



May 13, 2011

TO: Mayor and Members of Council
FROM: Rashad M. Young, City Manager 
SUBJECT: Items for Your Information

Contact Center Feedback

Attached is the weekly report generated by our Contact Center for the week of May 2 – 8, 2011.

May 17, 2011 City Council Meeting

Agenda Items # 21-23, Nussbaum Center for Entrepreneurship: Attached is a presentation that will be presented by Sam Funchess, Director of Nussbaum Center for Entrepreneurship.

Agenda Item #24 Solid Waste Proposals: Documents for agenda item #24 are being couriered to you this afternoon.

Change Order: Change in Scope

Attached is a memorandum from Butch Simmons, Director of Engineering and Inspections, dated May 12, 2011, notifying Council of a change order that we received regarding the Amphitheater project. The change order will be on an upcoming City Council meeting agenda.

Libraries Computer Usage and Incident Report

Attached are the Library Incident Report and the Internet Usage Report for April 1, 2011 – April 30, 2011.

County – City Golf Tournament

Nine teams from Guilford County and eight teams from the City of Greensboro are ready to tee it up on Monday, May 16, 2011. Check in for the County-City Golf Tournament will be from 12-12:30 at the Bryan Park Pro Shop on Monday, May 16, 2011. The registration fee is payable at that time and should be made payable to Bryan Park. Play will consist of two-player captain's choice in match play format.

Farmers' Curb Market

The Farmer's Market Request for Proposal item that has been requested to be placed on the May 17, 2011, City Council meeting agenda, has been postponed and will be placed on the June 7, 2011 Council agenda. This item is being postponed to provide some relief to the length of the May 17, 2011 meeting agenda. As referenced in the April 29, 2011 IFYI, Staff recommends transitioning the management of the Market on January 1, 2012, to allow enough time to negotiate a contract and develop a transition plan.

Zoning Commission Meeting

Attached are the Zoning Commission Meeting results for the May 9, 2011.

Grants

Attached is an updated list of grants for which the City intends to apply that do not require a match. Under the policy adopted by City Council, grants that do not require a match are not required to receive formal Council action.

**Public Affairs
Contact Center Weekly Report
Week of 5/2-5/8/11**

Contact Center

5308 calls answered this week

Top 5 calls by area

Water Resources

Balance Inquiry- 1480
General Info - 199
Bill Extension - 172
New Sign up - 168
Pay by Phone - 114

Field Operations

Landfill/Transfer/HHW - 111
Bulk Guidelines - 98
No Service/Yard Waste - 78
No Service/Garbage - 67
Repair Can/Garbage - 55

All others

Police/Watch Operations - 240
Overgrown Lots - 94
Courts/Sheriff - 71
P&R/Smoking Ban Comments - 48
Police Records - 47

Comments

We received a total of 5 comments this week:

Budget & Evaluation - 1 comment:

- Please request to the councilmen/women to reconsider the closing of the recently renovated Benjamin Branch Library as a way to reduce costs. I feel our libraries benefit more people for the least amount of expenditure and give us privileges we could not afford by ourselves. I appreciate all of your effort and consideration.

Executive - 1 comment:

- Recognizing the potential opening of the White Street Landfill is both a possible financial gain for the city and, likewise, a political hot potato. It may be wise for the decision makers to look into the background of all bidders and their respective ownership. Having spent 30+ years in the environmental service industry, including approximately two years with one of the finalists, companies can use major revenue growth to enhance their position to sell to another company. Contracts like the City of GSO landfill along with market share and profitability are some of the specific areas of interest National/International companies are looking for to grow their companies and enhance shareholder value. This might be especially important if the City of GSO is looking for an opportunity to award a contract of this magnitude to a "local" business....whether it be a city, county, state, or USA owned contractor!

