

**Meeting Minutes of the
Redevelopment Commission of Greensboro
January 9, 2019**

The Annual Meeting of the Redevelopment Commission of Greensboro (RCG) was held on Wednesday, January 9, 2019, in the Plaza Level Conference Room of the Melvin Municipal Office Building commencing at 5:00 p.m. The following members were present: Chair, Charles McQueary Clinton Gravely, Dawn Chaney and Councilwoman Hoffman. Staff present included Dyan Arkin, Russ Clegg, Hart Crane, and Jose Colon. Also present was Andrew Kelly, Attorney for the Commission.

Chair McQueary welcomed everyone to the meeting of the Redevelopment Commission of Greensboro.

Item 1: Meeting Minutes

- a) Draft Minutes of the December 5, 2018 Regular Meeting are attached.

Dyan Arkin made a few changes to the December meeting minutes. Those changes were to change the word “staff” on page 1 to “new Planning Department member” Jose Colon. The next change was on the bottom of page 5, she wanted to add a thank you to Councilwomen Hoffman for all her support.

Mr. Gravely moved approval of the December 5, 2018 minutes as amended, seconded by Ms. Chaney. The Commission voted 3-0 in favor of the motion. (Ayes: McCreary, Gravely, Chaney. Nays: None.)

Item 2: Election of Officers

Chair McQueary proposed to postpone until Mr. Enochs would be able to attend the meeting. Counsel Kelly stated that the officers will continue to serve until the Commission can take a vote. Therefore, the Election of Officers was tabled until the February meeting.

Item 3: Willow Oaks Redevelopment Area a) Consideration of Sale of 2503 Everitt Street

Ms. Arkin stated that it this is in consideration for sale of a piece of property that is currently owned by the Commission. Yesterday she sent out a map and a memo that gave more information. Jose Colon was there to present information and answer questions.

Mr. Colon stated that there is a request for a proposal and purchase for development. It is adjacent to Living Hope Missionary Baptist Church. Reverend Lester Woodard was there to provide information for some work he is doing in the community and what he plans to do with the property. The property is .32 acres and zoned Multifamily, and Reverend Woodard plans to put a playground, storage building, and an open-air community facility for activities for the

community. His offer is \$9,000. Prior to closing the purchaser will submit plans for Commission approval. They must also submit site plans and building plans for the property. Purchaser, at closing, shall record a combination deed with further restrictions that the property shall not be subdivided and shall be restricted to uses approved by the Commission. Ms. Arkin stated that final approval will be made by the City Council.

Reverend Lester Woodard, 2218 Ballard Road, stated that he has been the pastor of the church for 18 years. He is trying to do something for the community. He has had some ideas but not the room that he needed. He wants to do more for the community. The storm did a lot of damage to the community. For the last 16 years he has been keeping the yard up, and the community really needs this in this area. Ms. Chaney asked if he had a time frame of how long it will be to have the playground set up, so the children can use the land. Reverend Woodard stated that it would take about two years.

Mr. Gravely moved approval of the proposal, seconded by Ms. Chaney. The Commission voted 3-0 in favor of the motion. (Ayes: McQueary, Chaney and Gravely. Nays: None.)

Item 4: Ole Asheboro Redevelopment Area a) Consideration of Sale/Development Agreement with Prestwick Land Holdings LLC

Ms. Arkin stated that staff has been working with Prestwick Land Holdings LLC (Prestwick) out of Atlanta, GA to negotiate Sale/Development Agreements for their proposed senior living and mixed-use developments in the Ole Asheboro Redevelopment Plan area. Prestwick has offered to purchase from the Commission the property generally known as 526 Douglas Street, 528 Douglas Street, and 532 Douglas Street and from the City of Greensboro the property generally known as the eastern portion of 503 Martin Luther King, Jr. Drive.

