

Repositioning Committee Meeting Minutes
April 12, 2022
11:30 AM

Committee Present: Wayne Felton, Gregg Warren, Joe Whitehouse

Committee Absent: Bahati Mutisya

RHA Board Present: Eric Braun, Yolanda Winstead

RHA staff: Jennifer Morgan, Liz Edgerton,

Visitors: Mack Paul, Morningstar Law Group; Larry Zucchini, JDavis Architects.

Review and approval of Minutes of February 8, 2022 and March 8, 2022

Mr. Felton moved and Commissioner Whitehouse seconded approval of the Minutes from February 8, 2022 and March 8, 2022. A vote being called, the ayes and nays were as follows:

Aye: Wayne Felton, Gregg Warren, Joe Whitehouse

Nay: None

Heritage Park Update

Commissioner Warren said RHA had seven proposals that were submitted. The review committee, which was staff-based, recommended that we consider five out of the seven and forwarded those on to the Selection Committee for further review. At the end of March we held in-person interviews, over a period of two days, with five potential Co-Developers. The Selection Committee reached 100% consensus on our top choice, and that choice has not yet been publicly revealed because we have additional questions that are being sent out to the developers. We narrowed the list down to two, and we have one finalist that we all concurred was the best.

We sent out final questions to the top two. Upon receipt of those answers, we will schedule site visits in one or two cities where the top developer has been identified. We will bring that recommendation to the full Board for either approval or disapproval. If the full Board disapproves the Selection Committee's recommendation, then we will need to reinitiate the entire RFQ process over.

We had five qualified firms. I think that they're all excellent, with good experience, and some were in North Carolina. I think that the Co-Developer that we selected, the top choice, will be a great one.

Mr. Felton asked if the committee is coordinating the site visits through Mary Mason (RHA Procurement Specialist).

Commissioner Warren said we had gotten some proposed visits that the top developer recommended to two different cities. Commissioner Whitehouse wanted to narrow down the list of developments that we'd see. Ms. Mason suggested a smaller list of visits in each city. To date, we have not done any more with Ms. Mason on organizing those visits.

Commissioner Whitehouse said she has been very diligently working on that. She sent a note out about a revised listing and whether or not we had to break into two groups or one group. That would depend a little bit on who is going and when the dates are being pulled together. He suggested we try to get that done sooner rather than later.

Commissioner Warren said the Board Commissioners who are on the Selection Committee are Commissioner Whitehouse, Commissioner Winstead, and himself. Four staffers on the committee as well, including Mr. Felton.

Commissioner Warren said our next step, once the Board approves that, would be a public announcement. Then we would look at entering into a negotiation to prepare an MOU, rather than detailed Master Development Agreement, because until we have a master plan and phasing plan, it doesn't make sense to get a Master Development Agreement in place. The MOU would spell out critical relationships between RHA and the Co-Developer.

Heritage Park Rezoning

Commissioner Warren said there has been a lot of back and forth about rezoning and there's been some recent movement on getting it started. In your package, you have a schedule that Mack Paul had prepared. He asked Mr. Paul to talk about the schedule and his recent conversations with City staff.

Mr. Paul said that the schedule had a commencement in May. There was a need for some additional outreach to the residents at Heritage Park prior to the initial neighborhood meeting, which is the first official step to start the process, along with pre-submittal meeting. That is pending a decision whether to hold off on initiating until the Master Plan process starts later in the year. We had talked with Mr. Felton and the consultants about aligning those two processes and whether it's necessary to do that. He said Commissioner Braun made a good suggestion about the City process that is underway with the Bus Rapid Transit ("BRT") along Western Boulevard, as well as New Bern Avenue and the southern corridor of the City – looking at the mapping of the Transit Oriented Development ("TOD") overlay as a vehicle to piggyback the rezoning. The City does plan to remap some of the base districts later on, but not currently. Right now the only thing on the table is whether to apply the TOD in certain areas. Heritage Park is one of those areas to get mapped for the TOD.

