



City of Greensboro

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

Meeting Minutes - Draft City Council Work Session

Tuesday, October 28, 2014

3:00 PM

Plaza Level Conference Room

1. Call To Order

This City Council work session of the City of Greensboro was called to order at 3:05 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present: Mayor Nancy Vaughan, Councilmembers Marikay Abuzaiter, Mike Barber, Jamal Fox, Sharon Hightower, Nancy Hoffmann, Yvonne J. Johnson, Zack Matheny and Tony Wilkins.

Also present were City Manager Jim Westmoreland, City Attorney Tom Carruthers and Acting Deputy City Clerk, Angela R. Lord.

2. Presentations

ID 14-0745 Union Square Campus Update - David Parrish

City Manager Westmoreland introduced the item; and recognized Ed Kitchen with the Bryan Foundation.

Mr. Kitchen made a PowerPoint Presentation (PPP); spoke to the progress made on the project; team efforts; and recognized board members at the meeting.

Councilmember Wilkins left the meeting at 3:08 p.m. and returned at 3:11 p.m.

Mr. Kitchen continued by providing the history of the item; offered an example from Spokane Washington; spoke of collaborative programs; controlling healthcare cost; high demand for nurses; healthcare professional programs; workforce training; a state-of-the-art medical education and training facility; outlined the scope of phase one; the projected capital costs; funding sources; and spoke to requesting approximately \$3-\$4 million from the City.

Mr. Kitchen stated the Foundation had created a nonprofit LLC; provided the schedule from design to occupancy; distributed an informational packet to Council; spoke to private funds received to date; the selection of Gateway University Research Park; current funding in hand for construction; 10 year leases; Guilford County Commissioners approval of funds; and Guilford Technical Community College (GTCC) Board of Trustees commitment for equipment. Mr. Kitchen continued by speaking to shared spaces; banks interested in financing the project; Bryan Foundation funds spent to date; Redevelopment Commission working on the transfer of land; requesting the City to provide 250 parking spaces at no cost to the project; RFP issued by the master developer; referenced the construction manager; help with infrastructure cost; spoke to the importance of streetscaping; referenced an article from The Business Journal; provided a sitemap; a proposed rendering of the building; an aerial photograph; spoke to underdeveloped land; and a unique project.

Councilmember Fox inquired as to who served on the board; the cost of the property; and about redevelopment.

Mr. Kitchen provided the names of the board members; and spoke to the legal responsibility of board members.

Discussion ensued regarding the value of the land; estimated cost of land; acreage needed; storm water infrastructure; cash investments; tenants being the driving force for the project; low lease rates; a tight budget; reserved funding; water bond projects; and surface parking.

Mr. Kitchen spoke to the area to be developed; and the project being an anchor to start other development in the area.

Councilmember Hightower inquired as to the church piece.

Assistant City Manager Parrish spoke to the New Zion Church project; surface parking for the church; looking at projects to piggy back on; working with the church for additional overflow parking; and the demand not being there for a structured lot.

Councilmember Fox inquired as to funding received from North Carolina A & T State University (A & T) and GTCC; requested clarification on funds being requested from the City; and questioned why the Mayor or the City Manager were not included on the Board.

Mr. Kitchen spoke to funding from A & T and GTCC; and stated the financial ask from the City was an estimated figure.

Mayor Vaughan stated that the Mayor or City Manager had been included on other Boards; spoke to a previous presentation that referenced job and wage creation; a city of haves and have not's; and stated she was excited for what the project would do for the City.

Councilmember Matheny thanked everyone; referenced the support from the Guilford County Commissioners; voiced his agreement to have a City representative on the board; stated the item was a major step forward; and that he looked forward to seeing the item move forward.

Discussion ensued regarding funds for the land; the funding being CBDG allotted; the item being on the December 2nd City Council agenda; support for the project; and appreciation for minority participation.

Councilmember Matheny left the meeting at 3:43 p.m. and returned at 3:44 p.m.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer W, Exhibit No. 27 which is hereby referred to and made a part of these minutes)

ID 14-0741 Family Justice Center Proposal and Fund Request - Wesley Reid

City Manager Westmoreland introduced the item; spoke to the involvement of Councilmember Abuzuaiter; and deferred to Interim Assistant City Manager Wesley Reid to present the item.

Interim Assistant City Manager Reid provided the history of the item; spoke to a collaborative project; Councilmember Abuzuaiter's involvement; a family victims unit; and introduced Catherine Johnson, Director of the Guilford County Family Justice Center.

