

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

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, January 3, 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). Staff present were Hart Crane, Russ Clegg, Cari Hopson, and Kelly Larkins (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent: Commissioner Greene

Approval of Meeting Minutes

Mr. Sinclair moved to approve the November 1 regular meeting minutes; seconded by Vice Chair Adams.

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

Ms. Turner arrived following this vote.

Approval of 2024 Meeting Schedule

The Commission reviewed a proposal of its 2024 meetings schedule.

Chair Heberle noted that the meeting scheduled for July 3 may pose an issue due to its proximity to Independence Day. He asked that anyone with potential conflicts notify the Commission beforehand and recommended the meeting remain scheduled as is for the time being. Ms. Turner and Mr. Sinclair acknowledged.

Mr. Sinclair moved to approve the proposed schedule; seconded by Vice Chair Adams.

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

Update on 400 Carolyn Coleman Way

Mr. Crane introduced Kevin Walker of L&K Builders, a developer who came before the Commission during its November 1 meeting and expressed interest in developing properties in Ole Asheboro.

Mr. Crane stated that Mr. Walker had settled on the property at 400 Carolyn Coleman Way (formerly Bragg Street) and that staff had been working towards entering a Sales Development Agreement (SDA) to build two single-family.

Mr. Crane presented illustrative images of two designs developed by Mr. Walker for the proposed homes. He noted that Mr. Walker intended to put the two homes on the corner of the subject property facing Bellevue Street and subdivide them into two separate parcels.

Mr. Walker noted that both designs had garage options if desired by the homeowner. He also spoke on the design's ability to create a sense of community between the two properties and their overall compatibility with the City's dimensional requirements.

Mr. Crane stated that Mr. Walker had had positive discussions with local leadership concerning the proposed development but had not yet met with the wider community. He added that staff would try and facilitate a community meeting prior to the next Commission meeting.

Mr. Crane advised that this was an informational item and invited the Commission's questions or comments.

Chair Heberle noted that Mr. Walker's proposed designs were very attractive and asked if they fit with the style of the surrounding community.

Mr. Crane stated that Mr. Walker's designs primarily relied on the "Craftsman Style" called for in the Ole Asheboro Redevelopment Plan. Concerning the garage option, he noted that there weren't many garages on surrounding properties and that they may be an additional amenity.

Mr. Walker later added that the lack of garages was one of the reasons he included the option in his designs, adding that they were a beneficial amenity and that most custom homes include them. He added that without the garage, the extra square footage could be converted to living space or some other purpose.

Chair Heberle, referring to the garage option, asked if the proposed homes would be built based on predetermined specifications or if they would be built with the homebuyer's desires in mind. Mr. Crane advised that the homes would be built based on what is compatible with the Redevelopment Plan.

Mr. Sinclair asked how deep the subject lot was, noting that the homeowner may want to put a storage shed at the rear of the property. Mr. Walker advised that the proposed designs were about 60 feet deep and that the lot was anywhere from 90-115 feet deep based on two different plats. He added that all of the proposed designs include a maintenance shed at the rear of the property.

Chair Heberle asked if there were any unique landscape requirements for the area. Mr. Crane advised that there were none beyond the standard requirements for the zoning district.

Chair Heberle expressed satisfaction with the proposed development and added that the Commission would likely be in support of it should the surrounding community approve of it as well.

Vice Chair Adams asked what the square footage of the proposed designs was. Mr. Walker stated that one (the green house) was 1,400-1,500 square feet and another (the blue house) was around 1,500 square feet.

Vice Chair Adams asked what the projected price range of the homes would be. Mr. Walker stated that he was looking to sell them for around \$250,000-275,000.

The Commission thanked Mr. Walker for his time.

Update on 1402 & 1402 Plymouth Street

Mr. Crane introduced Dorian Carter of Advanced Wealth Education Corporation, a developer who came before the Commission during its October 4 meeting and expressed interest in two single-family dwellings at 1401-1402 Plymouth Street in Arlington Park. Illustrative images of properties built by Mr. Carter were presented to the Commission during its November 1 meeting for their consideration and their comments were shared with Mr. Carter.

