

Greensboro Neighborhood Congress (GNC)
Meeting Notes
Saturday, November 10, 2012



GNC Co-Chairperson Susan Taaffe convened the November GNC meeting at the Central Public Library beginning with our traditional introduction of all participants and presentations by guest speakers.

Guest speakers:

Russ Clegg of the City of Greensboro Planning Department presented results of a recent study -- ***“Balanced Economic Development: A Strategic Plan for East Greensboro”***, which considers the lack of retail and service amenities in northeast Greensboro. Consultants evaluated spending patterns to predict retail demands and opportunities. Household median income projections are used to determine consumer expenditure projections. “Researchers have determined that people spend a set percentage of their income on retail purchases; therefore, the higher your median income level, the higher the consumer demand is projected to be.” “Ultimately, the goal is to see household incomes in the area grow to the point that there begins to be an increase in the projected Consumer Expenditures.” Primary concerns were determined to be “high poverty rates, low median household income rates, declining home ownership levels and prices, and the below average performance of public schools.” Consultant’s recommendations to encourage additional retail to northeast Greensboro focus on 4 geographic areas:

- 1- University Gateway area: Improve transportation connectivity, appearance, and consider numerous uses for large underutilized properties such as properties owned by the United House of Prayer.
- 2- Gateway Gardens area: Improve transportation connectivity, perhaps extend Florida Street north, and increase interaction among A&T State University and local public schools and the community.
- 3- Gillespie Golf Course area: encourage an attractive housing and retail community near this sports facility.
- 4- Summit Gateway area: recruit a big box retail component and improve streetscapes.

Overall, the City can educate retailers about spending and sales opportunities in northeast Greensboro while improving transportation connectivity, public schools, streetscapes, and housing. Details of the plan are available at <http://www.greensboro-nc.gov/Modules/ShowDocument.aspx?documentID=15298>. Russ Clegg is available for further discussion at 373-2211 and russ.clegg@greensboro-nc.gov. Recommended next steps of the report include:

- “1. Begin interview with North Carolina A&T and Greensboro Public Schools regarding the addition of an Agricultural component to the Dudley High School Early College Academy.
2. Begin interview with Greensboro Housing Authority to determine the viability of a Ray Warren Homes Hope VI project.
3. Begin interview United House of Prayer to explore the possibility of a ground lease to develop their development pad or land swap. Also research their willingness to joint venture a hotel project on the bus depot site west of Murrow.
4. Begin interview UHOP, NCAT, and Bennett to explore their willingness to support the study of a destination venue near E. Market.
5. Protect Home Owner Displacement - Explore the possibility of adjusting the tax assessments for current residents in the four opportunity zones and limiting annual tax increases to the best extent possible.
6. Explore retail leasing opportunities throughout the study area, specifically fast casual restaurants and grocers.
7. Interview property owners at Summit Gateway and explore the possibility of adaptive reuse projects at the vacant centers/spaces along Summit.
8. Interview GDOT to discuss the possibility of the transportation improvements.”

Committee Reports:

Membership - All participants please **sign in** when attending GNC meetings.

Issues & Bylaws –**Michael Pendergraft** reports that the overarching recommendation from the Post-RUCO review team is that the City should enforce all existing city housing ordinances. Proposal specifics are available from Michael Pendergraft. Please contact all City Council members and City staff and ask them to support Post-RUCO proposals. For further information contact Mike Pendergraft at mrp_mlp@bellsouth.net.

Treasurer – Jack Zimmerman reports GNC checking and savings accounts combined total \$715.63. The GNC is a 501c3 tax exempt organization and can accept donations.

Announcements –

- A film, “**Fixing the Future**”, which envisions a “new economy” will be shown Wednesday, November 14, 6:00-8:30 p.m. at the Carousel Theatre.

Our next GNC meeting is a **holiday dinner, Thursday, December 13, 2012, 6-8 p.m. at the Greensboro Children’s Museum**. (Although held at the Children’s Museum, please note this event is for adults only.) The meal will be catered yet participants are asked to bring desserts. GNC members volunteering to help with preparations include:

Leo B. Stewart 954-7120
Eula Dehart 392-8398 eulajenkins@att.net
Marie Stamey eastsidepark@triad.rr.com
Mae Hawkins 379-0737

Respectfully submitted by Ann Stringfield of the Fisher Park Neighborhood, November 12, 2012.