

**APPROVED MINUTES OF THE MEETING OF  
THE REDEVELOPMENT COMMISSION OF GREENSBORO  
PLAZA LEVEL CONFERENCE ROOM  
MELVIN MUNICIPAL OFFICE BUILDING  
JANUARY 11, 2012**

The Redevelopment Commission of Greensboro met in a regular session in the Plaza Level Conference Room, Melvin Municipal Office Building on Wednesday, January 11, 2012, at 5:00 p.m. Commissioners present were: Chair Dawn Chaney, Robert Enochs, and Chuck McQueary. Staff included Dyan Arkin and Barbara Harris, representing the Planning and Community Development Department; and Jim Blackwood, attorney for the Commission. Also present was City Councilwoman Nancy Hoffman.

**ELECTION OF OFFICERS:**

Ms. Arkin reviewed the current slate of officers of the Redevelopment Commission of Greensboro:

Chairman: Dawn Chaney is the Acting-Chair.

Vice-Chair: None.

Secretary: None.

Assistant Secretaries: Sue Schwartz, Barbara Harris, Chancer McLaughlin, and Dyan Arkin.

Mr. McQueary moved to nominate Dawn Chaney as Chairman of the Redevelopment Commission, seconded by Mr. Enochs. The Commission voted unanimously 3-0 in favor of the motion.

Chair Chaney confirmed with Counsel Blackwood that her involvement with Downtown Greensboro as Chairman-elect for next year will not be a conflict.

Chair Chaney moved to nominate Robert Enochs as Vice-Chair of the Redevelopment Commission, seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion.

Mr. McQueary moved to nominate Clinton Gravely as Secretary of the Redevelopment Commission, seconded by Chair Chaney. The Commission voted unanimously 3-0 in favor of the motion.

Mr. Enoch moved to nominate Sue Schwartz, Barbara Harris, Chancer McLaughlin, and Dyan Arkin as Assistant Secretaries of the Redevelopment Commission, seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion.

The new slate of officers of the Redevelopment Commission of Greensboro is as follows:

Chairman: Dawn Chaney

Vice-Chair: Robert Enochs

Secretary: Clinton Gravely

Assistant Secretaries: Sue Schwartz, Barbara Harris, Chancer McLaughlin, and Dyan Arkin

**APPROVAL OF THE MINUTES OF DECEMBER 16, 2011 SPECIAL MEETING:**

Mr. McQueary moved to approve the minutes from the December 16, 2011 special meeting as written, seconded by Mr. Enochs. The Commission voted unanimously 3-0 in favor of the motion.

## **SOUTH ELM STREET REDEVELOPMENT AREA**

- **Developer Selection**

Ms. Arkin reviewed events leading up to the selection of a developer for the South Elm Street Redevelopment area.

Three development proposals were determined to be responsive and the Commission directed staff to move forward with evaluations and the selection process. The three developers being considered are Russell New Urban Development, Atlanta, Georgia; South Elm Development Group, Durham, North Carolina; and South Elm Street Redevelopment Partners from Linthicum, Maryland. Representatives of the Commission and the Community Advisory Committee visited existing projects done by the three groups and the Commission has completed interviews with each development team.

Members are in receipt of a packet containing a summary of the proposals, a summary of rankings done on the proposals by staff and technical assistance professionals, a summary of strengths and weaknesses of each proposal, and a worksheet outlining the Redevelopment Commission's vision for the South Elm Street Redevelopment project.

Ms. Arkin explained that a summary of changes made by Russell New Urban Development to their original development plan and design was also provided in the packet. The most significant change in their program was the addition of a hotel in a later phase of the project. The addition increased the anticipated value of the completed development from \$68 million to \$80 million.

Ms. Arkin gave a brief PowerPoint presentation on the three proposals to aid Commission members in their discussion. Ms. Arkin said that if a preferred developer is chosen at this meeting, staff and the developer will work together for a period of several weeks to make sure that both parties have a high comfort level on issues involved with a project of this size. Staff will negotiate acceptable contract terms to be presented at the special Redevelopment Commission meeting scheduled for February 3, 2012. A developer selection would be finalized at this time followed by the upset bid process. The Commission will present their developer recommendation to City Council at the February 21, 2012 City Council meeting.

Sydney Gray, Community Advisory Committee member, asked for clarification regarding the large differences in the values of the completed projects between the three developers. Chair Chaney suggested that hotel value in some of the proposals could account for the difference. Ms. Arkin said that the estimated values presented in the summaries were arrived at by the developers and staff felt the numbers could be undervalued. Staff and members discussed the risks associated with undervalued and overvalued estimates.

Ms. Arkin reviewed the summary of developer rankings as distributed. She stated that the group of evaluators included three planners, one economic development professional, one urban design professional, a Department of Transportation professional, and a MWBE professional. Evaluators were asked to consider the capability of the development team, the conceptual program and design being proposed, and the outreach and participation of the team.

Mr. Eric Robert, 816 S. Elm Street, is a member of the Community Advisory Committee. He felt it was very important that the retail component of the project be well thought out. He noted there were already many vacant storefronts in existence downtown.

Mr. Sidney Gray, Community Advisory Committee, stated that he sent an e-mail to members expressing concern with setbacks, not taking land for the median widening, and for development on the north side of Lee Street. He also submitted a copy of the e-mail to be included in the record.

Ms. Arkin stated that Greensboro Department of Transportation staff indicated there were no plans at this point to widen Lee Street. She reiterated that any changes to the Lee Street corridor were the responsibility of the City of Greensboro. She said the City would not allow any changes that would jeopardize existing businesses.

Mr. Sidney Gray, Community Advisory Committee, reiterated the importance of reserving sufficient land for the widening of future lanes on Lee Street.

Mr. Ben Roush, 408 Arlington Street, is also a member of the Community Advisory Committee. He felt it was important not to jeopardize the relationship of the construction site with Lee Street by setting the buildings too far back. He felt the urban feel would be lost if the buildings were set too far back. Ms. Arkin assured Mr. Roush that the Lee Street Plan would address this issue and the Plan would be completed before construction begins.

Commission members discussed the three development proposals.

Mr. Enoch stated that his first concern involved City participation in the project and he noted that each team incorporated a parking structure in their plan. During site visits, he was impressed by the properties developed by the South Elm Street Development Group. He noted that they ranked first in the Development Team Capability category. In addition, he liked their history in the downtown area.

Mr. McQueary was very impressed with visits to properties in Atlanta, Georgia developed by the Russell Urban New Development; however, they were not as well-versed in their proposal. He felt that the South Elm Development Group had the best proposal and they were a strong team. He agreed with their high ranking for team capability. Mr. McQueary supported South Elm Development Group as the first choice for a development team.

Chair Chaney stated that she liked what she saw upon visiting South Elm Development Group sites in Durham, Chapel Hill, and Raleigh, North Carolina. She liked that their proposal brought in residential housing as well as mixed-group. She felt the proposal was creative in architectural design and met criteria established by the Commission. She stated her support in favor of the Group.

Chair Chaney stated that Mr. Gravely was absent from the meeting due to illness but Mr. Gravely had asked Chair Chaney to relay his support for South Elm Street Redevelopment Partners.

Chair Chaney asked all those in favor of the South Elm Development Group to give their consent by saying Aye. Chair Chaney, Mr. Enochs, and Mr. McQueary voted Aye. It was noted that Mr. Gravely was in favor of South Elm Street Redevelopment Partners.

Mr. Enoch moved to direct staff with the assistance of legal counsel to enter into negotiations based on the development plan proposal presented and other matters to negotiate a Sales Development Agreement and present it to the Commission, seconded by Chair Chaney. The Commission voted unanimously 3-0 in favor of the motion.

### **WILLOW OAKS REDEVELOPMENT AREA:**

- **Update on Promise Neighborhood Grant**

Ms. Arkin informed members that the City of Greensboro was not successful in getting the Promise Neighborhood Education Planning Grant. The group that came together around that particular initiative has made commitments to stay and work together toward future initiatives of the same type. She plans to relay information to the Commission regarding the group's monthly meetings.

**ADDITIONAL BUSINESS:**

Members agreed to hold a tentative special meeting on February 3, 2012 at 3:00 p.m. The purpose of the special meeting will be to vote on the finalized development team as determined by the finalized Sale and Development Agreement. Staff will notify members if progress with the negotiations requires a change in the meeting date.

Mr. Enochs inquired about progress being made on the EDGE proposal for the Phillips Lombardy property. Staff indicated that they will provide an update at the next meeting.

