

Neighborhoods Revitalization Implementation Plan
Project Management Team Meeting
May 13, 2009 Minutes

The project management team meeting for the City of Anderson's Neighborhood Revitalization Plan was held in the Anderson Room of the Municipal Business Center on Wednesday, May 13, 2009 at 12 Noon.

Housing Task Force Executive Committee members present: Erick Bradshaw, Jason Craddock, Becky Holmes and Robert Mecke

Housing Task Force Executive Committee members absent: Eddie Kinsey

Asset Property Disposition Staff present: Jesse Wiles

Clemson University staff and graduate students (working with APD) present: Megan Childers, Leigh Wood, and Glenda Matute

Clemson University staff and graduate students (working with APD) absent: Mary Beth McCubbin and Alex Ramsay

City Staff present: Willie Day, Maurice McKenzie, Erin Hall, Don Chamblee, Willis Lee, and Scott Kelley

Guest: Stephanie Johnson, Clemson University Graduate Student – current intern with Anderson Housing Authority

Willie Day welcomed everyone to the meeting. He also recognized a new team member, Clemson graduate student Glenda Matute who is working with APD, as well as another Clemson graduate student, Stephanie Johnson, interning with the Anderson Housing Authority and the guest of Becky Holmes. Mr. Day thanked everyone for coming and turned the meeting over to Jesse Wiles.

Mr. Wiles gave an overview of the process thus far and stated the purpose of the meeting was to continue looking at the next phase of the revitalization plan, which includes development scenarios and project development area planning. He stated his team had prepared more specific and detailed information on potential projects. They were seeking feedback from the project team on reactions and moving forward with catalyst projects.

Mr. Wiles turned the meeting over to Megan Childers and Leigh Wood to give further details on a map that was introduced at the April meeting. The map denotes the key development areas and includes short range, mid range, and long range project areas. The map is also overlaid with historic districts, proposed greenways, road connections, and neighborhood gateways.

The following were presented as more detailed, conceptual plans for each key development area that could potentially be catalyst projects. They included various components of each area, such as walkable distance to amenities, existing land use within ¼ mile, existing building conditions within ¼ mile, and zoning.

Sector 3

- Alphabet Street Model Block
- Anderson Mill

Sector 4

- Westside Community Center Model Block
- Franklin/Murray Site and McCully Street

Sector 7

- Orr Street
- Cleo Bailey School

Sector 8

- Greely Park Model Block
- Lincoln/Grant Site

After all potential development areas were presented, Ms. Childers and Ms. Wood asked for feedback and any other information. Jason Craddock brought up the issue of City-owned properties and Mr. Wiles responded that they were taking that into consideration for their recommendations. Becky Holmes brought up the possibility of incentives for developers, investors, etc. to build and locate within the project areas. Mr. Day added that each area would have to have a financial package for specific redevelopment projects in order for the implementation to work. There would have to be a combination of public and private funding to make the deals work. Robert Mecke suggested involving mortgage lenders in the future to help ensure potential homebuyers could attain proper funding. Mr. Day let him know that it has already been a topic of discussion.

Mr. Wiles informed the group that he had watched the Church Street documentary that was put together by the City. He said he was moved by that piece and he asked how history might be able to be incorporated into neighborhood planning and development. Mr. Day added that there are several long-time residents of each area that could be contacted for information. Erin Hall also added that some of that information was gathered through the SWOT analysis that was done during the public input sessions. She mentioned a couple of homes that had been brought up and suggested a marker be put to denote them and eventually developing a brochure to tour those historical places.

Mr. Wiles concluded with a handout brought to him by Robert Mecke. It was details of the Preservation Trust of Spartanburg, Inc. and their programs. The group restores historic structures within Spartanburg and has an educational component for those interested. Mr. Mecke added he would like to see a similar program within some neighborhoods in Anderson.

Ms. Hall reminded the group of the next meeting and said that she is working on putting all documents related to the Neighborhood Revitalization Implementation Plan on the City's website. She will e-mail the link to everyone when it is ready.

June 10th at 12 Noon – Project Management Team Meeting (Municipal Business Center)

With no further business, the meeting was adjourned.

Respectfully submitted,
Erin Hall
Business Development and Neighborhood Manager