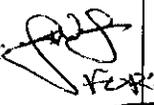




February 08, 2013

TO: Mayor and Members of Council
FROM: Denise Turner Roth, City Manager 
SUBJECT: Items for Your Information

IFYI HIGHLIGHTS

- Disabled American Veterans Chapter 20
- Renaissance Center Redevelopment
- ISO Rating
- 2012-2013 KaBOOM! Community Playground Grant

Council Follow-Up Items

❖ **Disabled American Veterans, Chapter 20**

As a follow-up to Council request from the January 15, 2013 City Council meeting, attached is a memorandum from Assistant City Manager David Parrish, dated February 8, 2013, providing an update in locating a meeting space for the local Chapter of NC Disabled American Veterans.

❖ **Renaissance Center Redevelopment**

As a follow-up to questions from Councilmember Hoffmann, regarding the Bessemer / Renaissance Center Redevelopment, attached is a memorandum from Planning and Community Development Senior Planner Dyan Arkin, dated February 6, 2013.

❖ **ISO Rating**

As a follow-up to Councilmember Vaughan at the January 28, 2013 Work Session, attached is a memorandum from Fire Chief Gregory Grayson, dated February 6, 2013, regarding the Insurance Services Office (ISO) rating Greensboro as a "Class 1" and the financial impact of the rating.

2012-2013 KaBOOM! Community Playground Grant

Attached is a memorandum from Susan Crotts, Grants Manager, dated February 8, 2013, regarding Parks and Recreation's grant application that was submitted to the non-profit organization KaBOOM!, which will require a match of \$8,500. This will be on the February 19, 2013 City Council agenda for Council's consideration.

Contact Center Feedback

Attached is the weekly report generated by our Contact Center for the week of January 28, 2013 through February 3, 2013.

Small Group Meetings

Attached is the weekly small group meeting report for the week of February 1, 2013 through February 7, 2013, between City Staff and [more than two but less than five] Councilmembers.

DTR/mm
Attachments

cc: Office of the City Manager
Global Media

Office of the City Manager
City of Greensboro



February 8, 2013

TO: Denise Turner Roth, City Manager
FROM: David Parrish, Assistant City Manager
SUBJECT: Disabled American Veterans, Chapter 20

The City of Greensboro has granted the use of space to the North Carolina Disabled American Veterans (DAV) Chapter 20 located at the J. Douglas Galyon Depot since February 2006 without rent. The current lease is set to expire in March 2015. The total space is 600 square feet located off the main terminal, adjacent to Amtrak customer service and three designated parking spaces.

On January 15, 2013, Commander Autry requested the City explore options to offer additional space for the DAV to operate. They expressed the inability to pay rent, as they are a volunteer organization. Staff has met with the volunteer staff of Chapter 20 on several occasions. The current space at the Depot restricts their ability to meet the demands of the number of veterans. It does not allow for proper confidentiality in conducting interviews and does not offer a large enough space to conduct information sessions for groups. While waiting for interviews or meetings, clients must remain in the Amtrak terminal.

After staff review and consultation with the DAV, an alternative for their use is the vacated GTA Bus Maintenance Facility fronting on Friendly Avenue. The space that could be granted would consist of the northern office portion of the facility with access located off Friendly Avenue. The office space is approximately 3,000 square feet, offers room to conduct their intake interviews and large group sessions. The immediate parking lot could be granted for their use with approximately 10 spaces. The space described is surplus space and is vacant. The remaining larger portion of the building, to include the garage and additional office space, will be retained and utilized by the City of Greensboro.

Due to federal funds appropriated for the building in the past, FTA has a requirement for the building to be used for transportation purposes. In order to allow DAV or any other use other than transportation, will require authorization from the FTA. The City Attorney's Office and Transportation staff recently submitted a request to the FTA to release the building to be used for purposes other than transportation. Staff has communicated this request to the DAV and informed them we will provide updates over the next month.

