

Agenda

Greensboro City Council

Economic Development Committee
Thursday, October 17, 2013
1:30 p.m.
Plaza Level Conference Room

1. Call to Order – Chairperson Matheny
2. Approval of October 7, 2013 Draft Minutes – Committee
3. Game Plan of Vision, Strategy, and Implementation – Chairperson Matheny
4. Next Meeting - Set Date

MEMBERS OF COUNCIL

ROBBIE PERKINS, Mayor
YVONNE J. JOHNSON, Mayor Pro Tem
NANCY VAUGHAN, At Large
MARIKAY ABUZUAITER, At Large

T. DIANNE BELLAMY-SMALL, District One
JIM KEE, District Two
ZACK MATHENY, District Three
NANCY HOFFMANN, District Four
TONY G. WILKINS, District Five

DRAFT
MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE
OF THE
CITY OF GREENSBORO, NORTH CAROLINA

COMMITTEE MEETING

10 OCTOBER 2013

The Economic Development Committee of the City of Greensboro met at 10:00 a.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Councilmember and Chairman Zack Matheny; and Councilmembers Marikay Abuzuaite, Jim Kee and Tony Wilkins. Absent: None.

Also attending: City Manager Denise Turner Roth; Assistant City Manager of Economic Development Andy Scott; Assistant City Manager David Parrish; Small Business Manager Kathi Dubel; Planning Director Sue Schwartz; Field Operations Director Dale Wyrick; and Deputy City Clerk Diana Schreiber.

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Chairman Matheny opened the meeting at 10:00 a.m.

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Chairman Matheny recognized Councilmember Nancy Vaughan in the audience.

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Councilmember Abuzuaite made a motion to adopt the 9.17.13 draft minutes. The motion was seconded by Councilmember Kee and adopted by unanimous voice vote of the Committee.

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East Greensboro ED Site, Land Use, Transportation Infrastructure ID Study Overview

Bob Dischinger, Evan Engineering addressed the Committee, referenced the parameters of the study that focused on the land in/around the White Street Landfill used to assess developable acreage. The report was titled the *Huffine Mill Road Future Land Use and Transportation Concept Plan* by Walt Havener and Associates, Durham, NC.

Bob Mays, consultant, focused on the three areas of Huffine Mill Road, Cone Boulevard and I-29; and encouraged the Committee to view Greensboro from I-840 inward.

Chairman Matheny requested that Councilmembers Abuzuaite, Wilkins and Vaughan to receive a copy of the maps and study from Evans Engineering.

Chairperson Matheny clarified that Councilmember Vaughan was attending the meeting as a spectator.

Bob Mays spoke to the Timmons Study that focused on Reedy Fork West and the proposed path of an extension of Cone Boulevard; acknowledged that public meetings had not been conducted; indicated the research computed developable acreage of various parcels including the landfill; spoke to the existence of methane and mining potential at landfill; spoke in support of the Solid Waste Commission and staff discuss options; noted that transportation access would have to be enhanced; stated there were three interchanges near I-29, Huffine and East Wendover/I-840; estimated build-out in 15 years; and spoke to square footage and job creation figures.

Bob Dischinger spoke to potential developable parcels; referenced the property owners; and summarized the infrastructure currently available to and in the parcels.

Recommendations focused on considering the Huffine Mill Road, Marty Kotis' property and the Osborne Treatment Plant parcels; the impact of the impending interchange; and considering the state-owned property of the closed prison adjacent to Keeley Park.

Chairperson Matheny recommended that the Committee members review the Evans Report; and expressed the desire to eventually pass the report on to the full Council.

It was the consensus of the Committee to allocate staff time to carry the plan forward.

Deputy City Manager Westmoreland spoke to the planning process with the private consulting group; spoke to two levels of planning relevant to the interchanges at US-70, US-29 and Huffine Mill Road; stated that city staff needed to meet with property owners; and spoke to the development potential after the loop was built-out.

Chairperson Matheny discussed the concept of ‘invest, incent and implement’; and indicated that the state was investing in roadways that had economic development value.

Councilmember Kee confirmed the three growth areas of Reedy Fork, East Wendover and Huffine Mill Road.

Farm – Tax Deferment Program

Marlene Sanford, representing TREBIC, distributed and summarized the General Assembly of NC Session 2013 Session Law 2013-130, House Bill 439, infrastructure property tax deferral program; stated that the item fell into the area of incentives; referenced the Piedmont Triad Partnership Land Use subcommittee researched shovel ready sites which concluded that property taxes could be a disincentive to the development of shovel ready sites; indicated that changes of zoning classifications and infrastructure installations increased property tax rates which deterred development; and confirmed the bill was approved June 19, 2013.

Ms. Sanford clarified the bill’s purview that allowed for a local program as a grant map that could be customized to various areas; was applicable to vacant parcels of 100 contiguous acres that had been in present use value program for the previous six months; and would include a system of clawbacks.

It was the consensus of the Committee that staff and the appropriate groups come back with a recommendation on urban infill incentive program.

Waste to Energy Utilization

Stan Joseph, Public Sector Manager, Waste Management; and Amanda Fairley, Sustainability Director South Atlantic, Waste Management made a PowerPoint Presentation on waste to energy options for solid waste.

The Committee discussed tonnage collected per day; that certain technologies would require hauling tonnage from other communities; spoke to the concept of privatization and C&D stream recycling; and deferred to the Solid Waste Taskforce to continue discussions on waste to energy technologies.

Shovel Ready Site Program

Assistant City Manager Andy Scott reported on the two responses received to the City’s RFP: McConnell Center with water and sewer to the site, with interstate exposure; the parcel immediately behind Wet N Wild Water park and potentially could be annexed; noted that staff had recommended both as good sites; and inquired if the Committee wanted to fund both sites and to what degree.

Brian Hall spoke to the parcel near the water park consisting of 38 developable acres situated adjacent to the municipal boundary; and stated installing sewer to the site had been a barrier to development.

Assistant City Manager Scott stated he would send the electronic versions to the Committee members.

Councilmember Wilkins made a motion to direct the Chairman to meet with the two entities. The motion was seconded by Councilmember Kee and adopted by voice vote of the Committee.

Other Items

If there were questions regarding the East Greensboro site, the Committee was encouraged to contact staff.

Councilmember Abuzuaiter requested to have agenda background materials for review prior to the meeting; and requested that items discussed at the meeting be listed on the agenda.

Next Meeting

The next Economic Development Committee meeting was scheduled for Thursday, October 17th at 1:30 p.m. in the Plaza Level Conference Room.

Adjournment

Councilmember Kee made a motion to adjourn. The motion was seconded by Councilmember Abuzuaiter and adopted by voice vote of the Committee.

The Committee adjourned at 11:02 a.m.

Diana Schreiber
Deputy City Clerk

Zack Matheny
Chairperson & Councilmember

(Copies of the following are hereby referenced and made a part of the minutes: PowerPoint presentation of Waste Management’s Extracting Maximum Value from Greensboro’s Solid Waste Resources. Handouts of the Proposal for Shovel-Read Industrial Development Program by Samet Corporation; and Windsor Commercial’s McConnell Center Development Plan of 3820 and 4751 McConnell Road and 4747 McConnell Center Drive. Summary of the House Bill 439 with Marlene Sanford’s report.)