



GREENSBORO PARKS AND RECREATION COMMISSION MEETING
Wednesday, August 9, 2017 – 4 pm
Lewis Recreation Center, 3110 Forest Lawn Dr.

COMMISSION MEMBERS PRESENT

Chair Carl Brower, Jr, Vice Chair Justin Washington, Marsha Glazman, Kelly Gaines, Bob Kollar, Kim Alexander-Henderson, Jeff Smith

STAFF PRESENT

Phil Fleischmann, Shawna Tillery, Ron McMillan, Ayana Daniel, Chamreece Diggs, Durante Griffin, Austin Homan, Britt Huggins, Charles Jackson, Christine Kopic, Michelle Gill-Moffatt, Tony Royal, Haley Wilson, Alex Zaleski

OTHERS PRESENT

Dani Broadstreet- Greensboro Tennis Program/Spencer Love Campaign Coordinator, Terri Jones- Deputy City Attorney, Teri MacDonald-Cadieux of CTC Land Company, LLC; Counselors-in-Training to be recognized

WELCOME

The regular meeting of the Greensboro Parks and Recreation Commission was held at Lewis Recreation Center, 3110 Forest Lawn Dr. Commission Chair Carl Brower, Jr. called the meeting to order at 4:03 PM.

Ayana Daniel, Lewis Recreation Center Supervisor, provided a welcome message to the Commission and talked about the activities going on at the Center.

CONSENT ITEMS

Approval of Minutes from June: Commissioner Washington approved the June minutes and Commissioner Gaines seconded. All voted in favor.

RECOGNITIONS

A. Volunteer Recognition- Alex Zaleski, Volunteer Coordinator introduced and recognized Counselors in Training (CITs) that went above and beyond in their roles with Greensboro Parks and Recreation during summer, 2017. Each summer, teens from Guilford County gain job skills experience through volunteering with the department's Summer Day Camps in Recreation Centers, Greensboro Sportsplex, and Camp Joy.

B. New Hire, Promotion, and Retirement Recognitions-

Ron McMillan, Park Management and Operations Division Manager, introduced Tony Royal as the new Regional Parks Superintendent. Tony has worked with the City of Greensboro's park construction and maintenance groups since 1996 when he was hired as Mowing Crew Supervisor. Since that time, he has held numerous positions including Installation Supervisor, Construction Supervisor, and Regional Park Manager at Keeley Park. In late 2016, Tony was tapped to serve as Interim Regional Parks Superintendent until the position could be filled. In his new role as Regional Parks Superintendent, Tony will be responsible for the management of 4 regional parks and 12 neighborhood parks totaling over 750 acres and will assist with the impending expansion and construction of the regional park facilities. Furthermore, he will supervise 20 full-time employees and 40 part time employees, manage the regional parks budgets, and coordinate with others in the care and use of the regional parks and their amenities.

Interim Director Phil Fleischmann, introduced Britt Huggins as the new Youth Development Director within Youth Services. Britt will work internally and externally to create and implement youth programs with a specific focus on health and wellness programs, work with community partners to strengthen our youth outreach, as well oversee Summer Night Light's, the city's largest teen initiative. Britt holds a Bachelors of Arts with a Health and Education focus from the University of North Carolina at Wilmington and holds a certification in Health and Physical Education for K-12. He is coming to the department from the Brunswick County Health Department where he has been a health educator.

Fleischmann introduced Chamreece Diggs as the new Facilities Coordinator within the Community Recreation Services Division. Chamreece will oversee the management of four of our Community Recreation Centers (Brown, Griffin, Peeler, and Warnersville) providing leadership, guidance, and support. Chamreece holds a Bachelor's degree in Recreation Administration from North Carolina Agricultural and Technical State University as well as a Master's degree in Business Administration from the University of North Carolina at Greensboro. Chamreece possesses strong experience in programming, special events, sponsorships, social media, and recreational software.

Durante Griffin (retirement)- Fleischmann recognized Durante "Coach" Griffin for his 41 years of service and retirement working for Greensboro Parks and Recreation. Durante Griffin has been an influential and integral part of the department's Aquatics and swimming pools since 1976. Griffin shared that he enjoyed his tenure with the department, and how he was especially proud of the many lifeguards he trained that went on to become police officers, firefighters, and EMTs, and used the knowledge they gained through Parks and Recreation to achieve those goals.