This increased space will allow Chapter 20 a greater opportunity to serve the local veteran population. This location will offer greater parking, the opportunity to host informational sessions for larger groups, conduct intake interviews in the required privacy they now lack, and flexibility in the future for increased services. The City does not have a need currently or long term plans for the described space. Staff will provide an update when the FTA issue is resolved.

DP/mm



February 6, 2013

TO: Sue Schwartz, FAICP, P&CD Director

FROM: Dyan Arkin, AICP

SUBJECT: Renaissance (Bessemer) Center Redevelopment – Responses to Questions from City Council

1. Did the city have a contract with East Market Street Development which then involved New Bessemer Associates on trying to develop the center? When did that relationship conclude?
 - a. In April of 2011, Council approved a \$25K contract with East Market Street Development Corporation (EMSDC) to act as the city's lead agent for development of the center. The EMSDC contract scope of work was completed in November 2011, and the contract was closed out. EMSDC has continued to play an active role on the development team and acts as liaison between the team and the community by reporting on progress at the monthly Concerned Citizens of Northeast Greensboro meetings.
 - b. To the best of my knowledge, no contract has been executed between EMSDC and New Bessemer Associates.
 - c. At their November 1, 2011 meeting, Council approved a development scenario submitted by New Bessemer Associates, and authorized the sale of approximately 5.35 acres of the property located at 2521-2523 Phillips Avenue (Bessemer Center) for Fair Market Value, an economic development loan in the amount of \$685,000 plus Fair Market Value of the land in the form of an interest-free Note and Deed of Trust amortized over 40 years, and execution of a sales/development agreement. Because the loan was contingent on the developer achieving a 75% occupancy, which hasn't yet happened, we didn't move forward with execution of a sales/development agreement.
2. Who are principals in New Bessemer Associates?
 - a. New Bessemer Associates is a proposed limited liability company, whose principals would be George Carr and Patrick Theismann of Beacon Management Corporation and Vernon Powell of Carolina Healthcare Initiatives, LLC.
3. What was the city's commitment of \$685,000 intended to be used for?
 - a. At their December 18, 2012 meeting, City Council approved redirection of \$685,000, initially approved as an economic development loan, for site and façade improvements and signage and authorized the City Manager to proceed with the work. The resolution that redirected the funds is silent on the commitments reflected in the resolution passed at the November 1, 2011 meeting.
4. What is the condition of the HVAC?
 - a. Each space at the center has a separate HVAC system. All of the systems are old, but were in working order when tested a couple of years ago. It has always been the intention to replace

them with more efficient units during renovations or reconstruction of the building. Family Dollar Stores (FDS) replaced the system that serves the space they occupy when they retrofit it early in 2012.

5. What is the lease amount and term for the Family Dollar Stores?
 - a. FDS pays a fixed rate of \$3,306.67/month all inclusive until the end of their fourth lease extension on January 31, 2015. They have the option to exercise five additional lease extensions of five years each, which would extend their tenancy through January 31, 2040. The fixed rate increases incrementally with each extension, up to \$5,325.50/month all inclusive at the time of the final extension in 2035.

Please advise if I can provide any additional information.

CC: Jim Westmoreland, Deputy City Manager
Andy Scott, Assistant City Manager
Barbara Harris, Acting P&CD Deputy Director
Russ Clegg, Interim Long Range Planning Division Manager
Chancer McLaughlin, Project Manager

Fire Department City of Greensboro



February 6, 2013

TO: Jim Westmoreland, Deputy City Manager

FROM: Gregory H. Grayson, Fire Chief

SUBJECT: Insurance Services Office (ISO) Summary Information

This memo is in follow up to your inquiry about the financial impact of Greensboro's "Class 1" public protection classification as issued by the Insurance Services Office (ISO), which rates every fire department in the United States. The city's ISO rating is developed by analyzing not only the resources and capabilities from the Greensboro Fire Department, but also from the Greensboro Water Resources Department and the Guilford Metro 9-1-1 Department.