Chair Chaney asked for an update on property located at 727 Plott Street that was purchased from the City. Ms. Harris indicated that no upset bids were received for the sale. The item is on City Council's agenda for approval on January 17, 2012.

Mr. McQueary suggested that the Commission send a memo to City Council commending staff on the good job they did taking information and putting it in a form so that it was possible for members to reach a conclusion on developer selection in such a judicious manner. Commission members were unanimously in support of his suggestion.

**ADJOURN:**

There being no further business before the Commission the meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Sue Schwartz,  
Planning and Community Development

SS/sm:jd

**From:** [Sidney Gray](#)  
**To:** [Arkin, Dyan](#); [Charles E. McQueary](#)"; ["Clinton Gravelly"](#); [Chaney, Dawn](#); ["Jim Blackwood \(jblackwood@tuggleduggins.com\)"](#)"; ["Robert Enochs"](#); ["Ben Roush"](#); ["Carolyn Flowers"](#); ["Dabney Sanders"](#); ["Eric Robert"](#); ["Greg Chabon"](#); ["Jim Bryan"](#); ["John Harris"](#); ["Jonathan Bush"](#); [Sanders, Dabney](#); ["Sidney Gray"](#); ["Will Leimenstoll"](#)  
**Subject:** From Sidney Gray: January 3, 2012 S. Elm Redevelopment Setbacks for future  
**Date:** Tuesday, January 03, 2012 9:30:47 AM

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Good afternoon everyone. I trust and hope you all have had a wonderful Holiday. If I may take a few minutes of your time to share with you some of my thoughts concerning the South Elm Redevelopment Project before the developer is chosen. At the last meeting and at previous meetings I have raised my concern about the setbacks on the South side of Lee Street in the land owned by the RDC to insure that there is ample land for a wide pedestrian median when crossing Lee Street, future street widening or additional lanes and making wider sidewalks on the North side of Lee Street without having to take land from private property owners on the North side of Lee Street.

Just as the Commission wisely voted to reserve about thirty feet of the RDC land on Bragg Street for the Greenway I am suggesting that the RDC vote to reserve land on the RDC land adjoining Lee Street for the above mentioned pedestrian median, future lanes and wider sidewalks on the North side of Lee Street. If after the reconfiguration of Lee Street, the land is NOT needed then it can be sold to the chosen development team or kept for landscaping or future needs. I became alarmed with the last presentation when the developer had plans to build right up to the sidewalk on Lee Street.

The redevelopment project stated hope is that this development will spur new development near the S. Elm development project and should land on the North side of Lee have to be taken for the above concerns then this will not leave enough land for new development on the North side of Lee Street. Please keep in mind that when Lee Street was widened several years ago land on the North side was taken from private property owners for the widening and thus left very little room for sidewalks and landscaping. We have an opportunity to rectify the blight that was created years ago to the main entrance to our downtown from the South.

I am asking that a motion be put on the agenda in the same way that the future Greenway at Bragg was thought out, considered and then voted in a positive way. I see no "negatives" in looking to the future by being proactive in what could become an issue at a later date.

Thank you and have a good day.

Sidney Gray  
(336) 294-6789

**MINUTES OF THE MEETING OF  
THE REDEVELOPMENT COMMISSION OF GREENSBORO  
PLAZA LEVEL CONFERENCE ROOM  
MELVIN MUNICIPAL OFFICE BUILDING  
FEBRUARY 3, 2012**

The Redevelopment Commission of Greensboro met in a special session in the Plaza Level Conference Room, Melvin Municipal Office Building on Friday, February 3, 2012, at 3:02 p.m. Commissioners present were: Chair Dawn Chaney, Robert Enochs, Clinton Gravely, and Charles McQueary. Staff included Dyan Arkin; Chancer McLaughlin; Barbara Harris; and Anna Ross, intern; representing the Planning and Community Development Department. Also present was Jim Blackwood, attorney for the Commission.

**APPROVAL OF THE MINUTES OF JANUARY 11, 2012 MEETING:**

Mr. Gravely moved to include Mr. Sidney Gray's email in the January 11, 2012 minutes, seconded by Mr. McQueary. The Commission voted unanimously 4-0 in favor of the motion.

Mr. Enochs moved to approve the minutes of January 11, 2012 as amended, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.

**SOUTH ELM STREET REDEVELOPMENT AREA:**

**(a) Developer Status Update**

At the January, 2012 meeting the Commission chose to negotiate a Master Development Agreement for the South Elm Street redevelopment site with the South Elm Development Group. Ms. Arkin recapped the process that brought the Commission to this decision.

Counsel Blackwood discussed the complexities involved in the upset bid process for this project.

Mr. Bob Chapman, South Elm Development Group, gave a PowerPoint presentation on the proposed project. Team members present included James Covington, engineer; and Ron Chapman. Mr. Chapman also informed Commissioners of his plans to bring Ms. Evon Smith and Mr. Anwar Rasheed into project as active members of the team.

Mr. Chapman described the three-step process for a Memorandum of Understanding (MOU), the Predevelopment Agreement, and the Master Development Agreement. The Memorandum of Understanding will result in the Predevelopment Agreement which identifies all the moving parts and sets in motion the final planning process. He described the South Elm Development Group's information sharing policy on their website and felt the community meeting process was a critical element. Mr. Chapman stated that he would like to be able to make a presentation to City Council on February 21, 2012.

Mr. Chapman explained that Mr. Seth Harry is currently working on a written plan that will address key elements within the site.

Mr. Chapman informed members that a pre-application conference with the Department of Housing and Urban Development (HUD) will occur soon. He anticipates that the Phase One apartments will be made possible with HUD approval through the 221-(d)4 process. He mentioned that further action was required on the parcels owned by Mr. Sidney Gray and his brother. He felt that the Daily Bread Flour Mill was a huge asset and must be considered integral to the reason people want to go to the South Elm Street area. Mr. Eric Robert, owner of the Daily Bread Flour Mill, is already engaged in

contributory upgrades such as outdoor performing areas. Mr. Chapman discussed the possibility of a downtown university campus and a hotel with a conference center.

Mr. Chapman indicated that additional interviews for general contractors will be held. He said that it was important to focus on local groups from Greensboro along with MWBE programs.

The first major design workshop will be held in April, 2012. The event will be held at the Daily Bread Flour Mill and will include several architects.

Mr. Chapman reviewed a timeline of events relative to the project. He indicated that the Pre-Development Agreement will be presented to the Redevelopment Commission on May 9, 2012. Presentations to the public will be in the form of open houses. Ideas, reactions, and suggestions will be collected from the public and posted on the website. The site plan will be filed with the City before July 31, 2012 to avoid being the first project built under the new Stormwater Storage and Management Rules.

Council Blackwood cited a motion to approve the execution of a Memorandum of Understanding with the South Elm Development Group to provide terms as set forth in the draft attached outlining points to be included in the Memorandum of Understanding with the binding obligation of the Commission only as to the 90 days plus two 30-day extensions to not enter into negotiations with anyone else in the period leading up to the further adoption of a Pre-Development Agreement as set forth in the outlined terms subject to finalization by the staff and legal counsel. The Commission voted unanimously 4-0 in favor of the motion.

Ms. Arkin asked the Commission to consider taking a presentation to City Council at their February 21, 2012 meeting. Members indicated that they planned to attend the presentation. Mr. McQueary volunteered to serve as the point person for the Commission.

### **COLLEGE HILL REDEVELOPMENT AREA:**

Mr. McLaughlin stated that members are in receipt of a proposal from Preservation Greensboro Development Fund, Inc. (PGDF) as submitted to staff. PGDF is requesting funds from the Redevelopment Commission to aid in the acquisition of the William Crawford House located at 919 Spring Garden Street. The house was significantly damaged by fire on June 6, 2011 and is owned by College Place United Methodist Church. The church has no interest in repairing the house but they are willing to sell it to PGDF.

PGDF is requesting funds from the Redevelopment Commission toward the acquisition of the William Crawford House. They plan to invest some of their own funds to meet the total asking price from the church and they would work with a development entity to rehabilitate the house in a historically appropriate fashion. After the sale of the house, historic easements will be placed on the house to protect the property's historical and architectural values.

The lot is currently zoned R-7 which allows for single family residential uses only. The proposal would bring the house back into full compliance with zoning regulations.

