



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
 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

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

carriers

00:22:53 --> 00:22:57: of the culture created by unity innovation.

00:22:59 --> 00:23:05: Perseverance innovation deserve the right to have their

heritage planted

00:23:05 --> 00:23:06: firmly in the plans.

00:23:07 --> 00:23:08: For the future.

00:23:09 --> 00:23:12: And now to bring us to the future of our

00:23:12 --> 00:23:15: presentation, I'm pleased to turn over the podium to my

00:23:15 --> 00:23:18: colleague Tom Murphy, the former Mayor of Pittsburgh.

Thank you.

00:23:23 --> 00:23:24: Morning.

00:23:25 --> 00:23:28: I'm delighted to be with all of you. It's been

00:23:28 --> 00:23:31: a remarkable week. I do feel right at home up

00:23:31 --> 00:23:34: here. I use. I was in the seminary many years

00:23:34 --> 00:23:36: ago, so as I I was on the pulpit.

00:23:38 --> 00:23:41: That was another life. Let me talk a little bit

00:23:41 --> 00:23:41: about.

00:23:42 --> 00:23:47: That the changing narrative that Lanier and Bill talked about

00:23:47 --> 00:23:51: and and engaging in empowering the future generation. It

really

00:23:51 --> 00:23:56: is not about our generation. It's about the coming generations

00:23:56 --> 00:24:00: of how you continue to maintain this legacy. And I'm

00:24:00 --> 00:24:04: going to give you some examples of where cities with

00:24:04 --> 00:24:09: urgency and intentionality reimagine themselves right down

the road. How

00:24:09 --> 00:24:12: many have you been to Greenville, SC?

00:24:13 --> 00:24:17: Isn't it remarkable there was a four lane highway bridge

00:24:17 --> 00:24:21: over over that waterfall in the highway bridge continued 4

00:24:21 --> 00:24:25: lanes right through the Main Street of Greenville and there

00:24:25 --> 00:24:29: was no parking. Is this unfamiliar and and they and

00:24:29 --> 00:24:33: all the stores were vacant because and the and the

00:24:33 --> 00:24:37: like the civic and political leadership in the 1970s said

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

00:31:19 --> 00:31:23: happen.

00:31:19 --> 00:31:23: Somebody. There's a vacuum. Somebody needs to take take

00:31:23 --> 00:31:28: credit,

00:31:23 --> 00:31:28: responsibility, and intentionality for doing something about

00:31:28 --> 00:31:32: those. And finally,

00:31:28 --> 00:31:32: NCCU is beginning to nurture an entrepreneurial climate.

00:31:32 --> 00:31:36: How do

00:31:32 --> 00:31:36: you think about capturing that in the neighborhood rather

00:31:36 --> 00:31:39: 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

00:32:00 --> 00:32:04: 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

00:32:13 --> 00:32:16: 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

00:43:24 --> 00:43:25: pizza?

00:43:26 --> 00:43:30: Where do they spend their money? Have them spend create

00:43:30 --> 00:43:33: a place where they can spend their money right here

00:43:33 --> 00:43:37: in this community and promote the local economy.

00:43:38 --> 00:43:43: Have enclaves places where people can gather where locals

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

00:43:43 --> 00:43:46: students and visitors can can can connect.

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

00:44:01 --> 00:44:05: made earlier and that is that you as stakeholders.

00:44:06 --> 00:44:09: And others in this room and others not in this

00:44:09 --> 00:44:09: room.

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

00:44:33 --> 00:44:34: my colleague.

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

00:44:57 --> 00:44:59: case,

00:44:57 --> 00:44:59: achievement of consensus.

00:45:00 --> 00:45:04: Leadership by way of an acceptable compromise that

00:45:04 --> 00:45:05: individuals can

00:45:04 --> 00:45:05: live with.

00:45:06 --> 00:45:10: As stated, there is already consensus around the need to

00:45:10 --> 00:45:17: preserve preserve historic identity, entrepreneurial and small

00:45:17 --> 00:45:20: business legacy historic

00:45:17 --> 00:45:20: track, traffic patterns, cultural ties and safety.

