

Mayor's St. Paul's Advisory Committee

Meeting Minutes

Date of Meeting: August 21st, 2018

Minutes Prepared By: Megan Erwin, Budget and Policy Analyst, City of Norfolk

1. Purpose of Meeting: To provide an update on the St. Paul's and CNI Planning Process

2. Attendance at Meeting

Councilman Riddick	Councilwoman Williams-Graves	Rev. Dr. Glenn Porter	Dr. Robert G. Murray
Mr. Don Musacchio	Mr. Brodie Parker	Mr. Lavonne Pledger	Ms. Deirdre Love
Rev. James P. Curran	Dr. Ruth Jones Nichols	Rev. Dr. Kirk T. Houston, Sr.	Tara Saunders – <i>not present</i>
Shamika Kirby	Mr. Earl P. Fraley, Jr. – <i>not present</i>	Michelle Cook – <i>not present</i>	Dr. Melinda Boone - <i>not present</i>
Caz Ferguson	Mr. William Harrell	Dr. Khalilah LeGrand	

3. Agenda

- I. Welcome
- II. Overview of Agenda
- III. Master Plan Vision: Torti Gallas
- IV. Development Team: Brinshore
- V. Q&A and Feedback

4. Meeting Notes, Decisions, Issues

I. Welcome

Opening: Ms. Clarissa McAdoo Cannon welcomed everyone to the meeting. Co-Chair Williams-Graves requested that someone open in prayer. Father Curran responded to the request and offered prayer.

Co-Chair Riddick made opening comments, explaining that 40 years ago on the Huntersville project, a lot of promises were made, and not a lot kept. He expressed his disappointment that it was supposed to be developed by a local church organization, but that organization ended up being pushed out of the process. He stated that his concerns related to St. Paul's are twofold:

- First, that residents have a safe, sanitary place to live after this project is done.
- Second, that African Americans share in the prosperity that will result from this project

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He also expressed his suspicion and fear, because we are less than 18 months away from demolition, but we have not begun to relocate people. If we aren't careful, he worried, this will be Huntersville all over again: black people being used as pawns for the wealth of others. There is a need to be sure that history does not repeat itself.

II. Overview of Agenda

Ms. Clarissa McAdoo Cannon then provided an overview of the agenda, the Guiding Principles for the St Paul's Redevelopment Initiative, the CNI timeline and the Resident meeting scheduled for August 22 at 4p.m. to discuss housing and relocation. Residents will get information about the timing of redevelopment and when they will receive their vouchers. Torti Gallas will also share renderings of the building plans.

III. Master Plan Vision: Torti Gallas

Mr. Tom Gallas provided a presentation on the results of the community meetings and charrettes and revealed plans and timeline for the future. The presentation is attached to these minutes. The presentation included:

- Review of CNI Site boundary
- Review of Community Input

Co-Chair Williams- Graves asked about the fate of the McDonalds, Popeyes and Gas Station along St. Paul's. She stated that she wants to be sure the business owners are able to prosper as a result of this project and pointed out that it is the only gas station downtown, immediately off the highway.

- The response was that these businesses are located on city owned property which was identified by the city as opportunities for redevelopment.
- Councilman Riddick recommended the possibility to move the businesses to other NRHA/City owned land located nearby
- SPAC member Jones-Nichols expressed concern about the limited healthy food options in the area. She also inquired about plans to increase access to nutritious, affordable food for all residents, particularly low- income neighbors.

SPAC member Dr. Murray asked a question about the St. Paul's apartments:

- These apartments will be mixed income apartments: 127 total available, of which 13 will be low-income. There is a 20-year contract with apartments for those 13 apartments
 - Co-Chair Williams-Graves explained that this deal was a result of negotiations and ended with fewer low-income apartments than desired. However, at the time of that decision, St. Paul's was not in motion and had no momentum.
 - Mr. John Kownack explained that the St. Paul's apartments have accepted the low-income housing tax credit. Additionally, they cannot refuse someone who desires to use a section 8 voucher to pay their rent. He also provided some context, saying that 270 project-based units have been built or committed to over the past 10 years, and 200 of the apartments out of the new units created in the Tidewater area will be income-based (30%).

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SPAC member Dr. Murray reflected about a supermarket on Boush Street (Farm Fresh) that did not do well and asked whether studies had been done to establish whether these businesses will work.

- There have been no specific studies yet, and they need to be done, but an HR&A study indicated a rise in the population of downtown, which will help build demand for a grocer.
- Co-Chair Williams-Graves expressed her concern of overpromising since these ideas are all hypothetical at this point and a lot will be change as time goes on.

Another member of the committee expressed concern and requested that developers ensure that the business that go into the community are mom and pop shops, rather than businesses that rip people off.

