



Video

Durham, NC

Date: May 20, 2022

00:04:53 --> 00:04:54: Good morning.
00:04:55 --> 00:04:59: I'm Angela Lee. I'm the executive director here at the
00:04:59 --> 00:05:01: Haiti Heritage Center and welcome.
00:05:02 --> 00:05:06: Welcome, we're here because we're all very interested in the
00:05:06 --> 00:05:09: recommendations we are going to hear from the UI advisory
00:05:09 --> 00:05:10: panel.
00:05:10 --> 00:05:12: These folks have been here all week.
00:05:13 --> 00:05:14: Prior to the arrival.
00:05:15 --> 00:05:18: A lot of talk conversations, a lot of work, a
00:05:18 --> 00:05:21: lot of effort, a lot of preparation went into this
00:05:21 --> 00:05:21: moment.
00:05:23 --> 00:05:24: As I said, these are recommendations.
00:05:25 --> 00:05:28: The final report is forthcoming. We should have it in
00:05:28 --> 00:05:31: about 60 days. In the meantime, there's going to be
00:05:31 --> 00:05:34: much work to do. The panel will be leaving.
00:05:35 --> 00:05:36: But will still be here.
00:05:39 --> 00:05:39: Here.
00:05:41 --> 00:05:45: Part of this community and we're all interested in bringing
00:05:45 --> 00:05:49: prosperity for all of the citizens, the business owners, the
00:05:49 --> 00:05:52: residents of the Fayetteville St Corridor, and all of the
00:05:53 --> 00:05:54: community. So again, welcome.
00:05:57 --> 00:05:59: We look forward to continued engagement. Thank you.
00:06:08 --> 00:06:09: Good morning.
00:06:10 --> 00:06:14: My name is Lanier Richardson. I have the honor of
00:06:14 --> 00:06:17: serving as the chairman of this panel.
00:06:18 --> 00:06:22: And let me start by just giving you a little
00:06:22 --> 00:06:27: bit of overview about the Urban Land Institute. USLI is
00:06:27 --> 00:06:33: over 45,000 member organization that really has provided
00:06:33 --> 00:06:38: leadership and
00:06:38 --> 00:06:45: strategic advice related to land use and sustaining and and
00:06:38 --> 00:06:45: and uplifting, thriving communities worldwide. We conduct
00:06:38 --> 00:06:45: research, we convene

00:06:45 --> 00:06:47: our Members. We publish public.

00:06:48 --> 00:06:52: Books and and reports and magazines and one of the

00:06:52 --> 00:06:56: things we do is the advisory service panels that we've

00:06:56 --> 00:06:59: been working on this this week for over 75 years

00:07:00 --> 00:07:05: now. The advisory Service Panel program has provided strategic advice

00:07:05 --> 00:07:09: to over 700 communities and really dealt with some of

00:07:09 --> 00:07:14: the challenging issues of our time. Specifically related to land

00:07:14 --> 00:07:16: use, I want to thank our sponsors.

00:07:17 --> 00:07:19: The Haiti Heritage Center.

00:07:21 --> 00:07:25: You know remarkable institution, remarkable group of leaders, as well

00:07:25 --> 00:07:30: as the Saint Joseph Historic Foundation and the UI Foundation

00:07:30 --> 00:07:33: as well, who provided resources to allow us to be

00:07:33 --> 00:07:37: here this morning. I also want to thank everybody who

00:07:37 --> 00:07:40: made time, you know, an hour or more to come

00:07:40 --> 00:07:45: and share their perspectives about what's happening in the Community

00:07:45 --> 00:07:49: and the opportunities for the Community, as well as you

00:07:49 --> 00:07:52: know, the history of this Community.

00:07:52 --> 00:07:56: As well, and over 70 interviews were conducted over the

00:07:56 --> 00:08:00: last few days and we want to thank everybody for

00:08:00 --> 00:08:04: making making that time available. You're going to hear from

00:08:04 --> 00:08:08: our panelists today. I think I like the emphasize of

00:08:08 --> 00:08:13: joking. My wife is here this morning that everybody volunteers

00:08:13 --> 00:08:16: in their own way and so this is a real

00:08:16 --> 00:08:20: volunteer opportunity. We start every day at 8:00 and 8:00

00:08:20 --> 00:08:22: in the morning and.

00:08:22 --> 00:08:26: Most nights we've ended after nine and many of us

00:08:26 --> 00:08:29: had the, you know, cut off our phones for most

00:08:29 --> 00:08:32: of or if not all of the day. So this

00:08:32 --> 00:08:36: is a real volunteer service opportunity and the goal is

00:08:36 --> 00:08:40: to provide objective advice. None of us are are are

00:08:40 --> 00:08:44: payed or you don't have any self interest here. The

00:08:44 --> 00:08:47: goal is to examine the problem, to listen to the

00:08:47 --> 00:08:52: voices, to study the questions and then to deliberate over the.

00:08:52 --> 00:08:52: the.

00:08:52 --> 00:08:56: And write our report. You will see the names of

00:08:56 --> 00:09:00: our members. You're gonna hear from each one of them.

00:09:00 --> 00:09:05: Erica Bryce, Juanita Hardy, Bill Lashbrook, Brooke Baya, Mohammed Tom

00:09:05 --> 00:09:11: Murphy, Julia Stevenson. And recognizing our staff as well, Rebecca

00:09:11 --> 00:09:15: Hill and Deborah Meyerson, who helped us organize the week.

00:09:16 --> 00:09:17: So here's our assignment.

00:09:19 --> 00:09:19: And.

00:09:20 --> 00:09:21: Should be no.

00:09:23 --> 00:09:24: You know no.

00:09:25 --> 00:09:29: Ambiguity in the question. How can Fayetteville corridor be redeveloped?

00:09:30 --> 00:09:36: With community at the center. Ensuring that there's economic opportunity

00:09:36 --> 00:09:40: and participation for residents and and and that that will

00:09:40 --> 00:09:45: benefit as the continued development of Durham happens.

00:09:46 --> 00:09:50: We were given 9 questions I'm I won't read them,

00:09:50 --> 00:09:53: but all of them sent to around you know how

00:09:54 --> 00:09:58: do we look at Fayetteville St specifically and imagine and

00:09:58 --> 00:10:03: and invest in opportunities to really restore to a corridor

00:10:03 --> 00:10:08: that is vibrant but also how do we create economic

00:10:08 --> 00:10:14: opportunity for legacy residents for people of color? Acknowledging the

00:10:14 --> 00:10:15: history of.

00:10:15 --> 00:10:20: What Fayetteville and what this community and and Haiti really

00:10:20 --> 00:10:24: means in the historical context. In the moment today.

00:10:25 --> 00:10:29: Here's the corridor that we were giving as a study

00:10:29 --> 00:10:32: area, so you will hear us talk about the Fayetteville

00:10:33 --> 00:10:37: St Corridor study area as well as specifically about Haiti.

00:10:37 --> 00:10:39: But we were given this as the charge.

00:10:41 --> 00:10:45: Give me this again. His historical significance of of black

00:10:45 --> 00:10:50: business excellence. You know it's important as a north South

00:10:50 --> 00:10:54: thoroughfare and that it's you know the future of it.

00:10:54 --> 00:10:58: Remaining as a a gateway of both economic development for

00:10:58 --> 00:11:02: the city as well as opportunity for black history and

00:11:02 --> 00:11:06: culture recognition and preservation. So I want to start.

00:11:07 --> 00:11:07: Home.

00:11:08 --> 00:11:12: With a message related to urgency, there's urgency of the

00:11:12 --> 00:11:14: moment. I think we all you know when I walk

00:11:14 --> 00:11:17: in this building, I almost feel like I need to

00:11:17 --> 00:11:21: lean over a little bit because we feel the development

00:11:21 --> 00:11:24: pressure pressure coming and I've only been here a week.

00:11:24 --> 00:11:27: I know you must feel it as well in terms

00:11:27 --> 00:11:30: of the land economics question. All of this, you know,

00:11:30 --> 00:11:32: right? There is unprecedented demand.
00:11:33 --> 00:11:34: For property.
00:11:35 --> 00:11:41: Existing homes and our and and other properties rapidly selling
00:11:41 --> 00:11:42: and renting at.
00:11:43 --> 00:11:46: Record levels in terms of pricing as in terms of
00:11:46 --> 00:11:51: velocity, the residential and commercial developments are are on the
00:11:51 --> 00:11:54: drawing board. It's the way I summarize it is thousands
00:11:54 --> 00:11:58: and millions. There's thousands of residential units that are already
00:11:58 --> 00:12:00: on the drawing board.
00:12:00 --> 00:12:03: And there's millions of square feet of.
00:12:04 --> 00:12:09: Development activity commercial development. Residential development activity that's already on
00:12:09 --> 00:12:12: the drawing board. So thousands and millions of square feet.
00:12:13 --> 00:12:18: And continued dissatisfaction is on the horizon. If you just
00:12:18 --> 00:12:20: look across 147 again it only.
00:12:21 --> 00:12:24: It it doesn't, it portends what's happened. Doesn't take a
00:12:24 --> 00:12:27: rocket science to see that that density is is impending
00:12:27 --> 00:12:28: and so.
00:12:29 --> 00:12:33: Changes to this historic neighborhood is palpable.
00:12:35 --> 00:12:39: And you know, market demand for opportunity is coming, so
00:12:39 --> 00:12:43: there's an urgency of the moment that I believe requires
00:12:43 --> 00:12:47: strategic action first from Community. The residents.
00:12:48 --> 00:12:52: Black business owners black lead organization. The stakeholders in this
00:12:52 --> 00:12:54: community has real urgency.
00:12:56 --> 00:12:56: To.
00:12:57 --> 00:13:00: Is we acknowledge the history and we're gonna do that.
00:13:01 --> 00:13:04: One of the things that made this community successful is.
00:13:05 --> 00:13:09: You know people of color black people in this neighborhood
00:13:09 --> 00:13:14: they organized. They compromise. They collaborated, they communicated. And and
00:13:14 --> 00:13:17: that history right now needs to be accelerated.
00:13:19 --> 00:13:22: That developing a shared vision you're going to hear my
00:13:22 --> 00:13:25: panel. Let's talk about is required again right now.
00:13:26 --> 00:13:30: Right, or you know my intentionally provocative meme here is
00:13:30 --> 00:13:34: you're gonna get your lunch. Somebody's gonna eat your lunch,
00:13:34 --> 00:13:37: right? And so we don't want to squander the opportunity
00:13:37 --> 00:13:40: to be a part of the economic solution. This is
00:13:40 --> 00:13:44: a moment racial equity arguments are being made and being

00:13:44 --> 00:13:48: acknowledged. And can you can talk about black economic development

00:13:48 --> 00:13:53: without apology. Now there's resources available, federal, state, local level.

00:13:54 --> 00:13:58: We got organized so strategic action secondly.

00:14:00 --> 00:14:03: Not bearing the lead, so to speak, you know bold

00:14:03 --> 00:14:07: investment, right? And I think there's a call of action

00:14:07 --> 00:14:10: here to all levels of government. Again, federal.

00:14:11 --> 00:14:13: State, City, county.

00:14:14 --> 00:14:16: The UNC system.

00:14:16 --> 00:14:19: We'll talk a little bit about that in the context

00:14:19 --> 00:14:19: of.

00:14:21 --> 00:14:26: Central North Carolina, Central philanthropy and the private sector. \$63

00:14:26 --> 00:14:31: million. You're going to hear these recommendations from our panelists

00:14:31 --> 00:14:34: and and we put up a rough estimate that is

00:14:34 --> 00:14:39: \$63 million to drive forward. The recommendations you're going to

00:14:39 --> 00:14:45: hear this morning relating to improving Fayetteville, St strengthening, and

00:14:45 --> 00:14:50: providing additional resources to North Carolina A&T investing in additional

00:14:50 --> 00:14:51: capacity.

00:14:51 --> 00:14:54: And staff and support related to real estate for and

00:14:54 --> 00:14:57: convening for the Haiti Heritage Center.

00:14:57 --> 00:15:02: Subsidizing the property, upkeep, and and and and the addressing

00:15:02 --> 00:15:06: tax issues for legacy homeowners in the community and then

00:15:06 --> 00:15:11: launching even a flexible capital fund and the flexible capital

00:15:11 --> 00:15:14: is is is emphasized at the end that really is

00:15:14 --> 00:15:20: targeted toward black entrepreneurship and black realistic real estate development.

00:15:20 --> 00:15:23: Black Commercial property owner again.

00:15:24 --> 00:15:27: Black without apology in this, that's what the moment really

00:15:27 --> 00:15:30: calls for, and that's what this community is so.

00:15:31 --> 00:15:32: So often.

00:15:33 --> 00:15:37: And it's proper to recognize and respect the history of.

00:15:38 --> 00:15:39: You know this place.

00:15:40 --> 00:15:44: Ohh clearly we learned and we in prior to getting

00:15:44 --> 00:15:48: here and it was a heartfelt and all of the

00:15:48 --> 00:15:52: conversations on the first day. You know this is area

00:15:52 --> 00:15:56: black business success of Black home ownership.