00:45:22 --> 00:45:26: What's needed is consensus on how to achieve these goals

00:45:26 --> 00:45:28: and realize the vision.

00:45:28 --> 00:45:32: There needs to be an organizing entity to deliver on

00:45:32 --> 00:45:36: a community LED plan or strategy that can be executed.

00:45:37 --> 00:45:41: Starting with what's already in place in this community, the

00:45:41 --> 00:45:45: stakeholders that we've met already have formal and

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,
00:47:18 --> 00:47:22: a
00:47:22 --> 00:47:24: trusted entity that will honor the community's history and the 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

00:47:49 --> 00:47:53: to 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.

00:52:24 --> 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
01:01:25 --> 01:01:27: that
01:01:27 --> 01:01:30: gives you a clear I like a checklist. I'm a
01:01:31 --> 01:01:34: list girl, check off, check off. It shouldn't take hopefully
01:01:34 --> 01:01:37: too much to implement something like this here. The other
01:01:37 --> 01:01:40: element I like about is. I think we frequently think
01:01:41 --> 01:01:44: that volunteers can do everything volunteers got to eat too.
01:01:44 --> 01:01:47: And so the reason why we thought that this was
01:01:47 --> 01:01:51: a good opportunity was because it does also require that
01:01:51 --> 01:01:54: eventually you all have a funded organization that is staffed
01:01:54 --> 01:01:57: that completes the work of this Main St communities
01:01:57 --> 01:02:00: program,
01:02:00 --> 01:02:03: and so that can be literally anything you all want
01:02:03 --> 01:02:07: if you all decide you want to have district wide
01:02:07 --> 01:02:10: marketing. If you all decide that you want to have
01:02:10 --> 01:02:11: safety patrols or other safety measures down to landscaping,
01:02:11 --> 01:02:14: or
01:02:14 --> 01:02:17: even designed, we want to have consistent light.
01:02:17 --> 01:02:20: Poles.
01:02:20 --> 01:02:23: Right?
01:02:23 --> 01:02:26: And so I like that this gives a strong framework
01:02:26 --> 01:02:29: in a road map to get that done. And so,
01:02:29 --> 01:02:32: 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

01:06:00 --> 01:06:04: said,
 01:06:04 --> 01:06:06: destination retail because there will not be another retailer in
 01:06:06 --> 01:06:09: the area that does that, and so it can be
 01:06:09 --> 01:06:12: something that is really tied to the Haiti heritage and
 01:06:12 --> 01:06:14: to the culture. And I just think it really gives
 01:06:14 --> 01:06:17: an interesting opportunity to reimagine.
 01:06:17 --> 01:06:20: What do retail? What does retail look like and what
 01:06:20 --> 01:06:23: does what do goods and services look like here and
 01:06:23 --> 01:06:26: then? Also, going back to something Miss Juanita said, which
 01:06:26 --> 01:06:29: I feel really passionate about is we want to ensure
 01:06:29 --> 01:06:33: that there's economic participation by stakeholders.
 01:06:33 --> 01:06:37: That they have a chance to also build wealth, right?
 01:06:37 --> 01:06:40: Because what happened in these neighborhoods is literally
 01:06:40 --> 01:06:43: families. Loss
 01:06:43 --> 01:06:47: of wealth. When these highways came through, and so we
 01:06:47 --> 01:06:50: want to start creating that foundation for that. And we
 01:06:50 --> 01:06:52: heard this from another Community member and she
 01:06:52 --> 01:06:56: suggested that
 01:06:56 --> 01:06:59: there be done an impact study to really make sure
 01:06:59 --> 01:07:01: that there is a good record of who had their
 01:07:01 --> 01:07:03: property taken or had their value impacted something that
 01:07:03 --> 01:07:07: you
 01:07:07 --> 01:07:11: said earlier to us too. But who was really impacted
 01:07:11 --> 01:07:13: by by the property being taken?
 01:07:13 --> 01:07:17: And also, where are the heirs right? And so if
 01:07:17 --> 01:07:19: you all know about airs property or air shares frequently,
 01:07:19 --> 01:07:22: what happens with some speculative developers and
 01:07:22 --> 01:07:25: investors as they
 01:07:25 --> 01:07:29: find that one cousin? I got a lot of them
 01:07:29 --> 01:07:32: I don't know about you. All my families from Mississippi.
 01:07:32 --> 01:07:34: There's a lot of us. They find the one cousin
 01:07:34 --> 01:07:37: who is once money right now or is interested in
 01:07:37 --> 01:07:40: keeping the property. And that's how they acquire some of
 01:07:40 --> 01:07:43: these properties that are vacant. Now that's how they acquire
 01:07:43 --> 01:07:45: some of these assets that are critical to.
 01:07:45 --> 01:07:49: Can be realized in the Community vision, and so this
 01:07:49 --> 01:07:53: actually serves as a basis for that. The critical part
 01:07:53 --> 01:07:57: here though, is that it is confidential, so that is
 01:07:57 --> 01:08:01: not used against this community, but it just creates. Like
 01:08:01 --> 01:08:05: I said, that foundation and basis.
 01:08:05 --> 01:08:09: It also helps these communities are getting these legacy
 01:08:09 --> 01:08:13: owners
 01:08:13 --> 01:08:17: 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 should be a Community benefits agreements for any developer, any