Mr. McLaughlin stated that there is a potential negative investment amount between \$8,500 and \$58,000 without the required funds from the Redevelopment Commission. PGDF is requesting funds from the Commission in a 2 to 1 ratio/match up to a limit not to exceed \$54,000. All of the funds would go towards the purchase price.

Staff recommends the approval of the proposal submitted by Preservation Greensboro Development Fund, Inc. with the following conditions:

- (1) That the closing of 919 Spring Garden Street would occur within 18 months from the date of approval from the Redevelopment Commission.
- (2) In the event closing does not occur within 18 months of the date of approval from the Redevelopment Commission, Preservation Greensboro would be required to get approval of an extension from the Commission.
- (3) The renovation of The William Crawford House must be complete within 24 months of the closing of 919 Spring Garden Street.
- (4) The Redevelopment Commission shall have final approval over the buyer/developer chosen to rehabilitate the William Crawford House.
- (5) The Redevelopment Commission shall have final approval of site plans and elevations submitted to Preservation Greensboro.
- (6) In the event that the terms and conditions are not met, the funds would be returned to the Redevelopment Commission.

Mr. McQueary inquired if a professional has looked at the property and confirmed that it can be restored. Mr. Benjamin Briggs, Executive Director of Preservation Greensboro, stated that individuals with PGDF with backgrounds in construction, contracting, appraisal, and real estate law have looked at the property and feel confident that it can be restored.

Mr. Gravely asked if any other requests for funds from the Commission were expected. Ms. Arkin indicated that no plans for fund requests to other entities are expected at this time. Staff felt that this proposal represented the best use of the funds.

Mr. McLaughlin cited a letter of support for the proposal from the College Hill Neighborhood Association.

Mr. Briggs stated that this proposal would prevent demolition of the building in the long run due to the preservation easements attached to the lien.

Responding to a concern about the total cost to rehabilitate the building, Mr. Briggs stated that he felt comfortable that the estimated cost of the renovation would be \$250,000 to \$260,000 and the sale price would be around \$310,000.

Mr. Enochs stated his opinion that this project is not in a blighted area and is outside of the Commission's mission statement. He felt the project was more of a historic preservation issue.

Staff pointed out that College Hill is a redevelopment area and the Commission has participated in historic rehabilitation in other areas of the City over time.

Mr. McLaughlin clarified that the amount of College Hill bond money available to apply to this project was \$30,221.

Counsel Blackwood pointed out that the building cannot be demolished until after August 31, 2012 and a time period for evaluation of the matter does exist.

Chair Chaney stated that she would like to see a professional evaluation of rehabilitation cost, the cost to purchase, demolition cost, and appraisal of value when completed.

Staff indicated that they plan to bring the matter back to the Commission at a later date.

**OLE ASHEBORO REDEVELOPMENT AREA:**

- (a) **Acquisition of Lots at 704, 708, 710, and 712 Martin Luther King Drive for Inclusion in Scattered Site Housing Development Program**



Ms. Harris informed members that the 2004 amendment to the Ole Asheboro Redevelopment Plan includes a single family lot initiative. The intent of the initiative is to insure architectural character of new construction in the neighborhood, that it compliments the neighborhood to the greatest extent possible, and that it tries to insure more owner-occupied homes in the neighborhood. The single family lot initiative originally included 27 lots scattered throughout the neighborhood and 18 lots are remaining. The four lots the Commission is being asked to consider have street frontage on MLK and are in close proximity to MLK-North. The lots are owned by Nettie Coad, former Chairman of the Redevelopment Commission. The four lots were recently appraised for \$37,000. Ms. Harris asked the Commission to authorize staff to acquire the lots to be included in the Ole Asheboro single family lot initiative.

Counsel Blackwood cited a motion to approve the acquisition of the four lots for \$37,000 and upon having acquired the lots to enter into a contract of disposition of the scattered lot initiative to the Greensboro Housing Development Partnership for inclusion in the Ole Asheboro single family lot initiative. The Commission voted unanimously 4-0 in favor of the motion.

**CANCELLATION OF FEBRUARY 8, 2012 REGULAR MEETING:**

Ms. Arkin reported that there will be no business to conduct at the February 8, 2012 regular meeting.

Mr. Enochs moved to cancel the February 8, 2012 regular meeting of the Redevelopment Commission, seconded by Mr. McQueary. The Commission voted unanimously 4-0 in favor of the motion.

Mr. Enochs left the meeting.

**UPDATES ON PRIOR COMMISSION BUSINESS:**

**(a) Phillips Lombardy Redevelopment Area and Gorrell Street Redevelopment Area**

Mr. McLaughlin stated that there was no new information other than what was mentioned in the memo contained in Commissioner's agenda packets.

**ADJOURN:**

There being no further business before the Commission the meeting was adjourned at 4:39 p.m.

Respectfully submitted,

Sue Schwartz,  
Planning and Community Development

SS/sm:jd

**APPROVED MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
REGULAR MEETING  
MARCH 14, 2012**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, March 14, 2012 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, Charles McQueary, and Robert Enochs. Staff present included Dyan Arkin and Barbara Harris. Also present were Jim Blackwood, Attorney for the Commission and City Councilwoman, Nancy Hoffmann.

Chair Chaney welcomed Councilwoman Nancy Hoffmann who will be representing the Redevelopment Commission at Council.

**APPROVAL OF FEBRUARY 3, 2012 SPECIAL MEETING MINUTES:**

Mr. McQueary moved to approve the February 3, 2012 meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.

**EASTSIDE PARK REDEVELOPMENT AREA -- DISPOSITION OF LOTS AT 203, 205, AND 207 GILLESPIE STREET:**

Ms. Arkin introduced Joseph Coe, an intern from A&T University, who is working with staff on the Eastside Park redevelopment area.

Ms. Arkin gave a PowerPoint presentation on Eastside Park and provided a brief history of the area. She pointed out contiguous parcels owned by the Redevelopment Commission. Ms. Arkin indicated that residents of the Eastside Park community have expressed interest in having this property developed into single family housing.

Ms. Arkin reviewed events surrounding the purchase in 2011 of 701 Dorgan Street and 728 Gillespie Street. Due to the economic climate, the City is considering making changes to the Willow Oaks Master Plan and possibly changing the configuration of some of the lots in that area. In order to make this more feasible, it makes sense to move these two houses to the three Gillespie Street lots in Eastside Park. The funding for the move is available and staff has received a quote from a house mover.

Ms. Arkin stated that these houses will come back before the Redevelopment Commission subsequent to rehabilitation when an offer is made by a potential homeowner. The Commission will have the opportunity to approve the sales price and disposition of the home.

The total cost for moving and rehabilitating the two houses is \$117,000. The market value of each house at completion would be approximately \$65,000 to \$75,000.

Staff is also requesting the replatting of the three Gillespie Street lots into two lots to better fit the houses. Ms. Arkin described the lots and areas surrounding the parcels to be replatted.

Mr. Gravely moved to recommend staff to replat 203, 205, and 207 Gillespie Street from three existing lots into two lots for single family housing purposes and to approve the relocation of the existing two homes, structures located at 701 Dorgan Avenue and 728 Gillespie Street, to the newly replatted two lots within the funding authorization for the cost of the move for footings, foundation, rehabilitation, and other projected costs in the approximate amount of \$117,000, seconded by Mr. McQueary. The Commission voted unanimously 4-0 in favor of the motion.

Members asked staff to provide a blanket update on every activity underway on the Project Timeline.

### **SOUTH ELM STREET REDEVELOPMENT AREA UPDATE:**

Ms. Arkin reported that a Memorandum of Understanding (MOU) for the project should be executed in several days. Once the MOU has been executed, staff is in position to move toward the Predevelopment Agreement. Discussion is already underway on the Predevelopment Agreement and activities are being clearly defined. The next step moving forward will be a negotiated sale with the upset bid process followed by approval from the Commission to sell the land once a sales price has been determined. The transaction will then go to City Council for final approval. The Commission will have an opportunity to review the Master Developer Agreement prior to the sale of the land. Financing and funding sources will need to be identified and secured and then development can begin.

Ms. Arkin reviewed the schedule for the process beginning with the Predevelopment Agreement through City Council's approval for the sale of the land, as distributed to members in their agenda packet.

Rob Chapman, 5907 Willet Street, Durham, North Carolina, was present to represent South Elm Development Group. He updated members on progress being made by the development team. They have been working closely with staff to finalize the MOU and are beginning some design programs for possible uses in the South Elm Street site. The team has finalized their agreement with Ms. Evon Smith to develop an MWBE program. Ms. Smith is an equity partner in the project. He expressed the team's desire to be open and transparent to everyone through the process of the redevelopment project.

