

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING**  
**Minutes**  
**June 13, 2007**  
**Greenville, North Carolina**

**Present:**       Dallas Taylor       John Tullos             Vila Rosenfeld       Tammie Carlton  
 Brian Becker       James Tucker       Rose Glover (City Council Liaison)

**Absent:**       Dallas Taylor       John Tullos       Vila Rosenfeld       Tammie Carlton  
 Brian Becker       James Tucker       Rose Glover (City Council Liaison)

**Staff:**       Sandra Anderson       Gloria Kesler       Karen Gilkey       Dondra Perkins       Merrill Flood

**B. Old Business**

- **Review of Meeting Minutes from April 11, 2007**

Motion was made by Vila Rosenfeld and seconded by John Tullos to approve the minutes as presented. Motion carried unanimously.

**C. New Business**

- **Set Just Compensation for the following properties:**

Property Owner	Property Address	Parcel #	Offer Price
Carolyn & Moulton Massey	913 A&B Douglas Ave.	14367	\$24,000.00

Gloria Kesler stated that all the property sitting at the left and right of the property at 913 A & B had been acquired and that Carolyn and Moulton Massey, the property owner of 913 A & B Douglas Avenue, approached the city about purchasing their property. Ms. Kesler continued by stating that the property was tenant occupied and will have assistance in relocating from the city. Ms. Kesler stated the property appraisal and review appraisal came in at \$24,000. With no further questions, motion was made by John Tullos and seconded by Vila Rosenfeld to approve the recommendation of \$24,000.00 for property owned by Carolyn and Moulton Massey at A&B Douglas Ave. Motion carried unanimously.

Property Owner	Property Address	Parcel #	Offer Price
Julius Edward Streeter	1508 Martin Luther King Jr. Dr.	09530	\$19,000.00

According to Ms. Kesler, the property owned by Julius Edward Streeter at 1508 Martin Luther King, Jr. Drive sat in the middle of property previously purchased by the City. Ms. Kesler also stated that the property sat directly across from the four (4) new homes that were built on Martin Luther King, Jr. Drive. Ms. Kesler stated the once acquired, the property would be demolished and the vacant lot would be used for future new home construction. According to Ms. Kesler the appraisal and review appraisal came in at \$19,000.00. With no further questions, motion was made by Vila Rosenfeld and seconded by John Tullos to approve the recommendation of \$19,000.00 for property owned by Julius Edward Streeter at 1508 Martin Luther King, Jr. Drive. Motion carried unanimously.

Property Owner	Property Address	Parcel #	Offer Price
Willie Bell Heirs / William Tucker	1504 Martin Luther King Jr. Dr.	01414	\$18,500.00

Ms. Kesler stated the property owned by Willie Bell heirs / William Tucker at 1504 Martin Luther King, Jr. Drive sat next to the property at 1508 Martin Luther King, Jr. Drive, which the city is in the process of acquiring. Ms. Kesler stated that the

appraisal and the review appraisal came in at \$18,500.00. With no further questions, motion was made by John Tullos and seconded by Vila Rosenfeld to approve the recommendation of \$18,500.00 for property owned by Willie Bell Heirs / William Tucker at 1504 Martin Luther King, Jr. Drive. Motion carried unanimously.

- **Discussion of 2007/2008 Non-Profit Funding- Late Application**

According to Sandra W. Anderson, Senior Planner/Housing Administrator for the Housing Division of the City of Greenville, Progressive Action and Restoration (PAR) turned in their application late for the following reasons: 1) the Executive Director and the Board Chairperson were both out of state attending to medical situations with family members, 2) City of Greenville, Housing Division staff were notified of the absence and informed a (PAR) representative that they could later schedule a one-on-one meeting, however, that did not take place due to conflicting schedules. Ms. Anderson stated that at a recent City meeting, she approached the Executive Director of Progressive Action and Restoration (PAR) in concern of the absence of their application because they were a important component to the City Council 2007 Goals. The Executive Director explained to Ms. Anderson the reasons describe above (1 & 2). Ms Anderson continued by stating that Progressive Action and Restoration (PAR) were crucial components and was included in the 2007 Council goals as partner with the Community Development Department. Because of the misunderstanding, Ms. Anderson ask Progressive Action and Restoration if they would complete the application and submit it.