Mr. Crane noted that the Arlington Park neighborhood is aware of the proposed developments and are generally supportive but they have not met with Mr. Carter yet. He added that they will be meeting him during their next neighborhood meeting on January 8.

Mr. Crane presented updated site plans and elevations of the proposed developments that had been updated based on the Commission's feedback.

Mr. Carter, referring to one of the proposed designs, noted that an encasement would be built around the columns to make them thicker.

Mr. Crane advised that there were no specific architectural guidelines for the Arlington Park Redevelopment Area, although maintaining neighborhood compatibility remained an important

consideration. He added that Mr. Carter's proposed design was not uncommon when compared to surrounding properties.

Chair Heberle asked what the projected price range for the homes would be. Mr. Carter stated that he was looking to sell them for around \$240,000.

Chair Heberle noted that Mr. Carter had made a good effort in addressing the Commission's concerns.

Councilwoman Hightower, referring to the presented images, asked what kind of maintenance would be required for the interior wood columns and what they would be encased with. Mr. Carter advised that the columns would likely be encased in additional wood, adding that after they were encased the interior columns would not need any maintenance.

Councilwoman Hightower asked if the homes would be built on slabs, noting that slab developments were not common in surrounding properties. Mr. Carter noted that they would be built on slabs.

Councilwoman Hightower asked if Mr. Carter was willing to accommodate neighborhood desires around window design (e.g. double paned windows). Mr. Carter stated that he would be open to such changes.

Councilwoman Hightower reiterated the Commission's comments on the importance of neighborhood support for the development.

The Commission thanked Mr. Carter for his time.

Update on 1209 & 1211 Lombardy Street

Mr. Larkins provided a brief overview of the redevelopment project at Phillips Lombardy. He presented site plans of the two single-family homes that are being built on the two lots and noted that the development is now approaching completion.

Mr. Larkins turned the floor to Narayanan Bakthisaran of Lombardy Twins LLC, the developer of the site. Mr. Bakthisaran gave updates on the status of construction and presented images of completed sections of both properties. He gave a brief timeline of the remaining construction and provided an outline of anticipated steps for the closing of the property.

Chair Heberle commended Mr. Bakthisaran for the quality and speed of his work and thanked him for his time.

Staff Updates

Mr. Clegg updated the Commission on the status of the cell tower removal at the South Elm Redevelopment Site. He stated that the current schedule has the establishment of a new coverage site atop the water tower near the corner of Gorrell Street and Murrow Boulevard slated for the end of January. Following this, the existing tower can be decommissioned and removed. Mr. Clegg affirmed that Verizon and ATC will be the ones taking down the tower.

Mr. Clegg stated that the City is still working with the Cagan's towards fulfilling the closing requirements for their development on the site. He added that there have been discussions with the Cagan's attorneys regarding a name change and the possibility of removing the covenants, conditions, and restrictions (CCRs) from the property.

Mr. Clegg provided an overview of the CCRs, highlighting their incongruity between the anticipated development on the site during their creation and the current state of development. He noted that they had been set up in anticipation of the subject lot being a mixed-used area controlled by multiple developers that

would be organized into an assembly to oversee common administration of the area. This is as opposed to the current state of the development where two large entities control their own properties on the site.

Mr. Harrell affirmed that there would be no loss if the current developer were allowed to purchase the property without the CCRs in place, adding that the rationale for their creation is no longer relevant to the current development of the site. She noted that the owners of the Union Square campus would also need to agree to dissolve the CCRs and that staff would be meeting with them within the week.

Chair Heberle asked what other properties in the South Elm area were subject to the CCRs. Ms. Harrell stated that only the subject property and the adjoining Union Square campus were subject to the CCRs.

Mr. Clegg noted that there is a developer interested in the adjacent block.

Ms. Hopson notified the Commission that there would be an update on the redevelopment project on South English Street in Willow Oaks.

Additional Business

N/A

Adjournment

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

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

There being no further business, the Commission adjourned at 5:50 pm.

