

**REGULAR MEETING OF THE  
REDEVELOPMENT COMMISSION OF GREENSBORO  
JUNE 05, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, June 5, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Vice-Chair Patricia Adams, Thomas Sinclair, and Pamela Turner. 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: Mr. Greene (unexcused)

**Approval of Meeting Minutes**

Mr. Sinclair made a motion to approve the May 1 regular meeting minutes. Ms. Turner seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none). Ms. Turner was excused from the vote as they were absent for the May 1 regular meeting.

Citing lack of quorum, Mr. Sinclair made a motion to move the approval of the March 6 regular meeting minutes to the end of the meeting. Vice-Chair Adams seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

**Ole Asheboro Lot Transfer Request (702, 708, 710, 710 Martin Luther King Jr Drive) RCG to GHDP**

City staff requested a transfer of ownership for four properties within the Ole Asheboro Redevelopment Area from RCG to the Greensboro Housing Development Partnership (GHDP).

Mr. Crane spoke on the purpose of the transfer, stating that a developer was interested in building four single-family homes in the area but would require GAP financing only available through GHDP's Single Family Lot Initiative (SFLI). Mr. Crane displayed the subject lots and noted that the developer already owned two adjacent properties. He added that GHDP manages a number of lots in the Ole Asheboro Redevelopment Area under their SFLI and that their development agreements are similar to that of the Commission.

Mr. Crane added that even without the interest of the current developer, staff would still recommend that these lots be transferred to GHDP as they have remained undeveloped for some time and access to GAP financing through their SFLI could attract other potential developers. He noted that staff had broached the idea of the transfer with GHDP and the surrounding neighborhood and that both parties were receptive.

Chair Heberle asked if there were any questions from the Commission, hearing none he asked for a motion on the item.

Mr. Sinclair moved to transfer the title of the RCG-owned lots located at 702, 708, 710, 710 Martin Luther King Jr Drive to the Greensboro Housing Development Partnership for the purposes of including the parcels in the Single Family Lot Initiative. Vice Chair Adams seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

**919 Pearson Street Interested Developer**

Jackie Greenlee, on behalf of Greenlee General Contractors, introduced herself and expressed her interest in the RCG-owned property in the Ole Asheboro Redevelopment Area. She spoke on her credentials and

previous residential construction and redevelopment experience and presented two development proposals for the subject lot, both two-story single family homes (one a 3 bed-2 bath at 1239sqft & the other 4 bed-2 bath at 1430sqft).

Ms. Greenlee noted that the proposals were created in accordance with the development guidelines for Ole Asheboro. She then provided an outline of the project's construction team and a summary of their intent.

Mr. Sinclair asked if there was room for a garage in the proposed development plan. Ms. Greenlee stated that there was not, adding that most of the surrounding properties did not have garage access either.

Staff clarified that this item was informative and did not require action from the Commission.

The Commission thanked Ms. Greenlee for their time.

### **2115 Everitt Street Sales Development Agreement**

Mr. Crane reminded the Commission that they had voted to rescind their previous approval of the Sales Development Agreement (SDA) for the subject lot during their April regular meeting in order to update the language concerning the entity entering the SDA and to account for an update to the proposed site plan.

Ms. Hopson presented on the proposed development on the subject lot. Jeremy Simpson of The Housing Tree (a non-profit) in conjunction with JGR Development (the principal developer) planned on building three twin homes (six units) on the site located within the Willow Oaks Redevelopment Area. Ms. Hopson displayed illustrative images and renderings of the proposed development along with site plans. She then outlined the pre-closing requirements, development timeline, and purchase offer for the project.

Mr. Simpson spoke on the updated site plan and noted that the proposed units would be essentially identical to ones he had built on 803 Clapp Street.

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 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

Councilwoman Hightower commended Mr. Simpson, adding that she was happy to see a diversity in housing types being built in the area.