The property was advertised on January 3, 2019 for upset bid in accordance with North Carolina Redevelopment Law. Hart Crane presented details of the final Sale/Development Agreement, Development will begin within 60 days of closing and will be completed within 16 months of closing. After they have completed those activities, they will have another 16 months for the improvements. Prior to closing on the property, Prestwick will provide the following;

- A. Final site plan and elevations in conformity with the following planning documents; Ole Asheboro Redevelopment Plan, adopted 2004; and MLK North Traditional Neighborhood Development Plan, as amended 10/17/18;
- B. Approval of final site plans by the NC State Historic Preservation Office;
- C. Final development program and phasing schedule;
- D. Proposed development budget with sources and uses;
- E. Marketing plan for rental units;
- F. Drawings, specifications, and other documents fully setting forth details relating to exterior architectural facades and interior layout of all building improvements;
- G. Any other matters pertaining to the proposal construction and improvements contemplated;
- H. Documentation as to the projected costs of the construction of improvements;

- I. Proof of award of Low Income Housing Tax Credits, specific to this project, from the North Carolina Housing Finance Agency or evidence of financial ability, through capital contributions, grants, loans or otherwise, to complete the improvements in accordance with this agreement; and
- J. Execution of one or more agreements with the City regarding funding and construction of site preparation, streetscape, and infrastructure improvements for the property.

Mr. Crane stated that this agreement primarily is predicated on the fact that this is a Low-Income Housing Tax Credit project. The award of tax credits from the North Carolina Housing Financing Agency is one of the prime determinants whether this project goes forward, and this agreement speaks to that process. The agreement mirrors the process that the Housing Financing Agency uses. Chair McQueary asked at this time if there is anything that could cause some disruption in the implementation. Mr. Crane stated that the pre-application goes to the Financing Housing Agency by January 19th, 2019. Prestwick must show site control on the pre-application and would help them score higher on their application. In March they will get a notification of those final site scores and they will get an invitation to submit a final application based on those scores.

Edrick Harris, 3715 North Side Parkway Atlanta, Georgia, stated the way that the Housing Financing Authority determines if the project is eligible at the pre-application stage is based on whether they have site control. Without site control, the project doesn't get scored on the other criteria. Counsel Kelly stated that the City Council meets on the 15th and that is why they have worked hard to bring it to the Commission tonight, in case there were any questions or to work out any issues.

Mr. Crane stated that Mr. Harris has met with the community. There was an Open House on November 1, 2018 for about three to four hours, and about 40 people attended. Councilwomen Goldie Wells and Sharon Hightower were in attendance. The Board for the Neighborhood Association voted to approve this project to move forward. There is community support, and they have a direct line to Mr. Harris. In the agreement, the Commission is asked to assist with negotiations with the City to provide funding for site preparations, and to issue a Certificate of Completion upon satisfactory completion of all improvements.

Mr. Harris stated the Tax Credit Program is very competitive, but they are geared up and optimistic and making sure they don't miss anything. Chair McQueary asked about the timeline for the State award process. Mr. Harris said is once a year. Ms. Chaney asked if the property was already zoned for multi-family, that she had thought it was zoned for single family. Mr. Crane stated that the Redevelopment Plan allows for uses in the proposal. Ms. Chaney asked if they would always be rental units. Mr. Harris stated that is correct, with a 20-year compliance period. Prestwick will have to own it for those 20 years.

Chair McQueary expressed concern that the 19th was only ten days away. Ms. Arkin said that all that is left to be done is approval by the Redevelopment Commission and then on the 15th by City Council. To clarify, Prestwick has been and continues to move forward under the

assumption that Redevelopment Commission and City Council will approve. They are ready to submit their application on the 19th. Mr. Gravely stated that this is a good project.

Mr. Gravely moved approval of the proposal, as reviewed, seconded by Ms. Chaney. The Commission voted 3-0 in favor of the motion. (Ayes: McQueary, Chaney and Gravely. Nays: None.)