Ms. Johnson thanked Council; made a PowerPoint Presentation; reviewed the purpose of the Center; spoke to the founding of the Center; verified the Center would be a central point of access for services; training; partnerships; shared resources; problem solving; provided violence statistics; benefits of the Center; spoke to offenders being held accountable; Guilford County planning group partnerships; core services provided; the Center's mission; goals for the Center; volunteer positions; in-kind resources; the paid position of the Director; and provided funding and in-kind support information.

Councilmember Hightower inquired as to smaller non-profit service providers; and specifically about mental health services.

Ms. Johnson stated that North Carolina A & T Center for Behavioral Health were involved to provide mental health services; spoke to the core partners addressing the needs of other services; and being comprehensive to bring in other service providers. Ms. Johnson continued by outlining the next steps; shared space; provided a rendering of the space design; photos of current space; spoke to the County's designation of funding for renovations; and requested the City match the County's support of \$250,000.

Councilmember Abuzuaiter spoke to addressing tragedies; her passion being sparked by someone in the international community that was a domestic violence victim; the confusing process and people returning into bad situations; the Center being more convenient; referenced the project cost being less than \$1 per Greensboro citizen; saving millions in future cost; and expressed her hope that Council would support the item.

Councilmember Hightower voiced concerns that domestic violence did not usually happen at two o'clock in the afternoon; inquired if the Center would be available after hours; spoke to women running from domestic violence; the homeless communities needs; and stated she felt the Center was great, but needed an extra piece.

Councilmember Abuzuaiter clarified this was a starting point; and spoke to addressing future needs.

Ms. Johnson spoke to services provided after hours; the program being more from the lenses of working with the judicial system to help people receive services needed; addressing policies and procedures to meet those needs; solving issues; the involvement of an advisory board; and educating the community about where to go for assistance.

Councilmember Matheny spoke to a unique situation; the City partnering in a County function; voiced concern for the citizens; inquired to the increased funding request; stated the City Police Headquarters was incomplete; inquired as to the County matching City funds; and stated that the City would be helping to upfit a County building.

Discussion ensued regarding original funding figures; budgeted funds; a onetime cost; service providers being under one roof; County funding; construction funding; funding allocated from asset forfeiture; and presenting the item to Council.

Mayor Vaughan spoke to supporting the item; voiced she shared concerns with Councilmember Matheny; expressed the item was a very good project; and inquired as to what the next step would be.

Interim Assistant City Manager Reid stated the staff was seeking Council support; and would draw up a resolution.

Discussion continued regarding tax benefits; operational hours; the Police Department's On-Call system; staffing at various locations; and at the Center.

Mayor Vaughan requested the item to be placed on an upcoming Council meeting.

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ID 14-0746 Purpose Recycling Update - Andy Scott

Councilmember Abuzuaiter left the meeting at 4:16 p.m. and returned at 4:21 p.m.

City Manager Westmoreland introduced the item; and recognized Dr. Andrew Brod to speak to the item.

A brief discussion took place regarding Bob Savino not attending the meeting.

Dr. Brod provided his history and involvement with the project; stated he was an investor; spoke to the requested tax returns being made public; suggested a compromise by providing the records to Finance Director Rick Lusk to review; and provided the history for Mattress Go Round and Mattress Exchange.

Councilmember Matheny left the meeting at 4:22 p.m. and returned at 4:25 p.m.

Conversation took place regarding Council's knowledge of the history of the companies; a personal guarantee; directing questions to Andy Scott; an inquiry of pending litigation; and the purpose behind the name change of the company.

City Attorney Carruthers stated there were no issues with inquiries about a pending litigation due to the litigation being a public record.

Dr. Brod provided information on the litigation; and verified the name change had taken place prior to the lawsuit.

Councilmember Wilkins spoke to the sustainable business plan; mattresses the City had paid for; inquired of Mr.

Scott about funding; and the City paying for a machine.

Mr. Scott spoke to the City helping the company; estimations based on new contracts; and other companies not being considered.

Discussion continued regarding collateral; the request for the sustainable business plan; the length of the new contract; Purpose Recycling paying rent; the litigation not affecting the contract; Purpose Recycling providing a service the City did not have; not wanting mattresses in the landfill; and the City paying for mattress disposal.

Mayor Vaughan inquired as to revising the contract to hold all payments in abeyance; and applying payments to the cost of the machine.

Mr. Scott stated he thought that would be acceptable.

Mayor Vaughan stated she would want confirmation for that revision.

Councilmember Fox spoke to the service provided; and requested the item be placed on the second meeting in November.

Councilmember Abuzuaiter inquired to the funding for the equipment; funding for upgrades; and stated the owner of the building would be benefiting from the City doing the electrical upgrade.

Discussion ensued regarding cost of upgrades; and the amount of funding.

Mayor Vaughan spoke to the contract serving as collateral; the item being placed on the November 18th Council meeting agenda; holding payments in abeyance; and the tax returns being submitted to Mr. Lusk.

