

**REGULAR MEETING OF THE
REDEVELOPMENT COMMISSION OF GREENSBORO**

December 03, 2025

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, December 3, 2025, beginning at 5:30 p.m. via Zoom satellite. The following members were present; Chair Adams, Vice-Chair Sinclair, Stacey Greene, Patric Lineberry, and Valerie Vincent. Staff present were Russ Clegg, Kelly Larkins, Hart Crane, Christa Jordan and Hassan Sora (Planning Department) and James Dickens (Chief Deputy City Attorney).

Absent Commissioners: none

734 South Elm Street Sales Development Agreement

Mr. Clegg presented the Sales Development Agreement (SDA) for the proposed development of the RCG-owned lot at 734 South Elm Street in the South Elm Redevelopment Area and advised that the developer, David Voss of the Alexander Company, is proposing to build a mixed-use project with 128 residential units, future retail space, and structured and surface parking. Purchase price presented is \$2,545,000.

Mr. Lineberry asked if the subject property had been classified under the Master Developer Agreement (MDA) with the South Elm Development Group (SEDG).

Mr. Clegg advised that SEDG had an MDA for the subject property and another Commission-owned property across the street. He noted that the MDA had a 12-year timeline and expired in Spring 2024. Mr. Clegg added that SEDG had requested an extension to the MDA but were denied, citing the language of the agreement.

Mr. Lineberry noted that a statement concerning potential litigation over the MDA extension had been made during the public comment period at a previous Commission meeting.

Mr. Clegg affirmed that such a statement had been made but advised that the individual who made the statement did not represent SEDG and was speaking on behalf of another party during that Commission meeting. He added that City staff had not heard from SEDG on the matter of litigation. He noted that the last official correspondence between the Commission and SEDG was between the City Attorney and one Bob Chapman, a member of SEDG, stating that there was no reason to move forward with an extension to the MDA.

Mr. Lineberry asked if the members of SEDG had acknowledged the position of the City regarding the extension.

Mr. Clegg stated that the City has not yet received any acknowledgement from SEDG. He noted that the City had issued them an official document stating that their agreement had expired.

Mr. Lineberry asked, regarding the proposed SDA, for clarification concerning the development's closing timeline.

Mr. Clegg advised that the inspection period will last 90 days, with a potential 12-month extension, at which point all documents are due to the Commission for. After this, there is a 10-day closing period.

Mr. Lineberry asked for clarification regarding the accuracy of Article 5 of the SDA.

Mr. Dickens advised that the City Attorney's Office had inspected the section and that it was standard.

Vice-Chair Sinclair moved that the Redevelopment Commission of Greensboro recommend to City Council that they approve a Sales Development Agreement with the Alexander Company of Wisconsin as submitted. Ms. Turner seconded the motion.

The Commission voted 6-0 in favor (Ayes: Adams, Sinclair, Turner, Greene, Lineberry, Vincent; Nays: none)

927 Pearson Street & 400 Carolyn Coleman Way Sales Development Agreement

Mr. Crane presented on the Sales Development Agreement (SDA) for the proposed development of the RCG-owned lots at 927 Pearson Street and 400 Carolyn Coleman in the Ole Asheboro Redevelopment Area and advised that the developer, Thomas Holladay of Holladay Development, is proposing to build two single-family homes on the subject lots.

The proposed development at 927 Pearson Street is approximately 2,000 sqft and features 4 bed and 2 bath. The lot is appraised at \$19,000 and the developer has offered \$16,000. The Commission discussed complications raised by a nearby historic district, setbacks, foundation type, and rear-yard access.

The proposed development at 400 Carolyn Coleman Way is approximately 1,480 sqft and features 3 bed and 2 bath. The lot is appraised at \$19,000 and the developer has offered \$10,000, citing constraints with infrastructure costs. The Commission discussed setbacks, foundation type, accessibility, and rear-yard access.

Mr. Crane stated that Mr. Holladay would return next month with site plans and detailed information for both properties.

The Commission voted on the following as two separate motions.

Vice-Chair Sinclair moved to enter two Sales Development Agreements with Holladay Construction for the development of Commission-owned lots located at 927 Pearson Street and 400 Carolyn Coleman Way. Ms. Vincent seconded both motions.

The Commission voted 6-0 in favor of both motions (Ayes: Adams, Sinclair, Turner, Greene, Lineberry, Vincent; Nays: none)

Staff Updates

Ms. Jordan provided an update on a long-running Brownfield Agreement process for the Biller property adjacent to the South Elm Redevelopment Area. The area has undergone extensive environmental investigation and remediation planning since 2010. The present agreement is currently in the public comment period and expected to conclude in early January. Once completed, the agreement will streamline environmental preparation of the site and provide tax credit incentives to future developers.

Mr. Dickens requested that a copy of the Brownfield Agreement be sent to the City Attorney's Office and the members of the Commission.

Staff advised the commission that this was a non-action item.

Mr. Clegg provided an informational update on the status of the former Hampton School Site, now integrated into the Hampton Redevelopment Area. He informed the Commission of proposed remediation plans, location of a future park space, and eventual residential development, all accomplished through a phased planning process.

Staff advised the commission that this was a non-action item.

Administrative Updates

N/A

Additional Business

Assistant City Manager Tiffany Oliva introduced herself.

Mr. Crane informed the Commission of the possibility of implementing compulsory repair authority in redevelopment areas, adding that staff will conduct further research and present information to the Commission regarding tools for improving properties in redevelopment areas that the Commission doesn't own.

Mr. Crane added that staff will send out an interest survey to Commissioners regarding forming a subcommittee to evaluate land offers and pricing.

Adjournment

Vice-Chair Sinclair made a motion to adjourn the meeting. Mr. Lineberry seconded the motion.

The Commission voted 6-0 in favor (Ayes: Adams, Sinclair, Turner, Greene, Lineberry, Vincent; Nays: none)

There being no further business, the Commission adjourned at 6:45pm