Ms. Deena Hayes-Greene, member of the Ole Asheboro Neighborhood Association, reiterated the importance of inclusion as a priority from the beginning of this project as it affects not only small business opportunities but physical health, public safety, and educational issues in the community. She stated that in every level of the business continuum inclusion and participation should be a priority to begin building businesses and stimulating the economy.

Mr. John Greene, 454 Gorrell Street, is a general contractor. He pointed out that jobs for smaller contractors are being overtaken by large companies.

Chair Chaney stated that she spoke with Bob Chapman, South Elm Development Group, earlier in the week and specifically addressed this issue. She asked him to be sure to be inclusive of neighborhood contractors when subcontracting. Mr. Chapman assured her that they would be inclusive.

Mr. Greene described his previous participation on a large project at Bennett College where he teamed up with Hardin Construction. He described the successful partnering for the project that involved 60% minority participation.

**ADJOURNMENT:**

Mr. Enochs moved to adjourn the meeting, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.

There being no further business before the Group, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

Sue Schwartz  
Planning and Community Development, Director

SS:sm/jd

**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
SPECIAL MEETING  
MAY 2, 2012**

The special meeting of the Redevelopment Commission of Greensboro was held on Wednesday, May 2, 2012 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:05 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, and Robert Enochs. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission.

**APPROVAL OF THE MINUTES OF MARCH 14, 2012 REGULAR MEETING:**

Mr. Gravely moved to approve the March 14, 2012 meeting minutes as written, seconded by Mr. Enochs. The Commission voted unanimously 3-0 in favor of the motion.

**SOUTH ELM STREET REDEVELOPMENT AREA:**

• **Developer and Staff Update**

Mr. Bob Chapman, South elm Development Group, updated the Commission on activities relative to the South Elm Street redevelopment area. Mr. Chapman stated that his office address is 447 Arlington Street in Greensboro, North Carolina. Also present was Mr. Bob Isner, development partner for the project

Mr. Chapman said that Ms. Evon Smith has joined the development team as an equity partner and is responsible for the MWBE and community outreach and information programs. She has already coordinated several events with Ole Asheboro and Southside representatives, and four interns from local construction management programs have been secured. In addition, the City's database for minority contractors is in process of being updated.

Progress Environmental has been hired to read numerous reports relative to Brownfields and leaking underground storage tanks. They plan to create a map of hot spots where issues might occur in the future.

A surveyor is in process of doing a topographical survey of the area and Mr. James Covington, development team engineer, has submitted a sketch plan for the entire site to the City.

Mr. Chapman explained that the largest portion of the project is bifurcated by three out-parcels from owners who had resisted efforts by the Redevelopment Commission and the City to sell their land. The owners have a long-term view of the value of the land. The development team determined that it would probably not be possible to negotiate a price for the parcels and therefore, they are requesting that the City considers a property exchange with Mr. Sidney Gray and family members.

Mr. Isner distributed a handout and map of the area. He explained that the team is requesting a land exchange of square footage for square footage for the parcels adjacent to Bragg Street where the Greenway will go. Instead of having six acres to develop, including one acre that would become separated from the project, there will now be seven contiguous acres to develop. He felt a better product with a higher value could be created with the new configuration. There is also an agreement in the land

exchange that the Gray family will tie in with the development as developer, seller, or facilitator of a sale. The Grays have agreed in principle to the swap. They are motivated to exchange because they feel the potential parcel is more valuable to them than the parcel they now own.

Mr. Isner stated that a desirable transaction would be structured and if the land was not exchanged, the total value of the project could be diminished by as much as 20 percent.

An attorney has been secured to draw up a potential agreement for the exchange. Once the document has been initialed, it will be submitted to the Redevelopment Commission for consideration.

Responding to questions from members, Mr. Chapman indicated that without the land exchange, they would not likely be able to develop the frontage along the Greenway on the eastern block at South Elm Street. The Gray family has agreed to maintain their property and Mr. Chapman felt an open space would enhance the public's experience. He stated that a provision would be incorporated into the agreement stating that the City has the right to maintain the property if the Gray family does not. He reviewed other details of the agreement made available to members for their review.

Staff has spoken with Ms. Dabney Sanders, Project Manager for the Greenway, who stated that this option was not her first choice, but that her main concern was that the property fronting the Greenway be well maintained. Ms. Arkin indicated that initially staff was not supportive of the idea; however, the development team has shown in many ways that although not an ideal situation, it makes the whole project closer to what was originally envisioned.

The development team has met with an apartment developer, Woodfield Management, and has plans to meet with the Concord Group, developer for Courtyard by Marriott, on May 3, 2012. He pointed out that without the land exchange with the Gray family, a hotel with ground floor retail cannot be placed at the optimal location. The parking lot layout would also be less desirable and less efficient without the land exchange.

Mr. Chapman said that a draft of a Predevelopment Agreement (PDA) has been submitted and discussions have been held with staff.

Mr. Chapman requested that the Commission consider authorizing the removal of two buildings on the site that are either beyond repair or have no visual character. Staff indicated there may be funding available for the removals.

Chair Chaney asked the team if the land being proposed for the exchange had been appraised. Mr. Chapman replied that the properties had not been appraised. He stated his opinion that the parcel owned by the Redevelopment Commission along Bragg Street could be worth more than the parcel the Grays would swap, but that following the swap, the parcel value would increase in value upon completion of the hotel on the property. In addition, the other land would also increase in value upon completion of high density apartments and 80 parking spaces.

Mr. Isner stated that the team would like to take advantage of a time sensitive environmental deadline. Ms. Arkin explained that there is some additional funding through the Environmental Protection Agency (EPA) Assessment and Clean-Up Grants received over the last few years. The funding had not been committed until this project and work is being done with the Brownfields specialist regarding assessments. Mr. McLaughlin confirmed that a Right to Enter Agreement had been signed by the Gray family.

Chair Chaney stated her concern with maintenance of the property along the Greenway after the land swap. Mr. Chapman said that it is an advantage for the property to be an open space. He said that they are willing to put into the agreement between the development team and the Gray family, which could be an exhibit to the agreement between the Redevelopment Commission and the Gray family, that the development company is responsible for the maintenance of the property if the Grays do not maintain it up to standards.

Mr. Chapman introduced Ms. Evon Smith, 1466 Crestlawn Trail, Pfafftown, North Carolina. She updated the Commission on community outreach efforts.

It was suggested that the area of land to be maintained should be called a private green space and not a park. Specifications for standards of maintenance can be incorporated into the agreement.

Mr. Chapman asked the Commission for permission to pursue the agreement. Counsel Blackwood felt it was not legally appropriate to pass a resolution to that effect; however, it is appropriate to have a sense of how the Commission feels moving forward.

Mr. Enochs moved to move forward with the concept as presented regarding a potential agreement for a land swap with the Gray family subject to a variety of terms, seconded by Mr. Gravely. The Commission voted unanimously 3-0 in favor of the motion.

Mr. Chapman requested a 30-day extension on the Memorandum of Understanding (MOU).

Mr. Enochs moved that upon the receipt of the request in writing to have an amendment to the MOU extending the MOU termination date from June 1, 2012 to July 1, 2012, the Commission authorizes the officers to execute the extension, seconded by Mr. Gravely. The Commission voted unanimously 3-0 in favor of the motion.

Mr. Enochs requested that staff forward any information regarding the land swap to Commission members.

#### **UPDATES ON OPEN RCG ACTIVITIES:**

##### **• Magnolia House and Plott Street Lot**

Mr. McLaughlin stated that rezoning for the lot at 725 Plott Street was approved on April 9, 2012 and City Council has approved the sale of the Magnolia House. Counsel Blackwood is in receipt of documents to set up the closing of the property to Mr. Pass which is needed in order to allow both lots to be combined.

##### **• House Relocations in Willow Oaks**

Ms. Arkin stated that bid documents went out and that although a house mover was initially chosen based on quotes the project has grown to include footings and foundations and staff feels that an opportunity needs to be given to general contractors based on the scope of work. Several contractors have indicated their interest in placing bids. The bids open on May 16, 2012 and a candidate will be approved at the next City Council meeting.

**ITEMS FROM STAFF:**

Ms. Arkin asked the Commission's preference in canceling the May 9, 2012 regular meeting as no agenda items have been expressed as needing to be heard. Members stated that they were in favor of canceling the May 9, 2012 regular meeting of the Redevelopment Commission.