Mr. Paul said he has reached out to several people, including the Mayor, the Planning Director, and the City staff. The Mayor and staff are supportive. The Planning Director is inclined to support, although he does want to have some internal conversations about it. The advantage is that it can be done in conjunction with the TOD mapping very soon, and is not something that

RHA has to take on separately – it will save time and money. The question becomes what is the rezoning. Pat Young said if it goes down this path, RHA would send a letter to make some official request to the City to be included in the remapping. That request will lay out what RHA is looking for, through a lot of conversations with staff about what the Comprehensive Plan says about Heritage Park. It's not clear cut, it's in the transition area of the downtown element. It does fall within the central business district and the future land use map. And more recently, it was put in the emerging urban center designation on the LU2 table, which is the height guidance table, which would support 12 or 20 stories.

Mr. Paul said he told Mr. Young that RHA thinks DX-12 would be a fairly conservative request and it might actually support more. However, if you are comfortable that it gets you where you need to go, he recommends you go with the DX-12. It is currently R-10 so it's a big jump, but it should be consistent.

Mr. Paul said the only hesitancy is that there is a very singularly-focused constituency group out there that is upset about Heritage Park. So the City doing this will provide a talking point to say that we don't have a voice at the table through a regular rezoning process that we would otherwise have.

Mr. Mack said he talked to Mr. Felton about RHA's principles – having those clear principles about protecting the tenants, and what's going to happen there. It will provide a level of comfort about a lot of the concerns that have been expressed, and shows that RHA is sensitive about them and commits to address those issues through the development. It would be more in the form of a commitment-expressed intention rather than through zoning conditions. I would anticipate it would be a general use zoning with no conditions attached to it, which is good. That will give you a lot of flexibility. And obviously it's just a limit, you can build anything up to 12 stories with DX-12. That covers where we are and some of the conversations.

Commissioner Warren said he's good with 12 stories – he's an advocate for that rather than the 20. The western portion of the site, at best, is probably going to go to five stories. To have something so much larger than 12 on the eastern side would be dominant. It flows well with what you're doing on the rezoning on the adjacent parcel across the street (that would go up to 7 stories, if it goes as planned).

Mr. Paul said that is correct. He has been meeting with the neighbors there who have had concern over the height. The greater concern in that situation across the street is actually the 4-story building because with a TOD we eliminate the neighborhood transition area and it immediately backs up to some single family homes on Dorteia Drive. So we're looking at some setbacks there. The good thing is that they seem comfortable with the 7 stories. I have heard some from the same people that they can't fathom something more than 7 stories on the Heritage Park site, so they definitely can have some concern about the 12 stories, but I don't think there's going to be much pushback.

Commissioner Warren said he would like to hear from other Board Commissioners about how we're going to go and at least make a recommendation to the full Board on that. One way we could do that without waiting for the Board Meeting, if we feel that we must go faster on this, would be to send out a proposal to the Board and ask if people have questions. For example, the Repositioning Committee is recommending this – do you support this or not.

Commissioner Braun said this is going to the Planning Commission and it's going to be lingering for a while. On the reserve outparcel, we've talked about reserving that for a private developer for some other use. I assume, even if we get it to 12, that could be further rezoned if it needs to go to something more. I think the City Council would not be happy if we asked for less than 12. Now that they've gotten rid of parking minimums, that gives us more design flexibility. I know that we've got parking requirements for financing and for other standards, but in terms of the City, we won't have any more minimum parking there. If this thing gets blown up for some reason, then we can always go back to rezoning. I don't think we're going to lose much time. My final point is, just because we get a rezoning, we can still lay out a committed process for working with the community on design characteristics of the building, the intensity of the building, and the height of the building. It doesn't mean it's going to be 12, just because we have the ability to do it.