Field Operations - 1 comment:

- Citizen who was annexed recently feels that his property taxes should give him the ability to put boxes at the curb for pickup. He stated that the boxes are not recyclable and he has no room in the trashcan. He will take this to the transfer station, but feels that as a taxpayer, he should not have to pay to dump.

Planning & Community Development – 1 comment:

- Caller suggests that any city employees seeing overgrown lots while performing normal duties (trash collection, meter reading) serve as another pair of eyes to report this information.

Public Affairs – 1 comment:

- This is a great service (the Contact Center). It is good to have people doing this.

Overall

Calls about the smoking ban in city parks remained steady as customers continued to give their feedback on the ban. Calls about overgrown lots also continued to increase. Otherwise, we received the normal mix of calls.

Nussbaum Center for Entrepreneurship

4/17/11 City Council Consideration of Loan
Request

Achievements Over Previous 12 Months

- ▶ Has graduated 26 companies employing 60 people.
- ▶ 21 new companies employing 32 people have located at the incubator.
- ▶ 20 employees have been hired by existing companies.
- ▶ Annualized payroll impact is over \$7.3 Million.
- ▶ 34 training sessions have been held serving 858 current and prospective entrepreneurs.

New Incubator Facility

- ▶ Located at 1451 South Elm–Eugene Street
- ▶ This site is in our Urban Progress Zone.
- ▶ Will serve as a strategically important economic engine in District 1.
- ▶ 70,000 square foot building.
- ▶ Donated to the Nussbaum Center by local citizens.
- ▶ This building will be owned rather than leased and provide a long-term home for the incubator.

Capital Needs/Sources to Renovate and Occupy New Building

| | |
|--------------------------|--------------------|
| ▶ Capital Needs: | |
| Construction Hard Costs: | \$2,788,945 |
| Contractor Fees: | \$ 148,587 |
| Soft Costs: | <u>\$1,710,586</u> |
| Total: | \$4,648,118 |
| ▶ Capital Sources: | |
| City Loan: | \$1,200,000 |
| Golden Leaf Grant | \$ 200,000 |
| NMTC Equity: | \$3,104,566 |
| Interest Income: | \$ 7,479 |
| Additional Fundraising: | <u>\$ 136,073</u> |
| Total: | \$4,648,118 |

Terms of City Loan

- ▶ The \$1.2 Million loan will begin bearing interest at 2.5% from the day of closing.
- ▶ No principal or interest payments will be required for the first 2 years.
- ▶ Principal and capitalized interest will be repaid in full with monthly payments required of principal and interest over a 20 year term beginning immediately following the two year no payment period.
- ▶ Loan was originally approved by Council last May.
 - Was contingent on receipt of a federal EDA grant.

City's Collateral Position

- ▶ Security interest in the leveraged loan the Nussbaum Center will make in connection with the New Market Tax Credits transaction.
- ▶ All assets of the Nussbaum Center to include an assignment of all leases.
- ▶ After the 7-year compliance period required by the New Market Tax regulations, the Nussbaum Center will use best efforts to replace the security interest in the leveraged loan with a deed of trust on the property in favor of the City.

Contingencies

- ▶ Receipt of \$200,000 Golden Leaf fund grant.
- ▶ Successfully closing the New Market Tax Credit Transaction and allocation of \$11,706,058 to this project.
- ▶ Successfully raising at least \$3,104,566 of equity investment in the project resulting from investment in the New Market Tax Credit transaction.
- ▶ Successfully raising the additional \$136,073 necessary to fully fund the capital needs by the closing date of the transaction.
- ▶ Completion of all necessary agreements necessary to close the loan and protect the City's interest in the transaction.

Staff Recommendation

- ▶ Approval of the \$1.2 Million loan request as currently structured.

Engineering & Inspections
City of Greensboro



May 12, 2011

TO: Bob Morgan, Deputy City Manager

FROM: Butch Simmons, Engineering & Inspections

SUBJECT: Contract # 2011-040, Greensboro Coliseum – Amphitheater Sound Abatement Wall & Stage / Potential Change Order

BACKGROUND

City Council approved the construction of the Coliseum Amphitheater's sound abatement wall, stage, and loading dock at the April 19, 2011 meeting. RP Murray (RPM) is the contractor on site performing the work at this time.

