



AGENDA

Henderson City Council Special Meeting
Monday, 15 October 2012 12:00 Noon
R. G. (Chick) Young, Jr. Council Chambers, Municipal Building
134 Rose Avenue
Henderson, North Carolina

Mayor and City Council Members

Mayor James D. O'Geary, Presiding

Councilmember James C. Kearney, Sr.
Councilmember Sara M. Coffey
Councilmember Michael C. Inscoe
Councilmember D. Michael Rainey

Councilmember Brenda G. Peace—Jenkins
Councilmember Garry D. Daeke
Councilmember Vernon Brown
Councilmember George M. Daye

City Officials

A. Ray Griffin, Jr., City Manager
John H. Zollicoffer, Jr., City Attorney
Esther J. McCrackin, City Clerk

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

a) Consideration of CM12-14, Community Development Block Grant Catalyst Program.

- Public Hearing
- CM 12-14

IV. ADJOURNMENT

City Council Action Form

Office of City Manager
P. O. Box 1434
Henderson, NC 27536
252.430.5701



Agenda Item: _____

Council Meeting: 15 Oct 12 Special Called Meeting

09 October 2012

TO: The Honorable Mayor James D. O'Geary and Members of City Council

FR: A. Ray Griffin, Jr., City Manager

RE: CM 12-14

Ladies and Gentlemen:

This year the City of Henderson is eligible to apply for the Community Development Block Grant Catalyst Program. This comprehensive program allows various grant activities including housing activities, community revitalization, special project public facilities and public service.

We will be seeking funds from the Special project Public Facilities and Improvements category for the purpose of developing the following:

- Within the Embassy/Orange/Breckenridge corridors, employ components of NCDOT's "Complete Street" strategy to improve access and mobility for pedestrians, bicyclists, transit and vehicles that will be developed throughout the corridor.
- Development of an outdoor theater on the lot between the Perry Library and Chestnut Street.
- Development of a city market place and mixed use buildings adjacent to the Police Department and the Perry Library.
- Development of possible community garden sites and opportunities for infill residential development in the lot across from the church in the "Chapel Square" portion of the Orange/Breckenridge area; and,
- Development of transit (bus, rail, ride shade) facilities along the railroad corridor utilizing city-owned buildings and properties downtown.

In addition to seeking funds from the Community Revitalization category, we will be seeking the maximum in the category of Public Service for the following:

- Development of an expanded program of educational programs that instruct in the areas of personal financial management, small business development, and homeownership duties and responsibilities.

- With the possible assistance of the Gateway Credit Union, begin development of an Individual Development Accounts (IDA) program that will encourage and instruct on how to establish a solid plan for development of the down payment necessary for the first time purchase of a home.

Both of these programs will be designed to break the pattern of home rental and identify those members of communities with high home rental most likely to succeed with home purchase. These programs, especially when linked with entrepreneurship encouragement programs developed with the assistance of the NC Rural Center, Vance Granville Community College and the Henderson-Vance Chamber of Commerce, will reverse the trend of decreasing investment in the community.

As we develop, our application for CDBG Catalyst funds we will develop within the three categories of funding described above, our application will request the maximum of \$500,000 for which the City is eligible.

Enclosure:

1. Henderson City Center Catalyst Project Proposal

**Henderson City Center Catalyst
A Partnership for Henderson
Creating Districts and Corridors**

Proposal Highlights:

- The City of Henderson is seeking funds from the recently announced North Carolina Department of Commerce's Community Development Block Grant (CDBG) Catalyst Program; those funds will be used for various physical feature upgrades (still to be determined) in the various corridors of the City that lead to neighborhoods and districts that need improvement.
- At the same time it is launching a longer-range program to identify and develop the various corridors and districts that compose and link the entire City of Henderson; that program is designed to create a new era of community wealth and prosperity that will allow growth and expansion of our physical, economic, intellectual, and cultural infrastructure of Henderson and the adjoining parts of Vance County.
- The third and possibly most vital component of this proposal is the development of a Partnership for Henderson, a partnership of our public, business, cultural and civic leadership. That leadership will work together to develop the blueprints and designs for development of each of the vital infrastructures identified above, the physical, economic, intellectual, and cultural components of our City.
- This vision of a wealthy and prosperous Henderson will emerge from the exploration of the successful redevelopment efforts of various other communities in the US that have faced the same dismal future and took action to create new, vital, thriving communities that are moving with success into the 21st Century.
- As we move to identify the various **corridors and districts** that are featured throughout Henderson, we will identify existing corridors, such as the Garnett/Chestnut Corridor, as well as new corridors that exist but need enhancement, such as the Embassy/Breckenridge/Orange corridor. One of the principal activities that will be undertaken with the CDBG Catalyst Funds will be various ways that we can highlight and enhance those corridors that connect districts that need increased connectivity and linkage to other parts of the City and to enhanced economic prospects.
- In a similar way, we will be identifying areas of Henderson that have a clear cultural and economic identity so that we can develop and enhance the advantages of those districts. Several examples include the downtown government district, the warehouse districts, the Old West End, and the emerging intermodal transportation district, along with several

others. Each of these districts has advantages that in many cases have been overlooked and need identification and development.

- In order to coordinate, endorse and gather resources needed to develop these areas, the **Partnership for Henderson** will collect the various leaderships that coordinate the various aspects of Henderson's life. The leadership of the City of Henderson and Vance County governments will be included. The Partnership will include the business community, and hopefully the Henderson/Vance County Chamber of Commerce, and the Vance County Economic Development Commission, so the organizations currently including business leaders will be included rather than developing a new leadership team.
- The partnership will also hopefully include the faith-based and civic organizational leadership as well as community based organizations such as the Embassy Foundation, Franklin-Vance Warren Opportunities, etc. , which provides another aspect of the Community's leadership. As the various leadership groups and people.

As we continue to develop the proposal for the components of the CDBG Catalyst Grant Application, we will also continue to develop the various other aspects of this community-altering proposal and the City will make announcements of further refinements of the proposal as the second CDBG public hearing occurs in the near future and on other occasions as they arise.