

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

January 10, 2007

Greenville, North Carolina

Present:

Dallas Taylor John Tullos Gloria Pearsall Vila Rosenfeld Robert Moore Tammie Carlton
 Brian Becker James Tucker Rose Glover (City Council Liaison)

Absent:

Dallas Taylor John Tullos Gloria Pearsall Vila Rosenfeld Robert Moore Tammie Carlton
 Brian Becker James Tucker Rose Glover (City Council Liaison)

Staff:

Sandra Anderson Gloria Kesler Karen Gilkey Dondra Perkins Merrill Flood Thom Moton

A. Roll Call

In the absent of the Chair, Mr. Dallas Taylor, the meeting was called to order by Ms. Vila Rosenfeld.

B. Old Business

- Review of Meeting Minutes from December 13, 2006

Motion was made by James Tucker and seconded by Robert Moore to approve the minutes as presented. Motion carried unanimously.

C. New Business

- Set Just Compensation for the following properties:
 - Brian Stewart, 1304 A&B Battle Street, Parcel# 21953 Offer Price \$20,000.00

According to Karen Gilkey, the property at 1304 A&B is a duplex west of Bancroft. Ms. Gilkey stated that the property at 1304 A&B Battle Street was sitting on a drainage project that the Public Works department was currently working on. Mrs. Vila Rosenfeld questioned the condition of the house. Ms. Gilkey responded by stating that the house was boarded up and not in good condition. Ms. Gilkey continued by explaining that the house was also cited with violations from the Code Enforcement Department of the City of Greenville. Ms. Rosenfeld questioned if the lot would be buildable after the drainage project was completed. Ms. Gilkey stated that the property alone was not suitable for rebuilding, because it was only measured at about 60 feet wide. Ms. Gilkey concluded by stating that the house has been vacant for about six (6) months. With no further questions, motion was made by Mr. Robert Moore and seconded by Ms. Tammie Carlton to accept the proposed Just Compensation for Property at 1304 A & B Battle Street for \$20,000.00. Motion carried unanimously.

- Nancy Williams, 609 Martin Luther King Jr. Dr, Parcel# 08019, \$27,000.00

Ms. Karen Gilkey stated that the property at 609 Martin Luther King Jr. Drive was a single family residential home appraised at \$27,000.00 and \$27,850.00 for the tax value. Mrs. Gilkey continued by explaining that the property was an older home in need of a lot of work. Ms. Gilkey also stated that Ms.

Williams is no longer living in the house because the boiler system for the heating was no longer working. Ms. Tammie Carlton questioned the tax value being a little more than the appraisal value. Ms. Gilkey explained that because the appraiser actually went in the house and discovered the boiler system not working, the value of the house was dropped the difference of \$850.00 dollars. With no further questions, motion was made by Mr. Robert Moore and seconded by Mr. James Tucker to accept the proposed Just Compensation for Property at 1304 A & B Battle Street for \$27, 000.00. Motion carried unanimously.

D. Other

- Ms. Gloria Kesler announced to the committee that Ms. Gloria Pearsall had resigned from the committee effective as of the January 10, 2007 meeting.
- Downpayment Assistance Update

According to Ms. Gloria Kesler the first closing using the 5% no interest loan program will be on the 17th of January. Ms. Kesler stated that Countryside Estates Subdivision had two (2) closings bringing the total to one hundred and two (102) out of the one hundred and five (105) lots available. Ms. Kesler also stated that the open house for MLK was tentatively scheduled for the end of February; an invitation will be sent to the Committee. Ms. Kesler continued by stating that city council has approved the building of five (5) additional homes contracted by Rev. David Moore from Metropolitan Housing, CDC; two on Cadillac, two on Ford and one on Contentnea Street. In conclusion, Ms. Kesler stated that she was notified by NC Housing Finance that the \$200,000.00 through their home program was available, on a first come first serve basis.

E. Adjournment

With no further discussion the meeting was adjourned.

Signature on File

Dallas Taylor, Chair

Signature on File

Gloria H. Kesler, Staff Liaison

drp