STAFF REPORTS

A. Update on Comprehensive Master Plan- Shawna Tillery, Planning & Project Development Division Manager

The Department's current Parks and Recreation Comprehensive Master Plan was initially completed in 1998 and updated in 2005. The purpose of the master plan is to address parkland and recreation needs for the community and provide a balanced system of development, programs, and services over a 20-year planning period. As the Department nears the end of this planning period, an updated master plan is needed to recognize current needs and development in the City, to evaluate and create strategies to address future recreational needs, and allow for the flexibility to incorporate future facilities that will address trends and the needs of residents as the City continues to grow. The presentation provided a brief overview of the status of the Comprehensive Master Plan from the RFQ process, overview of other City planning efforts, requests of Parks and Recreation Commission members and project timeline.

After giving Commissioners a chance to look through the physical copies of the 1998 Comprehensive Master Plan and the 2005 update, it was decided that for Commissioners to understand the importance of the need for an updated Comprehensive Master Plan, Tillery would provide an additional update in September and bring forth talking points and further information to Commissioners so that they can advocate regarding the importance of the comprehensive plan to their appointed elected officials.

B. Update on Tribute to Women at Barber Park- Shawna Tillery, Planning & Project Development Division Manager

In 2009 the Parks and Recreation Commission approved the Barber Park Master Plan Phase II. On June 16, 2009, the City Council approved a resolution accepting a generous donation from the Last Will and Testament and Revocable Trust of Ruth Wicker for the design and construction of a "building in honor of women who have contributed to Greensboro." Local Architect, Shermin Ata, was commissioned by the City to provide professional design services for the project. In 2010, community meetings were held to provide an update to and receive input from community residents on the design of the site and proposed amenities. Construction of the building began in 2016 and the community center and Memorial to Women is estimated to be completed in October 2017. The presentation provided a brief overview of the status of the Barber Park Tribute to Women and overview of the projected timeline.

OLD BUSINESS- none

NEW BUSINESS

A. Drainageway and Open Space Dedication- Shawna Tillery, Planning and Project Development Division Manager

Action requested: Recommendation to Accept Dedicated Drainageway and Open Space

Tillery shared that the City has been presented with an opportunity to accept the following two deeds for Drainageway and Open Space dedication to the City. The Drainageway and Open Space Review Committee (Parks and Recreation, Legal, Water Resources, Field Operations, Engineering/Property Management, Environmental Services and Planning Departments) reviewed the offered properties for any issues that would preclude the City from pursuing the acceptance of the deed and found no such evidence. If approved by the Commission, staff will schedule the request for an upcoming City Council agenda for formal acceptance.

First of two properties proposed for acceptance:

•605 Open Way Cross, parcel #0058713 (7.8 acres), and the subdivision plat is Plat book 64 Page103. The property is zoned R-3, located in District 4 and owned by CTC Land Company, LLC. The property located at 605 Open Waycross Drive, Parcel #0058713, was dedicated to the City of Greensboro for floodplain and open space on the plat of Section 7 of Starmount Forest recorded at Plat Book 64 Page 103.

Speaker from the floor pertaining to 605 Open Way Cross, parcel #0058713, (7.8 acres) – Teri MacDonald-Cadieux, principal of CTC Land Company, LLC, presented to the Commission her claim to the ownership of the property which she obtained by deed recorded May 26, 2017, from the Starmount Company. McDonald- Cadieux claims she owns the parcel free and clear of any claims by Starmount and/or the City of Greensboro. She has met with Starmount and says that there is a portion of the land that the Starmount Golf Course still uses and a portion that is a flood plain. She wants to put a house on the corner of the land and states that she owns the land and is asking Commission to not approve of the dedication. She states that in a couple of months she will donate a portion of the land back to the City.

Commissioner Marsha Glazman asked McDonald- Cadieux to further explain where she plans to build her house and how much space she would be using. McDonald- Cadieux explained that she would build on Monmouth Court and she plans to build on a small .44 of an acre at the bottom of the Cul-De-Sac.