00:15:56 --> 00:16:02: Educational black educational achievement. Black arts and

culture that's woven
00:16:02 --> 00:16:05: into the fabric. We get it all of us know
00:16:05 --> 00:16:09: that there's you know we must recognize and respect.
00:16:10 --> 00:16:13: The dorms, history of Black, Wall Street and all the
00:16:13 --> 00:16:19: contributions and sacrifices from the religious organizations
and individuals families
00:16:19 --> 00:16:23: you know, sweat, blood, sweat, tears and also recognizing
and
00:16:23 --> 00:16:28: knowledge being the community trauma and the wealth
destruction that
00:16:28 --> 00:16:32: resulted from the freeway construction and urban renewal,
right so?
00:16:33 --> 00:16:34: The.
00:16:34 --> 00:16:36: Moment of pause, right?
00:16:37 --> 00:16:38: We recognize that.
00:16:39 --> 00:16:41: But I think going forward.
00:16:42 --> 00:16:44: I don't know if it's 1% or 20%.
00:16:46 --> 00:16:46: Or
00:16:48 --> 00:16:50: but 80% or 99% of our time has to be
00:16:50 --> 00:16:54: thinking about the future of where we're going as it
00:16:54 --> 00:16:58: relates to real estate. No, no integration to the
acknowledgement
00:16:58 --> 00:17:01: of the culture and the the history here, but a
00:17:01 --> 00:17:04: real sense of we got to galvanized right now and
00:17:04 --> 00:17:08: be focused on how we want to preserve our history
00:17:08 --> 00:17:12: and and and address real estate development and be
included
00:17:12 --> 00:17:14: in the process here economically.
00:17:15 --> 00:17:18: 80% of our discussion when we gather around real estate.
00:17:19 --> 00:17:21: Has to be talking about the future and so.
00:17:23 --> 00:17:26: Just in terms of the historical context, Bill Ashbrook just
00:17:26 --> 00:17:29: to make sure that everyone understands that we know is
00:17:30 --> 00:17:33: gonna come up and set the rest of our recommendations
00:17:33 --> 00:17:36: in that context, and then the rest of our panelists
00:17:36 --> 00:17:39: are going to go in details of our recommendation and
00:17:39 --> 00:17:41: I will come up at the end and provide a
00:17:41 --> 00:17:42: summary. So Bill, please.
00:17:47 --> 00:17:48: Good morning.
00:17:49 --> 00:17:51: As Lanier said, I'm gonna set a little bit of
00:17:51 --> 00:17:52: context.
00:17:53 --> 00:17:55: To do do that if I can.
00:17:56 --> 00:17:58: I'd like to take you back in time.
00:18:00 --> 00:18:02: A time beginning here in Durham.

00:18:03 --> 00:18:04: A time that happened.
 00:18:05 --> 00:18:09: A beginning that happened right here near this building.
 00:18:09 --> 00:18:10: That sits on a hill.
 00:18:12 --> 00:18:14: On a hill we were told it's known by some
 00:18:14 --> 00:18:14: as Sugar Hill.
 00:18:18 --> 00:18:21: From the top of Sugar Hill you could see how
 00:18:21 --> 00:18:23: they gathered newly free.
 00:18:24 --> 00:18:25: How they supported each other?
 00:18:26 --> 00:18:28: Applied their skills.
 00:18:28 --> 00:18:30: Even building their city with.
 00:18:30 --> 00:18:31: Bricks from their own hands.
 00:18:32 --> 00:18:35: Part of yet separate from the other city below, where
 00:18:35 --> 00:18:38: they labored in factories and mills to bring wealth to
 00:18:38 --> 00:18:40: others from tobacco and textiles.
 00:18:41 --> 00:18:43: From the top of Sugar Hill you could see how
 00:18:43 --> 00:18:44: they built their city.
 00:18:45 --> 00:18:47: The houses of leaders.
 00:18:48 --> 00:18:49: The houses of worship.
 00:18:51 --> 00:18:54: How they supported trade and entertainment.
 00:18:55 --> 00:18:58: And how they lived in their homes.
 00:18:59 --> 00:19:01: From the top of Sugar Hill you could also see
 00:19:02 --> 00:19:06: businesses rise, serving and employing those here and
 00:19:06 --> 00:19:06: state.
 00:19:08 --> 00:19:11: And down the road from Sugar Hill one could see
 00:19:11 --> 00:19:14: the hospital built that improved their health.
 00:19:15 --> 00:19:16: Lengthening their lives.
 00:19:18 --> 00:19:21: And also trained nurses to improve the health of others
 00:19:21 --> 00:19:22: throughout the state.
 00:19:24 --> 00:19:25: And further down the road.
 00:19:25 --> 00:19:26: From Sugar hill.
 00:19:27 --> 00:19:29: They watched as a new college was built to educate
 00:19:29 --> 00:19:32: their children. When other schools would not.
 00:19:34 --> 00:19:35: Then time moved on.
 00:19:36 --> 00:19:38: Priorities and visions changed.
 00:19:40 --> 00:19:42: And it was from Sugar Hill that you could see
 00:19:42 --> 00:19:46: the evictions of people and the demolitions of businesses,
 00:19:46 --> 00:19:49: the very erasure of the roads that the economic heart
 00:19:49 --> 00:19:50: of the Community.
 00:19:51 --> 00:19:56: Concrete laid for a faster passage replaced their prosperity.
 00:19:58 --> 00:20:02: Leaving one building on Sugar Hill as a Sentinel.

00:20:03 --> 00:20:06: The holder in the history. There was a testament to
00:20:06 --> 00:20:07: what they had achieved.
00:20:08 --> 00:20:11: Now time has passed yet again.
00:20:12 --> 00:20:15: And that building on Sugar Hill once the Sentinel is
00:20:15 --> 00:20:16: now the beacon.
00:20:17 --> 00:20:21: Frontage you can see the city that was it was
00:20:21 --> 00:20:25: once part of and yet separate, evolve, redevelop, stretch out
00:20:25 --> 00:20:26: and grow.
00:20:27 --> 00:20:29: From that beacon on Sugar Hill.
00:20:30 --> 00:20:32: New evidence of change is being observed.
00:20:33 --> 00:20:37: As houses are purchased for financial returns and not the
00:20:37 --> 00:20:38: building of families.
00:20:39 --> 00:20:42: It is time now for that beacon on the hill
00:20:42 --> 00:20:46: to be the center. Both anchoring and harnessing the energy
00:20:46 --> 00:20:50: of change for its community to convene, plan and form
00:20:50 --> 00:20:53: it to bring a renewed community with an identity rooted
00:20:53 --> 00:20:55: in the heritage of the past.
00:20:56 --> 00:20:59: Promoting the talents and skills of all residents.
00:20:59 --> 00:21:03: Carrying supporters and market participants with the goal to
bring
00:21:03 --> 00:21:06: back the joy and stability of a thriving community once
00:21:06 --> 00:21:07: again.
00:21:09 --> 00:21:12: We are called here today because of change.
00:21:12 --> 00:21:16: We've all witnessed it indeed, all experienced it.
00:21:16 --> 00:21:19: Most of us have learned with things that we can't
00:21:19 --> 00:21:23: control, like weather. It's just common sense to be
defensively
00:21:23 --> 00:21:26: prepared, like with layers and umbrellas.
00:21:27 --> 00:21:30: We've also learned that some changes can be controlled or
00:21:30 --> 00:21:32: influenced by our participation.
00:21:33 --> 00:21:36: Non participation is no preparation.
00:21:37 --> 00:21:42: Non participation or with participation through goal setting.
00:21:43 --> 00:21:48: Rulemaking and just disclosing desires convenience can
yield stronger, more
00:21:48 --> 00:21:51: viable, more broadly embraced futures.
00:21:53 --> 00:21:56: Today Haiti neighborhood is facing changes from many
sides.
00:21:57 --> 00:22:00: Perhaps the greatest challenge is that of time.
00:22:00 --> 00:22:03: On this slide you can see developments that are already.
00:22:03 --> 00:22:06: Underway and will shortly begin.
00:22:07 --> 00:22:08: Crossing the freeway.
00:22:10 --> 00:22:13: The changes on this side of the freeway include the
00:22:13 --> 00:22:17: immediate redevelopment of two housing sites and the likely

changes

00:22:17 --> 00:22:20: on a 10 acre multi youth site requires the immediate

00:22:20 --> 00:22:20: involvement.

00:22:21 --> 00:22:25: If a view of the Community, desire and potential can

00:22:25 --> 00:22:27: be included in these plans.

00:22:30 --> 00:22:30: Excuse me

00:22:31 --> 00:22:34: some who wish to be involved in the new Haiti

00:22:34 --> 00:22:38: potential will buy their right to participate. Others are involved

00:22:38 --> 00:22:41: because they can facilitate interaction with key stakeholders.

00:22:43 --> 00:22:47: But in respect to the history of Haiti, those who

00:22:47 --> 00:22:53: went powerless suffered the power driven change. They the

00:22:53 --> 00:22:57: carriers

00:22:59 --> 00:23:05: of the culture created by unity innovation.

00:23:05 --> 00:23:06: Perseverance innovation deserve the right to have their

00:23:07 --> 00:23:08: heritage planted

00:23:09 --> 00:23:12: firmly in the plans.

00:23:12 --> 00:23:15: For the future.

00:23:15 --> 00:23:18: And now to bring us to the future of our

00:23:18 --> 00:23:21: presentation, I'm pleased to turn over the podium to my

00:23:21 --> 00:23:24: colleague Tom Murphy, the former Mayor of Pittsburgh.

00:23:24 --> 00:23:27: Thank you.

00:23:27 --> 00:23:30: Morning.

00:23:30 --> 00:23:33: I'm delighted to be with all of you. It's been

00:23:33 --> 00:23:36: a remarkable week. I do feel right at home up

00:23:36 --> 00:23:39: here. I use. I was in the seminary many years

00:23:39 --> 00:23:42: ago, so as I I was on the pulpit.

00:23:42 --> 00:23:45: That was another life. Let me talk a little bit

00:23:45 --> 00:23:48: about.

00:23:48 --> 00:23:51: That the changing narrative that Lanier and Bill talked about

00:23:51 --> 00:23:54: and and engaging in empowering the future generation. It

00:23:54 --> 00:23:57: really

00:23:57 --> 00:24:00: is not about our generation. It's about the coming generations

00:24:00 --> 00:24:03: of how you continue to maintain this legacy. And I'm

00:24:03 --> 00:24:06: going to give you some examples of where cities with

00:24:06 --> 00:24:09: urgency and intentionality reimagine themselves right down

00:24:09 --> 00:24:12: the road. How

00:24:12 --> 00:24:15: many have you been to Greenville, SC?

00:24:15 --> 00:24:18: Isn't it remarkable there was a four lane highway bridge

00:24:18 --> 00:24:21: over over that waterfall in the highway bridge continued 4

00:24:21 --> 00:24:24: lanes right through the Main Street of Greenville and there

00:24:24 --> 00:24:27: was no parking. Is this unfamiliar and and they and

00:24:27 --> 00:24:30: all the stores were vacant because and the and the

00:24:30 --> 00:24:33: like the civic and political leadership in the 1970s said

00:24:33 --> 00:24:36:

00:24:37 --> 00:24:40: this is killing us. We need to get rid of
00:24:40 --> 00:24:43: the bridge and and and do something.
00:24:43 --> 00:24:46: About downtown and everybody complained and said but but
how
00:24:46 --> 00:24:49: are we gonna get through Greenville? And that was the
00:24:49 --> 00:24:52: the issue really. They didn't want him to go through
00:24:52 --> 00:24:56: Greenville. They wanted them to stay in Green Village and
00:24:56 --> 00:24:58: so they tore down the bridge. They went to the
00:24:58 --> 00:25:01: State Department of Highways and I want you to think
00:25:01 --> 00:25:04: about Fayetteville St of the Reimagine. It is a different
00:25:04 --> 00:25:07: kind of St. They went to their highway department and
00:25:08 --> 00:25:11: convinced him to tear that bridge down into narrow the
00:25:11 --> 00:25:13: road running through the city to two lanes.
00:25:13 --> 00:25:17: And widen the sidewalks that have parking and this have
00:25:17 --> 00:25:20: you been to Greenville? You know it is a a
00:25:20 --> 00:25:24: live a remarkable place in that waterfall. Now from under
00:25:24 --> 00:25:27: the bridge is a place on a nice summer day
00:25:27 --> 00:25:31: where there are hundreds of people having lunch. It's a
00:25:31 --> 00:25:35: remarkable example of intentionality urgency in a really
sense of
00:25:35 --> 00:25:39: reimagining their city. And I want to take you to
00:25:39 --> 00:25:43: short Charleston, SC. Probably the best small city in
America.
00:25:43 --> 00:25:47: That used historic preservation as the driver, the change
themselves
00:25:48 --> 00:25:50: that it looks so obvious now. But 40 years ago,
00:25:51 --> 00:25:54: when a young mayor Joe Riley was elected, it wasn't
00:25:54 --> 00:25:57: as obvious. Many of those houses had been decimated by
00:25:57 --> 00:26:01: a hurricane and and people thought, well, why don't we
00:26:01 --> 00:26:04: modernize our city? Let's tear them down and build more
00:26:04 --> 00:26:07: density and and Joe Riley was a zealot about about
00:26:08 --> 00:26:12: historic preservation. How many have you been there?
You've seen
00:26:12 --> 00:26:14: it, and you've seen how it has become.
00:26:14 --> 00:26:19: A world destination because of historic preservation because
they captured
00:26:19 --> 00:26:22: the history, the good and bad history of Charleston in
00:26:23 --> 00:26:26: their building at African American Museum. Now to talk about
00:26:26 --> 00:26:30: that bad history. It is a remarkable example again of
00:26:30 --> 00:26:33: a community that made a decision to be something other
00:26:33 --> 00:26:37: than what they were. And they reimagined how to physically
00:26:37 --> 00:26:40: change their community. And I want to take you to
00:26:41 --> 00:26:44: Cincinnati, which I think is one of the best developments.

