

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
APRIL 03, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, April 3, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Thomas Sinclair, and Vice-Chair Patricia Adams. Also present were Councilwoman Nancy Hoffman (RCG Liaison). Staff present were Hart Crane, Russ Clegg, Cari Hopson, (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent Commissioners: Greene, Turner

Approval of Meeting Minutes

Mr. Sinclair made a motion to amend the regular agenda, moving the approval of the March 6 regular meeting minutes until the end of the meeting. Vice-Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

South Elm East Block Extension Request

Mr. Clegg provided context on the East Block of the larger South Elm Redevelopment Area and outlined the Sales Development Agreement (SDA) between RCG and Cagan Properties Management (CPM) for development of the site. He advised CPM had fulfilled the requirements of the SDA and that they were ready to close on the property, however, they are requesting an extension to their April 1 deadline due to delays encountered during the closing process (e.g. cell tower demolition, title issues).

Mr. Clegg presented on the current status CPM's development on the East Block site, noting that demolition of the cell tower on the site is scheduled to be complete by April 16.

Ms. Harrell presented on complications regarding the title of the property and advised that CPM was not responsible for any of the delays associated with the extension request.

Chair Heberle asked when the requested deadline is. Ms. Harrell stated that CPM is requesting an extension of the closing deadline by 45 days until May 16.

Chair Heberle stated that he had no concerns about approving the extension and invited questions from the rest of the Commission.

Mr. Sinclair asked if the request would impede the development of other projects in the area. Ms. Harrell advised that it would not.

Mr. Sinclair made a motion that the Redevelopment Commission of Greensboro extend the closing date with the NC Triad South Elm, LLC, the South Elm Development Group, and RCH set for April 1, 2024 for 45 additional days until May 16, 2024. Vice-Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Chair Heberle noted that May 16 deadline fell after the Commission's next regular meeting and asked if there would be an update then regarding the closing process. Ms. Harrell advised that there would be an update on the process at the next meeting.

1520 McConnell Road Extension Request

Ms. Hopson provided context on the subject properties in the Willow Oaks Redevelopment Area. She stated that the Commission had entered an SDA with Salvador Santana of RISA Construction, LLC in September 2023. RISA Construction LLC intends on buying the subject lot and combining it with their adjacent parcels at 1514, 1516, 1518, 1522, 1524 McConnell Road into five parcels for five single-family homes, noting that the original design for the homes had been updated.

Ms. Hopson stated that the extension request would add 30 days to the pre-closing deadline and allow the developer to submit the required final development program and phasing schedule, proposed development budget, marketing plan, and drawings/specifications. Ms. Hopson presented a timeline of the development following pre-closing.

Chair Heberle asked if the extension would be the only change to the original SDA. Ms. Hopson advised that there would need to be subsequent approval to ‘attachment A’ of the SDA due to the updated design for the homes.

Chair Heberle asked how the size and price of the current design compare to other properties in the neighborhood. Ms. Hopson stated that it would be a little bigger than the adjacent properties and that the pricing was similar to other homes in Willow Oaks, although she would have to confirm the exact price.

Mr. Sinclair asked if there were any images proposed development’s footprint. Mr. Santana stated that they were still waiting for the city to approve the proposed lot plan.

Vice-Chair Adams asked if the proposed design would be replicated across the five parcels once they were replatted. Mr. Santana stated that the proposed design would be replicated on all five parcels, although the garage would alternate positions between properties to prevent the overall development from appearing monolithic.

Vice-Chair Adams asked if there were covenants or restrictions in the area that prohibit identical footprints from being adjacent to each other. Mr. Clegg advised that there were no such restrictions for this area of Willow Oaks, noting that the neighborhood’s design restrictions change depending on location.

Vice-Chair Adams clarified the dimensions of the updated design. She then moved to approve a retroactive 30-day extension of pre-closing obligations in Section 3.14 of the Sales Development Agreement for Commission-owned lot at 1520 McConnell Road. Mr. Sinclair seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Ms. Hopson asked if there would need to be a motion to update ‘attachment A’ of the SDA. Ms. Harrell noted that they had not obtained a new plan from Mr. Santana and advised that an update to the SDA take place during the Commission’s next regular meeting.

The Commission thanked Mr. Santana for his time.

2115 Everitt Street Sales Development Agreement

Ms. Hopson presented on the proposed development of the RCG-owned lot at 2115 Everitt Street. She noted that the subject lot was located within the Willow Oaks redevelopment area and stated that Jeremy Simpson of The Housing Tree (a non-profit) in conjunction with JGR Development (the principal developer) planned on building a twin home project on the site. Ms. Hopson displayed a 3D rendering of the proposed development along with site plans.

Ms. Hopson discussed the pre-closing requirements and timeline of the SDA and provided construction estimates of the proposed developments and Mr. Simpson’s purchase offer of \$16,000 for the lot.

Mr. Simpson clarified the rationale behind his purchase offer and spoke on the design of the proposed properties. He noted that, after review, he would likely be able to fit two twin homes (four units) on the site.

Mr. Crane asked if there would need to be an update to the SDA to account for the new site plan (two townhomes versus three). Mr. Harrell stated that there would need to be an update although the Commission could still enter an SDA and provide that modification at a later date. Chair Heberle clarified, adding that the language of the current motion didn't speak to the necessity of a final site plan.

Vice-Chair Adams asked if they were going to enter the SDA without knowing what the site plan for the proposal would be. Mr. Crane advised that a final site plan is generally a condition for pre-closing and can be provided after an SDA is entered.

Mr. Sinclair made a motion to enter a Sales Development Agreement with The Housing Tree for the development of a Commission-owned lot located at 2115 Everitt Street. Vice-Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none). Chair Heberle asked that staff circulate an updated site plan as soon as it's available.

Ms. Hopson noted that the motion language incorrectly identified The Housing Tree as the entity purchasing the land and entering the SDA. Mr. Simpson advised that JGR, as the principal developer and financier for the project would need to be identified party in the SDA.

Ms. Harrell advised that the Commission would need a motion to rescind the previous motion and reconsider the item at its next regular meeting with an accurate SDA.

Mr. Sinclair made a motion to rescind the previous motion made by Mr. Sinclair and to postpone discussion on the item to the Commission's next regular meeting. Vice-Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

The Commission thanked Mr. Simpson for his time.

South Elm West Block Update

Mr. Clegg introduced Bob Chapman from the South Elm Development Group (SEDG). Mr. Chapman presented on the current condition of the South Elm Redevelopment site and outlined the two development proposals of the West Block site provided by AZ Development and the Alexander Company.

Mr. Sinclair asked for further information on the grocery store component of the West Block proposal from the Alexander Company. Vice-Chair Adams then asked if either developer had done a feasibility study to assess how warranted their projects would be in the area. Mr. Chapman stated that such a study would be something that the Alexander Company typically did as part of its development process.

Chair Heberle left the meeting following this item.

Staff Updates

Mr. Crane stated that the Commission can expect a few SDAs from the Ole Asheboro Redevelopment Area.

Adjournment

Mr. Sinclair made a motion to adjourn the meeting; seconded by Vice Chair Adams.

The Commission voted 2-0 in favor (Ayes: Adams, Sinclair; Nays: none) There being no further business, the Commission adjourned at 6:03 PM.