01:09:56 --> 01:10:00:

01:10:00 --> 01:10:05: private entity that's receiving public funds, whatever that looks like

01:10:05 --> 01:10:08: whatever needs to be for. But for for Haiti.

01:10:09 --> 01:10:11: Whatever you all decide that it should be, but if

01:10:11 --> 01:10:14: they're taking your tax dollars, there should be some sort of agreement. We should also say, though, that we're not saying be obstructive. Don't be obstructive, you still wanna see

01:10:14 --> 01:10:18:

01:10:18 --> 01:10:21:

01:10:21 --> 01:10:24: certain things happen, but there should be. Some say by this community, especially when public tools using public money are

01:10:24 --> 01:10:28:

01:10:28 --> 01:10:32: being incorporated into redeveloping your community. And then finally we

01:10:32 --> 01:10:35: have a suggestion of I'm saying Capital ZAR, I think

01:10:35 --> 01:10:37: I just like the words are Bay likes. The words

01:10:37 --> 01:10:40: are but the idea here is that what happens?

01:10:40 --> 01:10:43: Frequently enough in these communities is that you kind of need to have somebody and it could be an economic development entity who can really coalesce what fundings available, but

01:10:43 --> 01:10:46:

01:10:46 --> 01:10:49:

01:10:49 --> 01:10:52: not just at a business level but at an individual level, right? Small developer individual legacy property owner, and the

01:10:52 --> 01:10:56:

01:10:56 --> 01:10:59: idea here is that they know what's available. They kind of know what works and know what needs to happen

01:10:59 --> 01:11:01:

01:11:01 --> 01:11:04: to to to get it in help people apply, but

01:11:04 --> 01:11:08: most importantly, when you're doing underwriting valuations, and if anybody

01:11:08 --> 01:11:11: knows anything about valuations and there's literally federal. Legislation, I guess being proposed right now for valuations is

01:11:11 --> 01:11:15:

01:11:15 --> 01:11:18: that they have been very biased and evaluation does impact your ability to get the capital that you need in order to redevelop your community. And so rather than just trying to fight the the the valuations head on, let's have somebody that can provide the critical information for underwriting

01:11:18 --> 01:11:20:

01:11:20 --> 01:11:24:

01:11:24 --> 01:11:26:

01:11:27 --> 01:11:30:

01:11:30 --> 01:11:33: can show what's really happening in this market. That is one small tool that can actually change the dynamic. I'm also a developer. I did banking for five and a half years. I've been able to have conversations.

01:11:34 --> 01:11:37:

01:11:37 --> 01:11:39:

01:11:39 --> 01:11:42:

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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