Item 5: South Elm Street Redevelopment Area

a) Approval of Submittal of Annual Land Use Restrictions Update

Ms. Arkin stated that the Brownfields Agreement with the State of North Carolina Department of Environmental Quality requires an update on the compliance with the land use restrictions to be made each January. No work has been done over the last year that impacts the agreement, so there is nothing that would put them out of compliance. She asked the Commission to authorize submission of this document and authorize Chair McQueary to execute, as appropriate.

Mr. Gravely moved the approval of the proposal, seconded by Ms. Chaney. The Commission voted 3-0 in favor of the motion. (Ayes: McQueary, Chaney and Gravely. Nays: None.)

b) Development Update and Status

Ms. Arkin provided a development status. Milt Rhodes from the Arden Group was not able to make it this evening, but she can answer any questions. They are still working on the requirements for closing and everything is moving forward. They are currently waiting on the the traffic impact study in order to move to a final design that can be approved for the infrastructure and streetscape as well as the final design for the site design and site infrastructure. The marketing plan has been received and has been reviewed. It is acceptable to Arden and will be submitted to the Commission at a later date. They are still on schedule. Chair McQueary asked if there is any indication that they are not going to make the March 1st date. Ms. Arkin said that Tuesday they would have the preliminary information from the consultant and that staff meets with the development team every Tuesday and will be informed if there is anything that will cause a delay. Greensboro DOT is working with them very closely, and they will be the liaison between the development and the redevelopment of this area and NC DOT. At this point they don't have any reason to think that they can't keep moving in that direction. Ms. Chaney asked when the final approval will come to the Commission. Ms. Arkin stated that if there is not anything that has to be negotiated, then the final approval will happen in the next few weeks, but if it shows anything different it will move back a month. As soon as they get the study then they will know what the next steps are and how quickly they can get those accomplished. If they are planning to begin the site preparation and the preparation for the infrastructure in March, then they would need to know within four weeks. Chair McQueary asked if that would be the February meeting. Ms. Chaney asked if they would have an answer in the next meeting. Ms. Arkin said yes, there should be confirmation at the February meeting. Chair McQueary asked if they could have a telephone call if they can't approve it at the next meeting. Ms. Arkin said they

could call a Special Meeting if necessary. They should be able to give them the information if they are going to have to delay much sooner than the February meeting.

Item 6: Staff Updates

- a) Comprehensive Plan Update and Speaker Series – Russ Clegg said that they lined up the next few months of work right before the holidays. Staff is spending this month finalizing their goals. They are trying to raise some of the goals up a bit. They hope they will have a version of that next week. They will be giving a presentation at the Council Retreat. They will be working the following months to put strategies together and talk with focus groups. They are having another Public Hearing on March 20th.
- b) Heritage House Redevelopment Area – Counsel Kelly stated they have a mediation scheduled for tomorrow.
- c) Security Badges for Commissioners – Ms. Arkin reminded everyone to get their badges.
- d) RCG-owned Property Disposition Analysis and Strategy – No update. They have been working on it. There is a lot of things being layered together to come up with a strategy for disposing of the property.
- e) RCG Annual Report – FY2017-18 – No update. Chair McQueary asked when the report was supposed to be finished. Ms. Arkin stated that was supposed to be last October. Chair McQueary said that needs to be a priority.

Item 5: Additional Business

Ms. Arkin stated the Community Center in the East Side Park neighborhood is on land owned by the Commission and leased to East Side Park Community Center, Inc. The lease began in January 2002 and is not up until January 2032. It requires written approval to sublet the property and the Center is considering leasing to a Non-Profit School Organization. Phil Barnhill, a member of the Board of Directors, was present to give the details. It is acceptable within the lease agreement that they allow the use of the property for periodic events and use by the community. They rent out to the community and that is acceptable under the lease. Because this would be part of the day, five days a week they wanted to do a more formal request of the Commission to approve this plan when they are ready to do so.