Ms. Harris made several technical clarifications regarding potential contamination on the Gray family property. The site in question is located at 725 South Elm Street. She indicated that further testing is planned to determine if there is an underground tank on the property. If an underground tank exists, it will be removed along with any impacted soil at the expense of the City. She said that there is a certain amount of contamination on the entire 2-block site but the levels on the Bragg Street frontage do not prohibit any type of development as the levels are very low.

Mr. McLaughlin provided an update on the Phillips Lombardy property. The possible lessee of the property has notified staff that he is a finalist in the grant award process. If he receives the award, he will return to the Commission to work out terms of the lease.

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 6:10 p.m.

Respectfully submitted,

Sue Schwartz  
Planning and Community Development, Director

SS:sm/jd



**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
SPECIAL MEETING  
MAY 23, 2012**

The special meeting of the Redevelopment Commission of Greensboro was held on Wednesday, May 23, 2012 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:07 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, Robert Enochs, Charles McQueary, and Thomas Daniels. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

Chair Chaney called the meeting to order.

**PURPOSE:**

**The Commission is asked to set a public hearing to consider a proposal by the South Elm Development Group (SEDG) to exchange Commission-owned land along Bragg Street with the Gray family for the parcels at 518 Arlington and 725 and 727 South Elm Streets, which they own, to create a contiguous development parcel for the South Elm Street Redevelopment Project.**

Counsel Blackwood requested that the Commission go into a closed session to discuss potential terms that the Commission would like to see addressed in the anticipated Exchange Agreement to be presented at the Public Hearing.

Counsel Blackwood read the statute for a closed session as referenced in *The Public Meetings Law*.

Mr. Gravely moved that the Commission go into a closed session, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion.

Commission members were in agreement that Councilwoman Hoffman should remain present during the closed session.

The Commission went into closed session at 5:14 p.m.

The Commission came out of closed session at 6:25 p.m.

Mr. Enochs left the meeting at 6:25 p.m.

Counsel Blackwood announced on behalf of the Commission that during the closed session there was discussion about potential terms involving the possible exchange of properties in the South Elm Street redevelopment area.

Mr. McQueary moved that a Public Hearing be set for June 13, 2012 in the Plaza Level Conference Room at 5:00 p.m., seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. Mr. Enochs left the meeting unexcused and therefore, his vote was counted in the affirmative.

Community advisors and audience members introduced themselves. Present at the meeting were Mr. Sidney Gray, Mr. Eric Robert, Ms. Monica Walker, Mr. Mike Akins, Ms. Barbara Akins, Mr. John Green, Ms. Dina Hayes, and Mr. Bob Isner.

**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

**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
JUNE 13, 2012**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, June 13, 2012 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:05 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, Charles McQueary, Thomas Daniels, and Robert Enochs. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

Chair Chaney introduced Mr. Willie Tarver with Tarver Design Innovations. Mr. Tarver has been invited to return consistently as a guest of the Commission .

**APPROVAL OF THE MINUTES OF MAY 2, 2012 SPECIAL MEETING:**

Mr. Gravely moved to approve the May 2, 2012 special meeting minutes as written, seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

**APPROVAL OF THE MINUTES OF MAY 23, 2012 SPECIAL MEETING:**

Mr. McQueary moved to approve the May 23, 2012 special meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 3-0 in favor of the motion. (Ayes: Chaney, Gravely, McQueary. Nays: None.)

Counsel Blackwood explained that Mr. Sidney Gray has not had an opportunity to see the most recent revision of the exchange document. He excused himself from the meeting to step outside the room to speak with Mr. Gray prior to the public hearing.

Ms. Arkin gave an overview of events leading up to the public hearing on the offer to exchange real estate. An appraiser has valued the properties and she explained how they established value for the parcels. Responding to a question from Mr. McQueary, she explained that the appraiser utilized the average of the tax values of the properties to make the comparison.

**STAFF UPDATES:**

- **Phillips Lombardy: EDGE Lease**

Mr. McLaughlin reported that he recently spoke with Mr. Gayland Oliver who informed him that they are still in the final running toward receiving the grant. He will notify the City as soon as the grant is awarded. Once the grant is received, the Commission can entertain entering into a lease agreement with Mr. Oliver's organization, EDGE.

- **College Hill: Preservation Greensboro Request**

Mr. Benjamin Briggs, Preservation Greensboro, made a presentation to the Commission in January, 2012 seeking additional funds to aid in the acquisition of a historic house at 919 Spring Garden Street in the College Hill neighborhood. The Commission requested that he determine the specific cost for the renovation of the house. Mr. Briggs is expected to return at the next meeting to respond to questions posed by the Commission.

- **Magnolia House: Sale of 725 Plott Street**

The Commission previously approved the sale of 725 Plott Street to Mr. Sam Pass in association with the Magnolia House. Mr. McLaughlin announced that the property closed last week and the process has officially been completed.

- **Willow Oaks Redevelopment: 701 Dorgan Street and 728 Gillespie Street**

Ms. Arkin stated that 701 Dorgan and 728 Gillespie Street were purchased within the last year. Staff asked the Commission for the authority to move the houses to Commission-owned lots in Eastside Park for rehabilitation to be sold as owner-occupied properties. She reported that a bid has been accepted for the move. The price to move the houses, do footings and foundations, refill any basement areas in the old lots, and to clean-up the move area is \$45,000.00.

Mr. Enochs joined the meeting at 5:19 p.m.

- **Eastside Park: Community Garden**

Two years ago the Commission signed an agreement with Habitat for Humanity to do a community garden on Gillespie Street near the existing Eastside Park Community Center. Ms. Arkin informed members that the community garden has been extremely successful.

Subsequent to the decision to move two houses to the lots near the community garden, Habitat for Humanity plans to ask the Commission to consider either a long-term lease or transferring the plot to Habitat for Humanity. They are working on a proposal to present to the Commission at an upcoming meeting.

### **SOUTH ELM STREET REDEVELOPMENT AREA -- PUBLIC HEARING ON OFFER TO EXCHANGE REAL ESTATE:**

Chair Chaney opened the Public Hearing.

Mr. Bob Chapman, South Elm Development Group, resides at 2525 Lanier Place in Durham, North Carolina. He gave an overview of the importance of the transaction for the City of Greensboro.

Mr. Chapman described the value to the City of having a larger contiguous parcel and pointed out future best uses. He stated that the advantages of the swap to the Gray family include increased frontage and being located to a more successful development.

Mr. Daniels joined the meeting at 5:35 p.m.

Mr. Gravely asked Mr. Chapman to clarify who would pay for maintenance of the frontage if not provided by the Gray family. Mr. Chapman explained that a subsequent agreement addresses the issue of maintenance. South Elm Development Group has asked for the right to maintain the area if the Gray family fails to do so. The South Elm Development Group will pay for the maintenance under the terms of the agreement.

Responding to a question from Mr. Eric Robert, 816 South Elm Street, Ms. Arkin provided further clarification on the value of the land to be swapped based on tax values, not market values, to establish equivalency.

Counsel Blackwood reviewed the Summary of Terms of the agreement, as distributed, and addressed questions from the Commission.

Ms. Dabney Sanders, Project Manager for the Downtown Greenway, stated that they have a functional design for the section of the Greenway being discussed; however, they will not have the complete drawing or design by August 1, 2012. She expressed willingness to meet with the Grays as adjacent property owners for their input before entering into a final design plan.

Mr. McQueary moved to approve the exchange of properties proposed with Stanley David Gray, Rosemary N. Gray, Sidney G. Gray, and Ruth Green Gray for the properties and subject to the terms and provisions of the contract to exchange real estate, with a copy attached to these minutes, set forth therein which basically delineates that the Gray's property consisting of approximately 0.9 acres in the South Elm Redevelopment area would be exchanged for property of the Redevelopment Commission adjacent and abutting the Bragg Street right-of-way as expanded by the Greenway right-of-way strip under the terms where there is no other consideration other than the exchange of properties and such to the other terms as set forth in the written agreement as amended, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, McQueary, Gravely, Enochs, Daniels. Nays: None.)

Ms. Sanders asked the Commission to consider amending the document by referring to the Greenway by its proper name, the Downtown Greenway.

Mr. Enochs moved to amend the previously agreed upon contract voted on by the Commission to reflect the Downtown Greenway, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, McQueary, Gravely, Enochs, Daniels. Nays: None.)