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
FEBRUARY 07, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, February 7, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Chair Doug Heberle, Vice-Chair Patricia Adams, Thomas Sinclair, Stacey Greene and Pamela Turner. Also present was Councilwoman Nancy Hoffman (RCG Liaison). Staff present were Hart Crane, Russ Clegg, and Kelly Larkins (Planning Department) and Andrea Harrell (Assistant City Attorney).

Approval of Meeting Minutes

Mr. Sinclair moved to approve the January 3 regular meeting minutes; seconded by Vice Chair Adams. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none)

Reordering of the Agenda

Due to time constraints raised by one of the speakers, a request was made for Item 4 of the agenda to be moved to Item 2.

Mr. Sinclair moved that the agenda be reordered to move Item 4 to Item 2; seconded by Vice Chair Adams. The Commission voted 4-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner; Nays: none)
Commissioner Greene arrived following this vote.

South Elm West Block Concept

Mr. Clegg provided context on the West Block as part of the larger South Elm Redevelopment Area and outlined the goals of the South Elm Redevelopment Plan. He advised the Commission that the following item was informational and required no action, adding that it was an opportunity for the Commission to ask questions of staff and the developer.

Mr. Clegg stated that there are several other developers interested in the West Block site and that there would likely be subsequent development proposals brought to the Commission in the coming months. He noted that Andrew Zimmerman, the developer presenting before the Commission for the current item, had been working with the South Elm Development Group (SEDG) under the Master Development Agreement that they have with the Commission.

Mr. Zimmerman, on behalf of AZ Development, introduced Tiffany Jacobs, executive director of Forge Greensboro. Mr. Zimmerman advised that AZ Development and ZCD&F would be the principal developers of the project although Forge Greensboro would own the land itself.

Ms. Jacobs spoke briefly about Forge Greensboro and its current operations. She then presented on the development concept, a mixed-use site that includes a 24,000 sqft maker's space, a combined public square and 280-space parking lot, and 12-14 live/work suits at 1,000 sqft each.

Mr. Zimmerman stated that the expected cost for the project, including the purchase of the land, is \$10.5 million, paid for by AZ Development and ZCD&F and funding from Forge Greensboro through fundraising. He noted that he had already submitted an offer with SEDG to purchase the property.

Chair Heberle thanked Ms. Jacobs and Mr. Zimmerman for their presentation. He advised that, since the current item was largely informational and required no action from the Commission, he would be limiting further questions to Commission members only. He acknowledged that there was great interest in the site, particularly among the surrounding community, and that further outreach regarding this, and any other projects, would be necessary.

Chair Heberle advised that although Mr. Zimmerman had made an offer to purchase the property with SEDG, the Commission, as the owners of the property, was still obliged to consider all other present and forthcoming offers and select the one that aligns best with the area's redevelopment plan and the desires of the surrounding community.

Mr. Sinclair expressed concerns regarding existing environmental quality issues on the site (e.g. soil vapors).

Mr. Zimmerman stated that he was aware of the environmental quality issues on the site and has prepared methods to address them.

Ms. Turner asked why Downtown was chosen as the site for the project, noting that Forge Greensboro's existing facility is around the corner.

Mr. Zimmerman noted that the original development concept was located in the Steelhouse, further south, but after polling members of Forge Greensboro, the South Elm site was chosen due to its proximity to the Downtown area and its amenities.

Ms. Jacobs reiterated Mr. Zimmerman's comments, adding that Forge Greensboro had reached capacity at its current location and that members wanted its expansion to remain close to the existing site.

Chair Heberle confirmed that Forge Greensboro was a 501(c)(3) and that its name as a legal entity was "Forge Greensboro". He then asked how many square feet the project's two buildings (the maker's space, and live/work suits) would be.

Mr. Zimmerman advised that the maker's space would be 24,000 sqft, 3,000 of which would be a second-floor classroom. Combined, the live/work suits would range from 12,000-14,000 depending on how many units could be built.