Terri Jones, Deputy City Attorney from the City of Greensboro’s Legal Department disputes this position. She gave history of this open space parcel. When this plat was divided in 1979 the Guilford County tax department put it in the ownership of the City though it has not been deeded to the City. There are over 200 open space parcels that the City is going through the process of accepting. While the City has been working on accepting this parcel, Mrs. McDonald- Cadieux noticed that the City of Greensboro was on the tax records but that Starmount still owned it. She inquired about purchasing it. Starmount transferred it to CTC Land Company, LLC without the City’s knowledge. Adjacent property owners who live on Monmouth Court have asserted their position that they have a property interest in the parcel continuing as floodplain and open space. Formal acceptance of the parcel by the City Council is the first step. Transfer of ownership would be a second step after the parties resolve the ownership issues. If approved by the Commission, staff will schedule the request for an upcoming City Council agenda for formal acceptance.

Commissioner Justin Washington and Chair Brower suggested that the Commission table the acceptance of 605 Open Way Cross, parcel #0058713 until legal issues have been resolved.

Commissioner Bob Kollar asked for more clarity on the drainageway and open space acceptance process. Tillery explained the process and why the City of Greensboro is now going through the list of parcels to accept, namely that there was a time in which acceptance was not automatic.

Commissioner Glazman asked McDonald- Cadieux if she has paid taxes on this property and she responded no as she has just had the deed since the Spring of this year.

Deputy City Attorney Terri Jones explained once again that McDonald- Cadieux acquired the parcel's deed from Starmount even though it is under a plat restriction saying dedicated to the City of Greensboro.

Commissioner Washington made the motion to table the parcel until Legal is able to properly understand the problem between Starmount, the LLC, and the City; and this was seconded by Commissioner Glazman. All voted in favor.

Second of two properties proposed for acceptance:

•3807 Martin Ave., parcel #0048048 (1.47 acres), and the subdivision plat is Plat book 172 Page 67. The property is zoned CD-R-5, located in District 2 and owned by John K. Marks.

Commissioner Jeff Smith made a motion to approve acceptance the parcel and Commissioner Kelly Gaines seconded it. All voted in favor.

B. Spencer Love Tennis Center Project Update and Naming Opportunities - Phil Fleischmann, Interim Director and Dani Broadstreet, Greensboro Tennis Foundation/ Spencer Love Campaign Coordinator

In 2014, following the execution of a 10-year tennis services lease agreement with Mike Belangia, DBA Triad Tennis Management, a tennis task force was formed to explore options to grow sports tourism and tournament opportunities through expanding Spencer Love Tennis Center. Following the development of preliminary expansion plans, a community conversation was held December 2015 to solicit public feedback on the plan. Initially, contributions of \$285,000 made by Belangia both as a condition of his contract and in exchange for a partial lease fee reduction coupled with \$175,000 in approved bond funds were planned to go towards an expansion project. However, given advisement from the task force, it was later determined that the \$460,000 in public and private funds that were available for the project should go instead to a court renovation project at Spencer Love. Fundraising efforts should then be used to help build out the complex for sports tourism and tournament opportunities. For the court renovation project, additional commitments totaling \$135,000 were received from Convention & Visitors Bureau and US, Southern, and NC Tennis Association sources bringing the court renovation project to fruition. During its July tour, Commission examined the construction at Spencer Love that resulted; i.e., the conversion and re-build of 12 existing courts to Hydrocourt clay surfaces, the installation of fencing, and improved accessibility.

In 2016, voters approved the \$34.5 million Parks & Recreation bond, and \$1.5 million within that bond fund was earmarked for Spencer Love Tennis Center. The tennis task force transformed into a Fundraising Group / Capital Campaign team and membership in the group solidified. The group sought out a \$50,000 contribution from the J. Spencer Love Foundation to initiate fundraising efforts and developed a memorandum of understanding (MOU) including the

City, Triad Tennis Management, Friends of Greensboro Parks & Recreation Foundation, and Greensboro Regional Tennis Association (GRETA). Additionally, using private funds the professional fundraising firm CapDev was contracted to begin a capital campaign for the project.

