

# DMV Site Project Working Group- Meeting Minutes

January 8, 2025

**Members Present:** Tara Minter | Helen Tart | Karen Haynes | Dr. Shawn Singleton | Clark Rinehart | Desmond Dunn | Anthony Pope | Felts Lewis | Tolulope Omokaiye

**Members Absent:** Harold Mallette | Harolynn Coplin | Dr. Ajamu Dillahunt-Holloway

## **Staff Present:**

Community Engagement: Tiesha Mosley | Shakera Vaughan | Cam Phipps

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

City Manager's Office: Niki Jones

Housing and Community Development: Pat Dawson

### **i. Welcome (6:11 pm)**

#### **a. Welcome & Attendance Reminder**

- i. Staff welcomed group members and reviewed the expectations for quarterly meeting attendance.
- ii. Members expressed interest in having outreach materials to share in the community
  - Suggestions included creating a flyer for future meetings and sharing information via Facebook.
  - Members recommended inviting community organizations (e.g., Southeast Raleigh Promise) to future in-person meetings as an outreach strategy and to promote awareness of open meetings.

### **ii. City Updates (6:20 – 6:40 pm)**

#### **a. Site Stabilization and Demolition Update**

- i. Demolition activities are ongoing.
- ii. Projected completion remains Summer 2026.

#### **b. Communications Update**

- i. Postcards were mailed in early December 2025 to residents within a half-mile radius of the site.
- ii. Approximately 2,000 residents received notification.

#### **c. Fencing Artwork**

- i. Staff highlighted the temporary artwork installed around the DMV site fencing, serving as visual engagement around the site.

#### **d. Duplex Village Update**

- i. Staff provided a high-level overview of the proposed development, including income levels, project cost, city subsidy request, and total number of units.
  - Proposed development partner: Blue Ridge Atlantic Development Company.
  - Site acreage is approximately 3.5 acres.
  - Development is intended as family housing, not senior housing.

- Raleigh Housing Authority confirmed the neighborhood will serve low-income families.
    - ii. PWG members asked questions regarding the balance between housing development needs and nearby transportation investments.
  - e. Temporary Site Activations
    - i. PWG members discussed potential interim uses of the site, with general support for pop-up and community-led activities.
      - Partnering with Liberation Station and other nonprofit organizations.
      - Flea market / bazaar-style events.
      - Fall Black Farmers Market
      - Block party or music-focused events.
      - Food truck rodeo.
      - Allowing community organizations to host events on the site.
      - Expanding invitations to nearby neighborhoods, parks, and community groups
- iii. **Market Analysis Study (6:40 – 7:00 pm)**
  - a. Staff reviewed where discussions left off regarding the four core priorities identified by the Project Working Group, including affordable housing and proximity to Bus Rapid Transit.
  - b. Key takeaways from the consulting analysis: Market-rate housing feasibility is currently challenged due to stagnant rents, rising interest rates, and high construction costs.
  - c. Consultants outlined three possible paths forward:
    - i. Proceed using current consulting recommendations.
    - ii. Pause and wait for improved market conditions.
    - iii. Identify additional funding sources to support development.
  - d. Target timing for Council presentation is March 2026.
- iv. **Project Working Group Open Floor (7:00 – 7:25 pm)**
  - a. Members shared feedback regarding visiting consultants from the previous meeting.
  - b. Questions were raised about identifying additional funding sources that could support the project.
- v. **Closing Thoughts & Final Q&A (7:25 – 7:30 pm)**
  - a. Next PWG meeting: April 9, 2026.