

Redevelopment Commission Retreat 2-19-13

Redevelopment Commission:
Economic Development

“The octopus needs a head.”

“The wheel needs a hub.”

Housing:

Housing Authority

Eliminate duplication

WHY (criteria to prioritize projects)

Money: Cost

Public / private projects

 Create economic development

 Commercial focus

Positive Impact

Projects that create economic development

Projects that create growth

Projects that strengthen downtown

Respect things that **raise** fixed costs

Create private sector activity

Do-able projects with high impact (image)

Infrastructure and connectivity

Things we can do

Critical to ensure progress occurs

Capitalize on investments already made (time, money, energy)

Necessity and relationship to other projects

Diversify economic drivers, sectors

Neighborhood action teams

Build, grow, and maintain partnerships

TOP PRIORITY PROJECTS FOR REDEVELOPMENT COMMISSION FOCUS

Student housing at USCB

Waterfront Park day dock

Depot Plaza (4.9)

Sector One street improvements

Trails

Parks improved for students

USCB: RC and Council tackle funding disparity

DOT

Safety

~ CHANGE THE DYNAMICS ~

Water sports center

Retail and way-finding signs

Minor streetscape

Bladen Street

Carteret Street

Charles Street

West End /Downtown (2.2 – 2.5)****

Marina, dry dock, parking deck (private developer – invitation to be issued for letter of interest)

Boardwalk (Open Land Trust)

Projects to populate the industrial park**

Code changes to deregulate downtown

Retirement living (2.11)**

Attract a retirement developer

Boundary Street

Greenlawn

Open Land Trust about opening up space

(3.2 – 3.9) Downtown streetscape

Way-finding signs***

Boundary Street

Bladen Street

Continue focus on where we've made investment

Partner with institutional owners

REQUEST OF COUNCIL

1. Seed money for Beaufort Housing Authority
2. Money to develop the industrial park?
3. Money to support staff to support the Redevelopment Commission

Camille: This was on the list on this page before you re-wrote it – not sure where you want me to put it or if it needs to be on here anymore:

Boundary Street from Bellamy Curve to cemetery – **INVEST**

- Narrow the street – traffic study to the DOT
- Organize the players / stakeholders to influence DOT

BUSINESS PLANS BY SECTORS

1. Within sectors
 - Geographic focus
2. What has been invested to date?
3. The plan from CMP to implementation – a work plan
 - Leverage earlier investments
 - What falls to Redevelopment Commission? What falls to others?

West End / Marina
Trail: Economic development drivers

DISCUSS SPECIAL TAXING DISTRICTS

- TIFs, MID
- Layered revenue streams

CONTINUE FOCUS WHERE YOU'VE MADE INVESTMENTS

1. Organize players to influence Boundary Street from Bellamy Curve to Cemetery
 - a. Open Land Trust
2. Organize stakeholders to tackle funding disparities at USCB
3. Sector One Street improvements
 - a. Bladen Street
 - b. Carteret Street
 - c. Charles Street
4. Trails
5. Depot Plaza
6. Boundary Street

GEOGRAPHIC FOCUS

- How can the area be maximized? As proposed in the CMP?
- What can the Redevelopment Commission do to effect that change?
 - Industrial Park – Chamber solutions?
 - Mid-Town Expansion – Bladen to Harrington, Duke to North – MIKE
 - University District – Boundary Junior and Carteret
 - West End Downtown – ALAN
 - Boundary Street
 - Pill Hill

Sectors = Top 3

Sector One: RDC staff – West End; Boundary Jr.; Midtown expansion / Bladen

Sectors 2 and 3: Ribaut Road Streetscape improvements wherever feasible; South Ribaut Road infill; North End neighborhood focus of improvements; Burroughs Avenue Park / School; Allison Road improvements

Sector 4: Beaufort Plaza; Beaufort Town Center (Greenlawn); parallel road / Polk Street;

Sector 5: Fire and public safety (RDC awareness)

RDC MEMBER AS PROJECT MANAGER FOR EACH

Project managers schedule meetings as needed

Housing Initiative: Keith, Wendy, Henrietta, Michael

Retirement Living: Jon

West End: Alan

Boundary Street: Jon

Boundary Jr. & USCB: Martin

Bladen Extension: Mike McNally

Special Tax Districts: ALL

STAFFING NEEDS

Housed in RDC

Full time staff position / marketing in the “broadest sense of marketing”

Plus part-time administrative assistant

- Substantial experience with commercial real estate development
- Above average communication skills
- Financial analysis skills
- Ability to work with exceptionally diverse group
- Demonstrated leadership
- Innovative
- Understands legal and regulatory issues
- Outstanding organizer
- Team player
- Sensitive to community