

# DMV Site Project Working Group- Meeting Minutes

April 10, 2025

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

**Members Absent:** Clark Rinehart | Harold Mallette

## **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

- i. **Welcome** (6:05 – 6:12 pm)
  - a. Staff distributed shirts to PWG members.
- ii. **City Updates** (6:12 – 6:28 pm)
  - a. Staff announced important updates and engagement opportunities with PWG members.
    - i. Staff invited PWG members to the 5/20 City Council meeting.
    - ii. Staff reviewed the site parcels associated with the project.
      - 1100 New Bern Avenue (primary site)
      - 205 S. State Street (behind the site)
      - 207 S. State Street (behind the site)
    - iii. Upcoming Engagement Opportunities
      - Egg-stravagant Basket Giveaway
        - i. Saturday, April 12<sup>th</sup>, 11 am – 2pm @ Former DMV Site
      - Duplex Village Listening Session
        - i. Thursday, April 17<sup>th</sup> 6pm – 8pm @ Tarboro Road Community Center
      - Basketball Tournament & Resource Fair
        - i. June 2025 | More details coming soon
        - ii. Staff presented the draft renderings of the basketball court.
          - i. PWG members expressed desire to have adjustable goals for the temporary basketball court.
  - iii. **Review of Problem Statements** (6:28 – 6:35 pm)
    - a. Staff reviewed the problem statements identified by the PWG small groups.
      - i. Group 1: Affordable Housing | Community Spaces/Recreation (Ajamu, Clark, Pastor Singleton)
        - 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.

- 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.
- ii. Group 2: Affordable Housing | Food/Market (Anthony, Harolynn, Tolulope)
  - 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.
  - 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.
- iii. Group 3: Affordable Housing | Shopping/Entertainment | Other (Helen, Desmond, Harold)
  - Problem statements
    - i. No problem statements were identified by this group.
- iv. Group 4: Affordable Housing | Education/Training | Health/Social Services (Tara, Felts, Karen)
  - Affordable Housing: There is a lack of mixed income and mixed-use housing.
  - 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.

**iv. RFP Strategy Questions (6:35 – 7:17 pm)**

*Presented by Ken Bowers w/ Planning & Development*

- a. Planning & Development presented on the pro and cons of breaking up the parcels into multiple RFPs and the type of investment needed to make it possible.
  - i. Single RFP
    - Pros
      - i. Shortest RFP selection/ evaluation process and timeline
      - ii. Efficiency of negotiation, agreements, and communication with partners
      - iii. Cohesive project design and financing between affordable and market rate uses
      - iv. Streamlines infrastructure coordination across site and simplifies construction schedule
    - Cons
      - i. Reliant on a single partner/team to accomplish City/Community goals
      - ii. May limit ability for smaller or local firms to lead a component of the development

- ii. Multiple RFPs
    - Pros
      - i. Reliant on a single partner/team to accomplish City/Community goals
      - ii. May limit ability for smaller or local firms to lead a component of the development
    - Cons
      - i. Requires City to set parcel lines in advance of having a development partner, limiting future flexibility.
      - ii. Complicates/forgoes sharing of parking, other site assets
      - iii. Complicates internal cross-subsidy for affordable units.
      - iv. Could reduce site efficiency due to code requirements (i.e., entry/exit, setbacks, etc.)
  - iii. Staff reviewed different housing styles and possible financing options.
    - Small scale development examples
      - i. [East/Cabarrus RFP](#)
      - ii. [15 Summit RFP](#)
  - iv. Staff proposed process enhancements for the RFP.
    - Match-making sessions at both the pre-RFQ & pre-RFP meetings
    - Preference for local partners on the development team as part of the criteria
    - Design coordination between affordable & market rate components
    - Separate RFP for the State St parcels under the small-scale program
- v. Discussion of PWG Priorities (7:17 – 7:37 pm)**
- a. Staff provided an overview of the process used to narrow the initial list of 38 site opportunities down to the 11 key opportunities for PWG consideration.
    - i. This refinement involved consolidating overlapping ideas, categorizing opportunities by theme and focus area, and distinguishing between physical space requirement and strategic approaches.
  - b. PWG members reviewed the refined list and began identifying which priorities should be included in the upcoming RFP.

**Please note:** Due to time constraints, only half of the list was reviewed during this meeting. The group will revisit the remaining items at the next meeting on **May 8th**.

- i. Affordable Housing
  - Key Goal: Housing options for veterans, educators, retirees; Diverse housing options for various family sizes and incomes.
  - Space Requirement/Strategy
- ii. Community Space
  - Key Goal: Multipurpose indoor space that can be used for events, training, etc.
  - Space Requirement/Strategy
- iii. Grocery Store/Food Hall
  - Key Goal: Spaces providing fresh/healthy/affordable food access.
  - Space Requirement/Strategy
- iv. Retail

- Key Goal: Space for local, Black-owned businesses, essential goods (\*look into restricting certain types of businesses)
- Space Requirement/Strategy

**vi. Recap of Discussion Themes (7:37 – 7:52 pm)**

- a. PWG members continued discussions around RFP priorities and reviewed overlapping themes that emerged from the small group meetings.

**vii. Next Steps & Closing Remarks (7:52 – 7:59 pm)**

- a. Staff announced an end of year celebration for the PWG members. More details to come.
- b. Next Meeting: Thursday, May 8<sup>th</sup>
- c. Next Session's Topics
  - i. Finalize site opportunities