Chair Heberle asked if Forge Greensboro was included in the purchase offer with SEDG. Mr. Zimmerman advised that the offer was submitted by both AZ Development and Forge Greensboro.

Chair Heberle asked what the plan for community outreach concerning the development would be and how flexible the project's parameters were to community input.

Mr. Zimmerman stated that the project would be able to adapt to any ideas offered by the community that were reasonable and good.

The Commission thanked the speakers for their time.

Certificate of Completion Request for 1209 & 1211 Lombardy Street

Mr. Larkins presented on the status of the twin home projects in the Phillips Lombardy Redevelopment Area. He provided illustrative images of the projects' exterior and completed sections of their interiors.

Mr. Larkins stated that the project developer had expected a clear final inspection of the site on January 30, but the inspector discovered two windows that had been broken for unknown reasons. The discovery delayed the approval of a full certificate of occupancy for the property, which is a requirement for the projects to receive a certificate of completion. Mr. Larkins stated that the developer had obtained a temporary certificate of occupancy that would allow him to move towards a certificate of completion,

adding that he had also ordered replacement windows to address the inspection's recommendation and will would install them within 30 days.

Mr. Larkins asked for a motion that would approve a certificate of completion for the project once the city issues the developer a complete certificate of occupancy.

Chair Heberle advised the other commissioners that, in the case of the motion's approval, he would still personally have to sign off on the certificate of completion once the windows are fixed and the complete certificate of occupancy is granted. He added that the vote on the motion would primarily be concerned with preventing further delays on the project.

Mr. Sinclair requested a motion to approve the Chair of the Redevelopment Commission issuing a Certificate of Completion to Lombardy Twins, LLC for the projects at 1209 & 1211 Lombardy Street once the City of Greensboro has issued a Certificate of Occupancy for the projects 1209 and 1211 Lombardy Street. Ms. Turner seconded the motion.

The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene, Turner; Nays: none)

Sales Development Agreement for 1402 & 1404 Plymouth Street

Mr. Crane introduced a development project for two lots in the Arlington Park Redevelopment Area, describing the closing requirements of its Sales Development Agreement (SDA) and the timeline for construction. He noted the subject properties were two of four remaining lots in Arlington Park.

Advanced Wealth Education Corporation (AWEC) plans to build two affordable single-family homes on the subject lots at 1,200 and 1,387 sq. ft respectively, both 3 bedroom 2 bath. The finished properties would be sold for \$225,000 and \$230,000. The project would be privately financed.

Mr. Crane stated that the appraised values of the lots were \$28,000 and \$30,000 respectively, noting that the figure was nearly double the value of the lots' evaluation from three years prior. He stated that AWEC is offering \$7,000 for each lot, advising that it was not unusual to see an offer for a lot that is lower than the appraised value.

Dorian Carter introduced himself as CEO of AWEC and spoke on his background in neighborhood development and his organization's role in neighborhood and workforce development. He discussed the outcomes of his meetings with the community in Arlington Park, noting that they were positive, and expressed his excitement about working in the area and promoting homeownership.

Chair Heberle asked what accounted for the lot's increase in value between appraisals.

Mr. Crane stated that the City used the same appraisal company and that their methodology was the same, adding that the price of land has simply increased generally. He stated that he would reach out to the appraiser to determine what other causes of the increase could be.

Chair Heberle, acknowledging that the Commission's goal of supporting the construction of affordable housing often requires they sell lots for lower than their appraised value, asked if they had generally seen offers as discounted as Mr. Carter's.

Mr. Carter stated that the price of construction and the stagnation of buying power among the target homebuyers are the primary determinants of his \$7,000 offer for each lot.

Mr. Sinclair made a motion to enter a Sales Development Agreement with AWEC, Inc. for the development of two affordable single-family homes on the RCG-owned parcels located at 1402 and 1404 Plymouth Street. Ms. Turner seconded the motion.

The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene, Turner; Nays: none)

Staff Updates

Mr. Clegg advised the Commission that the City is still working with the Cagans to move forward on their project for the East Block of the South Elm Redevelopment Site.

