

## MINUTES OF THE ECONOMIC DEVELOPMENT COMMITTEE MEETING

7:30 a.m.

April 23, 2021

Mayor Genshaw brought the meeting to order with the following committee members present: Trisha Newcomer, Director of Economic Development and Community Relations, Councilman Dan Henderson, Mrs. Joan Neal and Charles Anderson, City Manager.

Mrs. Trisha Newcomer presented Agenda Item #1, review and consider request from David Perlmutter to modify the fee reduction incentive approved by City Council on March 9, 2021 for the Residences at Riverplace.

Mrs. Newcomer reviewed the information related to this project. Buildings #3 & #4 will be built along S. North Street. Construction is due to begin on Building #3 in the immediate future. Buildings #1 & #2 are built already and did not require this type of relocation. As part of the project, the existing sewer line needs to be relocated to accommodate placement of the building. The Economic Development Committee made an incentive recommendation and Council approved the recommendation at their March 9, 2021 regular meeting.

Mrs. Newcomer shared the approved incentive with the committee. Council agreed to assist the project by assuming the responsibility and cost of paving S. North Street and a fee reduction on future projects, in the amount not to exceed \$175,000, which was inclusive of the cost of paving, with the stipulated condition the reduction in fee waiver would expire within (3) three years from the date of City Council approval.

After working with the City Engineer and City staff, the plan was revised to only design the relocation impact to the construction of building #3 only. Since only servicing relocation for building #3, the request is to advance only the fee credit at this time in the amount of \$87,500.00. The request is for the remaining \$87,500.00 to be applied to building #4 when construction is scheduled.

Mr. David Perlmutter, the developer was present to represent the project.

Mayor Genshaw solicited for any questions or comments from the committee.

Councilman Henderson asked about the phasing about the project; the City committed to paving the street. Would only half of the street be paved? City Manager Anderson replied that he has spoken with the Director of Public Works about this project. Director Mears does not see value in paving only half of the street after this project is completed. He would recommend to continue to moving forward with paving the road while the contractor is mobilized.

Councilman Henderson asked how the funding would work; if the City would spend approximately \$60,000 on paving and the rest is for \$87, 500.00. Would the remaining balance be backloaded for building #4? Mrs. Newcomer replied that in the formula; yes.

Mayor Genshaw asked if the developer would pay for the patch work on the new road? City Manager Anderson replied yes, that is part of any type of construction project.

Mrs. Neal asked when it was anticipated that building #4 would be constructed. Mr. Perlmutter replied that the plan is to come in to start construction on building #3 and once that building is leased, the plan would be to keep developing in Seaford.

Mayor Genshaw asked what the estimated completion timeframe would be for the project. Mr. Perlmutter replied that it would be about a year to fourteen months. Due to the sewer relocation, it will take a little bit longer than a normal building.

Mrs. Neal asked if the new plan still required the bypass pumping? It was confirmed that the project would still require that.

Councilman Henderson asked how the footprint of building #4 would be impacted by the existing sewer. City Manager Anderson replied that the Northeastern corner is over the sewer. It was added that there was a discussion about relocation of the building, however, it would mean that the developer would lose 4 or more units.

Mayor Genshaw asked Mr. Perlmutter to share an update on the demolitions of the buildings downtown. Mr. Perlmutter replied that bids have been received and the asbestos survey has been completed. Two of the buildings did not have any asbestos in them; the other building had a small amount in the siding. It is hopeful that the process will start in May.

Councilman Henderson made a motion for this body to make a recommendation to accept the fee recalculation in the amount of \$87,500.00 for building #3 and \$87,500.00 to be applied to building #4 when construction is scheduled per Mr. Perlmutter's letter dated April 14, 2021. Mrs. Neal seconded the motion; the motion passed with all ayes.

Mayor Genshaw stated that the information will be placed on the agenda for the next City Council meeting to be held on April 27, 2021.

With no other business or questions, Mayor Genshaw asked for a motion to adjourn. Councilman Henderson so moved; Mrs. Neal seconded the motion; motion so passed with all present voting in favor. The meeting was adjourned at 7:44 a.m.

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Tracy Torbert, City Clerk