Commissioner Whitehouse said with 12 versus 20, he thinks 12 is a better direction to go as well. It will fit better in this neighborhood and gives us a lot of flexibility going forward, especially as we start talking about some Market Rate Housing, and opportunities to help pay for the affordable housing piece. I am appreciative if the City council goes ahead and rezones this, which would truthfully be in keeping with their last election promises of trying to be proactive at rezoning for transitory and for affordable housing areas as well. I think it would be consistent with what they were looking at as well. I agree with Commissioner Braun about the City Council. One of our City Council members called me (not about this, but this came up) – and they were concerned that we were doing too little on this site. I think if we went with something less than 12 stories, they may not want to entertain going through the rezoning to begin with. I think that gives us a lot of flexibility – obviously the whole site won't be 12 stories. It makes it clean and simple and will save us a great deal of time, effort, and cost. I've been an advocate of proposing 12 stories.

Commissioner Braun said Stormie Forte is fully supportive of wanting more density. If staff says they're supportive, and Council says they're supportive of this route, then I think that's all we need to hear.

Mr. Zucchini said structured parking is going to be part of the answer here. One of the ideas was the development site to the east, depending on phasing, might provide parking – structured parking and affordable parking for the tenants or for RHA – so that we can get more yield out of the land area that we have to develop in the neighborhood. That's one thing I just want us to keep in mind. There seems to be enough room on that site that we showed on the east side to probably do a structured parking that's not cast in place, like a precast deck that's affordable. But some

developers, if it were 20-stories, would put in precast integrated with the building and get even more density, which is more yield per dollars for RHA. 20-stories or 16-stories next to 5-stories is not a real problem but it's an urban design differential that we would have to think about. The parking question, in terms of phasing and how we do it and how we manage it, is central to our plan.

Commissioner Warren asked Mr. Zucchini's opinion on the parking for a 12-story building.

Mr. Zucchini said with 12-stories, you would probably try to get it cheaper and make it freestanding and let the RHA residents use it – or wrap it with apartments. If it were R-20, it becomes a different building. The parking is probably going to be integrated in the building and get more units. It's a trade-off in terms of height and how much you can get out of that site. My main point is that we need to study what the parking will be when it comes online. We can probably get all of the parking for one car per resident on site, street parking, and maybe a couple of parking lots. If we want to maximize our ability to get a larger number of units in the RHA neighborhood, then having a residual parking, extra parking provided by a developer, would be really beneficial.

Commissioner Braun said if the City Council finds out we're only asking for 12, that's going to limit our flexibility and reduce what we can do (and it may make them angry with us). I wouldn't want to use this route for the expediency element and not go for 20 because it might make the City Council uncomfortable. The staff and City Council are the ones that are going to take the heat for it politically. If they're comfortable with it, go the 20 route. Then we can use the public process on the back end to get the community's buy-in on design and back down from 20.

Mr. Felton clarified that we are basically piggybacking on the BRT rezoning and getting rolled in with that since we're going to be next to the BRT site. All we have to do is submit a letter to City asking what we want. Do we have to ask for one rezoning classification for the whole site or could we do 20 for part and 12 for another?

Commissioner Braun said they are technically remapping and rezoning an entire corridor – the whole Western Boulevard to carry all the way into downtown. So they're technically rezoning our property. They're just not changing the height designation. We would then send a letter that states we're looking at "X" height and then it would basically be a City-initiated rezoning. The City would be handling it all. In answer to your question, it could be DX-12 for the west and then DX-20 for east of that (assuming the view of Council agrees with this).

Commissioner Warren asked if the West Street extension has been confirmed. There were some engineering issues with it.

Mr. Zucchini said his understanding from talking to the City a year ago and even more recently is that there's every intent to do it. The timing is a question. The soft agreement was, if RHA didn't want West Street coming through, they would respect our wishes. But if we wanted it,

there would be some assistance in pushing it through the property. Since then, it's gotten legs and gotten on some of the future transportation maps and it looks like it is going to happen.

