street to the Morningside/Lincoln Grove Redevelopment Plan acquisition list.

Ms. Arkin explained the process to relocate tenants and the process and timetable to present the plan amendment at another public hearing on November 19, 2013 before City Council.

Mr. Daniels left at 5:30 p.m. for the remainder of the meeting.

There were no comments from the public.

Mr. McQueary moved to accept the recommendation as presented by staff, seconded by Mr. Gravely. The Commission voted 5-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Daniels, Enochs. Nays: None.) Mr. Daniels left the meeting unexcused and therefore, his vote was counted in the affirmative.

COLLEGE HILL REDEVELOPMENT AREA:

- **919 Spring Garden Street – A Proposal to Provide Funding Assistance to Save the William Crawford House in College Hill from Demolition**

Ms. Arkin stated that the College Hill neighborhood has determined that they will take a different path in order to fund the acquisition of the Spring Garden Street property. Ms. Cockburn explained that the College Hill Neighborhood Association supported a revision to the plan for their municipal service district funds to allow for them to participate in the securing and restoring of properties that are at risk. The neighborhood may be coming back to ask for the Commission's participation given the history of redevelopment activity in College Hill. It is an agenda item at the next City Council meeting to allocate the funds and authorize the transfer of funds to allow the purchase of the property.

SOUTH ELM CORRIDOR REDEVELOPMENT GRANT PROGRAM:

Ms. Arkin reported that the South Elm Corridor Redevelopment Grant Program was approved by City Council at their last meeting. The program will be administered by the Redevelopment Commission. The grant program is currently funded for \$50,000.

Responding to questions, Ms. Arkin stated that the funds are for economic development and for commercial use only. A funding format for the City Manager's office will need to be developed in the future if there are more requests than current funding will cover. Staff will be in contact with the Commission when there is an application for the funds.

PHILLIPS LOMBARDY REDEVELOPMENT AREA:

- **Dollar General – Offer to Purchase Easement Property**

Mr. McLaughlin stated that the Commission approved an easement agreement at their last meeting with Glandon Forrest LLC, developer of the Dollar General at 2106 Phillips Avenue. The easement was needed due to a requirement from the Stormwater Management Department. Although the easement has officially been recorded, Dollar General is in search of a more permanent solution and they are now requesting to purchase the 1,300 square foot area. He reviewed conditions that would be required if the purchase is approved. An offer of \$1,500 has been received from Glandon Forrest to purchase the area. Staff indicated to Glandon Forrest that the ultimate sales price would be at the discretion of the Commission. If approved, the sale would be subject to upset bid and approval from City Council.

Mr. Enochs moved to accept Glandon Forrest's offer of \$1,500 for the subject piece of property.

Restating his motion, Mr. Enochs moved to counteroffer Glandon Forrest LLC to sell them the property for \$2,000 subject to the property being subject to the same uses and restrictions as the prior disposition and that it be combined with the prior tract to make one overall tract, seconded by Mr. McQueary. The Commission voted 5-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary, Daniels, Enochs. Nays: None.) Mr. Daniels left the meeting unexcused and therefore, his vote was counted in the affirmative.

STAFF UPDATES:

Staff has scheduled a grand opening event at the new Dollar General store on Saturday, October 12 at 10:00 a.m. Chair Chaney invited all present to attend the ceremony.

Ms. Arkin updated members on funding for events planned for the rebranding of the South Elm Street Redevelopment site. She indicated that the dog park has been very successful.

Ms. Arkin stated that staff is working on funding for the design of the infrastructure so that a Request for Proposals can be sent out for a design engineer.

Mary Elizabeth Black, 409 Burtner Street, asked staff for an update on her earlier request to have a plaque placed at St. Matthews Church. She provided an overview of the history of the church.

Russell Barrett, Treasurer of the Arlington Park Neighborhood Association, informed members that the group is in process of creating a long-range plan for the neighborhood.

Ms. Arkin stated that a decision on the location of the Downtown University Campus is expected in late October or early November.

Ms. Arkin indicated that there has been a lot of activity in the Willow Oaks area. Staff is working with the management company for the Home Owners Association and community members to strategize and complete activities in that area.