00:26:44 --> 00:26:48: Going on in America right now there's a neighborhood in
00:26:48 --> 00:26:52: Cincinnati called Over The Rhine in the 1990s it was
00:26:52 --> 00:26:56: described as the worst neighborhood in America. You can
see
00:26:56 --> 00:26:59: on on your left hand on your left hand side
00:26:59 --> 00:27:03: there were 700 vacant lots, 500 vacant houses in over
00:27:03 --> 00:27:06: the ride. The neighborhood is one. It was one of
00:27:06 --> 00:27:11: the largest African American National Historic District
neighborhoods in America
00:27:11 --> 00:27:14: and the civic and Community leadership.
00:27:14 --> 00:27:18: Came together and really reimagined it over the ride, and
00:27:18 --> 00:27:21: if you go there today, you will know that there
00:27:21 --> 00:27:25: are hundreds of new homes, both market rate and affordable
00:27:25 --> 00:27:29: in a wonderful scale. They built four homeless shelters. It
00:27:29 --> 00:27:33: is a remarkable example of both on the financing and
00:27:33 --> 00:27:36: in the leadership model. I would encourage you to go
00:27:36 --> 00:27:39: visit of of of how to make something happen to
00:27:39 --> 00:27:44: reimagine something that was really unimaginable at the time
and
00:27:44 --> 00:27:45: and then in Pittsburgh.
00:27:45 --> 00:27:48: My hometown, a neighborhood right where I live in the
00:27:48 --> 00:27:52: north side of Pittsburgh, was Manchester. It was at the
00:27:52 --> 00:27:57: time the largest national, predominantly African American
National Historic district
00:27:57 --> 00:28:00: in in America and by the leadership, not of the
00:28:00 --> 00:28:04: political leadership, not of the civic leadership and of the
00:28:04 --> 00:28:09: Community leadership. The community came together
educated themselves about the
00:28:09 --> 00:28:13: value of historic preservation, understood the financing this
neighborhood was
00:28:14 --> 00:28:15: going to be leveled, flattened.
00:28:16 --> 00:28:20: Via highway and they stopped the highway and organized
themselves
00:28:20 --> 00:28:24: and become a remarkable example of a neighborhood that
reimagined
00:28:24 --> 00:28:28: themselves in a different kind of place. They looked at
00:28:28 --> 00:28:32: these old houses initially, as you know, dilapidated old
houses.
00:28:32 --> 00:28:35: But then they understood the value in those old houses.
00:28:35 --> 00:28:39: So I, I give you those examples, because that's the
00:28:39 --> 00:28:42: kind of reimagining you need to do, and you're going
00:28:42 --> 00:28:45: to hear from my colleagues about how to do that.
00:28:46 --> 00:28:49: And and so. And you, the original see is because,
00:28:49 --> 00:28:52: as as my colleague Bill said, you have a tidal

00:28:52 --> 00:28:56: wave of development coming out. You're right now, the whole

00:28:56 --> 00:29:00: upper part of the Fayetteville area is really almost spoken

00:29:01 --> 00:29:04: for in terms of major developments and in the core

00:29:04 --> 00:29:08: of your neighborhood. Really, the heart of it along Fayette

00:29:08 --> 00:29:12: Fayetteville Street is really at risk and and and, and

00:29:12 --> 00:29:16: this is an example about one block on Fayetteville.

00:29:16 --> 00:29:20: Street where one out of town developer has purchased almost

00:29:20 --> 00:29:25: half the block already by your property, records it and.

00:29:25 --> 00:29:29: And what does that mean? And those are some of

00:29:29 --> 00:29:33: the boarded up houses on Fayetteville Street that they go

00:29:33 --> 00:29:34: away.

00:29:35 --> 00:29:38: Or or do they get restored to celebrate who you

00:29:38 --> 00:29:42: are? That's the that's the reimagining that needs to happen,

00:29:42 --> 00:29:45: and and so I want you to think about changing

00:29:45 --> 00:29:49: the narrative of how do you empower the next generation

00:29:49 --> 00:29:52: and and, and you know the the university and the

00:29:52 --> 00:29:55: Housing Authority will figure out what they need to do.

00:29:56 --> 00:29:59: But where there's a vacuum right now is in the

00:29:59 --> 00:30:03: is in coordinating that investment activity, so it complements the

00:30:03 --> 00:30:06: what bill and Lanier have talked about.

00:30:06 --> 00:30:09: It it but and how do you maintain the affordability

00:30:10 --> 00:30:13: in both rental and home ownership so that that people

00:30:13 --> 00:30:18: in the future generations of the the original settlement of

00:30:18 --> 00:30:21: of of Haiti or continue to be able to afford

00:30:21 --> 00:30:25: to live here? How do you capture the new employment

00:30:25 --> 00:30:30: opportunities that are being created by both the commercial residential

00:30:30 --> 00:30:35: and other development that anchors job opportunities for the residents

00:30:35 --> 00:30:36: of Haiti?

00:30:36 --> 00:30:39: So that they don't need to leave the community to

00:30:39 --> 00:30:43: find work somewhere. How do you attract neighborhood scale retail

00:30:43 --> 00:30:47: development? Not only at the top of Fayetteville Street, but

00:30:47 --> 00:30:51: down by the Health Center, which has thousands of people

00:30:51 --> 00:30:54: coming every year and there it could, you can do

00:30:54 --> 00:30:57: better than some of the retail that's there right now,

00:30:57 --> 00:31:01: but that takes that takes intentionality. How do you attract

00:31:01 --> 00:31:06: that neighborhood scale retail? How do you revitalize the streetscape?

00:31:06 --> 00:31:07: Better sidewalks.

00:31:07 --> 00:31:11: How do you protect these historic houses? Half the houses
00:31:11 --> 00:31:14: on Fayetteville Street are vacant and boarded up some of
00:31:14 --> 00:31:19: the really spectacular ones that that doesn't. That shouldn't
happen.
00:31:19 --> 00:31:23: Somebody. There's a vacuum. Somebody needs to take take
credit,
00:31:23 --> 00:31:28: responsibility, and intentionality for doing something about
those. And finally,
00:31:28 --> 00:31:32: NCCU is beginning to nurture an entrepreneurial climate.
How do
00:31:32 --> 00:31:36: you think about capturing that in the neighborhood rather
than
00:31:36 --> 00:31:39: having to move the downtown or to the triangle?
00:31:39 --> 00:31:43: Is some young person starts thinking about starting a new
00:31:43 --> 00:31:46: company? Get them to stay here, not move to the
00:31:46 --> 00:31:49: triangle so they're the they're the things that you need
00:31:49 --> 00:31:52: to reimagine. You can do this and I wanna end
00:31:52 --> 00:31:54: with a quick story. My wife and I were in
00:31:54 --> 00:31:57: the Peace Corps 50 years ago. We were in a
00:31:57 --> 00:32:00: remote village in Paraguay, up the Paraguay River three
days
00:32:00 --> 00:32:04: and we spoke Spanish in Paraguay and through the jungle
00:32:04 --> 00:32:07: a few miles was Brazil and they they spoke Portuguese
00:32:07 --> 00:32:10: and around us were a variety of other Indian tribes.
00:32:10 --> 00:32:13: Spoke different languages and we learned an enduring
lesson when
00:32:13 --> 00:32:16: we were there. The lesson we learned was that the
00:32:16 --> 00:32:19: most powerful person in the town wasn't the one with
00:32:19 --> 00:32:21: all the guns or all the money. It was the
00:32:21 --> 00:32:24: person who spoke all the languages. And when we came
00:32:24 --> 00:32:27: back to America, we recognize that our our societies are
00:32:27 --> 00:32:30: equally divided by race by class, by ethnic origin. If
00:32:30 --> 00:32:33: you work in the computer industry, I have no idea
00:32:33 --> 00:32:36: what you're talking about. Most of the time. And when
00:32:36 --> 00:32:39: I came to realize, particularly when I became mayor is
00:32:39 --> 00:32:40: that that is that.
00:32:40 --> 00:32:43: The most that I needed to be and I failed
00:32:43 --> 00:32:46: off and that I needed to be a translator, I
00:32:46 --> 00:32:49: needed to be able to communicate a vision for a
00:32:49 --> 00:32:52: different kind of city than what we were and that
00:32:52 --> 00:32:56: people would see a place for themselves, so they were
00:32:56 --> 00:32:59: willing to to to not just be opposed to something,
00:32:59 --> 00:33:03: but willing to embrace it. So who is the translator

00:33:03 --> 00:33:07: here? Who's going to shape that vision? Whether it's big
00:33:07 --> 00:33:10: or or small, that brings you in to the future.
00:33:10 --> 00:33:13: To empower the young generation so that they see a
00:33:13 --> 00:33:17: place that built on the history that that they want
00:33:17 --> 00:33:19: to be a part of. With that I'm my colleagues
00:33:19 --> 00:33:22: are going to tell you how to do that, Juanita.
00:33:29 --> 00:33:30: I feel like serving.
00:33:31 --> 00:33:34: Reverence I feel like saying Amen. Thank you.
00:33:36 --> 00:33:38: Yes, let's give him a hand that deserved a hand.
00:33:41 --> 00:33:44: So good morning everyone I am I am very happy
00:33:44 --> 00:33:47: to be here for several reasons. First of all, to
00:33:47 --> 00:33:50: be here with all of you. But secondly, and as
00:33:50 --> 00:33:53: importantly to me, I'm in my state. This is my
00:33:53 --> 00:33:57: state. I was born here in North Carolina, Western North
00:33:57 --> 00:34:00: Carolina, grew up in the middle of the state, so
00:34:00 --> 00:34:03: it's just great to be back at home and I'm
00:34:03 --> 00:34:06: delighted to be part of this team and to tell
00:34:06 --> 00:34:09: you to follow on Toms, who laid a great foundation
00:34:09 --> 00:34:11: for a conversation.
00:34:11 --> 00:34:18: About reimagining hated Hatai and reimagining Fayetteville
St and how
00:34:18 --> 00:34:23: important that is to could be at is to this
00:34:23 --> 00:34:24: community.
00:34:25 --> 00:34:25: So.
00:34:27 --> 00:34:32: You all as stakeholders can tell that story. You can
00:34:32 --> 00:34:34: write the story.
00:34:35 --> 00:34:39: You can talk about through a shared vision through coming
00:34:39 --> 00:34:44: together. Another way of saying reimagining, but to coming
together.
00:34:45 --> 00:34:49: Are coming up with a shared vision and you have
00:34:49 --> 00:34:51: a lot of good ideas to pull from.
00:34:52 --> 00:34:56: And then working together to make that vision real.
00:34:57 --> 00:34:58: Why?
00:35:01 --> 00:35:02: Why is that important?
00:35:04 --> 00:35:05: Why a shared vision?
00:35:06 --> 00:35:09: While the simple answer to that is.
00:35:11 --> 00:35:13: The sum is greater than its parts.
00:35:15 --> 00:35:19: Where each of you, each of us has stakeholders come
00:35:19 --> 00:35:22: together and create something better.
00:35:23 --> 00:35:26: Create something where we're all on the same page.
00:35:29 --> 00:35:32: Heather McGee and her book the some of us SU
00:35:32 --> 00:35:34: M of us. Anyone read it?

00:35:34 --> 00:35:39: Talks about the solidarity. Dividend talks about the gains that
00:35:39 --> 00:35:42: be can be realized when we all come together.
00:35:43 --> 00:35:50: And through that coming together, magic happens. Equitable
outcomes happen.
00:35:51 --> 00:35:56: Equity where everybody has a share feels like they're
included
00:35:56 --> 00:35:56: creates.
00:35:58 --> 00:36:02: Trust and helps to heal some of the injuries of
00:36:02 --> 00:36:02: the past.
00:36:03 --> 00:36:06: So what do we mean by a shared vision? What
00:36:06 --> 00:36:08: are the components of that?
00:36:11 --> 00:36:15: So we heard from many people that we talked about
00:36:15 --> 00:36:19: earlier this week. I believe over 50 stakeholders and four
00:36:19 --> 00:36:23: things came through loud and clear to us. Those four
00:36:23 --> 00:36:27: things we believe are the heart of this vision, the
00:36:27 --> 00:36:32: shared vision that we speak about, and I'll talk about
00:36:32 --> 00:36:35: some of these. Dig in a little bit on some
00:36:35 --> 00:36:39: of these one maintaining cultural identity.
00:36:39 --> 00:36:44: Was an important priority to many of the folks that
00:36:44 --> 00:36:48: we talked to. Haiti has such a rich culture. We
00:36:48 --> 00:36:52: want that culture. Even with all this change that is
00:36:52 --> 00:36:57: coming, we want this culture to continue to be remembered.
00:36:57 --> 00:37:00: We want it to be seen and so there are
00:37:01 --> 00:37:04: ways that one might go about this through a
00:37:04 --> 00:37:09: mechanism called Creative placemaking that bring involves.
00:37:09 --> 00:37:13: Art and culture. Let me give an example. The image
00:37:13 --> 00:37:16: that you see on the right is of Mill Creek
00:37:16 --> 00:37:20: Valley, a memorial that is being built for Mill Creek
00:37:20 --> 00:37:20: Valley.
00:37:21 --> 00:37:26: It is it is a community in St. Louis, MO.
00:37:27 --> 00:37:31: They have a story similar to the story of Haiti.
00:37:31 --> 00:37:34: They were also the target of the victims of urban
00:37:35 --> 00:37:35: renewal.
00:37:36 --> 00:37:41: 20,000 businesses and homes were flattened to make room
for
00:37:41 --> 00:37:46: an Interstate that ran through the middle of this community.
00:37:46 --> 00:37:50: Now Fast forward to these times a local artist.
00:37:51 --> 00:37:56: With an architect who was contracted to build a Greenway
00:37:57 --> 00:38:02: in and around Saint Louis came together, worked together to
00:38:02 --> 00:38:08: build this memorial. The structures you see here are
buildings,
00:38:08 --> 00:38:14: homes and businesses that existed in. They symbolize these
buildings

00:38:14 --> 00:38:17: that existed in in this community.

00:38:18 --> 00:38:18: For.

00:38:19 --> 00:38:24: A 200 year history before urban renewal.

00:38:24 --> 00:38:28: This is the power of art, bringing art and culture

00:38:28 --> 00:38:32: and design together to tell your story. And there are

00:38:33 --> 00:38:36: many ways that you can do this, as suggested by

00:38:36 --> 00:38:40: some of the ideas on the left. Let's look at

00:38:40 --> 00:38:45: one which my colleague referred to present historic preservation.

00:38:47 --> 00:38:50: The image that you see on the left is an

00:38:50 --> 00:38:54: aerial view of a track, one block along Fayetteville St

00:38:54 --> 00:38:57: between Dunbar and Dupree in the 1600 block.

00:38:59 --> 00:39:03: There are quite a few homes along that street.

00:39:03 --> 00:39:06: About half of them are boarded up.

00:39:07 --> 00:39:12: Now just imagine if those homes were restored to their

00:39:12 --> 00:39:14: grandeur of yesteryear.

00:39:15 --> 00:39:18: Imagine the statement it would make about this community.

00:39:20 --> 00:39:23: And imagine further how it could tell the story of

00:39:23 --> 00:39:28: Haiti and what's happened here. And the people that lived

00:39:28 --> 00:39:32: here, such as the Scarborough story represented in the image

00:39:32 --> 00:39:34: on the to the right.