### **South Elm East Block Update**

Mr. Clegg provided context on the East Block of the larger South Elm Redevelopment Area and outlined the progress of development of the site and the Sales Development Agreement (SDA) between RCG and Cagan Properties Management (CPM). He stated that development of the site was still on track but that the existing SDA would likely have to be updated. He then presented on the anticipated changes (removal of references to Master and Component developers from old SDA, Declaration of CCRs, and the development timeline) and additions (adding a non-refundable \$100k deposit by CPM on the effective date for the agreement, adding a draft deed as an exhibit, adding a resolution of miscellaneous details prior to closing).

Mr. Clegg stated that the updated SDA would, after being reviewed and approved by the Commission, go before City Council, after which all the necessary additions would also be addressed (e.g. the payment of the \$100k deposit and resolution of the pre-closing issues). As such, he could not provide the Commission with a firm timeline for closing on the property.

Ms. Harrell advised that the current SDA with CPM would have to lapse, adding that a new one has already been prepared and is under review. She advised that the updated SDA would not comport with the master developer agreement for the South Elm Redevelopment Area and would likely have to stand on its own.

Chair Heberle asked what aspect(s) of the master development agreement was affecting CPM's development of the site.

Bryan Cagan, on behalf of CPM, stated that changes in construction and finance markets over time have made many of the items and mechanisms within the master development agreement obsolete for the purpose of developing the site.

Here Chair Heberle cautioned against the blanket dismissal of the master development agreement, advising staff and developers to be mindful of what parts of CPM's project are being removed from its auspices (e.g. design guidelines).

Mr. Cagan stated that he understood and appreciated the intent of the master development agreement and simply noted that some of its now outmoded tenets present a barrier to any development of the site, adding that creation of a new agreement that reflected the present environment was the best solution at this time.

Chair Heberle acknowledged Mr. Cagan's comments and commended CPM for agreeing to put down the \$100k deposit as a sign of their commitment to their project.

Staff clarified that this item was informative and did not require action from the Commission.

The Commission thanked Mr. Cagan and other present parties for their time.

### **South Elm West Block Update**

Mr. Clegg provided an update on the status of the West Block of the South Elm Redevelopment Site. He reviewed the proposed development from the Alexander Company. He stated that a draft SDA had been created and that conversations would have to be had with surrounding neighborhoods before any agreement is finalized and brought before the Commission for review.

Chair Heberle asked if the developers intended to lease out the primary commercial space in their development prior to closing. Mr. Clegg stated that they would like to have identified a tenant for the space before closing.

Chair Heberle asked if the Commission would have a say on who the tenant for the space would be. Mr. Clegg advised that there is nothing in the master development agreement that speaks to the Commission's ability to determine tenants, however, the developers indicated that they would be amenable to the Commission's recommendations.

Staff clarified that this item was informative and did not require action from the Commission.

### **Temporary Use Request**

Mr. Clegg introduced Josh Sherrick from the Parks and Recreation Department to speak on a temporary use request for three RCG-owned lots within the South Elm Redevelopment Area (1015, 1201 South Eugene Street and 734 South Elm Street).

Mr. Sherrick stated that the Parks and Recreation Department, in partnership with Architects of Black Space, is requesting shared use of the lots to hold vendor events for their South Side Night Market. Mr. Sherrick noted that the event is currently hosted on the eastern end of the Downtown Greenway and along Carolyn Coleman Way, although they anticipate that it will grow beyond that boundary. Access to the properties would provide organizers greater flexibility and they would be used as-needed should the event need to expand.

Councilwoman Hightower spoke on the utility and importance of the South Side Night Market as a community-building event.

Vice Chair Adams moved that the Redevelopment Commission of Greensboro enter into a property use agreement with Greensboro's Parks and Recreation Department to use Redevelopment Commission property at 1015 and 1201 South Eugene Street and 734 South Elm Street to host monthly market events in conjunction with local neighborhoods. Mr. Sinclair seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

### **Staff Updates**

Mr. Crane noted that a survey had been sent out to Commissioners regarding in-person meetings and team-building exercises.

### **Additional Business**

N/A

### **Adjournment**

Citing lack of quorum, Mr. Sinclair made a motion to move the approval of the March 6 regular meeting minutes to the July regular meeting. Vice-Chair Adams seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

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, Turner; Nays: none).

There being no further business, the Commission adjourned at 6:11 PM.