

# Redevelopment Commission of Greensboro

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No. 1 Governmental Plaza - P.O. Box 3136 - Greensboro NC 27402-3136

## NOTICE OF SPECIAL ANNUAL MEETING MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.

Notice is hereby given that the Redevelopment Commission of Greensboro will hold its Regular Meeting on **Wednesday, January 6, 2021 at 5:00 pm** for the purpose below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Election of RCG Officers
2. Approval of Meeting Minutes
  - a) Minutes of the December 2, 2020 Regular Meeting
3. Ole Asheboro Redevelopment Area & Prestwick Development Update
4. South Elm Redevelopment Area – Sales Development Agreement Update
5. Staff Updates
  - a) Willow Oaks Redevelopment Area
  - b) Heritage House Redevelopment Area
  - c) Phillips Lombardy Redevelopment Area
  - d) Eastside Park Redevelopment Area
  - e) Arlington Park Redevelopment Area
6. Board & Commission Member Survey
7. Additional Business
  - a) Additional business may not be added to a Special Meeting agenda.

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

*Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.*

## **Instructions for Participating in Online Meeting of January 6, 2021 Redevelopment Commission**

In order to protect public health the January 6, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on January 6, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, January 4, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, January 7, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, January 4, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

# Redevelopment Commission of Greensboro

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## **NOTICE OF REGULAR FEBRUARY 3, 2021 MEETING MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold its Regular Meeting on **Wednesday, February 3, 2021 at 5:00 pm** for the purpose below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the December 2, 2020 Regular Meeting
  - b) Minutes of the January 6, 2021 Regular Meeting
2. Renewal of Use Agreement with Guilford Urban Farming Initiative for 1901 McConnell Rd
3. Eastside Park Development Proposal for 201 Gillespie, and 206/208 York St
4. Staff Updates
  - a) Willow Oaks Redevelopment Area
  - b) South Elm Redevelopment Area
  - c) Ole Asheboro Redevelopment Area
  - d) Arlington Park Redevelopment Area
5. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of February 3, 2021 Redevelopment Commission**

In order to protect public health the February 3, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on February 3, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, February 1, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, February 4, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, February 1, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

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## **NOTICE OF SPECIAL MEETING - MARCH 10, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Special Meeting on **Wednesday, March 10, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the January 6, 2021 Regular Meeting
  - b) Minutes of the February 3, 2021 Regular Meeting
2. Naming of New Redevelopment Commission Trustee
3. South Elm Sales Development Agreement w/ Rea South Elm L.L.C. and SEDG
4. Builder Presentation for Commission Owned Lots at 919 and 927 Pearson St.
5. Staff Updates
  - a) Willow Oaks Redevelopment Area
  - b) Ole Asheboro Redevelopment Area
  - c) Heritage House Redevelopment Area
    - o Closed Session Item
6. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

*Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.*

## **Instructions for Participating in Online Meeting of March 10, 2021 Redevelopment Commission**

In order to protect public health the March 10, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on March 10, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, March 8, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, March 11, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, March 8, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

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## **NOTICE OF SPECIAL MEETING - APRIL 7, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Special Meeting on **Wednesday, April 7, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the March 10, 2021 Regular Meeting
2. Ole Asheboro Sales Development Agreement between PDC Land Acquisition, L.L.C., the City, and RCG for MLK North TND Priority Sites
3. Staff Updates
  - a) Redevelopment Commission Information and Overview
  - b) Willow Oaks Redevelopment Area
4. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of April 7, 2021 Redevelopment Commission**

In order to protect public health the April 7, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on April 7, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, April 5, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, April 8, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, April 5, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.



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## **NOTICE OF REGULAR MEETING - MAY 5, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Special Meeting on **Wednesday, May 5, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the March 10, 2021 Special Meeting
2. Amendment to Use Agreement with Guilford Urban Farming Initiative (GUFU) for Farmers Market in Willow Oaks - COVID-19 Vaccinations
3. First Amendment to Sales-Development Agreement between RCG and GHDP – Willow Oaks Redevelopment Area - Zones B & E
4. Staff Updates
  - a) Ole Asheboro
5. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of May 5, 2021 Redevelopment Commission**

In order to protect public health the May 5, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on May 5, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, May 3, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, May 6, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, May 3, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

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## **NOTICE OF REGULAR MEETING – JULY 7, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Regular Meeting on **Wednesday, July 7, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the April 7, 2021 Regular Meeting
  - b) Minutes of the May 5, 2021 Regular Meeting
2. Second Amendment to Willow Oaks Single Family Home Sales/Development Agreement
3. First Supplement to Declaration of Covenants, Conditions and Restrictions for Union Square – South Elm Redevelopment Area
4. Staff Updates
  - a) Ole Asheboro
    - Interested Developer
    - Prestwick Development Update
  - b) Phillips Lombardy
5. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of July 7, 2021 Redevelopment Commission**