Mr. Felton said the engineering issues regarding the extension were more geared towards the phasing of the demolition and construction, because we were looking at phasing starting at the west end of the property and moving east. But Dorothea Drive is the only way in, and if you tie West in you have to raise Dorothea Drive to make the grades work. You can make the engineering work – it's just a matter of the phasing.

Commissioner Warren said we could use west as the delineation point between DX-12 and DX-20.

Commissioner Braun said we don't need the entire West Road to come through to service our project. And to the extent that they want a design in a certain way that it's going to take a certain amount of costs, they can't just tell us we have to do that. They will need to fund it, or condemn it or other things, especially if it fundamentally changes the design we would have for our project. The City doesn't have full say in the West Road extension. We still have some leverage in terms of whether it gets in the way of our plans for how much yield we'd like to get and how much density and the cost. That gives us leverage to go to the City to request funding and tell them we're not going to be able to provide the affordable housing to the community that you would like us to provide.

Commissioner Warren asked whether we would ask them to pay for the road.

Commissioner Braun said we have a lot of leverage to ask them for a lot of things. However, you need to look at the whole plan and the whole package and develop your strategy to determine where you want to end up.

Commissioner Warren said what he's hearing is that there seems to be an interest in requesting Dx-12 to the west of the proposed West Street, and DX-20 to the east.

Mr. Paul asked Mr. Zucchini about frontage. Are we okay with shop front or urban general?

Mr. Zucchini said yes. We showed a plan at one time that had some shop front along there. I think there might be an opportunity to do some. I think your question is whether we would be alright, with having it as a required ground floor retail, along South Street, which I don't think would be consistent with what I'm hearing from this committee.

Commissioner Warren said it's aspirational on our part, but it's difficult to finance.

Commissioner Braun said Stormie Forte was all about some of these things. I just would hope we maintain as much flexibility as possible going into it.

Commissioner Warren said oftentimes you want to have something happen on an affordable housing development. If the City says they really want you to do this, then it might come down to the City paying for it.

Mr. Felton clarified that the committee is saying even though the Comprehensive Plan is going to show West Street and Dorthea Drive connecting to Dawson and Western, we don't necessarily have to put that in. We could do a cul de sac at the end of each one of those and have some other way of connecting the streets up to meet connectivity.

Commissioner Warren said that has not been discussed in much detail right now.

Mr. Felton said one of the other negotiating points we had is if they tie in West Street and Dorthea Drive, then that interchange should revert to the adjacent landowners. We have part of that but also the City has part of it. The part they were looking to donate back to us is a slope easement with that roadway. I want to make sure we don't lose sight of that. If we're tying in those roads, we don't want to give back the interchange because that could be a potential funding source as well – that is a little over three acres. That is a nice piece of property that could be another 20-story building at Western and Dawson.

Commissioner Braun said that is a DOT issue, not a City issue. Once they give up the street, it automatically reverts to the adjacent owners.

Mr. Felton said the City is also an adjacent landowner because they own those easements.

Commissioner Warren asked if that is an issue that we'd have to address or use in the rezoning or is that a down the road when we're having other discussions.

Mr. Zucchini said we have basically four quadrants, and there's a piece of RHA property with Heritage Park that is adjacent to the interchange that needs to be rezoned. Right now, with the idea of 12 and 20, it would probably be rezoned 20, which would set the stage for the residual property to be 20. That is something Mr. Paul should weigh in on, but we're going to have to ask some kind of rezoning for it.

Mr. Paul said the other thing we were discussing with that is a Development Agreement when we were talking about doing a plan. The City does the rezoning – we need to think about how to initiate some sort of negotiation on all the public infrastructure.

Commissioner Braun said we can still do a Development Agreement.

Mr. Paul said you might do it with a Master Plan, or just do it separately with the remapping. Commissioner Warren said the parcel D on this plan is RHA property right now and we were expecting to put perhaps the seniors building on there or some other use to develop that in some fashion.