#### **ADDITIONAL BUSINESS:**

Ms. Arkin provided background information on the Promise Neighborhood Grant application that was put into place last year for Cottage Grove which is part of Phase III of the Willow Oaks Redevelopment area. She described the Commission's involvement in the last application process through a Memorandum of Understanding (MOU).

Mr. Skip Crowe, 2520 Vickery Chapel Road, Jamestown, North Carolina, is the Interim Director of the Cottage Grove Initiative. They are working on an application again this year for the grant. The group plans to work in conjunction with East Market Street Development Company if the grant is received. The Promise Neighborhood Grant is a planning grant for up to \$500,000 with the requirement of matching local funds. He listed participants who have been active in the proposal. Mr. Crowe feels the application is even stronger this year as they are a year further into the planning process and their organizational structure is in place. He asked the Commission for their support again this year.

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

Ms. Arkin informed members that the MOU the Commission has executed with the South Elm Development Group expires of July 1, 2012.

Mr. Chapman requested that the Commission extend the MOU for 30 days until August 1, 2012. He stated that a Predevelopment Agreement draft has been submitted and negotiations are underway with staff.

Mr. McQueary moved to accept Mr. Chapman's request for a 30-day extension until August 1, 2012, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, McQueary, Gravely, Enochs, Daniels. Nays: None.)

#### **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  
JULY 11, 2012**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, July 11, 2012 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, Charles McQueary, and Thomas Daniels. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission; and Nancy Hoffmann, City Councilwoman.

**APPROVAL OF THE MINUTES OF JUNE 13, 2012 REGULAR MEETING:**

Mr. McQueary moved to approve the June 13, 2012 regular meeting minutes as written, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.

**COLLEGE HILL REDEVELOPMENT AREA:**

**(a) Funds Request from Preservation Greensboro**

Mr. McLaughlin reviewed the history of 919 Spring Garden Street along with details of the proposal from Preservation Greensboro Development Fund. Preservation Greensboro is requesting that the Redevelopment Commission provide funds in a 2:1 match up to a limit not to exceed \$54,000. Preservation Greensboro will be asked to provide approximately \$15,000 in the 2:1 match scenario based on the existing available fund amount of \$30,221.

At the last meeting Preservation Greensboro stated that the estimated renovation cost of the building is expected to be \$250,000 to \$260,000 with a potential sales price of \$300,000. The Redevelopment Commission indicated a need to evaluate the rehabilitation cost, cost to purchase, and appraised value upon completion. Mr. McLaughlin stated that internal certified staff inspected the property and felt the cost to rehabilitate the building may exceed Preservation Greensboro's estimate. He described details of staff's evaluation, conditions placed on the proposal by staff, and Preservation Greensboro's proposed preservation easements.

Preservation Greensboro is present to request funds to assist in the acquisition of the property from the church to be sold in turn to a builder along with easements to insure historic renovation.

Mr. McQueary stated his concern that a real number was not provided reflecting the total cost to rehabilitate the property according to Preservation Greensboro standards.

Mr. McLaughlin clarified for Chair Chaney that Preservation Greensboro's proposed renovation estimate of \$260,000 does not include the cost to acquire the lot. Chair Chaney noted that the total cost would exceed the \$300,000 purchase price and questioned if a market analysis would justify the amount.

Mr. McLaughlin pointed out that the deadline for demolition of the property is August 31, 2012.

Mr. Benjamin Briggs, 447 West Washington Street, was present to represent Preservation Greensboro. He gave a brief video presentation on properties purchased and restored by Preservation Greensboro. He said that Preservation Greensboro's plan was not to restore the building but to sell the property with a legal rehabilitation agreement. He felt the numbers represented in the proposal were appropriate. He

acknowledged that there was a funding gap and that funds from the Redevelopment Commission could help to fill it.

At the request of Ms. Arkin, Ms. Harris gave a historical perspective of the City's position on historic preservation. She pointed out that in every historic rehabilitation undertaken by the City, the rehabilitation was completed at an economic loss and the City has put money aside to fund the losses. She commented that the rehabilitations served to stabilize the community.

Mr. McQueary asked if it was feasible for some of the proceeds of the sale of the house to come back to the Commission to be used toward other projects in the future. Following discussion, staff indicated that they felt the sales document could be drawn up so that the funds return to the Commission for future use. Counsel Blackwood described possible gain and loss scenarios.

Chair Chaney felt that this matter should be brought back to the Commission at the next meeting prior to the demolition deadline for more substantial data, information on shared reimbursement, and a potential offer to the church for the building.

Members agreed that they were in support of the concept subject to satisfactory resolution of the sharing of proceeds from the sale to the rehabilitator, and that the matter should be brought back at the next meeting with a proposal drawn up by Mr. Briggs for the Commission to review.

### **SOUTH ELM STREET REDEVELOPMENT AREA:**

#### **(a) Presentation of Predevelopment Agreement**

Members are in receipt of the final draft of the Predevelopment Agreement along with an informational memo. The agreement provides an extended period of exclusive negotiations with the development team. During this time period the developer is authorized to proceed with publicizing, informing, and marketing to third parties. The agreement also allows for a period of time to complete the due diligence process and it allows for components of the Master Agreement to be better defined.

Ms. Arkin stated that the agreement allows for up to \$44,300 of predevelopment costs to be reimbursed under a separate agreement with the City of Greensboro. In addition, the City will complete an environmental assessment of the property that will be exchanged with the Gray family. The City will also complete a survey of the property and demolish two unused buildings on the property.

Ms. Arkin said that the predevelopment agreement will remain in effect until December 31, 2012. There will be an overlap with the approval process of the Master Developer Agreement and staff's assumption is that once City Council approves the land conveyance and the Master Development Agreement the first week of December, there will still a time period before final documents can be executed.

Ms. Arkin reviewed the draft schedule for the Master Development Agreement as distributed.

Mr. Gravely asked for an estimate of costs incurred by the developer.

Mr. Bob Chapman, South Elm Development Group, resides at 2525 Lanier Place in Durham, North Carolina. He stated that the development team has spent approximately \$75,000 in planning and engineering costs to date.

Mr. McQueary moved to approve the Predevelopment Agreement, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.



**WILLOW OAKS REDEVELOPMENT AREA:****(a) Approval of Changes to Homebuyer Incentives and Subsidies**

Changes have been made to the program offered to homebuyers in the Willow Oaks redevelopment area. To attract buyers and address the current market, staff is proposing the following changes in incentives from the previous lot sales program: (1) elimination of reimbursements for builders' carrying costs, (2) remove the Architectural Enhancement Program, and (3) put in place a \$5,000 to \$14,000 purchase incentive component based solely on the sales price of the house.

Following discussion, Mr. Gravely moved to approve the changes, seconded by Mr. McQueary. The Commission voted unanimously 4-0 in favor of the motion.

**STAFF UPDATE:****(a) Willow Oaks – Status of 728 Gillespie Street and 701 Dorgan Street**

Ms. Arkin stated that a contract has been awarded to move these houses. The house mover is in process of pulling permits and intends to begin working with footings and foundations next week.

**ADDITIONAL BUSINESS:**

Ms. Arkin updated members on the land exchange with the Gray family. The documents have been signed and the assessment of the property has been completed. An underground storage tank was pulled from the property and the surrounding soil was determined to be minimally contaminated. In addition, a monitoring well had to be destroyed in the process due to its location. An environmental specialist, Ms. Elizabeth Link, is in conversation with the State to determine if the well has to be replaced.

**ADJOURNMENT:**

Mr. Gravely moved to adjourn the meeting, seconded by Mr. McQueary. The Commission voted unanimously 4-0 in favor of the motion.

There being no further business before the Group, the meeting adjourned at 6:27 p.m.

Respectfully submitted,

Sue Schwartz  
Planning and Community Development, Director

SS:sm/jd

**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
AUGUST 8, 2012**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, August 8, 2012 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, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission. Also in attendance were Councilwoman Nancy Hoffman and Councilman Jim Kee.

**APPROVAL OF THE MINUTES OF JULY 11, 2012 REGULAR MEETING:**

Mr. Gravely moved to approve the July 11, 2012 regular meeting minutes as amended, seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion.

**SOUTH ELM STREET REDEVELOPMENT AREA - PRESENTATION OF STUDENT PROJECT:**

Mr. Ben Roush, 107 Henderson Street, Raleigh, North Carolina, is a graduate student at North Carolina State University. He participated on the South Elm Street Community Advisory Group for the developer selection process. Mr. Roush used the South Elm Street redevelopment site as the basis for his senior project at North Carolina A&T University where he graduated in 2012 with a degree in landscape architecture.