SPAC member Pledger asked whether the developments will be conducive for small businesses. He expressed the desire to become a businessowner but had concerns that he will not be able to afford high rent.

- The intention is to have some support for small businesses.

SPAC member Curran asked a question about whether there have been traffic analyses

- The Dept of Transportation is concerned about traffic along St. Paul's. The street is wide and invites you to go fast. It would need to be slowed. All of the transportation studies will still need to be conducted, in addition to environmental studies.
 - SPAC member Harrell stated that about five thousand people come to the transit center each day. Mr. Harrell Also raised the issue of preserving the ingress and egress of buses into the Downtown Transit Center along with protecting the staging area and footprint of the future Greyhound operation.

Co-Chair Williams-Graves clarified that only senior housing is federally protected – any other type of housing has no restrictions on the type of family/individual who purchases or rents the place.

IV. Development Team: Brinshore

Brinshore Development provided a presentation about their company, partners and experience. The presentation is attached to these minutes.

The Brinshore representative stated that he heard Mr. Riddick's comments, understands the reticence, and wants us to get to know the company, and him.

Co-Chair Williams-Graves mentioned that Brinshore may have opportunities with the Tidewater Builders Association training academy, putting people through training to give them long-term prospects, not just short-term jobs. Brinshore shared that in their last project, they formed a company with the residents for property maintenance, security, and landscaping.

Mr. Alfonso Albert, the Vice Chairman of the Board of Commission of NRHA and Alternate SPAC member, shared some comments. He stated that he is a friend of Mr. Riddick's, and explained that in the past, Mr. Riddick's father's business got moved and lost value, and then Mr. Riddick watched from his seat as a Council member to see other businesses skyrocket in value. Mr. Albert shared that he was

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told that Brinshore has an excellent track record, with diverse participation, but was not convinced of that by the presentation. He expressed disappointment that Emmett Smith is their only African American business partner and that Emmitt Smith is not even from Norfolk.

Mr. Albert questioned why we would just train people in building maintenance and give them construction jobs, but not bring people in on the executive levels. He stated that he didn't see a proposal to bring in another company of a diverse background. He expressed his belief that this will be a transformational project, and will be hugely significant, and that professionals along the coast want to be a part of this. Mr. Albert requested that we move off the aspirational bandwagon and think about real opportunities. He shared that there are some real substantive companies who can come in and build a football stadium, a million dollar mall, etc., but that we will never find them if we only look to create construction/maintenance type jobs, and think that somehow people will be happy about it. Nonprofits can get people construction jobs.

Mr. Albert asked: Where are the jobs in coding? Fiber optics? Where are the companies that are coming in as equitable partners? He pointed out that this city is 44% African American, and that Brinshore has only one African-American company as part of this team, and expect that it's enough to excite the community, is almost disrespectful. He reminded Brinshore that when they leave, we have to live here. He ended his comments stating that he has skin in the game, and that his reputation is at stake. His message to Brinshore, is that we can do this. I don't want to be happy or satisfied or pleased with construction jobs and building trades.

Co-Chair Williams-Graves responded, saying that she appreciated his comments. As someone who didn't live through the Ghent gentrification, she said she sometimes has issues with the way things are said, but what Mr. Albert stated helped her to understand what Mr. Riddick has been saying. She mentioned that his comments help her understand how to direct the City Manager and leadership. Communication is so important.

SPAC member Porter asked if there had been any dialogue with Bruce Smith.

- Co-Chair Williams-Graves responded that this was a public process. We put out an RFP and there were several criteria. She stated that she is not sure if Bruce applied for the contract, but that he had the opportunity. She said we can't give the project to anyone because of the federal requirements and the dollars. There was a concern around hiring people who had not done this before and would not understand the complex nature. However, there may be opportunities to bring local businesses to the table to get involved and prosper from this project.

Co-Chair Williams-Graves also stated that she wants the very best outcomes for the people of this community, the very best outcomes for the city, and wants to do it to the best of our ability.

SPAC member Pledger shared that he is a certified personal trainer and he recently won the Biz Café competition. He is planning to hold an event on Saturday, September 1st, which will be a community/fitness walk. The goal is to bring together fitness education and the community through a 1.5 mile walk to educate people about resources that are within walking distance. Additionally, he shared his plans for a youth advisory committee. He pointed out that half of the community is made up of kids, so we need to know what they think, plus they deserve to be heard. That will be held on the September 19th at 5:30

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Finally, SPAC member Musacchio shared an anecdote that when he was ten, he went to a tent circus. In between acts, a guy brought in about 5 bears, and then the bears rode around on bicycles. Moral of story: no matter how difficult it looks, no matter how many obstacles we have to overcome, at least we don't have to train a bear to ride a bicycle.

Co-Chair Williams-Graves adjourned the meeting