00:39:35 --> 00:39:40: Right David Scarborough. We know we've learned who established the

00:39:41 --> 00:39:45: a Funeral Home here built this house in 1913. Nineteen

00:39:46 --> 00:39:50: 14 from disassembled parts by other homes in the area,

00:39:50 --> 00:39:55: right? You the people that come visitors that come could

00:39:56 --> 00:40:01: learn about the rich history of Haiti, how people lived.

00:40:01 --> 00:40:05: This would be a marvelous way to tell its story.

00:40:06 --> 00:40:11: So we've been talking about creative placemaking, art, and placemaking.

00:40:12 --> 00:40:15: There's another priority that we heard from you and that's

00:40:15 --> 00:40:16: place keeping.

00:40:18 --> 00:40:19: In other words.

00:40:20 --> 00:40:21: Keeping

00:40:22 --> 00:40:27: long term residents in place, those who live here with

00:40:27 --> 00:40:33: all the investment dollars that are imminent still stay here

00:40:33 --> 00:40:37: and and benefit from from what happens here.

00:40:38 --> 00:40:42: We know that displacement is a pervasive issue in new

00:40:42 --> 00:40:47: and real estate development and investment, but it doesn't have

00:40:47 --> 00:40:48: to be Haiti's story.

00:40:50 --> 00:40:54: We also learned about the demographics of this area and

00:40:54 --> 00:40:58: we learned that over 40% of the residents who live
00:40:58 --> 00:41:01: here live at the poverty line.
00:41:02 --> 00:41:07: Making average household incomes less than \$16,000 a
year.
00:41:08 --> 00:41:10: We have to protect these folks.
00:41:11 --> 00:41:15: There has to be a decision made and intentional intentionality
00:41:15 --> 00:41:18: that was referred to that we are going to make
00:41:18 --> 00:41:19: sure that affordable.
00:41:20 --> 00:41:23: Is affordable for low income families.
00:41:25 --> 00:41:29: Right, we know that there is a project in development
00:41:29 --> 00:41:33: now approved that they've a team A-Team awarded to build
00:41:33 --> 00:41:39: rebuild Fayetteville Village. I believe it's called right 700
affordable
00:41:39 --> 00:41:43: homes, an ample number of those there is. Here's the
00:41:43 --> 00:41:47: opportunity to make sure that an ample number of those
00:41:47 --> 00:41:51: are reserved are available for low income families.
00:41:52 --> 00:41:57: And homeowners long time time long term homeowners
need help
00:41:57 --> 00:41:57: also.
00:41:58 --> 00:42:02: Rising investments will raise property taxes. There will be a
00:42:02 --> 00:42:06: gap. There needs to be tax relief, property tax relief
00:42:06 --> 00:42:07: for long term home owners.
00:42:08 --> 00:42:12: And there's great work going on with the Community Land
00:42:12 --> 00:42:15: Trust. We talked to someone in that area, but more
00:42:15 --> 00:42:16: work needs to be done.
00:42:18 --> 00:42:23: Again, your shared vision and your deciding how to move
00:42:23 --> 00:42:26: forward a third priority.
00:42:27 --> 00:42:29: Creating safe streets.
00:42:30 --> 00:42:32: This quote came from one of the people that we
00:42:32 --> 00:42:34: interviewed that said Fayetteville St.
00:42:35 --> 00:42:37: Is not pedestrian friendly.
00:42:38 --> 00:42:40: Is not bite friendly.
00:42:41 --> 00:42:43: It's not even vehicular friendly.
00:42:44 --> 00:42:49: There are opportunities to make Fayetteville St A street that
00:42:49 --> 00:42:51: works for everyone.
00:42:51 --> 00:42:57: Speed safety a consideration walkable bikeable crosswalks
at at major
00:42:57 --> 00:43:03: intersections ample sidewalks and with all of these this
reimagining
00:43:03 --> 00:43:08: of Fayetteville St and these preserved historic homes.
Access to
00:43:08 --> 00:43:13: amenities. People said, you know it'd be great to have
00:43:13 --> 00:43:16: a place where I could go and get fresh food.

00:43:17 --> 00:43:20: It'd be wonderful to have a coffee shop.

00:43:21 --> 00:43:24: Where did North Carolina central students go to get that pizza?

00:43:24 --> 00:43:25:

00:43:26 --> 00:43:30: Where do they spend their money? Have them spend create a place where they can spend their money right here in this community and promote the local economy.

00:43:30 --> 00:43:33:

00:43:33 --> 00:43:37:

00:43:38 --> 00:43:43: Have enclaves places where people can gather where locals and students and visitors can can connect.

00:43:43 --> 00:43:46:

00:43:49 --> 00:43:50: How does all this happen?

00:43:53 --> 00:43:57: How will a vision be realized?

00:43:58 --> 00:44:01: Well I wanna go back to the the statement I made earlier and that is that you as stakeholders. And others in this room and others not in this room.

00:44:01 --> 00:44:05:

00:44:06 --> 00:44:09:

00:44:09 --> 00:44:09:

00:44:11 --> 00:44:14: Can come together and create a shared vision.

00:44:16 --> 00:44:19: And then execute on that vision.

00:44:22 --> 00:44:23: The starting place.

00:44:24 --> 00:44:25: Is leadership.

00:44:26 --> 00:44:28: And an organizing entity.

00:44:30 --> 00:44:33: And it's my pleasure now to turn it over to my colleague.

00:44:33 --> 00:44:34:

00:44:34 --> 00:44:35: Julia Stevenson

00:44:36 --> 00:44:37: to elaborate.

00:44:44 --> 00:44:45: Good morning.

00:44:47 --> 00:44:50: How do you get from vision to fruition?

00:44:50 --> 00:44:51: Through leadership.

00:44:52 --> 00:44:57: Leadership does not mean unanimous agreement, but in this case, achievement of consensus.

00:44:57 --> 00:44:59:

00:45:00 --> 00:45:04: Leadership by way of an acceptable compromise that individuals can live with.

00:45:04 --> 00:45:05:

00:45:06 --> 00:45:10: As stated, there is already consensus around the need to preserve preserve historic identity, entrepreneurial and small business legacy historic track, traffic patterns, cultural ties and safety.

00:45:10 --> 00:45:17:

00:45:17 --> 00:45:20:

00:45:22 --> 00:45:26: What's needed is consensus on how to achieve these goals and realize the vision.

00:45:26 --> 00:45:28:

00:45:28 --> 00:45:32: There needs to be an organizing entity to deliver on a community LED plan or strategy that can be executed.

00:45:32 --> 00:45:36:

00:45:37 --> 00:45:41: Starting with what's already in place in this community, the stakeholders that we've met already have formal and

00:45:41 --> 00:45:45:

informal ties

00:45:45 --> 00:45:46: between one another.

00:45:47 --> 00:45:51: Residents are either alumni or volunteers of the anchor institution.

00:45:51 --> 00:45:55: City officials serve on the board while residents work as

00:45:55 --> 00:45:59: state and county employees. Training partners live in the community.

00:46:01 --> 00:46:06: While Chamber of Commerce members meet regularly with school chancellors

00:46:06 --> 00:46:11: and small Business Resource Center leaders, cultural centers unify all

00:46:11 --> 00:46:12: sides citywide.

00:46:13 --> 00:46:18: Formalizing and or creating transparency around these relationships will create

00:46:18 --> 00:46:21: a stronger base for leadership to mobilize.

00:46:23 --> 00:46:28: We recommend that the Community convenes in neutral territory, potentially

00:46:28 --> 00:46:31: in a space like the Haiti Heritage Center, where there

00:46:31 --> 00:46:37: is already arts, cultural, educational, and workforce training. Unifying members

00:46:37 --> 00:46:38: from both sides of 147.

00:46:39 --> 00:46:44: Leveraging third party models and resources can aid in identifying

00:46:44 --> 00:46:51: and organizing entity or collaborating entities that embody the technical

00:46:51 --> 00:46:56: and community engagement skills needed for an executable plan.

00:46:57 --> 00:47:02: This image reflects a recommended structure of leadership to ensure

00:47:02 --> 00:47:03: that one.

00:47:03 --> 00:47:05: The community is engaged equitably.

00:47:06 --> 00:47:10: And two, the subsequent plan for the corridor is implemented

00:47:10 --> 00:47:12: talking about accountability.

00:47:14 --> 00:47:18: The qualities of the recommended organizing entity are one, a

00:47:18 --> 00:47:22: trusted entity that will honor the community's history and the

00:47:22 --> 00:47:24: voices of its stakeholders.

00:47:25 --> 00:47:29: A capable set of individuals with a proven track record

00:47:29 --> 00:47:35: of coalescing multiple stakeholders, including community, government, nonprofit and for

00:47:35 --> 00:47:36: profit entities.

00:47:37 --> 00:47:44: And organized individuals that establish regular communication and demonstrate soft

00:47:44 --> 00:47:44: skills.

00:47:45 --> 00:47:49: And then results oriented leadership evidenced by the ability

to

00:47:49 --> 00:47:53: lead the community through appropriate business channels in the city

00:47:53 --> 00:47:58: and state government for the implementation of the Communities plan.

00:48:00 --> 00:48:04: Benefits of an organizing entity may lead to clearly defined

00:48:04 --> 00:48:08: goals and an Ave to negotiate the needs and desired

00:48:08 --> 00:48:12: amenities on behalf of the community, which could look like

00:48:12 --> 00:48:15: a community benefits agreement with the city.

00:48:16 --> 00:48:20: The ability to strategically participate in the development process with

00:48:20 --> 00:48:23: the city as it relates to public approvals and private

00:48:23 --> 00:48:25: investment in land.

00:48:26 --> 00:48:30: An Ave to self advocacy as it relates to traffic

00:48:30 --> 00:48:34: patterns, safety and preservation of the Main Street community feel.

00:48:36 --> 00:48:40: An organized and consistent stream of communication as well as

00:48:40 --> 00:48:45: transparency around resources available to business owners, land owners, and

00:48:45 --> 00:48:50: homeowners that may help them improve existing structures and streetscaping.

00:48:52 --> 00:48:56: The Community must empower an organizing entity so that they

00:48:56 --> 00:48:59: can serve as the captains of their own destiny.

00:49:00 --> 00:49:03: However, no captain can sell alone.

00:49:03 --> 00:49:07: So we also call upon the city government institutional anchors

00:49:07 --> 00:49:12: and educational partners to honor their supporting roles and hold

00:49:12 --> 00:49:15: themselves accountable to thoughtful partnership.

00:49:17 --> 00:49:20: I will now turn it over to my colleague Baya

00:49:20 --> 00:49:23: Mohammed to go into the implementation of that organ.

00:49:28 --> 00:49:29: Good morning.

00:49:30 --> 00:49:32: How's everyone doing this morning?

00:49:32 --> 00:49:36: Good, we are almost finished. We have a couple more

00:49:36 --> 00:49:39: presentations and we were wrapped this up.

00:49:40 --> 00:49:43: It's really an honor to be here in Durham. I

00:49:43 --> 00:49:47: haven't been here in over 30 years, but I was

00:49:47 --> 00:49:51: really happy to one taking the weather. I'm from Rochester,

00:49:51 --> 00:49:54: NY and the other the other is to be among

00:49:54 --> 00:49:58: you. Everyone on the panel here has spent their life

00:49:58 --> 00:50:03: work either working the communities of distress or actually lived

00:50:03 --> 00:50:06: in them and I'll get into that a little later.

00:50:07 --> 00:50:10: Some examples that you can you can look at.

00:50:10 --> 00:50:14: We've spoken to or interviewed close to close to 80

00:50:14 --> 00:50:19: people in this community. One of the consistent themes that

00:50:19 --> 00:50:23: I heard was a need for unity unite. Next steps

00:50:23 --> 00:50:27: to get some work done particularly on this corridor in

00:50:27 --> 00:50:28: this community.

00:50:30 --> 00:50:32: Trust, we believe is essential here.

00:50:33 --> 00:50:37: We're never gonna agree to everything, but we have to

00:50:37 --> 00:50:40: trust our neighbor to make the right decision.

00:50:42 --> 00:50:46: This really needs to happen. Now. All of our colleagues

00:50:46 --> 00:50:48: talked about the sense of urgency.

00:50:49 --> 00:50:53: You can look all over the country. This is a

00:50:53 --> 00:50:57: similar story, usually as a black people and I'm speaking

00:50:57 --> 00:50:58: as a black man.

00:50:59 --> 00:51:00: We're usually behind 8 ball.

00:51:01 --> 00:51:04: But we have to get in front of things now.

00:51:04 --> 00:51:07: So at the end of this, you really have to

00:51:07 --> 00:51:11: make a decision. We have recommendations, will have a a

00:51:11 --> 00:51:14: 60 page book or more, but you really have to

00:51:14 --> 00:51:15: make a decision on.

00:51:16 --> 00:51:19: If you want to control your destiny, and I believe

00:51:19 --> 00:51:22: the stars are lined up, I believe you have administrations

00:51:22 --> 00:51:25: here. I believe there are people here in this room

00:51:25 --> 00:51:28: that will help make that happen. These are just some

00:51:28 --> 00:51:30: of the recommendations that we have.

00:51:31 --> 00:51:35: This has to be a community LED engagement. This is

00:51:35 --> 00:51:39: not gonna be a board disappointed from the state of

00:51:40 --> 00:51:43: the city. It has to be grassroots. It has to

00:51:43 --> 00:51:45: be community LED.

00:51:46 --> 00:51:49: We have to identify a safe space. Where do people

00:51:49 --> 00:51:54: feel comfortable? It could be that Haiti Community Center. It

00:51:54 --> 00:51:58: could be an restaurant, but that has to be established.

00:51:58 --> 00:52:03: But the community has to determine how that happens.

00:52:03 --> 00:52:07: There

00:52:07 --> 00:52:11: are many plans we just probably over 1011 plans through

00:52:12 --> 00:52:15: the years review those. But what are key things you're

00:52:15 --> 00:52:16: going to take out of those to agree on a

00:52:16 --> 00:52:19: course of action?

00:52:19 --> 00:52:21: What happens next? And really that has to happen when

00:52:21 --> 00:52:24: we finish here today.