Mr. Zucchini said that it might be helpful for us is to envision if that DOT ramp were changed and repositioned, how much yield would come out of it, and then start asking the question to ourselves whether it would be neighborhood for Heritage Park or whether it'd be another parcel that could be sold with some height.

Mr. Felton said he envisioned that the parcel four is very similar to the parcel at Peace Street and Capitol Boulevard. One of the concerns raised by residents was traffic, because basically all your interchange traffic is going to be coming around your property there. The Peace Street interchange doesn't seem that burdensome. However, that is something we'd have to consider there.

Commissioner Whitehouse asked when the City expects the TOD mapping and approvals to be completed.

Mr. Paul said he hasn't been monitoring the process. However, he can find out the timing.

Commissioner Whitehouse said he assumes they want to do that for the election this year.

Mr. Paul said he doesn't know if it's driven by the election. He thinks it will begin relatively soon.

Commissioner Warren asked if the City will want us to do a civic engagement process, as if we're doing the rezoning. Our opponents could say that the City is trying to sneak this in without any resident engagement, and RHA hasn't done any of that.

Commissioner Braun said we need to be prepared to involve the community in this process and do community engagement with it – focused on the design of the project and the intensity of it. It's just not going to be designed based on the rezoning – it's going to be designed on the actual units and functionality of the project and what the community wants to see there. You would actually have a better opportunity to have quality engagement because you're not just talking about the rezoning, you'd actually be talking about the design of the project, and you would know what your zoning constraints are.

Commissioner Whitehouse said if we don't have an understanding of the schedule for the City's process for this rezoning for the TOD remapping, do we run the risk that this could get pushed out farther than we need it to redevelop Heritage Park.

Mr. Paul said you can always initiate something if it's held up. Like any public process, there's a risk, it's out of your control and things could get delayed. He asked about the timing of the project.

Commissioner Whitehouse said realistically, for us to go through the community engagement piece and Master Planning, will likely be 10 to 12 months.

Commissioner Warren said what DHIC did at Washington Terrace was basically over a six month period. That ended up with a conceptual master plan. It was a concept plan but it was ready to be converted to a site plan.

Commissioner Whitehouse agreed and said we can probably get a concept plan out in six months.

Commissioner Warren said this is all going to involve LIHTC financing. You don't do a detailed site plan until you have your financing in place.

Commissioner Warren said we have a shot at submitting a LIHTC deal in January of 2023, if we can get cranking on civic engagement process in the summer and completed in the fall. Then we could be in a good position to at least have one of the first phases in the LIHTC competition.

Mr. Felton asked the committee to talk through that process. If you submit in January of 2023, you're looking at getting the bonds and getting approval, and you'd probably start construction sometime in 2024.

Commissioner Winstead said your goal would probably be to try to close in the early fourth quarter of 2023, and it might slip into 2024.

Mr. Felton asked when we would need the rezoning done.

Commissioner Winstead said in May for your full application.

Mr. Felton said if we do this piggyback with the City, and if it does get held up and we decide to go on our own, what would be our timeframe to get started on that. How much time would we need?

Mr. Paul said six months. It can go longer, but generally it's about six months.

Commissioner Whitehouse said we probably would see that before the end of the year, and see how it's going. If it looks like it's not going to take place in an orderly fashion, then I think we'd make a decision before the end of the year and go in a different direction and take it on ourselves.

Mr. Felton said at one time we were trying to get it rezoned before the election. We won't know until election time, and then we'll be changing again. Is everybody comfortable with that?

Commissioner Warren said he's confident that if we kick back to a 12-story program, the City wants to see this redeveloped. I think whoever's elected will support this.

Mr. Felton said what we talked about before is, no matter who gets elected, affordable housing will be on the forefront. It will probably get approved – the process might be a little different.