The following items were provided to Commissioners and reviewed during the presentation:

1. The current, proposed expansion plan; which includes the addition of 12 new courts, parking, a multi-purpose practice field, shelter and restroom facilities – for an approx. cost of \$2.1-\$2.2 million – for Commission’s consideration for approval;
2. Naming opportunities proposed by the Fundraising Group / Capital Campaign team – for Commission’s consideration for approval; and the Facilities Naming Policy;
3. Information about the Fundraising Group / Capital Campaign team including an organizational chart and the above referenced MOU;
4. Notes from the community conversation regarding the project, held on Dec. 8, 2015;
5. Information regarding previous CapDev-led fundraising initiatives; including details of the naming rights related to the NC Tennis Foundation campaign in 2005, provided by Commissioner Gaines.

Action items were as follows:

1. To formally adopt the revised site master plan for Spencer Love Tennis Center; and
2. To accept the naming opportunities proposed by the Fundraising Group / Capital Campaign team, thereby allowing the group to sell naming opportunities at the site.

Commissioner Gaines made the motion to approve both action items and Commissioner Washington seconded. All voted in favor.

C. Van Dyke Performance Space Dedication and Operations Agreement- Phil Fleischmann, Interim Director

Fleischmann provided an overview of how the Van Dyke Performance Space at the Greensboro Cultural Center came into being. Jan Van Dyke, PhD was a renowned dance choreographer and educator who, in 2015, willed \$1 million to ArtsGreensboro for the creation of a state-of-the-art, multi-use performance space within the Greensboro Cultural Center. This 300 seat, 7,500 sq. ft. venue opened to the public in late 2016. Per the Facilities Naming Policy, Commission approval is needed to officially dedicate the space as the “Van Dyke Performance Space”.

Additionally, ArtsGreensboro and the City have been negotiating a lease and operating agreement for the space. If approved, Van Dyke Performance Space, LLC, a subsidiary of ArtsGreensboro, will operate the performance space for a period of twenty (20) years and will re-invest operating surplus into facility improvements in lieu of paying a lease fee. Public use of the space will continue through City Arts music, drama, and dance programs. This arrangement allows for free public use of the space during specified times and allows for the operating organization to maintain the space in a desirable, cost effective manner.

The City’s current obligation for the Van Dyke Performance Space (VDPS) mirrors that of other tenants within the Cultural Center; i.e., expenditures to maintain common areas and building systems, with the tenant’s responsibility to maintain its interior space and amenities. Through the proposed lease and operations agreement, operating surplus generated from the facility will be re-invested back into improvements within the performance space.

Fleischmann asked the Commission to support two action items:

1. To formally name the venue the Van Dyke Performance Space for a minimum of forty years; and 2. To direct staff to bring a proposed 20-year lease and operating agreement with Van Dyke Performance Space for City Council approval.

Commissioner Kollar inquired as to whether or not a 20-year agreement was sufficient to honor Van Dyke's wishes. Fleischmann responded that ArtsGreensboro and its attorneys had recommended a 20-year agreement and that such agreement did not prevent the space from being used as a performance hall for a longer period of time. Kollar then made the motion to approve both action items and Commissioner Glazman seconded. All voted in favor.

INTERIM DIRECTOR'S REPORT

Phil Fleischmann, Interim Director gave his report on past and upcoming engagement opportunities. Parks and Recreation Month and National Night Out were both big recent engagement successes. He thanked everyone for their hard work during Parks and Recreation Month and Parks and Rec Fest. Fleischmann also gave a brief update on the Energy at the Park programs and the Focus groups scheduled for the new Director position. Fleischmann invited Commission to take a tour of the Barber Park, Ruth Wicker Memorial on August 24th and to attend the groundbreaking ceremony for Griffin Park Phase II, August 25th at 10 am.

COMMISSIONER'S COMMENTS

Smith: Thanked staff for their work on the Parks and Recreation festival; shared it it was a great day.

Kollar: no comment.

Glazman: Shared that she is total awe with Parks and Recreation and loves being a part of it.

Gaines: Stated that staff did a good job with the '31 Days of Play' campaign through Parks and Rec Month.

Washington: Thanked staff and the Commission for all of its work and shared that he loves being a liaison to the community.

Alexander-Henderson: Shared that she hated to miss the festival, and thanked staff for their hard work this summer.

Brower: Extended appreciation to staff for all that has been done .

With no further business, Chair Brower adjourned the meeting at 6:05 pm.

Respectfully Submitted,
Haley Wilson, Executive Assistant
Greensboro Parks and Recreation