00:52:21 --> 00:52:24: We need to communicate but we have to track our

00:52:24 --> 00:52:25: progress.

00:52:26 --> 00:52:29: You know we could talk all day, but we have

00:52:29 --> 00:52:32: to have measures of success. If you can't. If you

00:52:32 --> 00:52:36: cannot measure it, you cannot improve it. That's a quote

00:52:36 --> 00:52:37: from William Thompson.

00:52:38 --> 00:52:40: Now transportation.

00:52:41 --> 00:52:43: I live in Rochester, NY and I used to work

00:52:43 --> 00:52:46: for the city. I was a Commissioner of neighborhood and

00:52:47 --> 00:52:48: business development.

00:52:49 --> 00:52:49: And.

00:52:50 --> 00:52:54: When I started, the city was in the process of

00:52:54 --> 00:52:58: filling in I-80 I 490, which was called the Interloop.

00:52:59 --> 00:53:04: Similarities to Fair St in 147.

00:53:04 --> 00:53:07: But what happened there? And I I I I would

00:53:07 --> 00:53:10: hope that all you looked this up we filled in.

00:53:10 --> 00:53:13: It was a depressed highway that actually went through a

00:53:13 --> 00:53:17: middle class black neighborhood. So we filled it in and

00:53:17 --> 00:53:19: we created a development parcels.

00:53:21 --> 00:53:24: Which is right now is primarily filled with housing. The

00:53:24 --> 00:53:28: majority housing is affordable housing and actually as we

00:53:28 --> 00:53:30: speak

00:53:28 --> 00:53:30: now we have a black woman who owns an apartment

00:53:30 --> 00:53:34: building and she's actually building a hotel, and the

00:53:34 --> 00:53:37: organization

00:53:34 --> 00:53:37: that I represent we're actually going to help her with

00:53:37 --> 00:53:39: loan and financing.

00:53:39 --> 00:53:43: The other part of the highway is being studied now

00:53:43 --> 00:53:47: to fill in, and that that'll be about probably close

00:53:47 --> 00:53:51: to 20 acres, so similar situations in Syracuse, NY you

00:53:51 --> 00:53:54: have I-81 that is coming down the highway. Same thing

00:53:55 --> 00:53:59: went through a middle class black neighborhood and all this

00:53:59 --> 00:54:03: you can attribute to Robert Moses. If anybody knows Robert

00:54:03 --> 00:54:07: Moses who they used to call the powerbroker so some

00:54:07 --> 00:54:09: of our recommendations are are here.

00:54:10 --> 00:54:14: You know, getting control of the highway, I mean, excuse

00:54:14 --> 00:54:15: me, the highway, the street.

00:54:17 --> 00:54:20: To meet the needs of the community. But again, this

00:54:20 --> 00:54:21: has to be community LED.

00:54:23 --> 00:54:25: The city needs your support. The state needs your support,

00:54:26 --> 00:54:28: but it's gonna have to start in this room.

00:54:29 --> 00:54:30: Business support.

00:54:32 --> 00:54:35: You know we're recommending the first thing we do, and

00:54:35 --> 00:54:39: maybe this has been done. Anything we're saying, if it's

00:54:39 --> 00:54:42: been done, this is not to disrespect anyone, but I
00:54:42 --> 00:54:46: work in economic development and what happens usually is
we
00:54:46 --> 00:54:50: always assume we know what businesses need and use this.
00:54:50 --> 00:54:54: Really the opposite. We don't know, so we're recommending
do
00:54:54 --> 00:54:58: a survey first, do a survey, get the economic development
00:54:58 --> 00:55:01: of corporation. If it's a city based or neighborhood.
00:55:01 --> 00:55:05: Please do a survey and assess really the needs and
00:55:05 --> 00:55:09: the products that businesses need, because again, we
assume there
00:55:09 --> 00:55:13: are many grant products and loan products that have
reimbursements
00:55:13 --> 00:55:17: that really is not friendly to a business. You know,
00:55:17 --> 00:55:19: I've been a business owner and if you ask me
00:55:19 --> 00:55:22: to put up do a reimbursement, I don't have the
00:55:22 --> 00:55:26: money up front. That's why I'm coming to you for
00:55:26 --> 00:55:28: a loan. So let's do a survey of their needs.
00:55:29 --> 00:55:31: Let's also do a survey of what the community.
00:55:32 --> 00:55:35: Will support, so there's a lot of needs here, but
00:55:35 --> 00:55:38: there's a lot of businesses here and as my colleague
00:55:38 --> 00:55:42: Tom mentioned, there are a lot of rooms for opportunity
00:55:42 --> 00:55:46: also to collaborating with North Carolina Central, they put a
00:55:46 --> 00:55:51: lot of emphasis now on entrepreneurship. Creating a
Business Association
00:55:51 --> 00:55:55: that represents the businesses along the corridor. They
promote the
00:55:56 --> 00:56:00: corridor. They promote business interests and they work with
the
00:56:00 --> 00:56:01: community.
00:56:02 --> 00:56:03: To increase traffic here.
00:56:07 --> 00:56:13: And lastly, for my slides technical expertise for acquisition.
This
00:56:13 --> 00:56:18: was mentioned earlier and I just know through experience.
00:56:19 --> 00:56:26: If the community LED organization can position themselves
to acquire
00:56:26 --> 00:56:28: property, maintain it.
00:56:29 --> 00:56:32: Redevelop it sell it.
00:56:34 --> 00:56:36: But keep it in the hands of those who are
00:56:37 --> 00:56:41: interested in building the community, not just flipping it. That
00:56:41 --> 00:56:45: is vital at this point and really, urgency. I've lived
00:56:45 --> 00:56:49: in Washington DC. I live in New York right now.
00:56:49 --> 00:56:53: You have to act now. I mean, when I lived
00:56:53 --> 00:56:56: in DC literally we had people I was renting at

00:56:56 --> 00:57:00: the time. Had people knocking on the door said we'll
00:57:00 --> 00:57:04: give you 400,500 thousand. This is over 15 almost 20
00:57:04 --> 00:57:05: years ago.
00:57:06 --> 00:57:09: This is the activity that I see here, but you
00:57:09 --> 00:57:12: have to be intentional now though others, and I'm gonna
00:57:12 --> 00:57:15: wrap up right here that will say, hey, you just
00:57:15 --> 00:57:20: focusing on the Fayetteville St corridor. You're just focusing
on
00:57:20 --> 00:57:23: the Haiti neighborhood, but that's what it takes.
00:57:24 --> 00:57:27: You, you're gonna have to focus the city. The state
00:57:27 --> 00:57:31: only has limited resources, so sometimes you have to slow
00:57:31 --> 00:57:34: up and say look because of what happened here.
00:57:35 --> 00:57:38: We have to focus a little bit more to provide
00:57:38 --> 00:57:43: opportunities for the people. So working with philanthropy,
local banks,
00:57:43 --> 00:57:47: you know banks need Community reinvestment credit. I don't
know
00:57:47 --> 00:57:51: the scores here with the banks, but work with the
00:57:51 --> 00:57:54: banks and work with the city and state and and
00:57:54 --> 00:57:57: let me close with this. This is a partnership. It's
00:57:58 --> 00:58:01: not us against them. If you do that, that's a
00:58:01 --> 00:58:01: mistake.
00:58:02 --> 00:58:07: This is actual partnership that has to be built right
00:58:07 --> 00:58:08: here right now.
00:58:09 --> 00:58:09: Thank you.
00:58:13 --> 00:58:16: Hello everybody so I am not the last person but
00:58:16 --> 00:58:18: we're getting there I promise so my name is Erica
00:58:19 --> 00:58:21: Bryce. I am from Kansas City MO. If you ask
00:58:21 --> 00:58:23: me if I'm from Kansas I will probably give you
00:58:23 --> 00:58:26: a side eye. Don't ask me why we're so funny
00:58:26 --> 00:58:28: about that. But there are Kansas City, MO and Kansas
00:58:28 --> 00:58:31: City, KS and I didn't want to say the thing
00:58:31 --> 00:58:33: that hit me the most when I came here and
00:58:33 --> 00:58:35: had a chance to interview everybody. I saw my own
00:58:35 --> 00:58:38: community so in my community we have 18th and vine
00:58:38 --> 00:58:40: and so if you guys have heard about the Negro
00:58:40 --> 00:58:43: Leagues Museum or the Jazz Museum or can't see you
00:58:43 --> 00:58:44: know for barbecue.
00:58:44 --> 00:58:46: But that was our Haiti and so this is a
00:58:46 --> 00:58:50: phenomenon that we're seeing literally across the country.
The same
00:58:50 --> 00:58:53: dynamics middle class black neighborhood, the Main Street
that was

00:58:53 --> 00:58:56: broken through by highways to the point where there is
00:58:56 --> 00:59:00: now federal legislation. Looking at reconnecting these communities. So this
00:59:00 --> 00:59:03: is actually really apropos. Moment too. I also want to
00:59:03 --> 00:59:06: stress that you all are also unfortunately at the whims
00:59:06 --> 00:59:09: of a lot of investment forces that are outside of
00:59:09 --> 00:59:12: North Carolina. Even there's a lot of money looking for
00:59:12 --> 00:59:14: a home, and so a lot of the pressures that
00:59:14 --> 00:59:15: you're experiencing.
00:59:15 --> 00:59:18: Right now and other communities are experiencing right now.
Is
00:59:18 --> 00:59:20: money looking for a home and they like real estate
00:59:20 --> 00:59:22: and y'all are right next to downtown.
00:59:23 --> 00:59:25: And so that's why we come with the level of
00:59:25 --> 00:59:27: urgency that we have right now. I know you all
00:59:27 --> 00:59:29: recognize it. I see a lot of hard work. I
00:59:29 --> 00:59:31: know you guys are gonna hear some things hopefully
reflected
00:59:32 --> 00:59:34: back to you and things that you've already heard before.
00:59:34 --> 00:59:37: Things that you may even tried before. I'm just hoping
00:59:37 --> 00:59:38: that we can bring a lens, but I hope you
00:59:38 --> 00:59:41: all understand that we certainly recognize how much hard
work
00:59:41 --> 00:59:42: has gone on here.
00:59:44 --> 00:59:47: And so really quickly on the implementation side, because
I'm
00:59:47 --> 00:59:50: also going to talk about finance, we want to suggest
00:59:50 --> 00:59:54: three potential models for organizing the stakeholders here,
as well
00:59:54 --> 00:59:57: as to get certain work done. And so one we
00:59:57 --> 01:00:00: looked at Main St communities, and so I like Main
01:00:00 --> 01:00:04: St communities because it's made for communities just like
this.
01:00:04 --> 01:00:07: It was typically a role program, but what they found
01:00:07 --> 01:00:10: is that there's a lot of main streets, just like
01:00:10 --> 01:00:13: heitai 18th and Vine in Rochester. All these areas. And
01:00:13 --> 01:00:14: what I like.
01:00:14 --> 01:00:17: About it is that it's not creating a new organization
01:00:17 --> 01:00:20: per se, it's really coalescing existing stakeholders that are.
When
01:00:20 --> 01:00:24: you also have multiple property owners that are both
residential
01:00:24 --> 01:00:26: and commercial, and so this is a program that we
01:00:26 --> 01:00:29: recommend, I'm not sure if you all applied for it

01:00:29 --> 01:00:32: before. There's a really active program here in North Carolina
01:00:32 --> 01:00:35: and they have 86 communities by density Durham on here
01:00:35 --> 01:00:38: yet. So if this is not updated, please let us
01:00:38 --> 01:00:40: know, but we thought it just gave really a strong
01:00:40 --> 01:00:44: framework for how to coalesce multiple stakeholders. I also
01:00:44 --> 01:00:44: want
01:00:44 --> 01:00:44: to stress.
01:00:45 --> 01:00:47: That because of the urgency that's happening right now, we
01:00:47 --> 01:00:50: also think that maybe you should think about bifurcating the
01:00:50 --> 01:00:54: entities between entity. That's really focused on the
01:00:54 --> 01:00:57: community, engagement,
01:00:57 --> 01:00:59: the community activities, all those critical things, and then the
01:00:59 --> 01:01:00: entity that can move at the speed of the market.
01:01:00 --> 01:01:03: And so we said that also because these structures require
01:01:04 --> 01:01:07: different funding sources, different staffing and not say it can
01:01:07 --> 01:01:10: be all in one. But I'll be honest, you all
01:01:10 --> 01:01:11: don't have time for one.
01:01:12 --> 01:01:14: That, and that's just what it is.
01:01:14 --> 01:01:18: So, so we suggest that the Main St communities organization
01:01:18 --> 01:01:21: that is focused on historic communities that is focused on
01:01:21 --> 01:01:25: ensuring that there is an equitable voice among stakeholders that
01:01:25 --> 01:01:27: gives you a clear I like a checklist. I'm a
01:01:27 --> 01:01:30: list girl, check off, check off. It shouldn't take hopefully
01:01:31 --> 01:01:34: too much to implement something like this here. The other
01:01:34 --> 01:01:37: element I like about is. I think we frequently think
01:01:37 --> 01:01:40: that volunteers can do everything volunteers got to eat too.
01:01:41 --> 01:01:44: And so the reason why we thought that this was
01:01:44 --> 01:01:47: a good opportunity was because it does also require that
01:01:47 --> 01:01:51: eventually you all have a funded organization that is staffed
01:01:51 --> 01:01:54: that completes the work of this Main St communities
01:01:54 --> 01:01:54: program,
01:01:55 --> 01:01:57: and so that can be literally anything you all want
01:01:57 --> 01:02:00: if you all decide you want to have district wide
01:02:00 --> 01:02:03: marketing. If you all decide that you want to have
01:02:03 --> 01:02:07: safety patrols or other safety measures down to landscaping,
01:02:07 --> 01:02:10: or
01:02:07 --> 01:02:10: even designed, we want to have consistent light.
01:02:10 --> 01:02:10: Poles.
01:02:11 --> 01:02:11: Right?
01:02:11 --> 01:02:14: And so I like that this gives a strong framework
01:02:14 --> 01:02:17: in a road map to get that done. And so,
01:02:17 --> 01:02:20: as you all can see, there is an opportunity to

