



# City of Greensboro

Melvin Municipal Building  
300 W. Washington Street  
Greensboro, NC 27401

## Meeting Minutes - Final Community Services Committee

Tuesday, January 12, 2016

5:30 PM

Council Chamber

### Call to Order

This Community Services Committee meeting of the City of Greensboro was called to order at 6:15 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present:

Present: 4 - Chairperson Jamal T. Fox, Vice Chair Sharon M. Hightower, Councilmember Nancy Hoffmann and Councilmember Justin Outling

### Council Procedure for Conduct of the Meeting

Councilmember Fox explained the Council procedure for conduct of the meeting.

### I. CONSENT AGENDA (One Vote)

**Moved by Councilmember Hightower, seconded by Councilmember Hoffmann to refer the consent agenda to Council. The motion carried by voice vote.**

1. [ID 16-0030](#) Ordinance in the Amount of \$15,200 Amending State, Federal and Other Grants Fund Budget for the Appropriation of Piedmont Triad Regional Council Area Agency on Aging Senior Center General Purpose Grant
2. [ID 16-0023](#) Motion to Approve the Minutes of the Community Services Committee Meeting of December 8, 2015

The motion to approve the Community Services Committee meeting minutes of December 8, 2015 was adopted.

### II. GENERAL BUSINESS AGENDA

3. [ID 16-0013](#) Resolution to Amend the Security and the Sequence of Payments for the Two Million Dollar Forgivable Loan Made to Self-Help Ventures Fund for the Purpose of Redevelopment of the Renaissance Shops at Phillips Avenue (Bessemer Shopping Center)

Assistant City Manager Wilson stated Kim Cameron with Self-Help would be providing a construction update; and deferred to City Attorney Tom Carruthers to provide an overview of the item for the Committee.

City Attorney Carruthers spoke to funding previously approved by Council for Self-Help; the securing of additional funding; qualifying for New Market Tax Credits; outlined the payment through the tax structure; spoke to modifying the security of the loan with a deed of trust; recommended the City accept the assignment of rights from Self-Help; spoke to the option to foreclose if needed; the requirements of a security position; stated the process had been vetted by experts; and that he was comfortable with recommending adoption to Council.

Ms. Cameron wished everyone a Happy New Year; made a PowerPoint Presentation (PPP); provided photos of the various construction phases; spoke to a new plaza and soil issues; working on the site and shell; stated the projected completion date would be in the Spring of 2016; the project was behind due to rain; spoke to the need to relocate water lines; stated the Renaissance Community Co-Op (RCC) build out was scheduled to begin in February; and spoke to potential leases for the building.

Councilmember Hightower asked for clarification on the soil issues; and about the lease for the clinic space.

Ms. Cameron responded to the removal of soil; bringing in additional soil; and the interests and process of the leases.

Councilmember Outling inquired about the additional funding; and if the project would be viable without City funding.

City Attorney Carruthers explained the nature of New Market Tax Credits; spoke to base line requirements; ways to capture collateral; the assignment of rights; acceptable collateral; confirmed the City's commitment that was prior to the availability of the tax credits; and spoke to the expenses incurred with the water lines and soil issues.

Discussion ensued regarding unanticipated expenses; subsidized tax credits; the benefits of the package; the results of a reduction of City support; lower rent; tenant improvement allowances; feasibility and vetting of the project; investment in the City; non-profit status of Self-Help; funding allocated to the project; incentives for the tenants; ensuring customers ability to access the dollar store; and M/WBE goals.

Councilmember Fox requested staff provide detailed funding information to Council; voiced appreciation for the Phillips Avenue project; spoke to the commitment to the community; and voiced excitement for the grand opening.

Assistant City Manager Wilson confirmed staff would provide requested information.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 1 which is hereby referred to and made a part of these minutes)

**Moved by Councilmember Hightower, seconded by Councilmember Outling, to refer the resolution to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

**4. [ID 16-0040](#) Ordinance Amending Chapter 30 of the Greensboro City Ordinances with Respect to Front Yard Parking**

Assistant City Manager Wilson thanked staff for work done on the item; spoke to looking for improvement areas; and increasing the quality of life in Greensboro.

Councilmember Fox left the meeting at 6:42 p.m. and returned at 6:44 p.m.

Neighborhood and Development Director Barbara Harris spoke to enhancement of the quality of life; made a PowerPoint Presentation (PPP); outlined the front yard parking ordinance; reviewed the language and process of the current ordinance; outlined the proposed amendments; highlighted Code Enforcement responsibilities; spoke to a six month educational outreach; implementation of the revisions; ticketing for noncompliant property owners; and stated it would remain a complaint driven process.

