

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

FEBRUARY 04, 2026

A regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, February 04, 2026, beginning at 5:30 p.m. via Zoom satellite. The following members were present: Chair Patricia Adams; Vice-Chair Thomas Sinclair; Commissioners Valerie Vincent, Patrick Lineberry, and Stacy Greene. Staff present were Kelly Larkins, Hart Crane, Russ Clegg (Planning Department), Samuel Hunter (Housing & Neighborhood Development Department) and James Dickens (Senior Assistant City Attorney).

Absent Commissioners: N/A

Approval of Meeting Minutes

Chair Adams moved to approve the January 2026 regular meeting minutes. Commissioner Vincent seconded the motion.

The Commission voted 5-0 in favor (Ayes: Adams, Sinclair, Vincent, Lineberry, Greene; Nays: none).

400 Carolyn Coleman Way Sales Development Agreement – Pre-Closing Obligations

Mr. Crane presented the Sales Development Agreement (SDA) for the proposed development of the RCG-owned lot at 400 Carolyn Coleman Way in the Old Asheboro Redevelopment Area. The developer, Thomas Thornton of Holiday Construction, LLC, is proposing to construct a twin home (two-unit residential structure) on the subject lot.

Mr. Crane provided the Commission with site plans and elevations for the proposed development and discussed the pre-closing requirements and the SDA timeline. The project is zoned CDRM-8 and is subject to the architectural guidelines of the Old Asheboro redevelopment plan. Mr. Crane confirmed that the plans conform to the applicable redevelopment guidelines following consultation with historic preservation staff.

Mr. Thorton stated that construction is anticipated to take approximately 16 weeks. The estimated total development budget is \$375,000, inclusive of lot acquisition and utilities. The project will include affordability requirements for the initial buyer or tenant. Mr. Thorton stated that he has secured financing through a line of credit with contingency access if necessary and is in compliance with the required inspections for grading, foundation drainage, and finished grade. Privacy fencing will be installed as part of the project.

Mr. Crane confirmed neighborhood support for the development.

Vice-Chair Sinclair moved to approve the pre-closing obligations of Holiday Construction, LLC, regarding the development of a Commission-owned lot at 400 Carolyn Coleman Way. Commissioner Lineberry seconded the motion.

The Commission voted 5-0 in favor (Ayes: Adams, Sinclair, Vincent, Lineberry, Greene; Nays: none).

927 Pearson Street Sales Development Agreement – Pre-Closing Obligations

Mr. Crane presented on the Sales Development Agreement (SDA) for the proposed development of the RCG-owned lot at 927 Pearson Street in the Old Asheboro Redevelopment Area. The developer, Thomas Thornton of Holiday Construction, LLC, is proposing to construct a single-family home (four bedrooms, three baths, approximately 1,956 square feet) on the subject lot.

Mr. Crane provided the Commission with site plans and elevations and discussed the pre-closing requirements and the SDA timeline. The property is zoned R-5 and located within the National Register Historic District; staff indicated that the project meets applicable architectural standards following coordination with historic preservation staff. Construction will begin following City Council approval and closing, with an anticipated build period of approximately 16 weeks. The estimated construction cost is \$215,000. The development will include affordability requirements for the initial buyer or tenant.

Mr. Thomas confirmed that the home will be constructed on a slab foundation and that all grading, drainage, and foundation requirements will be subject to City inspection and approval. Mr. Crane also noted coordination with the Housing Consultants Group to assist in identifying income-qualified buyers and to facilitate down payment assistance where applicable.

Vice-Chair Sinclair moved to approve Pre-Closing obligations from Holiday Construction, LLC regarding the development of a Commission-owned lot at 927 Pearson Street. Commissioner Vincent seconded the motion.

The Commission voted 5-0 in favor (Ayes: Adams, Sinclair, Vincent, Lineberry, Greene; Nays: none).

Staff Updates

Mr. Larkins provided an update regarding the proposed formation of a Commission subcommittee to review developer offers on RCG-owned lots below their appraised value. Survey results indicated a majority of Commissioners supported the concept. Staff will present a proposed standard operating procedure and evaluation worksheet at a future meeting.

Mr. Hunter reported that, pursuant to state statutory authority permitting direct negotiation for affordable housing projects, the City Council has authorized use of an alternative disposition method that eliminates the 10-day upset bid process for qualifying affordable housing developments. He noted that this change will expedite project timelines and greatly reduce administrative costs.

Administrative Updates

N/A

Additional Business

N/A

Adjournment

Vice-Chair Sinclair made a motion to adjourn the meeting. Ms. Vincent seconded the motion.

The Commission voted 5-0 in favor (Ayes: Adams, Sinclair, Vincent, Lineberry, Greene; Nays: none).

There being no further business, the Commission adjourned at 6:33