

DMV Site Project Working Group- Meeting Minutes

March 13, 2025

Members Present: Karen Haynes | Desmond Dunn | Dr. Ajamu Dillahunt-Holloway | Harold Mallette | Helen Tart | Harolynn Coplin | Anthony Pope | Tolulope Omokaiye | Felts Lewis | Tara Minter

Members Absent: Clark Rinehart | Dr. Shawn Singleton

Staff Present:

Community Engagement: Tiesha Mosley | Nadia Moreta | Shakera Vaughan

Manager's Office: Niki Jones

Planning & Development: Ken Bowers | Jake Levitas | Mary Elizabeth Russell

Housing and Neighborhoods: Jess Brandes | Angelina Blackmon

Communications: Katie Dombrowski

- i. **Welcome** (6:05 – 6:08 pm)
- ii. **PWG Milestones** (6:08 – 6:18 pm)
 - a. PWG members reviewed the updated group charter.
 - i. Staff provided definitions for key RFP terms.
 - **Criteria:** The scoring, priorities, considerations, and standards used to evaluate proposals for the Former DMV Site. These criteria are informed by community engagement. Project goals, staff input, and statutory/conveyance framework or policies. The help shape the site's vision and are used as one part of staff evaluation and discussion of potential redevelopment proposals.
 - **Vetted Site List:** A curated compilation of potential redevelopment opportunities for the Former DMV Site. Each site opportunity included in the list has been assessed based on desirability, viability, and feasibility.
 - ii. Staff reviewed the group milestones with PWG members.
 - Milestones
 - i. Establish Group Charter (May 2024)
 - ii. Complete Re-Development Orientation (June 2024)
 - iii. Identify Community Engagement Opportunities (August 2024)
 - iv. Review RFP Process and Components (March 2025)
 - v. Finalize Priorities for RFP (April 2025)
 - vi. Finalize List of Site Opportunities (May 2025)
 - vii. Participation in Pre-Proposal Meeting (Summer 2025)
 - iii. **PWG members unanimously agreed to extend meetings until June 2025.**
- iii. **Process for Request for Qualifications (RFQ)/Request for Proposals (RFP)** (6:18 – 6:55 pm)
Presented by Ken Bowers, Jake Levitas and Mary Elizabeth Russell w/ Planning & Development
[Presentation found here](#)

- a. Staff presented on the RFQ/RFP process for the city.
 - i. RFQ Components
 - Opportunity Overview
 - i. Site/market information
 - Submission Process/Requirements
 - i. Qualifications focus
 - Evaluation/Selection Process
 - i. Scoring criteria—Qualifications focus
 - Appendices
 - i. PWG/engagement report
 - ii. Market study
 - iii. Design study
 - iv. Terms and conditions
 - ii. RFP Components
 - Opportunity Overview
 - i. Site/market information
 - Submission Process/Requirements
 - i. Development program focus
 - ii. Financial feasibility focus
 - Evaluation/Selection Process
 - i. Scoring criteria— Development program focus
 - Appendices
 - i. *Same as RFQ*
 - iii. Review and Selection Process
 - Responses received
 - Individual staff score responses based on criteria
 - Review panel discussion
 - Interviews
 - Additional due diligence/clarifying questions
 - Final staff analysis and recommendations
 - Council vote to approve (RFP only)

iv. Committee Presentations (6:55 – 7:55 pm)

- a. PWG members presented on their identified problem statements, must haves, and like to haves.
 - i. Group 1: Affordable Housing | Community Spaces/Recreation (Ajamu, Clark, Pastor Singleton)
 - Problem statements
 - i. Affordable Housing: The people of SE Raleigh deserve investments and infrastructure that rebuild and sustain their cultural and economic identity, but current market forces and development trends prioritize profit over community preservation.

- ii. Community Spaces/Recreation: The people of SE Raleigh deserve communal spaces that are engaging, enriching, and accessible, but the lack of physical and social infrastructure prevents shared community.
 - Affordable Housing Must Haves
 - i. Approachable and robust transportation options
 - ii. Affordable and attainable missing middle housing
 - iii. Nourishing and culturally relevant solutions
 - iv. Commitment from the city to prioritize affordable housing
 - Community Spaces/Recreation Must Haves
 - i. Physical and mental health support
 - ii. Active and dynamic programming
 - iii. Cultural symbols and identity
 - iv. Integration with nature
- ii. Group 2: Affordable Housing | Food/Market (Anthony, Harolynn, Tolulope)
 - Problem statements
 - i. Affordable Housing: Southeast Raleigh residents facing housing insecurity need access to truly affordable housing options, but current efforts primarily focus on homelessness rather than a broader range of housing needs.
 - ii. Food/Market: Southeast Raleigh communities need convenient access to affordable grocery stores with diverse food options, but profit-driven development continues to prioritize housing, leaving many without nearby, accessible food sources.
 - Must Haves
 - i. Diverse affordable housing
 - ii. Space for Black-Owned Businesses
 - iii. Preservation of Black & Brown communities
 - iv. Healthy grocery and dining options
 - v. Affordable retail and community spaces
 - Like to Haves
 - i. Culturally Relevant Attractions
 - ii. Priority for Black-Owned Retail
 - iii. Family-Friendly Meeting Spaces
 - iv. Healthy & Affordable Retail Options
 - v. Flexible Community Spaces
- iii. Group 3: Affordable Housing | Shopping/Entertainment | Other (Helen, Desmond, Harold)
 - Problem statements
 - i. No problem statements were identified by this group.
 - Must Haves
 - i. Multiple RFP opportunities
 - ii. Third place concept
 - iii. Empowering local businesses

- iv. Various levels of housing affordability
 - v. Mix of unit sizes
 - Like to Haves
 - i. Diversity in building design
 - ii. Energy efficient homes
 - iii. Incorporate green space
 - iv. Visual art integration
 - iv. Group 4: Affordable Housing | Education/Training | Health/Social Services (Tara, Felts, Karen)
 - Problem statements
 - i. Affordable Housing: There is a lack of mixed income and mixed-use housing.
 - ii. Education/Training: New Bern Ave and the surrounding area does not have pre-school education and quality daycare options. There is also a lack of knowledge of the contributions that Black people made to the area. Lastly, the vocational opportunities are limited.
 - Affordable Housing Must Haves
 - i. Housing options for veteran, educators, retirees, singles, and families
 - ii. DHIC partnership (education and relationship with residents)
 - Education/Training Must Haves
 - i. Private daycare options
 - ii. Involvement of local schools like St. Monica, Shaw University, and Saint Augustine's University
- v. **Next Steps & Closing Remarks (7:55 – 8:00 pm)**
 - a. Next Meeting: Thursday, April 10th
 - b. Next Session's Topics
 - i. Finalize problem statements & solutions
 - ii. Finalize site opportunities