Councilmember Hightower inquired about special event parking; ticketing individual vehicles or the property owner; ticketing out of town guest; and notification to the property owners.

Ms. Harris provided guidelines regarding special events; the proposed changes to ticket individual vehicle owners; extended parking opportunities; and issuing warnings to the vehicle and property owners.

Councilmember Hoffmann thanked staff for addressing enforcement of the ordinance.

Ronald McIrvine, 605 West Market Street voiced concerns with yard parking issues; spoke to proper parking requirements; the objective of the ordinance; referenced working with Council on the item; and spoke to preserving neighborhoods.

City Attorney Carruthers invited Mr. McIrvine to attend next Tuesday's Council meeting to speak to the item; and stated the ordinance allowed for approved surface parking; and commended Assistant City Attorney Terri Jones for her work on items #4 and #5.

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**Moved by Councilmember Hoffmann, seconded by Councilmember Hightower, to refer the ordinance to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

5. [ID 16-0041](#) Ordinance Amending Chapter 16 of the Greensboro City Ordinances with Respect to Enforcement of Front Yard Parking

**Moved by Councilmember Hoffmann, seconded by Councilmember Hightower, to refer the ordinance to Council. The motion carried on the following roll call vote:**

**Ayes,** 4 - Jamal T. Fox, Sharon M. Hightower, Nancy Hoffmann and Justin Outling

### **III. INFORMATIONAL ITEMS**

6. [ID 16-0049](#) Winter Sheltering Update - Barbara Harris

Assistant City Manager Wilson spoke to previous work on winter sheltering needs; voiced appreciation for City staff and community partners; spoke to a combined effort; to funding contributions; and voiced the importance to understanding the process for sheltering those in need.

Ms. Harris spoke to the Interactive Resource Center (IRC); made a PowerPoint Presentation; spoke to White Flag Emergency triggers; outlined the tier system that had been initiated by the Fire Department; stated the Weaver Extension Program operated during winter months; spoke to tier four requirements; the primary needs of support from the community; provided IRC contact information; and stated the center would operate through winter months if temperatures were below 25 degrees.

Councilmember Hoffmann voiced appreciation for a formal plan; spoke to the cost associated for participating agencies; and to stressors on the operating budgets of said agencies.

Assistant City Manager Wilson spoke to the City's contribution to the IRC; and to future contributions.

Councilmember Hightower thanked Ms. Harris for her work on the item; spoke to the need for continued dialogue; inquired about hours of operation for the agencies; and the feasibility of having coffee for the homeless residents.

Ms. Harris clarified the IRC was open until 3 p.m.; and spoke to the use of the public libraries.

Assistant City Manager Wilson encouraged participation in IRC; spoke to the ability to connect residents to additional services; outlined goals for permanent placement; spoke to the various things connected to continual care; and to providing meaningful service.

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7. [ID 16-0050](#) Food Access Update - Phil Fleischmann

Assistant City Manager Wilson spoke to partnering with the City of High Point and Guilford County; the need to work as a community; coordination challenges; highlighted transportation concerns; stated he was proud of the project and staff; expressed hopes for a reoccurring project; referenced meals provided over the past year; spoke to sustainability; and long term strategies.

Community Recreation Services Manager Phil Fleischmann made a PowerPoint Presentation (PPP); outlined four core goals; spoke to the USDA Local Food Promotion Program Planning Grant; community shared gardens; highlighted special events programs and the Community Food Task Force program; provided informational website as [greensboro-nc.gov/foodtaskforce](http://greensboro-nc.gov/foodtaskforce); spoke to the 2015 accomplishments; the next steps for 2016 projects; bridging gaps; additional outreach; collaboration with Guilford County Schools; strategic planning; economic development; and highlighted Congresswomen Alma Adams' involvement.

Councilmember Hightower thanked Mr. Fleischmann for the information; referenced a previous request for areas without a backpack program; suggested the City participate in that program; and spoke to the need to address the food issues.

Councilmember Fox thanked staff and the Community Food Task Force members; and spoke to continued implementation.

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**Matters to be discussed by the Committee Members**

Councilmember Fox extended congratulations to the Library and Library Director Brigitte Blanton for recently received awards; and requested staff to provide the needs for each department to the committee.

**Matters to be presented by the City Manager**

There were no items for discussion by the City Manager.

**Matters to be presented by the City Attorney**

There were no items for discussion by the City Attorney.

**Adjournment**

Moved by Councilmember Hoffmann, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried by voice vote.

THE COMMUNITY SERVICES COMMITTEE ADJOURNED AT 7:25 P.M.

ANGELA R. LORD  
DEPUTY CITY CLERK

JAMAL FOX  
CHAIRPERSON