

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
MAY 01, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, May 1, 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) and Councilwoman Sharon Hightower. Staff present were Hart Crane, Russ Clegg, Cari Hopson, (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent Commissioners: Turner (excused)

Approval of Meeting Minutes

Mr. Sinclair made a motion to approve the April 3 regular meeting minutes. Vice Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Citing lack of quorum, Chair Heberle stated that approval of the March 6 regular meeting minutes would be moved until the Commission's June 5 regular meeting.

South Elm East Block Closing Documents

Ms. Harrell stated that the Commission would not be able to vote on the closing documents in this item as they were not yet ready. She cited existing complications in the closing process as the cause of the delay (e.g. title issues related to a pipe encroachment, payment to release option, and related administrative issues) and asked that the Commission allow an extension on the closing deadline to allow for completion of the documents.

Chair Heberle asked who the relevant title company for this project was. Ms. Harrell advised that the title company was Old Republic.

Chair Heberle then asked if the pipe encroachment was preventing Old Republic from issuing a policy on the project. Ms. Harrell stated that it was, noting that they would not be willing to issue a title due to the encroachment. She clarified that their concern primarily revolved around how responsibility over an existing encroachment fee to the property at 714 South Elm would change after closing.

Mr. Sinclair asked if complications regarding the title were preventing development on the site from beginning. Ms. Harrell clarified that they were.

Vice Chair Adams asked if the issue could be resolved through an easement. Ms. Harrell stated that staff had considered that option among others.

Mr. Sinclair moved to allow the chair of the Redevelopment Commission of Greensboro to sign an extension extending the closing with NC Triad South Elm through to June 29, 2024. Vice Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Mr. Greene joined the meeting following this vote.

Certificate of Completion Request for 226 South English Street

Ms. Hopson provided context on the subject property in the Willow Oaks Redevelopment Area. Based on material provided by Victor Johnson, on behalf of Johnson Construction Management Inc., Ms. Hopson

presented on the status of the completed property and the development timeline for the adjacent properties at 224 and 226 English Street.

Chair Heberle asked if the SDA for the subject properties required that the certificate of completion be approved for all three properties simultaneously. Mr. Clegg advised that certificates of completion were typically approved as each property was completed and that the Commission was voting to approve the request for 226 South English Street at this time.

Mr. Sinclair clarified that the city performed an inspection on the subject property.

Mr. Sinclair moved to approve the Chair of the Redevelopment Commission issuing a Certificate of Completion to Johnson Construction Management Inc. for the project at 226 South English Street. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene; Nays: none).

Mr. Johnson thanked the Commission and staff for their diligence and commitment as he navigated the development process.

The Commission thanked Mr. Johnson for his time.

1520 McConnell Road Closing Items

Ms. Hopson provided context on the subject properties in the Willow Oaks Redevelopment Area. RISA Construction LLC owns the subject lot and plans to combine it with adjacent parcels purchased through private sale at 1514, 1516, 1518, 1522, and 1524 McConnell Road into five parcels for five single-family homes. Based on material provided by Salvador Santana, on behalf of RISA Construction LLC, Ms. Hopson presented illustrative images of the project's site plans and went through its development budget, timeline, and marketing plan.

Noting a discrepancy in the presented marketing material, Mr. Sinclair asked if the proposed homes would be marketed as a 3-bedroom with an office as opposed to a 4-bedroom. Mr. Santana clarified that the proposed development would be marketed as a 3 bedroom with an office.

Vice Chair Adams asked if it was feasible for Mr. Santana to complete the projects in the four months between the updated closing deadline in July and the projected construction deadline of October. Mr. Santana stated that four months would be very tight to complete construction.

Mr. Greene asked what the sell price for the proposed homes would be. Mr. Santana advised that they would be marketed at around \$250,000-260,000.

Vice Chair Adams asked if the Commission should address the stated construction deadline. Mr. Crane advised that, although the stated deadline was October, Mr. Santana would have up to 16 months after closing to complete the projects.