RPM has been auguring the holes for the concrete piers that will support the soldier beams of the sound abatement wall, this wall is designed to act as a baffle to reduce the sound from the neighborhood. While drilling the piers for this wall, the holes for the piers began to fill with water, not allowing the placement of the concrete. Sutton-Kennerly & Associates recommended that the holes be sleeved with a steel liner in order to place the concrete for the soldier beams. This scope of work is outside the base bid sum with RPM and will require additional time, labor and materials; as a result of this additional scope, it will add cost to the contract. The contractor provided unit cost per sleeve, on bid day, so the number of holes that require this additional work will determine the actual cost.

Also while on the site, RPM was digging the footing for the stage foundation. The soil in this area was deemed to be uncompactable for the loads of stage. RPM was instructed to undercut the soil so a stable foundation could be constructed. Again, this scope of work will add additional cost to the project. The cost associated with this work will be based on actual cubic yards of soil removed and total amount of stone placed back.

Due to the time constraints of the Coliseum scheduled events, staff recommends RPM move forward with this additional work. Once the additional work is completed and the actual costs are identified, facilities will notify everyone and prepare the required paperwork for amending the contract documents.

BS/bh

cc: Butch Shumate, Facilities Construction
Brandon Hill, Facilities Construction
Carl Deckard, Greensboro Coliseum

Greensboro Public Library Internet Usage Statistics
9:00 am 4/1/2011 – 9:00 pm 4/30/2011

Background Information:

- Number of overall web hits – 100% of web hits for the period in question – 81,077,146
- Number of hits on the porn category – (percent)
31,041 (.04%) four hundredths of one percent
- Number of Computer Users
37,895

**Greensboro Public Library
Library Incident Report by Category
April, 2011 Monthly Report**

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| Incidents by Category | Central Library | Benjamin Branch | Glenwood Branch | Hemphill Branch | Kathleen Edwards Family Branch | McGirt-Horton Branch | Vance-Chavis Branch | Total no. of Incidents | Total no. of Bans |
|------------------------------|------------------------|------------------------|------------------------|------------------------|---------------------------------------|-----------------------------|----------------------------|-------------------------------|--------------------------|
| Assault | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alcohol | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Communicating Threat | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Computer Misuse | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Customer Complaint | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 |
| Disorderly Conduct | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 7 | 1 |
| Drug Paraphernalia | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Eating | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Excessive Baggage | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Fire | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Indecent Behavior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Littering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Loitering | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Lost Property | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Medical | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Missing Person | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Panhandling | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pornography | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 |
| Potential Problem | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 |
| Sleeping | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 7 |
| Smoking | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Theft | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 |
| Trespassing | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 3 |
| Unattended Child | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vandalism | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Weapons | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Warrant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Grand Total | 32 | 0 | 1 | 0 | 0 | 3 | 0 | 36 | 17 |

