

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
OCTOBER 02, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, October 2, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Vice-Chair Patricia Adams, Thomas Sinclair, Pamela Turner, and Stacey Greene. Also present were Councilwoman Nancy Hoffmann (RCG Liaison) and Councilwoman Sharon Hightower. Staff present were Hart Crane, Russ Clegg, and Sue Schwartz (Planning Department), Anna Blanchard, (Housing & Neighborhood Development) and Andrea Harrell (Assistant City Attorney).

Approval of Meeting Minutes

Citing lack of quorum, Vice Chair Adams made a motion to move the approval of the March 6, and September 7 regular meeting minutes to the November regular meeting. Mr. Sinclair seconded the motion. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none).

Mr. Greene joined the meeting at some point following this vote.

South Elm East Block Sales Development Agreement

Mr. Clegg presented on the progress and current status of the redevelopment project on the East Block of the South Elm Redevelopment Site and described the items of the updated Sales Development Agreement (SDA) with Cagan Properties Management (CPM). He also introduced Patrick Lineberry, attorney at Tuttle Duggins, who has been assisting staff with updating the SDA.

Mr. Lineberry spoke on the specific changes to the document. The updated SDA would maintain the scope of the project while slightly adjusting the agreement timeline.

Chair Heberle clarified that any extensions included as part of the updated agreement were permissive and not automatic, i.e. subject to a request for approval by CPM to the Commission. He then asked what the effect of a denied extension would be. Mr. Lineberry advised that a force majeure clause allows CPM to receive automatic extensions of up 12-months to account for development challenges beyond their control. He added that all other extensions included in the contract are permissive.

Chair Heberle asked why the updated SDA included an additional 90 inspection period. Mr. Clegg advised that CPM did not anticipate using all 90 days and that they requested it out of caution for unforeseen complications. Chair Heberle clarified that, for this item, the Commission was considering entering a brand new SDA with CPM. Mr. Clegg affirmed and noted that the new SDA would need to be approved by City Council after the Commission's consideration and that CPM would also have to provide a \$100,000 earnest money deposit before the examination period and development could begin.

Mr. Sinclair moved that the Redevelopment Commission of Greensboro enter into the Sales Development agreement with NC Triad Associates, LLC as presented. Vice-Chair Adams seconded the motion. The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

Ms. Harrell noted that a clerical error required an amendment to the previous motion.

Mr. Sinclair moved that the previous motion be amended to allow staff to correct the clerical error. Vice-Chair Adams seconded the motion. The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

Ms. Turner left at some point during this time.

Staff Updates

Mr. Clegg noted that there would be a community movie night in the Willow Oaks Redevelopment Area.

PRO Housing Grant Public Hearing

Mr. Clegg introduced a presentation on a proposal for the Housing and Urban Development (HUD) PRO Housing grant. He noted that the presentation was part of a required public hearing as part of the grant application and that there was no required action from the Commission, although statements of support would be welcome as the grant could impact redevelopment areas.

Ms. Blanchard and Ms. Schwartz presented on the scope of the PRO Housing grant, the City's proposed request, and the anticipated use of funds.

The grant is primarily concerned with increasing the supply of accessible and diverse housing by removing material and regulatory barriers to development. The City is requesting \$1.75 million to: 1.) incentivize production of missing middle housing (\$550 million); 2.) educate builders, developers, and the community about diverse housing options (\$400 million); 3.) amend existing regulations to allow construction of diverse housing types (\$800 million). The deadline for the grant application is October 15.

Chair Heberle expressed his support for the City's application and opened the floor for further comment from the Commission.

Mr. Sinclair and Vice-Chair Adams asked if there were any locations within the city that would be focused on as part of the grant. Ms. Schwartz advised that the grant emphasized citywide improvements to housing access as opposed to localized programs. She added that the majority of the requested funds would focus on amending regulations.

Chair Heberle clarified that the grant was a citywide initiative and that, although the present hearing was being held during a Commission meeting, the grant's scope was not related to official Commission business. With that, members of the public were invited for comment.

Paula Pierce, on behalf of Interfaith Affordable Housing Coalition, stated that the grant application made a good case for the need for funding. She suggested that measurable outcomes of anticipated use of funds be included as part of the application and that staff publicize the original grant notice alongside the draft application.

Councilwoman Hightower expressed concerns regarding the advertising of the grant application and period of public discussion and the consequences of inequitable distribution of affordable housing.

Chair Heberle asked if staff could comment on how the grant application and the present public hearing were advertised.

Mr. Clegg advised that the proposal and public hearing were advertised via social media, press releases, channels from groups that had submitted letters of support for the previous proposal, and the City Council's bi-weekly update.

Chair Heberle added that the public comment period would be open until October 11th.

Deena Hayes-Greene, on behalf of the Unified Neighborhood Council, reiterated concerns raised by Councilwoman Hightower.

Chair Heberle left the meeting at this time.

Beth McKee-Huger, on behalf of the Interfaith Affordable Housing Coalition, emphasized the importance of affordable and diverse housing options and stressed the need for robust community engagement as part of the anticipated use of grant funds.

Ted Oliver expressed support for the City's application and spoke on the need for increased affordable housing as the city grows and the need to educate the public about the importance of diverse housing options. He added that affordable housing should be evenly distributed across the city.

Mr. Crane requested a motion to adjourn the business meeting citing lack of quorum following Vice Chair Adam's expected departure.

Mr. Sinclair made a motion to adjourn the business meeting; seconded by Mr. Greene.

The Commission voted 3-0 in favor (Ayes: Adams, Sinclair, Greene; Nays: none).

Vice-Chair Adams left the meeting at this time.

Ms. Schwartz advised the grant would be a catalyzing force for the GSO2040 comprehensive plan and the Housing GSO plan.

Adjournment

There being no further business, the Commission adjourned at 6:10 PM.