

**EXCERPT OF DRAFT MINUTES OF THE  
REDEVELOPMENT COMMISSION OF GREENSBORO  
NOVEMBER 1, 2017**

The regular meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, November 1, 2017, in the Plaza Level Conference Room of the Melvin Municipal Office Building commencing at 5:00 p.m. The following members were present: Vice Chair; Clinton Gravely; Charles McQueary; and Dawn Chaney. Staff present included Dyan Arkin, Hanna Cockburn and Russ Clegg. Also present was Andrew Kelly, Attorney for the Commission, City Legal Department.

Vice Chair Gravely welcomed everyone to the meeting.

**APPROVAL OF MINUTES:**

**a) October 4, 2017 (APPROVED)**

Mr. McQueary moved approval of the October 4, 2017 meeting minutes as written, seconded by Ms. Chaney. The Commission voted 3-0 in favor of the motion. (Ayes: Gravely, McQueary and Chaney. Nays: None.)

**WILLOW OAKS DEVELOPMENT AREA**

**(2a) Developers' Update on Component Development West of South Elm Street**

Russ Clegg stated that the properties under consideration are 1605, 1607 and 1609 McConnell Road. The buyer has agreed to purchase at the appraised value of \$39,500. The sales/development agreement stipulates that prior to closing the Purchaser shall submit and have approved by the Commission or its designee detailed site plans, façade elevations and proof of financial support to complete the project. If the Commission agrees to the Development/Sales Agreement, the next step in the process is for the Greensboro City Council to consider approving the sale. The item is tentatively scheduled for the November 14<sup>th</sup> City Council meeting.

Mr. Gravely asked how many acres were in the tract and Mr. Clegg stated that it was a little less than an acre.

Mr. McQueary asked when the appraisal was last done and Mr. Clegg stated that it was appraised September 15<sup>th</sup> of this year.

Richard Ammonds, 2517 Fairview Street., Greensboro stated that he wishes to continue with the current development and the buildings will be similar to the current ones in the area which is student housing.

Mr. Gravely asked if the construction would be started within the sixty-day timeline and Mr. Ammonds stated that time is of the essence but the Commission is in control.

Ms. Chaney asked how many one bedrooms and what the commercial space will be and Mr. Ammonds stated that there will be between sixteen and twenty one-bedroom units and the non-residential space would be used for the leasing office, shared lounge and fitness complex.

Andrew Kelly stated that in the Commission's consideration in the agreement, the Board is being asked to determine that the sale or transfer of the parcel will not be prejudicial to the sale of other parts of the redevelopment area and will not be prejudicial to the realization of the redevelopment plan approved by the governing body.

Ms. Chaney moved to accept the proposal as made by Mr. Kelly to sell the parcel under the guidelines, seconded by Mr. McQueary. The Commission voted 3-0 in favor of the motion. (Ayes: Gravely, Chaney, McQueary. Nays: None.)