01:02:20 --> 01:02:23: apply with the North Carolina Main Street program.
01:02:24 --> 01:02:27: OK, next, So what we heard.
01:02:27 --> 01:02:30: I don't know how many times I got to interview
01:02:30 --> 01:02:33: with Julia. We heard a lot about Central State Central.
01:02:33 --> 01:02:35: Do you all just say central NCCU? It's a lot
01:02:35 --> 01:02:38: of letters for me to say, but central right? And
01:02:38 --> 01:02:40: I mean I went to to HB CU. I went
01:02:40 --> 01:02:42: to Howard so I have a sensitivity for HBC US
01:02:42 --> 01:02:45: and the place that they have in our communities which
01:02:45 --> 01:02:48: tends to be a little bit different quite frankly than
01:02:48 --> 01:02:50: PWI's is what I've experienced.
01:02:51 --> 01:02:54: And so there is an existing model in North Carolina
01:02:54 --> 01:02:57: A&T that is an opportunity for NCCU here and what
01:02:57 --> 01:03:00: it is is that number, first and foremost, NCCU is
01:03:00 --> 01:03:04: an educational organization. They have to educate first. They
are
01:03:04 --> 01:03:08: also, though one of the main institutions here and very
01:03:08 --> 01:03:12: much interested in being a a stakeholder that partners here
01:03:12 --> 01:03:15: with the community was the experience that we had and
01:03:15 --> 01:03:18: so we suggest that they look at implementing the real
01:03:18 --> 01:03:22: estate foundation model which allows them to take some
certain
01:03:22 --> 01:03:23: activities.
01:03:23 --> 01:03:27: Related to real estate development related to economic
development and
01:03:27 --> 01:03:31: community development, outside of the university itself, and
allows them
01:03:31 --> 01:03:34: to also look at leveraging other resources and doing what's
01:03:34 --> 01:03:37: called public private partnerships. It also allows them to be
01:03:37 --> 01:03:39: a little bit more flexible in how they do their
01:03:39 --> 01:03:42: work. How can they partner with existing property owners?
How
01:03:42 --> 01:03:45: can they work with existing business owners? This just gives
01:03:45 --> 01:03:48: them more flexibility to work with everybody and like I
01:03:48 --> 01:03:52: said again, because their educational institution first, really
the how
01:03:52 --> 01:03:54: they do this, is that the discretion of.
01:03:54 --> 01:03:57: CU, but from everything we've heard so far, they are
01:03:57 --> 01:04:01: looking to actively partner with the universe with the
community
01:04:01 --> 01:04:03: to implement a similar program.
01:04:04 --> 01:04:07: And finally again, you all have a lot of different
01:04:07 --> 01:04:10: forces coming at you, and so we said that there
01:04:10 --> 01:04:13: should be a special purpose entity that is really just

01:04:13 --> 01:04:17: charged with the technical side of real estate development, property

01:04:17 --> 01:04:22: acquisition, doing certain developments, looking at certain financing, but they

01:04:22 --> 01:04:25: work directly in tandem with the Community engagement entity. And

01:04:25 --> 01:04:29: that's the difference, right? They're not out here working on

01:04:29 --> 01:04:32: their own, or just doing whatever it's this is the

01:04:32 --> 01:04:34: thing we're going to do, great.

01:04:34 --> 01:04:37: I'm going to go over here, get these properties, ensure

01:04:37 --> 01:04:40: that we have workforce housing, so not just affordable housing

01:04:40 --> 01:04:43: but workforce housing right? I'm gonna ensure that we have

01:04:43 --> 01:04:46: a commercial real estate development right, but let them move

01:04:46 --> 01:04:48: at the speeds and market and The thing is like

01:04:48 --> 01:04:51: they're African proverb where they talk about. If you want

01:04:51 --> 01:04:52: to go fast, go alone.

01:04:53 --> 01:04:56: Right, sometimes you kind of. Do you have to right

01:04:56 --> 01:04:58: when you have these forces? But it doesn't mean that

01:04:58 --> 01:05:01: you don't work together, and so that's why we suggested.

01:05:02 --> 01:05:04: Like I said, bifurcating these entities.

01:05:06 --> 01:05:09: Excuse me and then finally we had two kind of

01:05:09 --> 01:05:13: other implementation strategies. Again, listening directly to Community voice one

01:05:14 --> 01:05:17: was how about creating some additional destination retail and So

01:05:17 --> 01:05:20: what we did learn from especially from Durham Tech who

01:05:20 --> 01:05:23: was our first interview in the day is that there

01:05:23 --> 01:05:26: are a lot of entrepreneurs right here in Haiti that

01:05:26 --> 01:05:30: need affordable rental space that need affordable office space and

01:05:30 --> 01:05:33: so why not use destination retail? That is akin to

01:05:33 --> 01:05:36: what was actually here before up against the street.

01:05:36 --> 01:05:38: Right to be part of that anchor, and so the

01:05:38 --> 01:05:41: idea here is akin to what we heard is more.

01:05:41 --> 01:05:42: I think it's more St.

01:05:43 --> 01:05:46: In Raleigh, and so there's some pop up space. There's

01:05:46 --> 01:05:49: some incubator space, but the idea is that a business

01:05:49 --> 01:05:52: would be able to test out their concept under the

01:05:52 --> 01:05:54: coaching of of Durham Tech and be able to really

01:05:54 --> 01:05:57: try to see if they can make their their their

01:05:57 --> 01:06:00: entrepreneurial endeavor work. But it also provides like I

said,
01:06:00 --> 01:06:04: destination retail because there will not be another retailer in
01:06:04 --> 01:06:06: the area that does that, and so it can be
01:06:06 --> 01:06:09: something that is really tied to the Haiti heritage and
01:06:09 --> 01:06:12: to the culture. And I just think it really gives
01:06:12 --> 01:06:14: an interesting opportunity to reimagine.
01:06:14 --> 01:06:17: What do retail? What does retail look like and what
01:06:17 --> 01:06:20: does what do goods and services look like here and
01:06:20 --> 01:06:23: then? Also, going back to something Miss Juanita said, which
01:06:23 --> 01:06:26: I feel really passionate about is we want to ensure
01:06:26 --> 01:06:29: that there's economic participation by stakeholders.
01:06:30 --> 01:06:33: That they have a chance to also build wealth, right?
01:06:33 --> 01:06:37: Because what happened in these neighborhoods is literally
families. Loss
01:06:37 --> 01:06:40: of wealth. When these highways came through, and so we
01:06:40 --> 01:06:43: want to start creating that foundation for that. And we
01:06:43 --> 01:06:47: heard this from another Community member and she
suggested that
01:06:47 --> 01:06:50: there be done an impact study to really make sure
01:06:50 --> 01:06:52: that there is a good record of who had their
01:06:52 --> 01:06:56: property taken or had their value impacted something that
you
01:06:56 --> 01:06:59: said earlier to us too. But who was really impacted
01:06:59 --> 01:07:01: by by the property being taken?
01:07:01 --> 01:07:03: And also, where are the heirs right? And so if
01:07:03 --> 01:07:07: you all know about airs property or air shares frequently,
01:07:07 --> 01:07:11: what happens with some speculative developers and
investors as they
01:07:11 --> 01:07:13: find that one cousin? I got a lot of them
01:07:13 --> 01:07:17: I don't know about you. All my families from Mississippi.
01:07:17 --> 01:07:19: There's a lot of us. They find the one cousin
01:07:19 --> 01:07:22: who is once money right now or is interested in
01:07:22 --> 01:07:25: keeping the property. And that's how they acquire some of
01:07:26 --> 01:07:29: these properties that are vacant. Now that's how they acquire
01:07:29 --> 01:07:32: some of these assets that are critical to.
01:07:32 --> 01:07:34: Can be realized in the Community vision, and so this
01:07:34 --> 01:07:37: actually serves as a basis for that. The critical part
01:07:37 --> 01:07:40: here though, is that it is confidential, so that is
01:07:40 --> 01:07:43: not used against this community, but it just creates. Like
01:07:43 --> 01:07:45: I said, that foundation and basis.
01:07:46 --> 01:07:50: It also helps these communities are getting these legacy
owners
01:07:50 --> 01:07:53: kind of business affairs in order they understand what the

01:07:53 --> 01:07:56: rights are to the asset. Getting it under control. And
01:07:56 --> 01:07:58: so it also serves like I said as a basis
01:07:58 --> 01:08:02: for further opportunities and investment to support legacy stakeholders, is
01:08:02 --> 01:08:04: what I'd also like to say.
01:08:05 --> 01:08:07: OK, and then we're gonna go on to financing and
01:08:07 --> 01:08:10: I'm gonna move there. This a little bit quickly, but
01:08:10 --> 01:08:12: I do wanna say first and foremost.
01:08:13 --> 01:08:19: To level set heitai is economic asset in Durham.
01:08:20 --> 01:08:23: In this county in this region, in this state in
01:08:23 --> 01:08:26: the United States and I think frequently folks look at
01:08:26 --> 01:08:30: neighborhoods like this and not realizing that disinvestment was an
01:08:30 --> 01:08:34: active thing that happened, and so it's like, oh, we're
01:08:34 --> 01:08:38: doing charity, we're we're. We're just contributing to this place
01:08:38 --> 01:08:41: that had that, you know that poor them.
01:08:41 --> 01:08:42: No.
01:08:43 --> 01:08:46: You don't have dorm if you don't have hentai.
01:08:46 --> 01:08:50: And so investment should be just as aggressive in Haiti
01:08:50 --> 01:08:53: and in this neighborhood as it is in downtown, as
01:08:53 --> 01:08:55: it is in other parts of this city. And so
01:08:55 --> 01:08:58: is with that lens that we explore the different financing
01:08:58 --> 01:09:01: opportunities is so that it's just not seen. Like I
01:09:02 --> 01:09:05: said, the charitable opportunity, because it is not, is an
01:09:05 --> 01:09:08: investment in the people in the place. And I do
01:09:08 --> 01:09:11: also want to emphasize that we're not saying. Just invest
01:09:11 --> 01:09:14: in the place, because then this land will be here.
01:09:14 --> 01:09:16: But if y'all are here, it's not Haiti.
01:09:18 --> 01:09:19: It's not Fayetteville corridor.
01:09:20 --> 01:09:22: And so we want to ensure that there is investment
01:09:22 --> 01:09:24: in both and is with that eye.
01:09:26 --> 01:09:29: So just a couple of thoughts and considerations and approaches
01:09:30 --> 01:09:32: when looking at this number one. There are actually a
01:09:32 --> 01:09:35: lot of tools out there, and so before we recreate
01:09:35 --> 01:09:37: the will let's look at why the will isn't quite
01:09:37 --> 01:09:40: working. Where can we grease it? So we suggested there
01:09:40 --> 01:09:43: be a funding tools assessment and then kind of going
01:09:43 --> 01:09:45: in and really picking it apart. Is there a policy
01:09:45 --> 01:09:45: issue?
01:09:46 --> 01:09:49: Is there an underwriting issue? What is the issue that
01:09:49 --> 01:09:52: makes this tool tougher to use in this Community?

01:09:53 --> 01:09:56: And then number two as Julia shared. We believe there
01:09:56 --> 01:10:00: should be a Community benefits agreements for any
01:10:00 --> 01:10:05: developer, any
01:10:05 --> 01:10:08: private entity that's receiving public funds, whatever that
01:10:09 --> 01:10:11: looks like
01:10:11 --> 01:10:14: whatever needs to be for. But for for Haiti.
01:10:14 --> 01:10:18: Whatever you all decide that it should be, but if
01:10:18 --> 01:10:21: they're taking your tax dollars, there should be some sort
01:10:21 --> 01:10:24: of agreement. We should also say, though, that we're not
01:10:24 --> 01:10:28: saying be obstructive. Don't be obstructive, you still wanna
01:10:28 --> 01:10:32: see
01:10:32 --> 01:10:35: certain things happen, but there should be. Some say by
01:10:35 --> 01:10:37: this community, especially when public tools using public
01:10:37 --> 01:10:40: money are
01:10:40 --> 01:10:43: being incorporated into redeveloping your community. And
01:10:43 --> 01:10:46: then finally we
01:10:46 --> 01:10:49: have a suggestion of I'm saying Capital ZAR, I think
01:10:49 --> 01:10:52: I just like the words are Bay likes. The words
01:10:52 --> 01:10:56: are but the idea here is that what happens?
01:10:56 --> 01:10:59: Frequently enough in these communities is that you kind of
01:10:59 --> 01:11:01: need to have somebody and it could be an economic
01:11:01 --> 01:11:04: development entity who can really coalesce what fundings
01:11:04 --> 01:11:08: available, but
01:11:08 --> 01:11:11: not just at a business level but at an individual
01:11:11 --> 01:11:15: level, right? Small developer individual legacy property
01:11:15 --> 01:11:18: owner, and the
01:11:18 --> 01:11:20: idea here is that they know what's available. They kind
01:11:20 --> 01:11:24: of know what works and know what needs to happen
01:11:24 --> 01:11:26: to to to get it in help people apply, but
01:11:27 --> 01:11:30: most importantly, when you're doing underwriting valuations,
01:11:30 --> 01:11:33: and if anybody
01:11:33 --> 01:11:37: knows anything about valuations and there's literally federal.
01:11:37 --> 01:11:39: Legislation, I guess being proposed right now for valuations
01:11:39 --> 01:11:42: is
01:11:42 --> 01:11:45: that they have been very biased and evaluation does impact
01:11:45 --> 01:11:48: your ability to get the capital that you need in
01:11:48 --> 01:11:51: order to redevelop your community. And so rather than just
01:11:51 --> 01:11:54: trying to fight the the the valuations head on, let's
01:11:54 --> 01:11:57: have somebody that can provide the critical information for
01:11:57 --> 01:12:00: underwriting
01:12:00 --> 01:12:03: can show what's really happening in this market. That is
01:12:03 --> 01:12:06: one small tool that can actually change the dynamic. I'm
01:12:06 --> 01:12:09: also a developer. I did banking for five and a
01:12:09 --> 01:12:12: half years. I've been able to have conversations.