Commissioner Braun said from a practical standpoint, if this Western Boulevard thing goes to the Planning Commission this month, they're going to hold it. The reality is, the City Council will make this Western Boulevard BRT remapping happen fairly expeditiously (absent something unexpected). Part of it is going to be needed for some of the financing and things they need to do to get the BRT going as well. The density and the intensity that can go within the BRT corridor increases the scoring and the likelihood of it being funded. There is some incentive for the City to get that in place, so that it scores higher as they move forward in the process.

Mr. Zucchini said you've got it right – and affordable housing is a piece as well, along with density.

Commissioner Braun said if the City Council is willing to go this route and support it, the risk of the overall plan for the whole BRT process getting held up in some political nightmare is relatively low. However, there's no way to know for sure.

Contacts

Commissioner Warren said when he wrote this agenda, we were thinking that we'd go with our regular rezoning request. And then we would be talking about who we need to reach out to. However, if we go with a City rezoning, we may have a smaller level of communication that we need to have with stakeholders.

Mr. Paul said it will be interesting to see the City's notification and engagement process. The City has been having these TOD mapping meetings. Generally speaking, it will be less concerning to have the entire corridor being done at one time. RHA will likely not be singled out, it's more of the transit system. There will probably be less communication, but certainly some explanation of what's happening. You will need to find out how much the City's going to be doing and communicate with residents, and lay the groundwork that you're coming forward with the Master Plan, the whole process that you all are working on, and the timing of that.

Mr. Felton said there was a meeting last week at Heritage Park with the residents that was in person. My question is are we going to need to meet with the City and the residents all at the same time and be a part of those meetings. We need to let the residents know about the master planning process. If we get started with that process in July, that may help calm things a little bit. One of our concerns we talked about earlier is starting the rezoning process without a Master Plan. We felt like the public would be upset without that. This may help a little bit going through the City.

Mr. Paul said, based on the track record, we could anticipate the Housing Justice Coalition raising concern when they hear about this – with the City doing it. There would be a need to head that off.

Commissioner Whitehouse said maybe that's our Genesis – to start with our own community engagement processes, and trying to get that going sooner rather than later.

Commissioner Warren said let's wrap up what we're going to ask Mr. Paul to go for: two different zonings – DX-12 on the western portion, and DX-20, on the eastern portion. Mr. Paul mentioned that he needed the development principles, some information about how we're going to treat residents. I sent the development principles that speak to our concept of design. RHA staff initiated a document about resident care and resident relocation. There is a lot of information on the RHA website – under “FAQs”.

Mr. Felton said that staff did a 2-page synopsis of the Relocation Plan that he will send to the committee.

Mr. Paul said all of the information will be helpful for internal conversations, just to see if the City can give us a green light to send the letter to make the formal request.

Commissioner Whitehouse asked if we got some feedback from the City about 12 across the site, or 12 and 20 across the site, just to see what they would like for us to do.

Mr. Paul said he has only had conversations with long range planners about what the Comprehensive Plan says about the site.

Commissioner Warren asked if the committee has consensus that Mr. Paul is going to have a conversation with Pat Young, to get a better understanding of the process and timetable, as well as his expectations with regard to our communications with stakeholders during this process.

The committee agreed with this.

Communications

Commissioner Warren asked what we are doing with P3 right now at Heritage Park. Have they been given any assignments yet?

Mr. Felton said we've been on hold. That was something we were going to talk about. We wanted to get our plan today and then engage with them on communications and EJP on a community outreach campaign.

Commissioner Warren said it was discussed that they didn't need to be on this meeting – however, we should follow up with them.

Commissioner Warren said there's nothing that prevents us from looking at the contacts list that we sent out in the agenda package, and all of us filling in some names there. I'd ask that all committee members do that.

Commissioner Whitehouse corrected the list – the list shows “City Commissioners” and should be listed as “City Councilors”.

Mr. Felton said each person can do their own edits and send the edits back to us. We'll combine it into one. He clarified that we may not be required to do the public outreach part of rezoning since we're piggybacking with the City. However, it sounds like that is something we still want to do.