Phil Barnhill, 1921 New Garden Road, stated that the individual who came to them about using this center was there tonight and he will speak about the program. They are looking at housing on a temporary basis at least. This educational program would run 8 a.m. until 2 p.m. during the school year and possibly some activities during the summer. Currently the Center is used in the afternoons for an after-school program. They are still contemplating what would have to happen if they decided to do that educational program.

Calvin Shorter, 3504 Altman Street, stated that five years ago he started a private high school for at-risk young men. In the five years that they had been up and running it was a high school for students 9th through 12th grade. During that five years the students treated the program like a job. They had to arrive on time, basically it was “three strikes you’re out” type of program. These were young men who had dropped out of school or on the verge of dropping out of school. Mr. Shorter worked for Guilford County Schools for seven years in the SCALE Program. During that time, he met young men who were falling through cracks of the school system. For the next eleven years he gave his life to building this program. The five years they were open they lost so many men who did not want to follow the regulations of the program. They did drug tests because they were sending them out to get jobs. They graduated ten young men. Three young men are in the military right now, six are in college, and one owns his own business. They realized that they had caught a lot of these young men too late. They were set in their ways already. A lot of the men would not conform to the program. They decided to take it back to the 6th grade so that way they could catch them at a younger age.

He spoke with Mr. Barnhill about needing space and this seemed like an ideal location. They are planning on bringing in 8 to 16 6th graders and educate them from 6th grade to the 9th grade. After 9th grade they would start their high school program back up. It would be a three-year gap in between students that they bring in. The reason for the three year gap is so they get to know the students better. They are here today to see what they need to do to get the program back up and running.

Chair McQueary asked how they find these students. Mr. Shorter stated that they had an interview process and there is an application that the student and parent must fill out. Each accepted student will have home visits. They have child psychologist on the Board who will work with the students and the family. When the student comes in the parent comes in also. Each parent will be required to give six hours a month in the school process, so the parent will know what is going on in that child’s life also. This makes it easier to get a better understanding of the family and the situation.

Chair McQueary asked how they got funding. Mr. Shorter stated that they hold a golf tournament, lots of fundraisers, and they use different foundations every year. Councilwomen Hoffman asked if they got any state funding. Mr. Shorter stated that they do not. They get funding from Guilford County Schools and that is the Title 1 funding. That is to help with their tutoring. Most of these kids are so far behind when they come in. 90% of the students they tested 17, 18, and 19-year-old men were testing on a 3rd and 4th grade level. Their job was to bring them up to where they needed to be to pass the Armed Services Vocational Aptitude Battery or a college entrance test. Ms. Chaney asked what the major problem they have was. Mr. Shorter stated that it starts at home and that is one of the reason he put a child psychologist on the Board. Chair McQueary stated that he applauds him for doing this for these young men and dedicating his life to this. Chair McQueary asked what they needed from the Commission. Ms. Arkin stated that the use of the building would not interfere with the operation of the community center and that is what the lease requires, that they continue to operate as a community center, but because

they want to sublet or sublease, the Staff believes that the Commission would need to give written approval. They are asking the Commission to approve the lease between the Community Center and the Organization should they be able to meet all the City requirements for a school. They have a lot of requirements that they need to meet, but they would like the assurance that if they meet all the other requirements besides the Redevelopment Commission, that the Redevelopment Commission says that this would be acceptable that they move forward with this under the lease. Counsel Kelly asked if they have proposed a sublease. Mr. Barnhill stated that they have not formally approved the potential use as a Board, and they have not drawn up an actual agreement. Ms. Chaney said that they should approve the concept of the sublease and then when the sublease is designed, it is contingent on the approval of the sublease

Ms. Chaney moved the approval of the concept, contingent on approval of the sublease by the Commission at a later date, seconded by Mr. Gravely. The Commission voted 3-0 in favor of the motion. (Ayes: McQueary, Chaney and Gravely. Nays: None.)

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Sue Schwartz
Planning Director
SS: jd/pr