Additional Business

N/A

Adjournment

Mr. Sinclair made a motion to adjourn the meeting; seconded by Ms. Turner.

The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Greene, Turner; Nays: none)

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

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
MARCH 06, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, March 6, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Vice-Chair Patricia Adams, Stacey Greene, and Pamela Turner. Also present were Councilwoman Nancy Hoffman (RCG Liaison). Staff present were Hart Crane, Russ Clegg, Cari Hopson, and Kelly Larkins (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent Commissioners: Heberle, Sinclair

Approval of Meeting Minutes

Ms. Turner moved to approve the February 7 regular meeting minutes; seconded by Vice Chair Adams. The Commission voted 3-0 in favor (Ayes: Adams, Greene, Turner; Nays: none)

South Elm West Block Concept

Mr. Clegg provided context on the West Block of the larger South Elm Redevelopment Area and outlined the goals of the South Elm Redevelopment Plan. He advised the Commission that the following item was informational and required no action, adding that it was an opportunity for the Commission to ask questions of staff and the developer.

Mr. Clegg introduced David Vos and Joseph Alexander from the Alexander Company to present on their proposed development concept. He noted that they had recently started working with the South Elm Development Group (SEDG) under the Master Development Agreement that they have with the Commission for the South Elm Redevelopment Area. Mr. Clegg stated that there are several other developers interested in the West Block site and that there would likely be subsequent development proposals brought to the Commission in the coming months.

Mr. Alexander and Mr. Vos introduced his company and provided examples of mixed-use redevelopment projects they have worked on across the country including Revolution Mills in Greensboro.

Mr. Vos shared illustrative images of their Southgate Market project and presented on the specifics of the development.

The proposed development would be six stories. The first level would be 30,000 sqft of retail (including a grocery store), facing W Gate City, and the above five levels would be 160 apartment units, 22% of which would be affordable to households earning less than 50% AMI.

Parking would be located within the development and separated into three levels. The first level would be at grade on South Elm Street have 246 parking spaces for retail use. The second level would have 241 parking spaces for the apartments, satisfying the requirement of 1.5 parking spaces per unit. The third level would be at grade on W Gate City and include 142 surface parking spaces beside the retail component.

Mr. Vos stated that they were going to use low-income tax credits to finance the project, in part, and advised that it would be a non-competitive application. He added that they would also be using new markets tax credits considering the project's emphasis on affordable housing, commercial investment, and addressing food insecurity.

The Commission thanked Mr. Alexander and Mr. Vos for their presentation.

Update on 222, 224, 226 South English Street

Ms. Hopson provided context on the subject properties in the Willow Oaks Redevelopment Area. She stated that the Commission had entered a Sales Development Agreement (SDA) with Victor Johnson of Johnson Construction Management Inc. in June 2023 and noted that Mr. Johnson had closed on the properties in September 2023. She provided illustrative images of the finished interior and exteriors of the project at 226 South English Street. Mr. Johnson described the layout of the driveway on the property, stating that it would run alongside the home and end in a turnaround at the rear.

Mr. Johnson briefly described the development and closing process for 226 South English Street. He also provided an update on the status of the projects at 222 and 224 South English Street, adding that he has obtained a permit to begin construction at 224 South English Street next.

Vice Chair Adams asked if there were any renderings of the proposed layout of the three developments relative to each other and the street. She noted that a driveway, if located beside the property, would be too narrow considering the size of the lots.

Mr. Johnson stated that he planned on placing the driveways on the side of the property on the recommendation of Councilwoman Sharon Hightower. He added that the site plan, including the driveway design, had been approved by Transportation and Planning departments.

Mr. Clegg advised that they could provide the Commission a copy of the site plans for the next meeting.

Mr. Johnson stated that he would also provide additional images of the project for the Commission.

Staff Updates

Mr. Clegg provided an update regarding lots that had been brought into the Willow Oaks Redevelopment Area after the platting of the original properties. Some of these lots are not subject to the covenants and restrictions as other HOA properties in the area and there is a desire to keep any future development of the lots in accordance with the rest of the neighborhood. To that end, the City is working with residents and GHDP to develop a consistent approach to developing and selling those lots.