Staff is continuing to work with Skip Crowe on the Cottage Grove Initiative. Ms. Arkin and Mr. Crowe recently attended a Purpose Built Community Conference. She will share details of the conference at a later date.

ADDITIONAL BUSINESS:

- **Distribution of Draft 2012-13 Redevelopment Commission Annual Report**

Staff plans to email the finished draft to Commission members.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
NOVEMBER 13, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, November 13, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:01 p.m. The following members were present: Chair Dawn Chaney, Robert Enochs, and Clinton Gravely. Staff present included Dyan Arkin and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission, and Councilwoman Nancy Hoffmann.

Members observed a moment of silence in memory of Mary Elizabeth Black.

APPROVAL OF THE MINUTES:

- **October 9, 2013 Regular Meeting**

Mr. Gravely moved approval of the October 9, 2013 regular meeting minutes, seconded by Mr. Enochs. The Commission voted 3-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs. Nays: None.)

WILLOW OAKS REDEVELOPMENT AREA:

Ms. Arkin stated that an offer has been received to sell property located at 1602 and 1604 McConnell Road to the Redevelopment Commission for a sales price of \$8,200. One parcel is 1.7 acres and the other parcel is .13 acre. The total tax value of the properties is approximately \$12,000 and the properties are being offered at a significant discount. The parcels could potentially be valuable to the Commission in the future although there are no imminent plans for work along that corridor. Copies of a portion of the McConnell Road study have been distributed to members indicating that there is an opportunity to do some redevelopment in the area that is not student housing. The intent was to potentially step down from the density of the student housing into a family rental project. The Commission owns a parcel of land that is contiguous to the property being offered and the City of Greensboro owns a lot that is contiguous to the Commission's parcel. Therefore, putting all the lots together would create a parcel of land that is of good size. Ms. Arkin stated that staff is not making a recommendation; however, this is a piece of property that has value to redevelopment in this area. Funds are available that could be used for the purchase of the property.

Responding to questions from the Commission, Ms. Arkin stated that the lots have been cleared and the only cost would be for the maintenance of the lots until redevelopment occurs. The property is zoned RM-18.

Dana Deaton, owner of the properties, stated that she was not aware of any issues of contamination of the lots.

Counsel Blackwood clarified that if the concept is approved, the offer would be subject to an examination of the land before closing.

Counsel Blackwood informed members that the seller is very interested in closing by the end of the year.

Mr. Enochs pointed out that there is no current activity in this area and he questioned the Commission's need to purchase the lots. He was not interested in banking more land where there are no plans for redevelopment.

Mr. Gravely commented that the purchase of these two lots would make the Commission's property more valuable and would increase the flexibility of the use of the properties in the future.

Chair Chaney commented that since the Commission already owns contiguous undeveloped property, purchasing other property in such close proximity provides a greater opportunity for development, particularly since it is zoned multifamily.

Mr. Gravely moved to have staff investigate the purchase of 1602 and 1604 McConnell Road, seconded by Mr. Enochs. The Commission voted 3-0 in favor of the motion. (Ayes: Chaney, Gravely, Enochs. Nays: None.)

TOUR INVITATION FROM OWNER OF THE MILL:

Eric Robert, 1816 South Elm Street, invited the Redevelopment Commission to tour The Mill. He informed members that there are plans to have an open space art gallery, residences, and businesses at the facility. He hopes to have a restaurant in the building with outdoor dining space. In addition, a public relations firm is interested in moving into the building. Staff will poll members and discuss a convenient time for Mr. Robert so that Commissioners can see the facility.

SOUTH ELM CORRIDOR REDEVELOPMENT GRANT PROGRAM:

Staff stated that there is no new information available to share with the Commission at this time. They have been working on setting up policies and procedures to administer the program. Guidelines for proposals will be presented at the December, 2013 meeting.

APPROVAL OF 2012-13 RCG ANNUAL REPORT:

Ms. Arkin informed members that a suggestion was made by Commissioner McQueary to add a summary before the individual projects to provide an overview and put the projects into context. Following discussion, it was determined that staff will provide the summaries by email and members will vote on the approval of the Annual Report at the December, 2013 meeting.

