

**MINUTES OF THE  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
REGULAR MEETING  
APRIL 10, 2013**

The regular meeting of the Redevelopment Commission of Greensboro was held on Wednesday, April 10, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 5:00 p.m. The following members were present: Chair Dawn Chaney, Robert Enochs, Clinton Gravely, Charles McQueary, and Thomas Daniels. Staff present included Dyan Arkin, Chancer McLaughlin, and Hanna Cockburn. Also present was Jim Blackwood, Attorney for the Commission, and Nancy Hoffman, City Councilwoman.

Ms. Arkin introduced Hanna Cockburn, Division Manager for Long Range and Strategic Planning.

**ELECTION OF OFFICERS:**

Ms. Arkin reviewed the slate of current officers.

Mr. McQueary moved to maintain the same slate of officers, seconded by Mr. Daniels. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Ms. Chaney moved to name Dyan Arkin, Chancer McLaughlin, Hanna Cockburn, and Sue Schwartz as Assistant Secretaries, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Therefore, the new slate of officers is as follows:

Chairman: Dawn Chaney	Assistant Secretaries: Dyan Arkin
Vice-Chairman: Robert Enochs	Chancer McLaughlin
Secretary: Clinton Gravely	Hanna Cockburn
	Sue Schwartz

**APPROVAL OF MINUTES FROM MARCH 13, 2013 MEETING:**

Mr. Gravely moved approval of the March 13, 2013 regular meeting minutes as written, seconded by Mr. McQueary. The Commission voted unanimously 5-0 to approve the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

**EASTSIDE PARK REDEVELOPMENT AREA:**

- Postponement of Public Hearing for Disposition of Houses at 203 and 207 Gillespie Street

Staff requested that this item be postponed. Ms. Arkin explained that the Commission is required by staff to have the value of the property established by a committee of three appraisers. The valuations are not ready at this time but should be available for presentation at the May, 2013 meeting.

Mr. Enochs moved to postpone the public hearing, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

## **SOUTH ELM STREET REDEVELOPMENT AREA:**

- **Staff Update**

Ms. Arkin reported that staff is working on several right-of-way changes before the Commission is asked to execute the Master Development Agreement. The changes were requested by GDOT (Greensboro Department of Transportation) and should be completed next week.

The development team has been working toward finalizing the exchange with the Gray family and the right-of-way changes for the Master Development Agreement. In addition, they are putting together a roster of events for the South Elm Street site with the intent of reestablishing it as a destination site that people are aware of. Staff will provide a roster of events at the next meeting.

Mr. McLaughlin commented that Evon Smith, South Elm Development Group, is engaging surrounding neighborhoods to facilitate communication about the residual positive or negative effects of the various events. Mr. McQueary felt it would be helpful if staff would share any kind of feedback received from the neighborhoods with the Commission.

Responding to a question from Mr. Enochs, Ms. Arkin stated that the Downtown Higher Education Campus Committee is in process of finalizing a location recommendation. A decision is expected to be made in mid-to-late May, 2013.

## **STAFF UPDATES:**

- **Phillips Lombardy Update**

Mr. McLaughlin distributed information on the EDGE Urban Commercial Garden previously approved by the Redevelopment Commission. He provided background on the proposal initially submitted to the Commission on September 14, 2011. The initial budget submitted to staff totaled \$180,000.00 with EDGE proposing to partner with North Carolina A&T State University for a grant to cover the costs. Since that time, EDGE and N.C. A&T were awarded the grant; however, only \$41,650.00 was awarded for the development. A revised budget, as distributed, has been provided to staff proposing to develop the urban commercial garden in two phases. The proposed budget reflects a total cost of \$98,850.00 for Phase I development. An additional amount of \$57,200.00 is needed to add to the grant award for development to begin. EDGE has notified staff that they are securing these remaining funds from donations and hope to meet the goal in time for planting. EDGE plans to use profits from Phase I to cover the costs in Phase II.

Referring to the budget submitted to staff, Mr. McLaughlin reviewed the breakdown of items covered in Phase I and Phase II of the proposed development.

The Commission is being asked to authorize staff to draft a lease agreement conditioned upon the following: (1) The maintenance of the urban commercial garden will be the responsibility of EDGE, and (2) All constructed facilities including fencing shall be removed by EDGE at their expense at the termination of the lease agreement.

Members expressed concern with the execution of a lease before EDGE has secured the \$98,850.00 necessary for Phase I.

Mr. McLaughlin plans to bring this item back to the Commission for further action when the necessary funding has been secured by EDGE.

- **Dollar General Update**

Mr. McLaughlin stated that the sale of 2104, 2106, and 2108 Phillips was approved at the August 8, 2012 Redevelopment Commission meeting. One of the initial conditions approved required that site plans have to come back to the Commission for approval before construction can begin. The sale of the properties was appealed and then subsequently approved by City Council at the March 5, 2013 conditioned upon excluding uses and a requirement for all walls visible from Philips Avenue to be constructed with brick, stucco, or a combination of both. The site plans have been submitted to TRC (Technical Review Committee) for approval and Mr. McLaughlin has reviewed and approved the plans based on compliance with the conditions. He was advised by Counsel that the plans must also be brought to the Redevelopment Commission for approval.

Mr. McLaughlin distributed copies of the site plan for members to review.

Mr. McLaughlin informed members of an issue regarding the delivery of steel for construction at the site. Staff has been asked to request that the Commission grant permission for the steel to be delivered and stored onsite until the start of construction. An agreement is being drawn up to indemnify the Commission from liability.

Mr. McQueary moved that the Commission approves that the buyer of properties located at 2104, 2106, and 2108 Phillips Avenue be granted permission to use the properties prior to closing for purposes of placing the materials intended and contemplated to be used in the construction of improvements there provided they agree to fully indemnify the Commission from any injuries or damages; and that they provide evidence of insurance to meet that indemnity showing that the Commission is an additional insurer or insured as to any matters occurring caused by them by this use; and that the subject, in the event they do not close by stated time, will remove any property located on the premises and restore the property to its present condition, seconded by Mr. Gravely. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

Mr. Gravely moved to accept the building plans and elevations as presented by the buyer of 2104, 2106, and 2108 Phillips Avenue, seconded by Mr. McQueary. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Chaney, Enochs, Gravely, McQueary, Daniels. Nays: None.)

#### **ADDITIONAL BUSINESS:**

Ms. Arkin distributed copies of the Redevelopment Commission Annual Plan to members.

Ms. Arkin stated that she will send a list and a map to members of all properties owned by the Redevelopment Commission.

#### **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Sue Schwartz  
Planning and Community Development, Director

SS:sm/jd