In order to protect public health the July, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on July 7, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, July 5, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, July 8, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, July 5, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

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## **NOTICE OF REGULAR MEETING – AUGUST 4, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Regular Meeting on **Wednesday, August 4, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the July 7, 2021 Regular Meeting
2. Temporary Use Agreement for 734 S. Elm St.
3. Development Proposal for 400 E Bragg St. and 500 MLK Jr Dr.
4. 2021 Redevelopment Commission Annual Report
5. Redevelopment Commission Team Lunch & Site Visits
6. Staff Updates
  - a) Willow Oaks
7. Closed Session
8. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of August 4, 2021 Redevelopment Commission**

In order to protect public health, the August 4, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on August 4, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, August 2, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, August 5, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, August 2, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

# Redevelopment Commission of Greensboro

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## **NOTICE OF REGULAR MEETING – SEPTEMBER 1, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Regular Meeting on **Wednesday, September 1, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the August 4, 2021 Regular Meeting
2. South Elm Sales Development Agreement – Assignment Request
3. Request for a Letter of Support for the Rezoning of Phillips Lombardy Properties
4. Staff Updates
  - a) Ole Asheboro
5. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723. Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.*

## **Instructions for Participating in Online Meeting of September 1, 2021 Redevelopment Commission**

In order to protect public health, the September 1, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on September 1, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, August 30, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, September 2, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, August 30, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.



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## **NOTICE OF REGULAR MEETING – OCTOBER 6, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 5:00 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Regular Meeting on **Wednesday, October 6, 2021 at 5:00 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Approval of Meeting Minutes
  - a) Minutes of the September 1, 2021 Regular Meeting
2. Certificate of Completion for 609 Gorrell Street
3. Staff Updates
  - a) Ole Asheboro
  - b) Phillips Lombardy
4. Closed Session
5. Additional Business

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723. Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.*

## **Instructions for Participating in Online Meeting of October 6, 2021 Redevelopment Commission**

In order to protect public health, the October 6, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on October 6, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, October 4, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Thursday, October 7, 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, October 4, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.

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## **NOTICE OF SPECIAL MEETING – NOVEMBER 23, 2021 MEETING WILL TAKE PLACE VIRTUALLY AT 3:30 P.M.**

Notice is hereby given that the Redevelopment Commission of Greensboro will hold a Special Meeting on **Tuesday, November 23, 2021 at 3:30 pm** for the purposes identified in the agenda below. In order to protect public health this meeting will be held only online. Instructions for participating in this meeting are below this agenda.

1. Election of Commission Chair
2. Approval of Meeting Minutes
  - a) Minutes of the October 2021 Regular Meeting
3. Request to Execute Temporary Property Access Agreements on Commission Land
4. Greensboro Housing Authority Request for Subordination of Ground Lease
5. 2022 Redevelopment Commission Regular Meeting Schedule
6. Staff Updates

*Any individual with a disability who needs an interpreter or other auxiliary aids, please contact Olivia Byrd at 336.373.2986. To request services needed, please make the request 3-5 days prior to the meeting. For additional information or assistance, please contact Donna Gray, ADA Coordinator at 336.373.2723.*

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## **Instructions for Participating in Online Meeting of November 23, 2021 Redevelopment Commission**

In order to protect public health, the November 23, 2021 meeting of the Redevelopment Commission will be held only online. As this meeting will be conducted only online, if you would like to address the Redevelopment Commission on November 23, 2021, you can do so in the following ways:

- ❖ If you would like to participate during the meeting please email Planning staff Hart Crane ([hart.crane@greensboro-nc.gov](mailto:hart.crane@greensboro-nc.gov)) no later than **12:00 p.m. on Monday, November 22, 2021.** You will be emailed the online meeting link and instructions on how to participate prior to the start of the meeting. Since this meeting will be conducted online there is no option to provide handouts or other documents the night of the meeting.
- ❖ If you do not wish to participate during the online meeting, you can also email Planning staff your comments no later than **5:00 p.m. on Wednesday, November 24 2021.**
- ❖ If you are unable to provide comments electronically you may also call Planning staff Hart Crane by **12:00 p.m. Monday, November 22, 2021** at 336-373-2748, and we can record your comments and submit them to the Redevelopment Commission for their consideration.
- ❖ When emailing comments, please provide your name and identify which item or items you are addressing.
- ❖ Note: All public comments received are subject to the public records law, will be posted on the City of Greensboro website, and will be made available to the media. These communications are not confidential.