Mr. Gravely noted that the meeting date of the Redevelopment Commission is the second Wednesday of the month at 5:00 p.m., not the second Thursday of the month.

Members discussed the best way to develop goals for the upcoming year. It was suggested that a retreat or strategic planning meeting be arranged to discuss goals and objectives to help the Commission be more targeted. The Annual Report can be used as a way to scan what has been accomplished. Staff plans to include the matter as an agenda item for further discussion at the December, 2013 meeting.

STAFF UPDATES:

Staff has been meeting regularly with the Willow Oaks Neighborhood Association and they are working closely with the Home Owners Association. Councilwoman Hoffmann suggested that the Willow Oaks neighborhood should be involved in the Neighborhood Congress. Staff commented that plans are underway and the neighborhood association is moving in that direction.

Ms. Arkin stated that there is activity around the Avalon Trace Apartments in the Cottage Grove area. The owner is interested in selling the property to the Cottage Grove Initiative in some way. The College Grove Initiative has been working with a group of developers to come up with a feasible plan for a complete demolition and reconstruction of the property. The redevelopment would be a good opportunity to provide a variety of housing types in the community.

Ms. Arkin informed members that an announcement is scheduled next week regarding the location of the Downtown University Village Center.

Staff indicated that the Phillips-Lombardy easement property was approved for sale at the last City Council meeting.

Members are in receipt of the 2014 meeting schedule. The Commission will continue to meet on the second Wednesday of the month at 5:00 p.m.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 5:52 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE
REDEVELOPMENT COMMISSION
OF GREENSBORO
DECEMBER 11, 2013**

The regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, December 11, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:02 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, and Charles McQueary. Staff present included Dyan Arkin, Chancer McLaughlin, and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission.

APPROVAL OF THE MINUTES:

- **November 13, 2013 Regular Meeting**

Mr. Gravely moved approval of the November 13, 2013 regular meeting minutes, seconded by Mr. McQueary. The Commission voted 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

SOUTH ELM STREET REDEVELOPMENT AREA:

- **Downtown University Campus**

It was announced on November 19, 2013 that the South Elm Street Redevelopment site has been chosen as the preferred location for the Downtown University Campus. A meeting was held today with the Downtown University Campus staff to coordinate schedules and timing.

Ed Kitchen was present on behalf of the Downtown University Campus group. He provided a PowerPoint presentation and distributed summary information. Following a brief history, he discussed the phasing of the project. The first phase will focus on health care, particularly nursing. Tenants of the first building will include GTCC, UNC-Greensboro, Cone Health, and NC A&T University. The project also will include a state of the art healthcare simulation facility. Mr. Kitchen described site evaluation criteria and funding sources for the \$40 million dollar project. He anticipated that Phase I will be ready for occupancy in the summer of 2016.

Bob Chapman, South Elm Development Group, commented that the Downtown University Campus is the best possible anchor for the redevelopment area. He said that focus will be on walkable urbanism and other elements of new urbanism. South Elm Development Group plans to fast track the 93,000 square feet office building directly across the street. Potential tenants are being identified for the building with the possibility that the Downtown University Campus could be included. They are working on financing for the two parking decks and he commented that the viability of the proposed hotel is uncertain at this time. In addition, Mr. Chapman described work being done toward the development of apartments along the Greenway.

Responding to questions, Mr. Chapman confirmed that there will be a retail food service in the area.

Staff will provide the Commission with an updated schedule and timeline for the proposed project at the January, 2014 meeting.

WILLOW OAKS REDEVELOPMENT AREA:

- **Offer to Sell 1602 and 1604 McConnell Road**

Ms. Arkin stated that a request has been received from a private developer to sell property located at 1602 and 1604 McConnell Road to the Redevelopment Commission. The properties are contiguous to a property owned by the Commission as well as a property being held by the City of Greensboro for the Commission.

The total combined parcel is .52 acres with a combined tax value of \$28,000. Based on a preliminary site plan and incorporating the parcels owned by the City and the Redevelopment Commission, approximately 17 units could be placed on the site.

Builders of Hope have indicated an interest to use the site as a test for a lease-to-own product.