First and foremost, true and actual financial impact is best and most accurately determined by any property owner asking their insurance provider to identify for them what the actual financial difference would be between Greensboro's "Class 1" ISO rating as compared with High Point's "Class 2" or Winston-Salem's "Class 3" ISO ratings, as examples.

In past years, impacts between "Class 1", "Class 2" and "Class 3" ISO ratings for smaller residential properties were generally rather minimal. However, that practice is now changing within the insurance industry. One and two family homes can now be potentially affected between any ISO rating classifications. In a recent, documented example of a single family home that was annexed into the City of Greensboro, then subsequently de-annexed, the annual homeowner insurance premiums for the structure valued at \$376,000 were as follows:

<i>\$1,141.00</i>	<i>City of Greensboro</i>
<i>\$1,416.00</i>	<i>McLeansville Fire District</i>

The greatest financial impact between "Class 1" and "Class 3" would be recognized by small businesses operating from unsprinklered, wood-frame buildings. These are the type buildings that many small businesses in our city operate out of. Hence, Greensboro's "Class 1" ISO rating does have a positive role in the city's economic development impact and efforts. In these cases, the general difference in insurance costs between each rating classification would be approximately 3%, or a total of 6% between two classifications.

To help better explain what these percentages could mean in actual dollars for illustrative purposes only, we sought to compare a similar small restaurant building in Greensboro (ISO Class 1) and High Point (ISO Class 2). The difference in the annual insurance premiums for these two buildings was \$65.00. The projection for the difference between Greensboro (ISO Class 1) and Winston-Salem (ISO Class 3) would be approximately \$130.00 annually.

When moving to the next largest, most common type of commercial building that we have, we sought information on strip shopping centers. Again by contrast, we compared similarly sized strip shopping center buildings in Greensboro (ISO Class 1) and High Point (ISO Class 2) and found that the annual difference in insurance premiums for these two buildings was \$293.00.

*Mr. Jim Westmoreland
February 6, 2013
Page Two*

The projection for the difference between Greensboro (ISO Class 1) and Winston-Salem (ISO Class 3) would be approximately \$586.00 annually.

Last, we sought to compare large commercial buildings and/or high-rise buildings in the downtown areas. As an example, the difference in annual insurance premiums for the similar building in Greensboro (ISO Class 1) and High Point (ISO Class 2) was \$2,430.00. The projection for the difference between Greensboro (ISO Class 1) and Winston-Salem (ISO Class 3) would be approximately \$4,860.00 annually.

In summary, there are meaningful financial differences for our homeowners and 16,000+ businesses between the different ISO rating classifications held by Greensboro and other comparative cities. Beyond the insurance ratings and savings, the Greensboro Fire Department is tangibly distinguished in other ways such as earning international accreditation and providing state regional emergency response services.

Please let me know what further information you would like on this topic. The men and women of the Greensboro Fire Department are proud to provide accredited, Class 1 service to our residents and businesses. This commitment is emphasized by our department's operating priorities of safety, courtesy, excellent service, efficiency and continuous improvement. Thank you for your continuing support moving forward!

cc: Mr. Wesley Reid, Guilford Metro 9-1-1 Director
Mr. Steve Drew, Water Resources Director
GFD Command Staff



February 8, 2013

TO: Denise Turner Roth, City Manager
FROM: Susan Crotts, Grants Manager and Centralized Contracting Division Manager
**SUBJECT: Grant Application Approval Request for 2012-13 KaBOOM!
Community Playground**

In collaboration with the Planning and Community Development Department, the Greensboro Parks and Recreation Department plans to install a playground in the Maywood Street community. The project supports the City's commitment to foster partnerships with the community and provide equitable service to attract participants to recreational opportunities.

On January 24, 2013, the Greensboro Parks and Recreation Department submitted a grant application to the non-profit organization, KaBOOM! for \$100,000 worth of playground equipment for a playground to be located in the Maywood Street Community through a Community Partner Program Grant. Due to the need to finalize the application up until the submission deadline, the Parks and Recreation Department was unable to finalize the grant application approval documentation prior to the February 4th Council Meeting. The grant award criteria requires that a cash match of \$8,500 be provided, which in accordance with the City Grants Policy, requires City Council authorization.