Mr. Roush gave a PowerPoint presentation summarizing highlights of the project. The presentation included a history of the site, remediation efforts, a review of the study area, and community context leading up to his Master Plan for the site.

**PHILLIPS LOMBARDY REDEVELOPMENT AREA—OFFER TO PURCHASE LOTS AT 2104, 2106, AND 2108 PHILLIPS AVENUE:**

Mr. McLaughlin described existing conditions of the redevelopment sites. Staff has received an offer to purchase the lots for \$125,000 to develop a commercial retail establishment. Zoning analysis indicates that rezoning to a commercial designation will be needed to facilitate the proposal. In addition, he distributed an appraisal of the three lots in the amount of \$90,295. The appraisal reflects that the highest and best use of the initiative is the assemblage of the three lots to allow for the development to meet setback and zoning requirements.

Staff asked the Commission to consider the purchase of 2104, 2106, and 2108 Phillips Avenue subject to the following conditions: (1) that the property is rezoned for commercial retail use, (2) the proposed use and plans are subject to approval by the Redevelopment Commission, (3) that the Phillips Lombardy neighborhood is informed of proposed use and given the opportunity to provide feedback to the Commission, (4) that the sale is advertised as required by North Carolina statute, and (5) that the sale is subject to City Council approval.

Mr. Ralph Johnson, 2402 Buffalo Street, was present to represent the neighborhood. He relayed concerns from citizens in the area relating to the proposed development. Citizens indicated that conditions for the commercial entity should include that it not be a gambling establishment or an illicit business, and it should be suitable for children to enter.

Chair Chaney provided background information on the proposed development to aid Commissioners. She indicated that the developer would like to purchase the sites to be rezoned for a nationally known big box establishment. The building will be 10,000 square feet and will not be subdivided. The proposed development will bring the value of the three sites to approximately \$1 million. When the project has been completed, it should generate around \$17,000 in tax revenue in the first year. Chair Chaney felt that the development would be a good fit for the location and would service the neighborhood in a very positive way.

Counsel Blackwood was asked to comment on the addition of restrictions to the proposal that would reflect community concerns with the project. He confirmed that restrictions can be imposed on uses of the property that would include onsite alcohol consumption, adult entertainment and product sale, and lottery or similar gaming activities. He said that the conditions would be part of the deed restrictions.

Councilman Kee pointed out that citizens have been trying to bring more business to this area for many years and this proposal represented a great opportunity for the community. The development would bring job opportunities to the community as well as revenue to the City.

Ms. Harris commented for the record that 2104, 2106, and 2108 Phillips Avenue are considered prime real estate for this redevelopment site and the sale of the lots separately would lessen the ability to sell the remaining sites.

Mr. Max Sims, Concerned Citizens of Northeast Greensboro, asked members to include signage restrictions in the conditions.

Mr. Gravely moved to approve the sale of 2104, 2106, and 2108 Phillips Avenue subject to the conditions outlined in the memo from Counsel Blackwood with the inclusion to condition (3) subject to Redevelopment Commission approval of proposed use and prohibiting onsite alcohol consumption; adult entertainment; adult product sales or sexually oriented businesses; gambling, sweepstakes, or lottery; and restriction on outdoor signage as approved by the Redevelopment Commission; seconded by Mr. McQueary. The Commission voted unanimously 3-0 in favor of the motion.

### **STAFF UPDATES:**

- **Eastside Park House Moves**

Ms. Arkin stated that the Eastside Park houses have been moved. The footings have been dug and poured, and the buildings will be set next week. Staff is working with departmental rehabilitation staff for an update on the work write-up.

- **Phillips Lombardy Community Greenhouse**

Mr. McLaughlin informed members that staff has spoken with Mr. Gayland Oliver, EDGE, and Dr. Terrance Thomas, A&T University. Mr. Oliver indicated that he will be notified on August 28, 2012 regarding the official awarding of the grant.

- **College Hill Redevelopment Area – 919 Spring Garden Street**

Staff has been in contact with Mr. Benjamin Briggs who has secured an extension from the church beyond the official August 31, 2012 demolition date. He plans to return to the Commission at the September, 2012 meeting with an offer to purchase from the church along with a potential offer to purchase for rehabilitation under the guidelines of Preservation Greensboro.

**ADDITIONAL BUSINESS:**

Commissioners thanked Mr. Roush for his contribution to the community and recommended that his work be given consideration by Mr. Bob Chapman going forward with the South Elm Street redevelopment plan.

**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

**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
SEPTEMBER 19, 2012**

The special meeting of the Redevelopment Commission of Greensboro was held on Wednesday, September 19, 2012 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:03 p.m. The following members were present: Chair Dawn Chaney, Clinton Gravely, Robert Enochs, and Charles McQueary. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission, and Councilwoman Nancy Hoffman.

**APPROVAL OF THE MINUTES OF AUGUST 8, 2012 REGULAR MEETING:**

Mr. McQueary moved to approve the minutes of the August 8, 2012 meeting as written, seconded by Mr. Gravely. The Commission voted unanimously 4-0 in favor of the motion.

**SOUTH ELM STREET REDEVELOPMENT AREA – TERMS AND CONDITIONS OF MASTER DEVELOPMENT AGREEMENT:**

Ms. Arkin discussed the status of the Predevelopment Agreement that the South Elm Development Group is currently working under through December 31, 2012, or when the Master Development Agreement is executed.

Responding to a question from Mr. McQueary, Ms. Arkin stated that everything is on track at this time to meet the December 31, 2012 Master Development Agreement date. She explained that there are several tasks in the Predevelopment Agreement that are more complicated than expected and may take additional time. Staff is trying to come up with a process for completion of the tasks that is part of the Master Development Agreement. Therefore, the task may not be finished until next year but it would be agreed upon in the Master Development Agreement. She provided details on the activities that will not be fully defined prior to the Master Development Agreement.

Mr. Bob Chapman, South Elm Development Group, gave an update of progress being made on the project. He indicated that great interest has been received from apartment and hotel developers and the site is one of two finalists for the downtown higher education campus. He gave a PowerPoint presentation illustrating the latest rendering of the project and described details of the apartments, education campus, parking deck, hotel, and retail areas.

Mr. Chapman stated that South Elm Development Group reviewed the environmental reports and hired Progress Environmental to produce a “hot spot” map of the area. He reviewed the “hot spot” map and indicated that there is still more information to be learned about the Brownfields area as the process continues.

Traffic studies have been completed and preliminary engineering drawings have been submitted. Mr. Bob Isner, South Elm Development Group, has put together marketing information to attract outstanding developers for the hotel and the apartments. In addition, Mr. Chapman pointed out new ideas for potential expansion further down the street.

Mr. Chapman described the pricing mechanism for the land based on a breakdown of each component of the project. He also described a hypothetical distribution of proceeds for the sale of parcels to sub-developers.

Mr. Chapman referred to the handout and described the phasing aspect of the project that will begin next summer. Phase 1 consists of site infrastructure improvements, the first parking deck construction, and the apartment development. He commented that conversations with sub-developers are limited due to questions that still remain about the Brownfields Agreement and issues relating to affordable housing requirements. He is hopeful that the Brownfields Agreement can be finalized within four months. The parking deck will have approximately 1.3 spaces per apartment and may have retail located on the first level. The higher education campus has requested an additional 500 spaces if they join the project. Mr. Chapman estimated that the parking deck cost would be \$12,000 per space and synthetic TIF financing for decks is being discussed. The parking deck will be built prior to the apartments. He estimated 273 apartments in the development with zero for-sale residential units in the project at this point. Phase 2 is the commercial, educational space with ground floor retail; Phase 3 is the second parking deck construction; and Phase 4 is the hotel development.

There have been several community meetings with positive outcomes. He discussed HUB/MWBE/DBE local participation goals. Mr. Chapman estimated that 83% of the checks written to-date has gone to MWBEs.

Referring to information in member's packets, Mr. Chapman reviewed developer contingencies or conditions.

Responding to a question from Mr. Gravely, Mr. Chapman explained the path toward the projected completion date of 2020. He said that this is a seven year project; however, if the higher education campus comes onboard, the completion date would be sooner. For Phase 1, he indicated that the apartment developer would be identified and ready to begin in 2013. It would take a year to get the apartments built and occupied in 2014. Phase 2, the commercial, office, and retail component, would begin before the apartments have been finished and would be completed in two years in 2016. The hotel would begin in 2018 and be completed in 2020.

