

Neighborhoods Revitalization Implementation Plan
Project Management Team Meeting
October 15, 2009 Minutes

The project management team meeting for the City of Anderson's Neighborhood Revitalization Implementation Plan was held in the Anderson Room of the Municipal Business Center on Thursday, October 15, 2009 at 12 Noon.

Housing Task Force Executive Committee members present: Jason Craddock and Robert Mecke

Housing Task Force Executive Committee members absent: Erick Bradshaw, Eddie Kinsey and Becky Holmes

Asset Property Disposition Staff present: Jesse Wiles and Glenda Matute

City Staff present: John Moore, Willie Day, Maurice McKenzie, Erin Fann, Erica Craft, Don Chamblee, Willis Lee, and Brian Black

Willie Day welcomed everyone to the meeting and stated it was a year ago that the City began the process with Jesse Wiles and his team to prepare the neighborhood revitalization implementation plan. Mr. Wiles said he was glad to see everyone again and this marked the eleventh team meeting in the process. He said it has been a great opportunity for his firm to work with the City and he believes they are leaving a good product in the City's hand. He said he had just met with three different groups earlier that day, which was a good sign of people learning about the plan. Mr. Wiles said the purpose of the meeting was to go through the plan itself. He also passed around a copy of the final plan. Mr. Wiles introduced Glenda Matute, a Clemson University graduate student, who has worked with APD throughout the process. Mr. Wiles began going through the presentation, which is outlined below and mirrors the final plan table of contents.

Final Plan – Table of Contents

- Mayor's Message
- Executive Summary

1) Introduction

- a) Focus Area Neighborhoods
- b) Neighborhood Profile Summary – Existing Conditions
- c) Neighborhood Vision & Goals

2) Framework Plan

- a) Project Development Areas
- b) Land Use and Zoning
- c) Land Use and Zoning Recommendations
- d) Zoning Recommendations
- e) Housing Code Enforcement
- f) Land Acquisition Strategies
- g) Transportation and Infrastructure Improvements
- h) Public Safety Recommendations

- i) Leadership Development
- 3) Design Strategies/Recommendations
 - a) Streetscape Enhancements
 - b) Model Blocks
 - c) Schematic House Designs
- 4) Implementation Strategies
 - a) Project Prioritization
 - b) Focus Neighborhood Areas/City-wide Solutions
 - c) Funding Options
 - d) Predevelopment Checklist
- 5) Summary of Recommendations and Implementation Strategies
 - a) Housing and Code Enforcement
 - b) Economic Development and Job Training
 - c) Open Space and Public Space
 - d) Historic/Cultural Resources and Community Capacity Building

Jason Craddock asked if homeownership goals were included and if it was something that City Council would adopt. Mr. Wiles said he did not include a specific number, but there is a strategy discussed throughout the plan, which is reiterated in the final summary of recommendations in the housing and code enforcement section. He said they probably spent more verbiage on code enforcement than normal, but it is something that is already in place within the City that is a relatively inexpensive tool. He said it is currently used as a reaction to a complaint instead of a tool for redevelopment. He said they discussed using code enforcement being used as a tool for redevelopment.

Robert Mecke asked if there were any funding mechanisms for making code enforcement proactive instead of reactive. Mr. Wiles said there were a couple of case studies in the plan they are using as an example. He said a community in California generates enough in fees and fines to hire another code enforcement officer through registering vacant properties. If the owner doesn't register the property, there are even stiffer fines. John Moore said that through the stimulus money, the City is hiring five new police officers and it might be a possibility to have some of the funding go to hire a new code enforcement officer to be pro-active. Willis Lee asked about a land bank and if it is still part of the recommendations. Mr. Wiles said he thinks a land bank will be critical. He said it is included in the plan in the land acquisition section. Erin Fann added that because this was a recommendation in the plan, the Anderson Community Development Corporation has started discussing the land bank option. She is the manager of that board as part of her job duties and they are a 501(c) 3 organization.

It was discussed about sending members of the housing task force private access to the final plan. Mrs. Fann said she would receive the disk from APD and could send it to be placed on a private area of the website to share with members. Staff will be having a drop in for City Council members prior to the EC3 meeting to share the plan with them before it is presented to the public.

The final plan will be unveiled to the public on October 29th at the Mayor's EC3 Meeting, which will be at 6 pm in City Hall Council Chambers.

With no further business, the meeting was adjourned.

Respectfully submitted,
Erin H. Fann
Business Development and Neighborhood Manager