Commissioner Whitehouse said he heavily endorses that. I wouldn't put communications on hold right now, I would get them to start putting together our planned effort. The dates may change, but we need to get our feeling about what that looks like going out.

Commissioner Warren said one of the major areas of concern is how the residents will be treated, whether they're going to be able to move back and that sort of thing. You could probably give them the document that staff developed, as well as the FAQs, and have them do a more user-friendly rewrite of that.

Commissioner Whitehouse agreed. The other thing is just letting them know where we are in our process of the Co-Developers. That we've been interviewing Co-Developers for this, and we want to keep them on board and let them know about how they'll be asked to engage as the master planning process goes forward. The more proactive we can be will help with how they react in the future.

Commissioner Warren said perhaps our next Repositioning Committee Meeting can focus on communications, and maybe bring them along with EJP, and make sure that we're on the same page.

Commissioner Braun said with the list that he is sending for stakeholders, one approach that he has been thinking about was that there are some groups that we can reach out to that could generate an understanding and get some broader community support at the outset, that will help tamp down the more vocal small groups of concerned citizens – beyond our residents. We need to be strategic about how we approach it, who we approach first. I would like to see us consider making sure we have some solid support from a few community groups as we enter into the nuts and bolts of the process. If we can establish that there is some community support out there, it will help us not get caught in an echo chamber of the smaller, louder organizations that we're going to have a harder time satisfying.

Commissioner Warren asked Commissioner Braun to share his ideas about the list via email after the meeting.

Commissioner Warren said they discussed a consultant to help manage this process for RHA. Mr. Felton was trying to interview an individual who had reached out to RHA that did not have development experience. He asked if Mr. Felton had spoken with that person.

Mr. Felton said he met with her on April 1st. He talked with her and she is interested – it's just a matter of seeing what we want and continuing that conversation with her. I proposed a part-time position with her – as a consultant.

Commissioner Whitehouse asked if she has done rezoning and real estate development.

Mr. Felton said she has done them mainly from the financial side. She has been involved with the developments in different aspects, just not from start to finish (primarily from financing and not from a development standpoint).

Commissioner Whitehouse said that might be somewhat limiting her ability to understand the issues and what may go on.

Commissioner Warrens suggested Mr. Whitehouse meet with her.

Mr. Felton said she contacted RHA last year about Orchard Trace. That was a tax credit deal that was being sold before its 15-year compliance period. She was trying to put together a deal to ensure that it stayed affordable.

Commissioner Warren clarified that this discussion is about trying to find an individual that could coordinate this process and all of the moving parts for RHA.

Commissioner Whitehouse asked Mr. Felton if he had the feeling that this woman could do it. He would be glad to talk to her. However, they don't need to duplicate efforts.

Mr. Felton said he felt like she could do it – we would need to guide her. I'm not looking for her to make decisions, but to be out there doing the legwork going to meetings and representing. If you would like to meet with her, we can set that up.

Commissioner Whitehouse thought that would be a good idea. It needs to be this week, because he is traveling in the next two weeks with work. Or if you just wanted to send me her information again and I'm happy to reach out to her.

Commissioner Whitehouse said he is going to reach out a little bit more and see if there's some others in the local environment that we might be able to talk to you. There's another group in Durham that does some of this. I can reach out to them and see if they have any experience.

Commissioner Warren said we have on the agenda “Comprehensive Plan Matters”. There's a lot of anxiety about that. The comp plan is showing both West and Dorthea Drive extensions. All of our concept plans have anticipated that all along, or at least they've shown that. I don't know if that's an issue anymore.

Commissioner Whitehouse said it's still an issue with him. However, we can work through that through the Master Plan. He said he'd like to get back to the City on it. It's another example of a wide boulevard going through an African American neighborhood where we tend to have that time and time again over the history of the development of the city.