ZONING COMMISSION RESULTS

MEETING OF MAY 9, 2011

| AGENDA ITEM | REQUEST/LOCATION | **PROPOSED USE <small>* (Not binding if not stated as a condition)</small> | ACTION/VOTE | STAFF RECOMMENDATION | STATUS | SPEAKERS |
|--------------------|---|---|---------------------------------|-----------------------------|--|------------------|
| Z-11-04-005 | R-3 to CD-C-N | A child day care center and offices for personal and professional services | Withdrawn | Approval | Withdrawn | None |
| | 4110, 4112, 4108 Lawndale Drive and 4201 Lake Jeanette Road | | 9 to 0 | | | |
| | Shepherd's Way Day School for Loretta H. Brown | | | | | |
| Z-11-04-006 | R-3 to CD-C-N | All uses allowed in the C-N zoning district | Continued | Approval | Continued to the June 13, 2011 Zoning Commission Meeting | 1 for; 1 opposed |
| | 2745 and 2737 Horse Pen Creek Road | | 8-0-1 | | | |
| | Mike Fox for Ronald Bryon Nelson | | | | | |
| Z-11-05-001 | R-5 to RM-8 | A child day care center and all other uses allowed in the RM-8 zoning district | Denied | Approval | Final unless appealed | 2 for; 4 opposed |
| | 200 Macy Street | | 8 to 1 | | | |
| | Adrianna Harvey for Roger and Jeanette Foley | | | | | |
| Z-11-05-002 | R-3 to CD-RM-8 | A child day care center | Approved | Approval | Final unless appealed | 1 for; 1 opposed |
| | 3231 Horse Pen Creek Road | | 9 to 0 | | | |
| | Henry Isaacson for Harry and James Morgan | | | | | |
| Z-11-05-003 | BP to CD-LI | All Business Park uses allowed in the Light Industrial zoning district and sheet metal shop, and welding, machine and tool repair shop. | Approved | Approval | Final unless appealed | 1 for; 0 opposed |
| | 719 North Regional Road | | 9 to 0 | | | |
| | Gary Wolf for South Atlantic Bonded Warehouse Corporation | | | | | |
| Z-11-05-004 | County AG to City R-3 | All uses allowed in the R-3 zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | 1447 Alamance Church Road | | 9 to 0 | | | |
| | City of Greensboro for Dawn Rentals, LLC | | | | | |
| Area 2011-1 | County RS-12 to City R-3 | All uses allowed in the R-3 zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | 3216 Cheswick Drive | | 8 to 1 | | | |
| | City of Greensboro for Robert and Anne Miller | | | | | |

ZONING COMMISSION RESULTS

MEETING OF MAY 9, 2011

| AGENDA ITEM | REQUEST/LOCATION | **PROPOSED USE <small>* (Not binding if not stated as a condition)</small> | ACTION/VOTE | STAFF RECOMMENDATION | STATUS | SPEAKERS |
|--------------------|---|--|---------------------------------|-----------------------------|-----------------------------------|------------------|
| Area 2011-2 | County RS-12 to City R-3 | All uses allowed in the R-3 zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | 3208 Cheswick Drive | | | | | |
| | City of Greensboro for Lori A. Losito | | | | | |
| Area 2011-3 | County RS-40 and County AG to City R-3 | All uses allowed in the R-3 zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 6 opposed |
| | 2872 and 2873 Fleming Road | | | | | |
| | City of Greensboro for Robert and Theresa Boney et al | | | | | |
| Area 2011-4 | County RS-40 to City R-3 | All uses allowed in the R-3 zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | 2025 and 2029 Pleasant Ridge Road | | | | | |
| | City of Greensboro for Pleasant Ridge Fellowship | | | | | |
| Area 2011-5 | County HI to City HI | All uses allowed in the HI zoning district | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | 1031 Boulder Road and portions of 1061 Boulder Road and 1071 Boulder Road | | | | | |
| | City of Greensboro for Kenan Transport, LLC. et al | | | | | |
| Area 2011-6 | County PI, County HI, County LI, County HB and County AG to City HI, City PI, City LI, City R-3, City R-5 and City C-M. | All uses allowed in the HI, PI, LI, R-3, R-5 and C-M. zoning districts | Favorable Recommendation | Approval | June 7, 2011 City Council Meeting | 1 for; 0 opposed |
| | Generally located along East Lee Street, Cedar Park Road, and Interstate 40/85 | | | | | |
| | City of Greensboro for North Carolina Student Housing, LLC. et al. | | | | | |

** Please see staff report for full list of conditions and uses

If you have any questions about these results, please contact Frederick Boateng or Mike Kirkman at 336-373-2144