Councilwoman Hightower expressed concern about the stated construction timeline and the quality of the development. She then asked who reviewed the proposed designs. Mr. Crane stated that Ms. Hopson and Dan Curry, Willow Oaks design reviewer, had seen the designs and determined that they were in conformity with the 2017 Willow Oaks Redevelopment Plan. Mr. Santana added that they had built and sold a similar home on 2401 McConnell Road.

Mr. Sinclair echoed Councilwoman Hightower's concerns and asked Mr. Santana how long his built time was on average. Mr. Santana advised that construction usually takes him 100-180 days after closing and permitting, adding that the stated construction deadline was simply an estimate and that he does not rush the development process.

Chair Heberle advised that the proposed development timeline may not have been updated to reflect the extension on the closing deadline approved by the Commission during its previous meeting. He also noted that Mr. Santana would have 16 months to complete the project after closing regardless of their estimated deadline.

Councilwoman Hightower, noting that the property would be subject to an upset bid process, asked staff to clarify the nature the process for RCG properties. Mr. Clegg stated that RCG properties, as with other city-owned properties, are required to be sold through an upset bid process, although upset bids rarely occur since properties are tied to specific redevelopment projects.

Vice Chair Adams asked what the proposed spacing between homes would be. Mr. Santana stated that the homes would be at least 20 feet apart from each other.

Mr. Sinclair moved to approve pre-closing obligations from RISA Construction regarding the development of Commission-owned lot located at 1520 McConnell Road. Mr. Greene seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene; Nays: none).

The Commission thanked Mr. Santana for his time.

Temporary Use Request for South Elm

Mr. Clegg advised that staff from the Parks and Recreation Department were meant to speak on this item, however they were unable to attend the meeting. As such the Commission would have to move to consider this item during their next regular meeting.

Mr. Sinclair made a motion to table the item until the Commission's June regular meeting. Mr. Greene seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene; Nays: none).

Temporary Use Request for Willow Oaks

Ms. Hopson presented on the temporary use request by Triad Play to use RCG-owned property in Willow Oaks as recreational space for a children's summer camp. The land would be used once a week for 8 weeks starting June 4th.

Chair Heberle clarified that the agreement would indemnify the Commission and not hold them liable for any injuries incurred on the property while being used for the summer camp.

Councilwoman Hightower asked if Triad Play would be required to have liability insurance before entering a temporary use agreement. Ms. Harrell noted that the temporary use agreement signed by Triad Play should include a required minimum of \$1 million in liability insurance.

Upon discovering that the signed agreement did not have language speaking to indemnity for the Commission and proof of liability insurance, the motion language for the request was updated.

Vice Chair Adams moved to approve Triad Play utilizing Redevelopment Commission property for their programming if an appropriate temporary use agreement is signed by Triad Play and the Chair of the Redevelopment Commission. Said agreement shall include terms as to indemnity and proof of insurance. Mr. Sinclair seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene; Nays: none).

Chair Heberle asked that staff provide the Commission provide a copy of the new temporary use agreement for review before signing.

Staff Updates

Mr. Clegg provided an update on the Willow Oaks Redevelopment Area and the present condition of the former cell tower site at the South Elm Redevelopment Area.

Mr. Crane provided an update on the transfer of Commission lots in the Ole Asheboro Redevelopment Area to GHDP.

Additional Business

Chair Heberle addressed requests from Commission members to hold meetings in person, stating that although he preferred virtual meetings he would be amenable to in-person meetings should other Commissioners and the wider community desire them.

Mr. Greene stated that in-person meetings would help with engagement and cohesion among Commission members. Chair Heberle acknowledged Mr. Greene's comments and expressed interest in hearing from regular attendants of Commission meetings regarding the meeting structure.

Mr. Crane noted that staff would be happy to coordinate team-building exercises between commissioners, such as tours of redevelopment areas.

Mr. Sinclair stated he was comfortable with virtual meetings but would not be opposed to cyclical, in-person meetings or outside sessions between Commission members.

Adjournment

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

The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene; Nays: none).

There being no further business, the Commission adjourned at 6:20 PM.