Commissioner Warren said we were also trying to make it more of a neighborhood with inner connectivity and that it would not be isolated from the rest of the neighborhood as well.

Commissioner Whitehouse said once we get into it, we'll see how it works out and how it gets integrated. However, he has concerns about that.

Mr. Felton said the isolation was something that was brought up in some of our community meetings. The residents feel isolated at Heritage Park because the traffic goes around the site. You're not integrated with the surrounding community – it goes around you because there's only one road in and one road out. That was something the residents brought up.

Commissioner Warren said he thought some of the residents liked that isolation. They didn't have to worry about traffic and that sort of thing.

Mr. Felton said there were some who want to be able to look at their windows and see the kids playing. However, that's not conducive with our plan of adding more density. There are some trade-offs. There's a multitude of people with different opinions.

Commissioner Warren said there was discussion about whether or not we need a traffic engineer on our team.

Mr. Zucchini said we need it – we need to know and understand from our own perspective what the traffic impact is going to be. We will definitely need to understand it for the zoning. Richard Adams at Kimley Horn might be best positioned to do something like this, and there are others.

Commissioner Whitehouse said he is good with that suggestion. He asked what other consultants might be needed.

Mr. Zucchini said we have Grounded Engineering who he recommended because he's user-friendly. I recommend we keep him tuned in.

Commissioner Warren asked if he has enough bandwidth, given other projects, to do what needs to be done.

Mr. Zucchini said what he is talking about is the rezoning and all of that master planning, which is one level, then the question becomes capacity to do a full-on utility planning. He was successful with Washington Terrace, but we'd have to make that judgment at the time.

Commissioner Warren asked if Mr. Zucchini would reach out to Richard Adams and he can work under his contract.

Mr. Zucchini said he'll work it out with Mr. Felton. However it works best with RHA. He can reach out to Richard Adams and see what his availability is.

Commissioner Whitehouse said that is probably the best way to handle it.

Mr. Felton said we'll talk about that and work that out.

Commissioner Braun said having Richard Adams and Kimley Horn on board is a good idea. When they worked with the City, they were the lead consultant for the downtown transportation plan. They are going to have the most resources to be able to help us understand how those roads intersect with our site and what flexibility we have to work around. I think getting them on board sooner rather than later will be beneficial.

Mr. Zucchini said another backup candidate is Don Bryson with VHB. He's the one that came up with the idea of changing the interchange when we did southern gateway plan. He is very familiar with the corridor. If Richard Adams can't do it, then Don Bryson might be another option for us.

Status of Attorney Procurement

Commissioner Warren asked where we stand on procuring a transactional attorney for Heritage Park.

Mr. Felton said we sent out the RFP. It must be advertised – it's being advertised today and next Tuesday. The proposals are due back on the 22nd. Then we'll bring it to the Board on the 28th for approval. That's giving them two weeks, and that'll give us a few days to evaluate.

Commissioner Warren asked if Mary Mason could share the selection criteria that you'll use before you implement it – just for us to look at. I think what you said is you're going to be doing a ranking across various criteria, and then presenting that one choice to the Board your highest rank.

Mr. Felton said he will need to meet with Mary and talk through that. We don't want to get in trouble to doing that – we need to be careful. It's in the RFP and on our website so it's already done.

Commissioner Warren said we don't need to look at it since it's already done.

Commissioner Warren said the big takeaway from this meeting is that Mr. Paul is going to check in with Pat Young and provide him with more information about what we're doing, what our development scheme is, and our resident care program and get a better understanding of the schedule. Also what are the expectations for us to do civic engagement and stakeholder engagement.

Mr. Paul said he has already texted with staff about the schedule, and will hear back after lunch so he can share that information. He will forward the principles to Mr. Young immediately. He can't predict when we'll hear back from Mr. Young, but it should be within a week.

Commissioner Warren said Mr. Felton will send Mr. Paul the relocation information that was prepared for the residents.