Ms. Harrell stated that the cell tower at the South Elm Redevelopment Area has been relocated and that demolition of the existing tower has begun. She added that they are working with the Cagans to achieve an April 1 closing on the SDA for their project on the site. She advised that if they are able to close by April 1, the Commission will likely have to hold a special meeting to modify the SDA.

Mr. Clegg added that the City will continue working with neighborhoods around South Elm regarding the proposed developments in the area.

Ms. Turner asked if the new properties in the Willow Oaks Redevelopment Area had been posted on the city website. Mr. Clegg stated that they were listed for sale on the city website.

Adjournment

Ms. Turner made a motion to adjourn the meeting; seconded by Vice Chair Adams.

The Commission voted 3-0 in favor (Ayes: Adams, Greene, Turner; Nays: none) There being no further business, the Commission adjourned at 5:51 PM.

**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 (SEMG). 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.

**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.

**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.

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
AUGUST 07, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, August 7, 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 was Councilwoman Sharon Hightower. Staff present were Hart Crane and Russ Clegg (Planning Department) and Andrea Harrell (Assistant City Attorney).

Approval of Meeting Minutes

Mr. Sinclair made a motion to approve the June 5 regular meeting minutes. Vice Chair Adams seconded the motion. The Commission voted 3-0 in favor (Ayes: Heberle, Adams, Sinclair; Nays: none).

Ms. Turner joined the meeting following this vote.

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

Mr. Greene joined the meeting following this vote.

1402 & 1404 Plymouth Street Development Agreement Pre-Closing Items

Mr. Crane introduced the development project for two lots in the Arlington Park Redevelopment Area, describing the site plans and characteristics, the Sales Development Agreement (SDA) for the properties, pre-closing material provided by the developer, budget for the projects and the anticipated timeline for their completion.

Advanced Wealth Education Corporation (AWEC) plans to build two affordable single-family homes on the subject lots at 1,200 and 1,387 sq. ft respectively. Both homes would be 3 bedroom 2 bath and the finished properties would be sold for \$225,000 and \$230,000. The project would be privately financed and AWEC has offered \$7,000 for each of the subject lots (appraised at \$28,000 and \$30,000).

Chair Heberle asked if the images of the proposed developments in the site plan provided by the developer incorporated recommendations made by the Commission regarding thickness and quality of posts at the front of the properties.

Dorian Carter, CEO of AWEC, stated that the images in the site plans were not entirely indicative of the finished quality of the properties, adding that the finished properties would adhere to the Commission's recommendations regarding the posts.

Councilwoman Hightower asked for clarification on the dimensions of the 3 bedrooms relative to the rest of the property, renderings of what the finished posts would look like and how they would add to the character of the neighborhood, and clarification on driveway access to the properties.

Mr. Carter stated that the size of the bedrooms was more or less fixed, noting that making them larger would alter the price of the properties such that they would no longer be affordable. He added that they are investigating floor plans that adjust the connection between the study and the living room to create more space in the home. Regarding the posts, Mr. Carter stated that they would be encased in a decorative enclosure that would enhance the façade of the property.

Chair Heberle clarified that the Commission would have inspection rights on the development to ensure their recommendations are adhered to, if necessary.

Mr. Carter stated that adjustments had been made to the driveways based on previous comments from the Commission, bringing them closer to the entrance of the property and adding landscaping (grass and hedges).

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 certify that the pre-closing obligations outlined in Section 3.14 of the Sales Development Agreement for the development of the two single-family homes located at 1402 and 1404 Plymouth Street have been completed. Ms. Turner seconded the motion. The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

The Commission thanked Mr. Cater for their time.

Staff Updates

Ms. Harrell stated that a new SDA with Cagan Properties Management for development of the East Block of the South Elm Redevelopment Site would likely be ready for the Commission to review at the September regular meeting.

Additional Business

N/A

Adjournment

Mr. Sinclair made a motion to adjourn the meeting; seconded by Ms. Turner.