01:11:42 --> 01:11:44: To fight and advocate for myself in a certain way.
01:11:44 --> 01:11:47: Because I've been doing this for 20 years, somebody else
01:11:47 --> 01:11:50: coming in the door that wants to do something just
01:11:50 --> 01:11:53: as passionately? That has a better idea than I've ever
01:11:53 --> 01:11:55: had. Should have that same opportunity.
01:11:56 --> 01:11:58: And then I'm gonna try to fly through the rest
01:11:58 --> 01:12:02: of this really quickly grants and philanthropic funding. Pretty
sure
01:12:02 --> 01:12:06: everybody's familiar with that. A tool that you all may
01:12:06 --> 01:12:10: want to consider here, especially as recoverable grants or
forgivable
01:12:10 --> 01:12:13: loans that allows that grant funding to cycle through. And
01:12:13 --> 01:12:16: so for context, list has a forgivable loan program in
01:12:17 --> 01:12:20: Kansas City is really they're using their own grant money
01:12:20 --> 01:12:24: and they use it for predevelopment, so developers like myself
01:12:24 --> 01:12:26: and like some of my colleagues, I give \$40,000.
01:12:26 --> 01:12:29: \$50,000 a \$100,000 and they say use this for
predevelopment
01:12:30 --> 01:12:33: and if something absolutely happens outside of your control
where
01:12:33 --> 01:12:35: you can't pay it back, then it is granted. Now
01:12:35 --> 01:12:38: we have to have a good faith effort for that
01:12:38 --> 01:12:40: to work, but it allows then is once I pay
01:12:40 --> 01:12:42: my money back it's going to the next person and
01:12:42 --> 01:12:44: so I really do like that tool as a grant
01:12:44 --> 01:12:47: funding tool. It takes a little bit of risk. Capital
01:12:47 --> 01:12:49: off the table and that can be used for a
01:12:49 --> 01:12:53: lot of different things. We think grant funding should
particularly
01:12:53 --> 01:12:55: be used for anything that is public. Supporting a public
01:12:55 --> 01:12:56: facing.
01:12:57 --> 01:13:01: That similar story there. I think the most critical piece
01:13:01 --> 01:13:03: with the debt is ensuring that it aligns with what
01:13:03 --> 01:13:07: this Community needs. That if they're saying well, we need
01:13:07 --> 01:13:09: to see a 130 debt service coverage or 140 debt
01:13:09 --> 01:13:13: service coverage that we understand what that's informed by.
Sometimes
01:13:13 --> 01:13:16: these communities are seen as too risky, and then when
01:13:16 --> 01:13:19: you really dig into why it's like well.
01:13:19 --> 01:13:22: Is not actually too risky you're you're looking at a
01:13:22 --> 01:13:25: format or a function that doesn't actually apply to this
01:13:25 --> 01:13:28: community at the same time. We don't want to see
01:13:28 --> 01:13:31: anybody trying to reach for that and then doing things
01:13:31 --> 01:13:34: through adverse to what the Community wants to see

happen.

01:13:34 --> 01:13:37: So, for instance, if the debt is too expensive then

01:13:37 --> 01:13:40: somebody's like. Well, I have to charge rents of \$5000

01:13:40 --> 01:13:41: to make it work.

01:13:42 --> 01:13:45: So we need to make sure that the debt tools

01:13:45 --> 01:13:48: align with what needs to happen. Equity very similar, you

01:13:48 --> 01:13:52: know. Look at local and regional philanthropic partners. And also

01:13:52 --> 01:13:55: look at program related investments. And then the other part

01:13:55 --> 01:13:58: here though, was looking at the use of tax increment

01:13:58 --> 01:13:58: funding.

01:13:59 --> 01:14:02: And how that gets integrated into capital stacks? It doesn't

01:14:02 --> 01:14:05: have to be just for an individual asset tax increment

01:14:05 --> 01:14:08: funding can be used and just frequently used for public

01:14:08 --> 01:14:12: facing assets and public facing projects. It can also be

01:14:12 --> 01:14:14: used as a pot of money to be a little

01:14:14 --> 01:14:16: bit more responsive to the market and then also new

01:14:17 --> 01:14:20: markets, tax credits, historic tax credits, you all historic district,

01:14:20 --> 01:14:22: you know what it is.

01:14:22 --> 01:14:25: And then finally additional tools and so this is when

01:14:25 --> 01:14:29: the areas I'm particularly passionate about. Again, economic participation is

01:14:29 --> 01:14:34: critical. Governance is critical, but economic participation gives this community

01:14:34 --> 01:14:36: an additional voice in what happens here, and so you

01:14:36 --> 01:14:39: already have a Land Trust here in in Durham doesn't

01:14:39 --> 01:14:42: mean you can't even have another one. If you need

01:14:42 --> 01:14:45: a particular one to this community, but what land trusts

01:14:45 --> 01:14:48: allow you to do is to create permanent affordability, and

01:14:48 --> 01:14:50: you can still build a little bit of wealth so

01:14:50 --> 01:14:52: vacant parcels here could be acquired.

01:14:52 --> 01:14:56: The Land Trust of family Workforce Ham family middle income

01:14:56 --> 01:14:59: family could come in purchase the home and when they

01:14:59 --> 01:15:03: sell it, the money basically gets split between the Land

01:15:03 --> 01:15:06: Trust and the property owner, but they ensured that there

01:15:07 --> 01:15:10: is continuing affordability as what happens with this. And then

01:15:11 --> 01:15:15: there's also different movements around the country for crowdfunding of

01:15:15 --> 01:15:18: real estate and what we call community shares. So for

01:15:18 --> 01:15:22: instance, if there is a office building going up, it's

01:15:22 --> 01:15:23: using public funding and

01:15:24 --> 01:15:27: Natasha says that she wants to invest in this building,
01:15:27 --> 01:15:31: right \$500 a \$1000, that is the economic benefit because
01:15:31 --> 01:15:34: you get shares and dividends off that property like the
01:15:34 --> 01:15:35: next person.
01:15:36 --> 01:15:39: The next tax abatement for legacy property owners. We do
01:15:39 --> 01:15:42: know that there is an aging population here. They are
01:15:42 --> 01:15:46: invaluable, they're invaluable resource, and they really are
the heart
01:15:47 --> 01:15:49: and soul of this community too. We want to ensure
01:15:49 --> 01:15:53: that they can stay here. So think about tax abatement
01:15:53 --> 01:15:55: as it pertains to income and as it pertains to
01:15:55 --> 01:15:59: being a legacy property owner here and then. Finally, an
01:15:59 --> 01:16:03: enhanced facade improvement and minor and moderate
home repair program
01:16:03 --> 01:16:06: that can use it, use the OR leverage historic tax
01:16:06 --> 01:16:06: credits.
01:16:06 --> 01:16:09: So thank you all so much and that's my time.
01:16:16 --> 01:16:19: So just just in conclusion, so you know a lot
01:16:19 --> 01:16:20: of ideas.
01:16:22 --> 01:16:24: And you know how do you pay for it all?
01:16:26 --> 01:16:28: We were the right way.
01:16:30 --> 01:16:36: What we thought about here was again a \$63 million.
01:16:38 --> 01:16:40: Proposal price tag.
01:16:41 --> 01:16:46: \$25 million of which is really related to improving Fayetteville
01:16:46 --> 01:16:46: St.
01:16:47 --> 01:16:52: Upgrading the existing streetscapes, the facades bearing the
light poles.
01:16:53 --> 01:16:58: Ohh Justin Utilities the you know drainage problems
controlling the
01:16:58 --> 01:17:01: traffic and we know that there's sort of you know,
01:17:01 --> 01:17:05: two sections of what's happening on happening on
Fayetteville St
01:17:05 --> 01:17:09: and you know, again, there's discussion as to whether or
01:17:09 --> 01:17:09: not.
01:17:10 --> 01:17:14: You know there's advocacy at the state level was? Should
01:17:15 --> 01:17:19: the state transfer Fayetteville St to the city along with
01:17:19 --> 01:17:23: the resources to make these improvements? And so the
discussion
01:17:23 --> 01:17:28: that we believe is particularly appropriate now and that that
01:17:28 --> 01:17:32: again arguments can be made the UNC system when you
01:17:32 --> 01:17:36: look at the other universities in the UNC system. Certainly
01:17:36 --> 01:17:40: an equity argument can be made for this much as
01:17:40 --> 01:17:41: \$20 million.

01:17:41 --> 01:17:42: To strengthen.

01:17:43 --> 01:17:47: Ian Ji mean it keeps saying New Jersey. North Carolina

01:17:47 --> 01:17:50: Central University and that's.

01:17:51 --> 01:17:56: We know that they're landlocked. There's additional property needed for

01:17:56 --> 01:18:01: educational uses. It's housing for student, faculty, staff, visitors, you

01:18:01 --> 01:18:05: know the desire to get restaurants and small businesses and

01:18:05 --> 01:18:09: other services and amenities right around the campus.

01:18:10 --> 01:18:15: Look at, you know other universities in the in the

01:18:15 --> 01:18:21: system you'll see that they have opportunities there and that

01:18:21 --> 01:18:26: that could be the place where that curated retail along

01:18:26 --> 01:18:31: Haiti. You know, really happens \$3 million for the Haiti

01:18:31 --> 01:18:33: Center and this is.

01:18:34 --> 01:18:39: Really focused on helping the hetai center get the resources

01:18:39 --> 01:18:42: it needs and the expertise it needs to do the

01:18:42 --> 01:18:47: convening to do the real estate specific, you know, expertise

01:18:47 --> 01:18:51: to be able to work on historic home acquisition and

01:18:51 --> 01:18:54: creating a historic you know.

01:18:55 --> 01:19:00: Section of of Fayetteville. Really focusing on the historic restoration

01:19:00 --> 01:19:05: work and preservation work that we talked about \$5 million,

01:19:05 --> 01:19:09: you know, for the legacy homeownership work. Again when we've

01:19:09 --> 01:19:13: looked around and I think what you'll see in the

01:19:13 --> 01:19:14: report is.

01:19:15 --> 01:19:19: Opportunities of how people are doing this in other communities

01:19:19 --> 01:19:23: across the country, you'll see that either in density bonuses

01:19:23 --> 01:19:27: and contextual. Last of this market or community benefit agreements

01:19:27 --> 01:19:31: that are negotiated and entitlements are given that they can

01:19:31 --> 01:19:35: be opportunities for some capital that would fund the legacy

01:19:35 --> 01:19:39: homeowners. And we've heard numbers where we're talking about, you

01:19:39 --> 01:19:42: know 100 to 200 people. So right that you know

01:19:42 --> 01:19:45: doing that initial analysis and understanding.

01:19:45 --> 01:19:49: New legacy owners. Homeowners here and having some capital that

01:19:49 --> 01:19:52: allow them to make the repairs to address property tax

01:19:52 --> 01:19:52: increases.

01:19:53 --> 01:19:58: You know there's there's budget there, and then finally \$10

01:19:58 --> 01:20:03: million for you know, black business fund really supporting.

01:20:04 --> 01:20:09: Black entrepreneurship and not just only the small Barber

shop
01:20:09 --> 01:20:10: beauty shop.
01:20:11 --> 01:20:12: Restaurant.
01:20:13 --> 01:20:17: But also next economy entrepreneurship as well. The life sciences.
01:20:17 --> 01:20:21: You know energy, you know we really think about growth
01:20:21 --> 01:20:25: sectors. Getting people of color position to lead and drive
01:20:25 --> 01:20:29: entrepreneurship in the next economy. A lot of that good
01:20:30 --> 01:20:34: work is as it's been mentioned, is already being implemented
01:20:34 --> 01:20:38: at at central and then real estate. Helping people of
01:20:38 --> 01:20:42: color own real estate participate in real estate development
as
01:20:42 --> 01:20:43: partners.
01:20:43 --> 01:20:46: His owners as leaders and drivers. If you look around
01:20:46 --> 01:20:48: the country there are.
01:20:49 --> 01:20:53: You've heard everyone of us say something about
intentionality.
01:20:54 --> 01:20:57: And right now we're seeing things being done different in
01:20:57 --> 01:21:01: terms of allocating capital. It takes almost will, right? There's
01:21:01 --> 01:21:05: corporate community that's coming together and kept, you
know, real
01:21:05 --> 01:21:09: tangible examples and awarded, you know fifteen \$20 million
of
01:21:09 --> 01:21:13: grant capital to local and black entrepreneurs and community
based
01:21:13 --> 01:21:17: black entrepreneurship never been done before. When I first
got
01:21:17 --> 01:21:21: in this industry, nobody gave grants to develop that that's
01:21:21 --> 01:21:24: different. In this moment. There's different now.
01:21:25 --> 01:21:29: You know specifically targeted investment fund Angel fund
that's working
01:21:29 --> 01:21:33: that that that is supporting black entrepreneurship. There are
opportunities
01:21:33 --> 01:21:35: there now, but again it takes will. It takes doing
01:21:36 --> 01:21:40: things differently. Doing capital differently, doing advocacy
differently and doing
01:21:40 --> 01:21:43: it with this collaborative vision and and and shared vision
01:21:43 --> 01:21:46: that that has been discussed. So with that I'm going
01:21:46 --> 01:21:49: to conclude our presentation and thank you all for giving
01:21:49 --> 01:21:52: us this opportunity and for listening to our recommendations.
We
01:21:52 --> 01:21:55: know like anything else is easy to come in and
01:21:55 --> 01:21:56: say do all this stuff.
01:21:56 --> 01:21:59: And the you know the deity is in the detail
01:21:59 --> 01:22:02: of the execution, and so you know with that we