Because of the scope of the combined projects in the Maywood Street Community, which includes a playground and community garden, fund from the State Neighborhood Stabilization grant program (administered by the Planning and Community Development Department) are eligible for use on these two projects. The Planning and Community Development Department will use \$50,000 in existing Neighborhood Stabilization Program (NSP) grant funds to fulfill a joint Park/Garden Development Project as follows:

- 1) Community garden materials expenses and installation (\$41,500)
- 2) Grant cash match requirement for playground equipment (\$8,500)

State NSP funds totaling \$50,000 will leverage playground equipment grant valued at \$100,000.

A request for City Council approval will be submitted at the February 19, 2013 meeting. Additional information will be provided in the Council agenda packet. Please contact Chris Wilson, Parks and Recreation Director, at 373-3815 if you have questions in advance of the agenda publication.

SC

cc: Chris Wilson, Parks and Recreation Director

**Public Affairs
Contact Center Weekly Report
Week of 1/28/13 – 2/3/13**

Contact Center

5086 calls answered this week

Top 5 calls by area

Water Resources

Balance Inquiry – 1180
IVR/Pay by Phone – 384
Bill Extension – 204
New Sign up – 155
Cutoff Requests – 134

Field Operations

Bulk Guidelines – 72
Repair Can/Garbage – 54
Bulk/Recycle Calendar – 44
E-Waste Collection – 44
HHW/Transfer – 44

All others

Police/Watch Operations – 345
Courts/Sheriff – 74
Privilege License – 58
HR/Employment – 44
Tax Department – 37

Comments

We received a total of **4** comments this week:

Field Operations - 3 comments:

- Customer wants to thank the crew that cut down a tree near her property. She said they did a wonderful job and came out right away to take care of the problem.
- Customer wants the supervisor of the crew member that picks up the green can to know this story: I have two toddlers here during the day (boy & girl) and my son especially is fascinated with the garbage truck. Every week he runs to the door to see the truck and watch the men take our trash. They are always so nice and friendly to the kids. They always smile, wave, and even honk the horn for them before leaving. Yesterday, our schedules were off (either they were behind, or I was ahead) and I was already feeding the kids lunch when they came. Even though they were not at the door, they honked the horn for the kids, and my son got the biggest kick out of that. I guess I just wanted their supervisors to know that we appreciate it.
- It is still amazing to me that I get so happy every time I put some plastic in the recycling that just a month ago I would have had to throw in the trash. I truly appreciate the city making this advance. I have many friends who have expressed the same delight. So, thank you, thank you, thank you.

Water Resources – 1 comment:

- From a restaurant that has multiple locations and rents their properties – they understand the idea of the deposit for water services, but wish that Greensboro would consider doing this at a company level rather than for individual locations. These deposits cut heavily into a store's profits when they are getting established in a new location. It is a burden to new business and discourages them from coming to Greensboro and expanding.

Overall

Calls about employment increased last week while calls for the Guilford County Tax Department remained steady. Call volume was busy for the week.



SMALL GROUP MEETINGS

Date	Councilmember	Person Contacted / Department	Subject	Council Notification Date
February 1, 2013	Councilmember Kee Councilmember Matheny	City Manager Roth Interim Park & Recreation Director Wilson	Grimsley High School Pool	February 8, 2013
February 1, 2013	Councilmember Hoffman Councilmember Bellamy-Small Councilmember Vaughan Councilmember Wilkins	City Manager Roth Assistant City Manager Neerman Interim Parks and Recreation Director Wilson	Grimsley High School Pool	February 8, 2013
February 5, 2013	Mayor Perkins Councilmember Vaughan Councilmember Wilkins	City Manager Roth Deputy City Manager Westmoreland	Duke Energy - Vegetation Management	February 8, 2013
February 6, 2013	Mayor Perkins Councilmember Kee	City Manager Roth	Beloved Community Center	February 8, 2013