Potential concerns for the sale include land holding and the possibility of underground storage tanks. Staff indicated that the storage tank was probably an above ground tank for the oil heated house. If there is an underground tank, the approximate cost for removal is \$2,500 unless there is a leak and clean-up is required. The City has some remaining revolving loan funds that could be used for environmental clean-up, if necessary.

Referring to a timeline, Ms. Arkin anticipated that due diligence and research to determine if there is an environmental hazard could occur in December, 2013. Negotiation of a development agreement could occur in the spring of 2014 with the Redevelopment Commission approving a preliminary building program in the early summer. In addition, she described potential funding sources for the project.

There is a need for quality workforce housing in the area and the site is a good location given its proximity to Willow Oaks. Because of student housing on the north side of McConnell Road, attached housing would allow for a step down of density in the area.

Counsel Blackwood stated that the Commission is being asked to consider approval of the purchase of the two lots, 1602 and 1604 McConnell Road, for an amount of \$8,200. The purchase would be subject to acceptable title examination such that the property could be received by Warranty Deed with no encumbrances, easements, or restrictions that would prohibit the Commission from using the property. The property should also contain acceptable warranties and representations regarding the environmental condition of the property.

Ms. Arkin confirmed for Chair Chaney that the development would be for attached housing that would be townhouse style units.

Mr. McQueary expressed his support of the acquisition. He felt that acquiring lands that are contiguous help to make compatible neighborhood development easier.

Mr. McQueary moved to approve the purchase of 1602 and 1604 McConnell Road with the proposed warranties, seconded by Mr. Gravely. The Commission voted unanimously 3-0 in favor of the motion. (Ayes: Chaney, McQueary, Gravely. Nays: None.)

VISIT TO THE MILL ON DECEMBER 2, 2013:

Members provided an overview of their visit to The Mill on December 2, 2013. Chair Chaney felt it was very helpful to see the site, particularly with the grant proposals that will be coming to the Commission. They commended Mr. Robert for his work and felt the site was a good precedent for future development in the area.

SOUTH ELM CORRIDOR REDEVELOPMENT GRANT PROGRAM:

Ms. Arkin provided a map illustrating boundaries of the South Elm Corridor Redevelopment Grant as approved by City Council in October of 2013. The grant is essentially a tenant upfit grant for people who are within the area who would like to close the gap on helping tenants to up fit their properties. City Council has asked the Redevelopment Commission to administer the grant program. City Council allocated \$50,000 to the program for the fiscal year. There are approximately 25 commercial sites within the tenant up fit area that could be eligible. Property business owners must match the grant at a 2:1 ratio and the minimum renovation project cost must be \$10,000. The maximum grant amount is \$25,000 per leasable space and

\$50,000 per building. The project must be substantially completed within six months. In addition, two full time jobs must be created or retained as a result.

Mr. McQueary felt that the program represented a large bureaucratic process for a small amount of money and it may be difficult to generate interest given the set of requirements.

Mr. McLaughlin suggested communication with City Council that the Commission is supportive of the initiative but would like to see an influx of an additional amount of money into the program. Ms. Cockburn explained that this is a pilot opportunity and if success can be demonstrated, there is an opportunity for the grant amount and the per tenant space to be increased.

Staff provided details of the application process. They plan to send out notices to owners within the boundaries to gauge responses to the program.

Mr. McQueary left the meeting at approximately 6:10 p.m.

APPROVAL OF 2012-13 RCG ANNUAL REPORT:

The Commission will vote to approve the Annual Report at the next meeting when a quorum is present.

STAFF UPDATES:

Mr. McLaughlin updated members on the status of the EDGE property. Following a history of the property, he stated that the City has agreed to provide fencing for the development to secure the site. Staff has assisted EDGE with the submittal of a recent Neighborhoods Small Projects application to acquire funding for the parking lot required for the development. In addition, EDGE has held a series of community meetings and workshops to educate residents on nutrition and food initiatives. City staff is working to develop a text amendment to create a new use which is called an Urban Farm. The text amendment will be heard at the December 17, 2013 City Council meeting.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Sue Schwartz
Planning and Community Development, Director

SS:sm/jd