01:22:02 --> 01:22:05: we want to open it up for questions and and
01:22:05 --> 01:22:09: discussion for the next few minutes there's a microphone I
01:22:09 --> 01:22:13: guess in the middle here, if anybody wants to come
01:22:13 --> 01:22:15: up and and propose any questions.
01:22:16 --> 01:22:17: Pose any questions.
01:22:25 --> 01:22:26: Please.
01:22:33 --> 01:22:35: Hello are you guys hear me yes OK so first
01:22:35 --> 01:22:39: of all thanks for coming. Everybody's presentations were
great. It
01:22:39 --> 01:22:42: was this a lot you know and I'm sure you
01:22:42 --> 01:22:45: guys could probably speak a little bit more to local
01:22:45 --> 01:22:48: assets that could help to bring those ideas together so
01:22:48 --> 01:22:51: we could work as a group to get that done.
01:22:51 --> 01:22:54: But one of the questions I had there was one
01:22:54 --> 01:22:56: slide that had like a it was like a circle
01:22:56 --> 01:23:00: around Haiti and then there was a couple other little
01:23:00 --> 01:23:03: circles that were there that where it looked like there
01:23:03 --> 01:23:04: was already.
01:23:04 --> 01:23:07: A plan for those spaces. Do you all know what
01:23:07 --> 01:23:10: those are like? What what is actually coming there? Like
01:23:10 --> 01:23:13: there's one on Merrick Street that I saw that yeah,
01:23:13 --> 01:23:16: can anyone So what what we heard during the process
01:23:16 --> 01:23:20: there were a few sites that were Housing Authority
developments
01:23:20 --> 01:23:23: again, I think we've heard anywhere from as small as
01:23:23 --> 01:23:25: 700 to many as many as 1400 units in the
01:23:25 --> 01:23:30: housing authorities has issued those RFP's. There's another
proposed development,
01:23:30 --> 01:23:33: I think that's being negotiated with mixed use project that
01:23:33 --> 01:23:36: has been suggested that maybe as much as three.
01:23:36 --> 01:23:39: 350,000 square feet. I think that stuff is working through
01:23:39 --> 01:23:42: the process, so I think one of our sort of
01:23:42 --> 01:23:45: the crux of our recommendation was the need to be
01:23:45 --> 01:23:49: able to figure out how you communicate transparently about
what's
01:23:49 --> 01:23:52: happening right and what's what's coming. So some of it,
01:23:52 --> 01:23:55: I think, is already public. Some of it, I think,
01:23:55 --> 01:23:58: is you know, working its way through the process, and
01:23:58 --> 01:23:59: I think the note was.
01:24:00 --> 01:24:04: There is again thousands of residential units and millions of
01:24:04 --> 01:24:08: square feet of of development that's on the drawing boards
01:24:08 --> 01:24:12: right? And at various levels of ideation and approval
processes,

01:24:12 --> 01:24:15: and I think working with the city and working with
01:24:15 --> 01:24:19: the Housing Authority. You know, I think more more details.
01:24:19 --> 01:24:22: We heard this all in one day, so it's not
01:24:22 --> 01:24:25: as if we had a, you know, a superior level
01:24:25 --> 01:24:28: of information, but we heard from the leadership that these
01:24:28 --> 01:24:30: proposals are in the works.
01:24:30 --> 01:24:33: And I think the crux of our recommendation is to
01:24:33 --> 01:24:36: figure out a way, whether it's at the Haiti Center
01:24:36 --> 01:24:38: or at being said at a restaurant that we sort
01:24:38 --> 01:24:41: of get together and say, where do we starting from?
01:24:41 --> 01:24:44: What do we know what's public? What we've heard? What's
01:24:44 --> 01:24:47: being proposed? I think there was a big Community hearing
01:24:47 --> 01:24:50: last night with the Housing Authority, and you know, the
01:24:50 --> 01:24:52: other things that are being proposed going forward.
01:24:55 --> 01:24:58: Is A is a large portion of that area for
01:24:58 --> 01:25:03: Fayetteville St which you're calling Fayetteville Street. Is it
already
01:25:03 --> 01:25:06: spoken for? So again, I think you know, spoken for
01:25:06 --> 01:25:09: is is like a term of art. I think you
01:25:09 --> 01:25:09: know the.
01:25:11 --> 01:25:13: I think a few of us have had this experience
01:25:13 --> 01:25:15: when I remember when I first moved to Newark, NJ,
01:25:15 --> 01:25:18: I had an economic development in Newark and we saw
01:25:18 --> 01:25:21: all this property. So I was boarded up. Some was
01:25:21 --> 01:25:23: fenced off and I really think we're gonna go in
01:25:23 --> 01:25:26: there. What was interesting is the city didn't own that
01:25:26 --> 01:25:29: property was owned by private property owners, and each
one
01:25:29 --> 01:25:32: of those private property owners had this decision to make.
01:25:32 --> 01:25:34: Am I going to sell? Am I going to Co,
01:25:34 --> 01:25:37: develop? Am I gonna hold it for additional time even
01:25:37 --> 01:25:39: though we wanted to see it developed? We had. Some
01:25:39 --> 01:25:41: folks are like I'm it's not right.
01:25:41 --> 01:25:45: I'm holding until there's, you know, opportunity that I believe
01:25:45 --> 01:25:48: for more value and so that is what I think
01:25:48 --> 01:25:51: the my overriding sort of perception here was is that
01:25:51 --> 01:25:55: they all these private property owners. Everybody's got their
right
01:25:55 --> 01:25:59: and and they're making their own decisions so spoken for
01:25:59 --> 01:26:02: in a sense of is already owned by someone.
01:26:03 --> 01:26:06: Spoken for some people, have you know the Housing
Authority
01:26:06 --> 01:26:09: has already issued RFP's and and sort of you know,

01:26:09 --> 01:26:12: have you know very specific development proposals in some part
01:26:12 --> 01:26:13: of moving forward?
01:26:14 --> 01:26:17: Other than some of the shopping center stuff, I think
01:26:17 --> 01:26:21: there's you know negotiations going on and in pending discussions
01:26:21 --> 01:26:25: with Community. There's individual, you know it was a black
01:26:25 --> 01:26:28: entrepreneur who's buying properties. And is he going to rehab
01:26:28 --> 01:26:31: the houses and sell them rehab the houses and you
01:26:31 --> 01:26:34: know and rent them. I think all of those. That's
01:26:34 --> 01:26:38: the challenge of a neighborhood like this. There's not the
01:26:38 --> 01:26:40: city doesn't own a lot of property, I think was
01:26:41 --> 01:26:44: one of the early revelations. And so it's going to
01:26:44 --> 01:26:44: this.
01:26:44 --> 01:26:47: You know, even buying historic houses and restoring them, we
01:26:47 --> 01:26:50: gotta figure out how we do that and how we
01:26:50 --> 01:26:52: either get capital or to buy it from the private
01:26:52 --> 01:26:55: owners or come up with some strategy to to Co.
01:26:55 --> 01:26:57: Develop it to Co, develop it with it. Let me
01:26:57 --> 01:27:00: stop anybody want to add anything to that as a
01:27:00 --> 01:27:02: part of that process? So Bill, please.
01:27:04 --> 01:27:06: Well Sir, thank you for coming this morning. I think
01:27:06 --> 01:27:08: it might have been the one that I had with
01:27:08 --> 01:27:11: the circles up that had your question. There was a
01:27:11 --> 01:27:14: meeting last night and actually linear referred to it with
01:27:14 --> 01:27:17: the Housing Authority and the developers that have been selected
01:27:17 --> 01:27:19: on those areas. We do have an idea of the
01:27:19 --> 01:27:22: number of units that are going up in the phasing
01:27:22 --> 01:27:25: that's taking place. I presented that because that's across the
01:27:25 --> 01:27:28: freeway that's already here in the neighborhood. The reason why
01:27:28 --> 01:27:31: I mentioned that is you're dealing with the upper part
01:27:31 --> 01:27:34: of Fayetteville St. It needs to deal with the fact
01:27:34 --> 01:27:35: that there is that density.
01:27:35 --> 01:27:38: That's coming that additional housing that's coming in, and so
01:27:38 --> 01:27:40: it could be an anchor in. At the end. The
01:27:40 --> 01:27:43: words that I used Sentinel and beacon were by choice.
01:27:43 --> 01:27:45: OK, so you've now got a situation where you have
01:27:46 --> 01:27:49: an anchor coming across. It's coming across the freeway. It's
01:27:49 --> 01:27:51: right up here at the top that economic strength that

01:27:51 --> 01:27:54: is going to be developed. Those people that live in
01:27:54 --> 01:27:57: those areas are going to be spending money locally, and
01:27:57 --> 01:28:00: you're going to see other property decisions taking place.
01:28:01 --> 01:28:04: All of us talked about his sense of urgency. I
01:28:04 --> 01:28:08: appreciate your question, Sir. That's why there is urgency
when
01:28:08 --> 01:28:11: these developments start taking hold. The decisions are
going to
01:28:12 --> 01:28:15: be made around all of the transit infrastructure need to
01:28:15 --> 01:28:16: be unified.
01:28:17 --> 01:28:19: When these proposals are put out, they cannot be put
01:28:19 --> 01:28:21: out in such a way that it's saying ohh, and
01:28:21 --> 01:28:24: when you come back, can you please make a unified
01:28:24 --> 01:28:27: decision? And so now that's what needs to take place.
01:28:27 --> 01:28:30: That's actually what you've heard. Thank you very much for
01:28:30 --> 01:28:30: your question.
01:28:30 --> 01:28:34: Yeah, it's it's. It's one private sector people are knocking
01:28:34 --> 01:28:36: on doors and I want to buy a property. I
01:28:36 --> 01:28:39: can densify it. I can do two stories or five
01:28:39 --> 01:28:40: stories of 10 story that's.
01:28:41 --> 01:28:44: That's the name you see it, just you know we
01:28:44 --> 01:28:45: can look at it and and and see it, and
01:28:45 --> 01:28:48: that's what's again, I think it's impending is the is
01:28:48 --> 01:28:50: the is the word I put in in, you know
01:28:50 --> 01:28:52: in my part of the presentation.
01:28:52 --> 01:28:55: Anyone here that's already has a group set up? I
01:28:55 --> 01:28:57: would like to participate if there's not, I would like
01:28:57 --> 01:28:58: to.
01:29:01 --> 01:29:02: Thank you man, thank you.
01:29:06 --> 01:29:11: The the the this process is is public presentation as
01:29:11 --> 01:29:15: was loose turla there'll be a publication with more detail
01:29:15 --> 01:29:17: and you know the.
01:29:18 --> 01:29:21: You know, fleshing out the ideas in the next 60
01:29:21 --> 01:29:24: days that will be available widely it be online. It
01:29:25 --> 01:29:28: will be distributed to the sponsors and and you know,
01:29:28 --> 01:29:32: so that if they're not questions today there's there's certainly
01:29:32 --> 01:29:35: going to be opportunities to talk about the about the
01:29:35 --> 01:29:36: report, yes?
01:29:43 --> 01:29:45: Here my name is Natasha Walker for those.
01:29:52 --> 01:29:54: Not an easy task for this.
01:29:55 --> 01:29:58: He used several panels throughout the year. It's called the
01:29:58 --> 01:30:00: advisory services panel.

01:30:01 --> 01:30:03: These are volunteers.
 01:30:03 --> 01:30:05: Their subject matter matter.
 01:30:28 --> 01:30:29: A unique problem.
 01:30:32 --> 01:30:33: That is very unfair.
 01:30:34 --> 01:30:36: But I did want to give context.
 01:30:47 --> 01:30:49: Appreciate it, thank you.
 01:31:02 --> 01:31:03: Make sure that.
 01:31:09 --> 01:31:10: Take care about,
 01:31:11 --> 01:31:11: like.
 01:31:12 --> 01:31:13: They live.
 01:31:18 --> 01:31:19: Thank you, thank you.
 01:31:29 --> 01:31:32: Vivian Gunn and I'm from the grant St community.
 01:31:33 --> 01:31:35: I just like to thank you all for just coming
 01:31:35 --> 01:31:36: here and.
 01:31:36 --> 01:31:39: And I'm glad that somebody.
 01:31:41 --> 01:31:44: Out there listening to us and somebody's able to put
 01:31:44 --> 01:31:45: stuff in a more organized.
 01:31:46 --> 01:31:53: Way to give our community and the other surrounding
 communities
 01:31:53 --> 01:31:53: who.
 01:31:54 --> 01:31:58: That things can be done. Plus we've done it in
 01:31:58 --> 01:32:00: such a will organized way.
 01:32:01 --> 01:32:01: That
 01:32:02 --> 01:32:04: I'm thankful to you.
 01:32:06 --> 01:32:09: Coming here and giving me insight and other.
 01:32:10 --> 01:32:12: Given the community.
 01:32:12 --> 01:32:15: Inside that there is.
 01:32:15 --> 01:32:16: Hope.
 01:32:17 --> 01:32:18: Thank you.
 01:32:19 --> 01:32:20: And there is.
 01:32:22 --> 01:32:23: Hope for maintain.
 01:32:27 --> 01:32:29: Saint Joseph's part of it. I want to.
 01:32:30 --> 01:32:31: Angel.
 01:32:32 --> 01:32:36: Church I sang in the choir on that stage so
 01:32:36 --> 01:32:38: I'm just happy.
 01:32:38 --> 01:32:42: I can see it somebody's interested in.
 01:32:43 --> 01:32:44: Just interested in the people and.
 01:32:45 --> 01:32:47: You're hearing the voices of the people in the.
 01:32:49 --> 01:32:52: His community and other communities that need.
 01:32:53 --> 01:32:53: Thank.
 01:32:53 --> 01:32:56: You, no, I'm glad we had an opportunity to hear
 01:32:56 --> 01:32:58: your voice. You came. I think I need to.

01:32:59 --> 01:33:02: Tune in to to to hear you and your neighbor
01:33:02 --> 01:33:05: and the story of ownership. And so we we we
01:33:05 --> 01:33:08: were inspired thanks to the sponsors, who again you Alive
01:33:09 --> 01:33:13: Foundation the Haiti Heritage Center Saint Joseph that you
know
01:33:13 --> 01:33:16: is organized and giving us this opportunity to pull all
01:33:16 --> 01:33:20: this together so you know they they. Appreciation is mutual.
01:33:27 --> 01:33:31: And so again, with that, we're going to hang around
01:33:31 --> 01:33:35: for a few minutes. I think the individual questions the
01:33:35 --> 01:33:38: report will be delivered in, you know, in the coming
01:33:38 --> 01:33:42: months and we really do. Hope this is a moment
01:33:42 --> 01:33:45: of to galvanized and a moment to be bold in
01:33:45 --> 01:33:49: terms of requesting resources to be able to implement the
01:33:49 --> 01:33:52: ideas that have been presented. Thank you all.

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