

DMV Site Project Working Group- Meeting Minutes

June 13, 2024

Martin Street Baptist Church 6pm

Members Present:

Anthony Pope | Felts Lewis | Tara Minter | Clark Rinehart | Helen Tart | Harolynn Coplin | Desmond Dunn | Dr. Ajamu Dillahunt-Holloway | Dr. Shawn Singleton | Karen Haynes | Harold Mallette | Tolulope Omokaiye

Staff Present:

Tiesha Mosley (Community Engagement) | Shakera Vaughan (Community Engagement) | Tansy Hayward (Deputy City Manager) | Emila Sutton (Housing and Neighborhoods Director) | Ken Bower (Planning & Development) | Jake Levitas (Planning & Development) | Mary Elizabeth Russell (Planning & Development) | Katie Dombrowski (Communications)

i. Welcome & Updates

ii. Housekeeping

- a. Calendar Invite for Meetings
- b. Parking Lot of Ideas and Questions
- c. PWG Folder:
 1. Agendas,
 2. Meeting Minutes
 3. Other Resources (Presentations, etc.)

iii. City of Raleigh Sponsored Redevelopment 101, Ken Bowers (Planning & Development)

- a. [Redevelopment 101 Presentation](#)
- b. Case Studies
 1. Moore Square East
 2. Stone's Warehouse
 3. Promise Beacon Circle
- c. Questions?
 1. How much can the city contribute towards gap financing of affordable housing?
 - i. Staff clarified Low Income Housing Tax Credits and the role the city will pay with Gap Financing. Staff clarified the terms used:
 - i. Fee Simple Sale (Presentation slide 8)
 - ii. Ground Lease (Presentation slide 8)
 - ii. Staff also clarified that with affordable housing developments, the city will take on the burden of payment and pay these premiums to achieve goal of mixed income housing
 2. How will we be certain the businesses are credibly Minority and Women owned?
 - i. Staff clarified that the certification is handles at the state level and this is an area they are still figuring out how to avoid.
 3. What is the site control plan for selling the site?

- i. Staff clarified that ground leasing the land for affordable housing is the most legally reliable option.
- 4. How can the city address stormwater issues on the site?
 - i. Staff clarified that the site was built before modern regulations existed for stormwater. The PWG can identify sustainability and growth as a priority.
- 5. PWG members requested to view the RFI for Stone's Warehouse property.
 - i. Staff committed to providing the documents. The resources will be shared out to the group.
- 6. PWG members requested a market analysis, data on checkpoint and waypoints on other projects, retail market study.
 - i. Staff clarified that they could coordinate this.

iv. Next Steps & Closing Remarks

- a. Next Session's Agenda Topics (7/11 at 6pm)
 - 1. Finalizing Project Work Group Charter
 - 2. Project Work Group Structure
 - 3. City and Community Visioning
 - 4. Temporary Site Activations
- b. Collection of Parking Lot Questions/Ideas
 - 1. Parking Lot Items