The Commission voted 5-0 in favor (Ayes: Heberle, Adams, Sinclair, Turner, Greene; Nays: none).

There being no further business, the Commission adjourned at 5:40 PM.

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO
SEPTEMBER 04, 2024**

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, September 4, 2024, beginning at 5:00 p.m. via Zoom satellite. The following members were present; Vice-Chair Patricia Adams, Thomas Sinclair, and Stacey Greene. Also present were Councilwoman Nancy Hoffmann (RCG Liaison) and Councilwoman Sharon Hightower. Staff present were Hart Crane, Russ Clegg, and Cari Hopson (Planning Department) and Andrea Harrell (Assistant City Attorney).

Absent Commissioners: Chair Doug Heberle (excused) and Pamela Turner (excused)

Approval of Meeting Minutes

Citing lack of quorum, Mr. Sinclair made a motion to move the approval of the March 6 regular meeting minutes to the October regular meeting. Mr. Greene seconded the motion. The Commission voted 3-0 in favor (Ayes: Adams, Sinclair, Greene; Nays: none).

Mr. Greene made a motion to approve the August 7 regular meeting minutes. Mr. Sinclair seconded the motion. The Commission voted 3-0 in favor (Ayes: Adams, Sinclair, Greene; Nays: none).

2023-2024 Redevelopment Commission Annual Report

Mr. Crane presented on the Redevelopment Commission's annual report, highlighting improvements and ongoing projects in the Arlington Park, Ole Asheboro, Phillips-Lombardy, South Elm, and Willow Oaks redevelopment areas.

Mr. Crane asked if the Commission had any questions on the report. Hearing none he asked for a motion to approve the report.

Mr. Sinclair moved to approve the 2023-2024 RCG Annual Report; seconded by Mr. Greene.

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

Interested Developer in Eastside Park (407 Gillespie Street)

Ms. Hopson introduced Theodore Stevens Jr. and Alicia Stevens of Trinity Construction & Development, LLC and presented their proposed development plan for the subject lot in the Eastside Park redevelopment area. The proposed construction would be one single-family home, identical to an existing structure on 120 Craig Street (3 bed, 2 bath) at 1,250 sqft. with a price estimate of \$230,000-\$240,000.

Ms. Hopson spoke on the developer's credentials and provided images of their previous projects. She stated that the developers would meet with the neighborhood association on September 24th and return to the Commission next month to proceed further.

Mr. Stevens Jr., on behalf of Trinity Construction & Development, LLC, spoke briefly on the price of the development and emphasized that the purchase price of the lot would impact the overall affordability of the property once construction was completed.

Mr. Crane advised the Commission that this was not an action item.

Councilwoman Hightower noted that some of the properties around the subject lots were built years ago and cautioned that the proposed development's design maintains conformity with surrounding properties.

Mr. Crane stated that those concerns would be addressed as the developers met with the neighborhood and consulted with city staff.

South Elm East Block Update

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 SDA with Cagan Properties Management (CPM).

Ms. Harrell spoke further on the updated SDA and noted that it would no longer include a master developer agreement or a title objection process. She advised that the new SDA would be ready for consideration by the Commission by the end of the month and that they could take action on it either at the next regular meeting or during a special session, after which it would go to City Council before re-entering an upset bid.

Staff Updates

Ms. Hopson presented on the status of the redevelopment project at 224 South English Street as it nears completion. She also introduced the principal developer Victor Johnson of Johnson Construction Management Inc.

Mr. Johnson spoke on the status of the project at 224 South English Street and noted that he is preparing to begin his next redevelopment project at 222 South English Street and have it complete by the end of the year.

Ms. Hopson advised that Mr. Johnson is also interested in developing the RCG-owned lots further up the street at 214 & 219 South English Street and will likely bring a proposal for consideration by the Commission in the future.

Councilwoman Hightower expressed her approval of the redevelopment efforts in the surrounding community and with Mr. Johnson's efforts to maintain affordability in his developments.

Additional Business

N/A

Adjournment

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

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

There being no further business, the Commission adjourned at 5:42 PM.

**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.