Mr. Chapman stated that the apartments and parking deck would be built regardless of whether or not the higher education campus component can be secured.

Ms. Arkin reviewed additional terms and conditions that will be included in the Master Development Agreement related to the oversight of the Redevelopment Commission, as distributed in the agenda packet.

Ms. Arkin asked the Commission if they had sufficient confidence to move forward with the Master Development Agreement.

Mr. McQueary expressed his uneasiness with the magnitude of the Brownfields issue at the site. Chair Chaney felt that the developer's upcoming meetings relative to the issue would put closure on some of the concerns. Staff commented that they do not share the developer's high level of alarm with what is coming to light. Staff has experience working with the redevelopment of the site, including the Brownfields issues, and a lot of the work has been done up front. In addition, Ms. Harris commented that the property was advertised as a Brownfields site when the RFP was issued and environmental reports made staff aware that remediation would be required across the entire site.

When asked by staff as to how to proceed, Chair Chaney stated that the Commission will wait to hear the results of the upcoming Brownfields consultation. Staff will update members when the information becomes available.

## **COLLEGE HILL REDEVELOPMENT AREA – 919 SPRING GARDEN STREET:**

Mr. McLaughlin stated that Mr. Benjamin Briggs informed him that a proposed buyer is in place for the property and negotiations are underway. Mr. Briggs will provide further information at the October meeting.

Ms. Chaney commented that the property has been sitting for over a year. She expressed her concern with the associated cost and timeframe and felt that the proposal Mr. Briggs brings to the Commission next month should not be open-ended.

Ms. Arkin plans to invite preservation planners to overview the City's historic preservation program and the Commission's relationship to historic buildings.

#### **STAFF UPDATES:**

- **Eastside Park Activities**

Ms. Arkin indicated that the moves have been completed and rehabilitation of the two houses in Eastside Park has been finalized in the second work write-up. There have been no updated bids or cost information. She informed members that a potential owner has expressed interest in one of the properties.

- **Phillips Lombardy Activities**

Mr. McLaughlin stated that staff is awaiting the final revisions of the contract for the sale of 2104, 2106, and 2108 Phillips Avenue.

Mr. McLaughlin stated that information is still being received on the Urban Community Garden that was approved last year. Staff will provide an update at the next meeting.

#### **DRAFT RCG 2011-2012 ANNUAL REPORT:**

Ms. Arkin stated that the report will be emailed to Commissioners before the end of the week.

#### **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 6:39 p.m.

Respectfully submitted,

Sue Schwartz  
Planning and Community Development, Director

SS:sm/jd

**APPROVED MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
REGULAR MEETING  
DECEMBER 12, 2012**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, December 12, 2012 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:02 p.m. The following members were present: Acting Chair Robert Enochs and Charles McQueary. Staff present included Dyan Arkin, Chancer McLaughlin, and Barbara Harris. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

Acting Chair Enochs announced that since there was not a quorum of members present, the minutes from the September 9, 2012 meeting will be approved at the next meeting. In addition, all action items will be moved to next month's agenda.

**SOUTH ELM STREET REDEVELOPMENT AREA -- PRESENTATION BY SOUTH ELM DEVELOPMENT GROUP:**

Bob Isner, 1707 Willow Wake Drive, informed members that the South Elm Development Group is in process of identifying all critical issues associated with the redevelopment project. They have obtained a Brownfields Agreement, streetscape discussions are underway with Greensboro Department of Transportation (GDOT), a site has been drilled for the technical soil investigation, and they are talking to Duke Power about burying power lines.

South Elm Development Group has also started marketing the property. Their efforts have been concentrated on the site selection of a downtown higher education campus. Mr. Isner plans to meet with Ken Mayer, head of the selection committee, to present marketing materials.

Mr. McQueary asked if any concerns had been expressed by neighbors regarding placement of the downtown education campus site.

Yvonne Smith, 1466 Crestline Trail, Pfafftown, North Carolina, shared feedback from neighborhood meetings she has attended. Surrounding neighbors are supportive of a downtown education campus and feel it would increase their property values. They are also eager to have retail located close by.

Ms. Arkin indicated that three sites are currently under consideration for the downtown campus. In addition to the South Elm Street and Lee Street area, a site located near the baseball stadium and a site close to the library and the proposed Performing Arts Center are being considered.

Bob Chapman, 2525 Lanier Place, Durham, North Carolina, presented a marketing video to promote the South Elm Street redevelopment area as the best choice for the proposed downtown higher education campus. The video will be presented to the search committee.

In response to a question from Mr. McQueary regarding marketing points, Mr. Chapman stated that the site is ideal for a higher education campus because it has the most visibility for people coming into Greensboro and to the Coliseum; it has the potential for growth into fringe areas; it is within walking distance to Southside, Amtrak station, City Hall, Carolina Theater, City Center Park, restaurants, and art centers; there is a high traffic count along Lee Street at the Eugene, Arlington,



and Elm Street intersections; and the six blocks of South Elm Street to the north is an in-tact turn of the century downtown area with award winning restaurants, art galleries, museums, boutiques, and thriving night life.

Mr. Isner stated that a strong point in support of the site is that South Elm would become a catalyst for development. There is a lot of underutilized property in the quadrant where the Greenway has been completed.

Ms. Arkin commented that a premium feature of the location is its close proximity to the Greenway and the opportunity for students to have accessibility to the area.

Mr. Chapman indicated that if the South Elm Street site is chosen for the higher education center, the redevelopment project building time will be cut in half from 11 years to 4.5 years.

Mr. McQueary offered suggestions for the marketing presentation to the search committee. He felt the close proximity of the site to the college and university campuses should be highlighted. In addition, the photographic maps should be slowed down to better cue the viewer as to what is being highlighted. The location of the Greenway should also be specified on the maps.

Dabney Sanders, 805 Simpson Street, asked staff for a revised timetable for the Master Development Agreement recommendation to City Council. Ms. Arkin stated that they were asked to postpone the execution of the Master Development Agreement until after a decision has been made about the downtown higher education campus. If the downtown campus becomes part of the development project, a series of decisions and activities would follow that might cause the document to be amended right away. A decision should be made in January, 2013 and staff is prepared to move forward with the document in February, 2013.

Sidney Gray, property owner, stated his enthusiasm for the South Elm Street site as the location for a downtown campus.

#### **WILLOW OAKS REDEVELOPMENT AREA:**

- **McConnell Road Sidewalk Easement Acquisition**

Counsel Blackwood stated that action cannot be taken on this item as there is not a quorum of members present.

#### **EASTSIDE PARK REDEVELOPMENT AREA:**

- **Rehabilitation of Houses Moved to 205 and 207 Gillespie Street**

Ms. Arkin stated that staff is preparing a Request for Proposals (RFP) rather than doing an in-house rehabilitation of the properties. She was hopeful that responses would be available to share with members at the next meeting.

- **Proposal to Move Neighborhood Sign to RCG-Owned Property**

Ms. Arkin stated that the neighborhood feels the current sign is not well located and that it is not representative of the neighborhood. They would like to relocate the sign across the street to the corner of Peachtree and Gillespie which is property owned by the Redevelopment Commission of Greensboro. Signage needs to be located outside of the City right-of-way and therefore, must be

located on the Commission's property. This item will be brought back at the next meeting when more information is available and neighborhood representatives are present.

Ms. Arkin commented that there is conversation in the neighborhood about asking that the site become an additional public amenity for the community. Details will be provided when more information is available.

Members commented that having a public green space for the community could be feasible but more details are needed. Ms. Arkin plans to bring the item back for discussion at the January, 2013 meeting when a staff analysis will be available and neighborhood representatives will be present to discuss their intent.

#### **APPROVAL OF RCG 2011-12 ANNUAL REPORT:**

Acting Chair Enochs stated that this item will be addressed at the next meeting when a quorum is present.

#### **ADDITIONAL BUSINESS:**

Mr. McLaughlin stated that the rezoning request for properties located at 2104, 2106, and 2108 Phillips Avenue has been rescheduled for January 14, 2013 to allow the applicant to engage the community. A community meeting has been scheduled for December 17, 2012.

Staff has received a revised budget for the EDGE proposal and a meeting has been set to review the proposal. An update will be provided at the next Redevelopment Commission meeting.

#### **ADJOURNMENT:**

The next meeting of the Redevelopment Commission of Greensboro is scheduled for January 9, 2013.

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