Ms. Anderson continued by stating that there are several reasons she asked Progressive Action and Restoration (PAR) submit their application: 1) they are a HUD Certified Counseling Agency, 2) to be in compliance with the Consolidated Plan and for the priority and goals of supporting non-profits that provide housing assistance to special need population, provide youth services and encourage entrepreneurship. 3) their current performance level was above all applicants and non-profits currently funded for this current year. Ms. Anderson stated that out of the seven (7) non-profits funded this year, none have expended their funds except PAR, who has expended 25% of their funding. 4). PAR is identified as part of the City Council goals of 2007 to assist us with Housing Counseling Efforts and 5). they meet all the eligibility requirements (Ms. Anderson referred the committee to the Non-Profit Requirements document in their packet). Ms. Anderson stated that the city funded \$108,000.00 to non-profits previously and \$10,000.00 was left for contingency, she also stated that \$11,887.00 remained from 2005 that had not been expended. Therefore, with the committees' approval, Ms. Anderson suggested that Progressive Action and Restoration (PAR) be awarded funding in the amount of \$15,500.00 for the 07-08 year. Ms. Anderson stated that the funding, if approved, would be in the amount of \$11,887.00 from the 2005 funds and \$3,613.00 from the contingency funds.

Ms. Vila Rosenfeld questioned the absence of the Executive Director and Board Chairperson and why another representative could not attend? Ms. Anderson replied that she did not know the answer to why others were not there to represent Progressive Action and Restoration because she was just made aware of the situation while attending a City meeting.

After an interval of questions and responses, motion was made by Vila Rosenfeld and seconded by James Tucker to accept the late application and fund Progressive Action and Restoration (PAR) for the recommended amount of \$15,500.00. Motion carried unanimously.

D. Other

- **Resignation of Robert Moore**

According to Gloria Kesler, Mr. Robert Moore resigned from the committee because of a new job and its location. Although Mr. Moore, was not present at the meeting, the staff and committee gave acknowledgement of his dedication and commitment for his loyalty to the term in which he served as part of the board for the Affordable Housing Loan Committee.

- **Open House June 21, 2007 (4:00 – 6:30 pm) for Martin Luther King Jr. Dr. Properties**

Ms. Kesler referred the committee to the open house flyer in their packet. Ms. Kesler stated to the committee that the open house for Thursday, June 21, 2007 for the new homes on Martin Luther King, Jr. Drive was on schedule as planned and invited the committee out to view the homes.

- **Open House June 28, 2007 (4:00 – 6:30 pm) for Contentnea Street Properties**

Ms. Kesler referred the committee to the open house flyer in their packet. Ms. Kesler stated to the committee that the open house for Thursday, June 28, 2007 for the refurbished homes on Contentnea Street was on schedule as planned and invited the committee out to view the homes.

- **Final update for Countryside Estates**

According to Ms. Kesler, all the homes in Countryside Estates were closed as of May 18, 2007. Ms. Kesler continued by stating that thirty (30) flood survivors were sold property in Countryside Estates with all requirements of the Hurricane Floyd Infrastructure Grant met so there would be no repayment owed to the State.

- **Housing Division Updates**

Ms. Anderson stated that Gloria Kesler was promoted to the Planner II position with the Planner I position available for hire. Ms. Anderson stated that Karen Gilkey the former Planner II, was promoted to the HOME Coordinator Position.

E. Adjournment

With no further discussion the meeting was adjourned.

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Signature on File

Dallas Taylor, Chair

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Signature on File

Gloria H. Kesler, Staff Liaison

drp