Discussion continued regarding the current plan; servicing other regional areas; net income; investors; Purpose Recycling providing jobs for people in Greensboro; and being a second chance employer.

ID 14-0742 Downtown Greenway Update - David Parrish

Councilmember Wilkins left the meeting at 4:44 p.m. and returned at 4:46 p.m.

Councilmember Barber left the meeting at 4:45 p.m. and returned at 4:47 p.m.

Assistant City Manager Parrish made a PowerPoint Presentation; provided a project overview; spoke to the current schedule; provided maintenance and investment updates; outlined the four phases of the project; spoke to expediting the project; funding; Trip Brown's involvement; connecting Downtown and the community; construction time frame; and deferred to Dabney Sanders with Action Greensboro.

Ms. Sanders spoke to funding from the public and private sector, Federal Transportation, State and National public funding.

Discussion ensued regarding identifying other funding; City funding; and stimulating economic development.

Ms. Sanders referenced traffic engineering studies; and investments the Downtown Greenway had inspired.

Assistant City Manager Parrish spoke to in-kind funds; stimulating economic development; investments; City and County tax dollars; and citizens interest in property along the Greenway.

Councilmember Barber requested staff research rezoning areas along the Greenway.

Discussion continued regarding rezoning; buy in from property owners; double frontage; the ordinance maximizing the development; unique neighborhoods; and staff researching commercial zoning.

Councilmember Fox commended staff's work on the project.

Mayor Vaughan expressed appreciation to Councilmember Fox for his involvement on the committee; and forwarding information to Council.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer W, Exhibit No. 27 which is hereby referred to and made a part of these minutes)

ID 14-0743 Davie Street/Summit Avenue Street Realignment - David Parrish

Assistant City Manager Parrish made a PowerPoint Presentation; spoke to staff working on various projects in the Downtown area; investments along Summit Avenue; limited access; increased activity in the area; opportunity to improve the roadway; a natural intersection; and vehicle and pedestrian safety.

Councilmember Matheny spoke to extending the project to War Memorial Stadium.

Mayor Vaughan distributed an article regarding downtown parks as an economic tool; and spoke to LeBauer Park being free.

Councilmember Matheny left the meeting at 4:59 p.m. and returned at 5:02 p.m.

Mayor Pro-Tem Johnson inquired as to a historic marker for the YWCA; and requested City Manager Westmoreland to research what happened to the marker.

Councilmember Hightower inquired about the road name.

City Manager Westmoreland spoke to the Tanger Center private donors group proposing a name change for the road.

Councilmember Fox referenced the realignment of Summit Avenue; going under the bridge; and tying the project into the streetscape.

Assistant City Manager Parrish provided aerial maps; and spoke to improving pedestrian safety.

Mayor Vaughan inquired as to what needed to be done at this point.

Assistant City Manager Parrish spoke to staff recommendations; funding; and bringing the item to Council.

City Manager Westmoreland stated staff was seeking Council endorsement; and a consensus to move the project forward.

(A copy of the PowerPoint Presentation and the article provided by Mayor Vaughan is filed in Exhibit Drawer W, Exhibit No. 27 which is hereby referred to and made a part of these minutes)

ID 14-0744 International Restaurant Row Proposal - David Parrish

Assistant City Manager Parrish made a PowerPoint Presentation; provided an aerial map; spoke to different countries being represented; funding for a pilot project; connecting to economic development; and a potential traffic count.

Councilmember Wilkins made a reference to a quote regarding taking a trip around the world in a three mile stretch on High Point Road.

Council discussed ethnic groups; flags to represent the different countries; and suggestions for a pilot program.

Councilmember Matheny voiced concerns about focusing on one street; and signage to direct people to get off Interstate-40 onto multiple roads.

Council continued discussion regarding people exiting Interstate-40 on various Greensboro roads; marketing all of Greensboro as an International City; signage opportunities; challenges; ethnic restaurants; unavailable inventory

on every exit; areas with the highest traffic volume; and connecting to a greater economic development purpose.

Mayor Pro-Tem Johnson left the meeting at 5:15 p.m.

City Manager Westmoreland stated staff would prepare a resolution.

Councilmember Wilkins requested City Manager Westmoreland to reference the pilot program; an option of expansion; inclusion of Districts 1, 4 and 5; and spoke to the project being successful.

Council discussed determination of the projects success.

Mayor Vaughan requested the item be on the November 18th Council agenda.

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3. Adjournment

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

THE CITY COUNCIL ADJOURNED AT 5:20 P.M.

NANCY VAUGHAN
MAYOR

ANGELA R. LORD
ACTING DEPUTY CITY CLERK