

**THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING**

**Minutes**

**July 21, 2005**

**Greenville, North Carolina**

**Present:**

Dallas Taylor     Robert Moore         Pam Kesegi     Evan Lewis     Chip Little  
 Gloria Pearsall     Vila Rosenfeld     Drock Vincent

**Absent:**

Dallas Taylor     Robert Moore         Pam Kesegi     Evan Lewis     Chip Little  
 Gloria Pearsall     Vila Rosenfeld     Drock Vincent

**Staff:**

Chris Davis     Gloria Kesler     Karen Gilkey     Dondra Perkins     Merrill Flood

**A. Roll Call**

Evan Lewis called the meeting to order.

**B. New Business**

• **Establish Just Compensation for the following properties:**

▪ **A&E Properties, LLC, 616 Hudson Street –Offer Price \$28,000.00**

Mr. Chris Davis explained to the committee that the property at 616 Hudson Street was a residential acquisition and that the purchase of this property would create a buildable lot for new construction in the near future. According to Mrs. Kesler the recommended value from the appraisal was \$28,000.00 and the tax value was at \$28,310.00.

▪ **Ometa Joyner & Annie L. Langley, 1010 Martin Luther King, Jr. Dr –Offer Price \$25,000.00**

Mr. Chris Davis stated that 1010 Martin Luther King, Jr. Drive was previously rental property and that it was vacant when the City began the acquisition process. Mrs. Kesler stated that the recommended value from the appraisal was \$25,000.00 and the tax value was \$24,080.00. Mr. Davis explained to the committee the procedure for acquiring property and Mr. Merrill Flood explained in detail the property and its location.

▪ **Lenoris Joyner, etal, 413 Bonners Lane-Offer Price \$23,000.00**

Mrs. Kesler stated that the recommended value from the appraisal for this property was \$23,000.00 and the tax value was \$21,860.00.

- **Benjamin McCoy and Kim McCoy, 606 McKinley Avenue-Offer Price \$23,000.00**

Mrs. Gloria Kesler stated that the recommended value for property at 606 McKinley was appraised at \$23,000.00 and the tax value was \$24,060.00. Mr. Dallas Taylor questioned how the appraisal was calculated. According to Mr. Davis two (2) appraisers appraised the property for each of the foresaid properties; in turn another appraiser reviews the two (2) appraisals.

After a brief discussion, motion was made by Mrs. Vila Rosenfeld and seconded by Mrs. Pam Kesegi to establish Just Compensation for the foresaid properties at recommended value establish in appraisals.

- **Establish Just Compensation for the following property:**
  - **Joyner Lenoris ETAL, Vac. Clark Street**

According to Mr. Chris Davis the property on Clark Street was a vacant lot, which is adjacent to 413 Bonners Lane. Ms. Kesler explained that the tax value for this vacant lot was priced at \$2,880.00. Mr. Evan Lewis questioned what the City's plans were for the property once acquired. Mr. Davis responded by explaining that because the property was not large enough for building purposes; the property would be combined with 413 Bonners Lane to be reconfigured. Motion was made by Mrs. Pam Kesegi and seconded by Mrs. Gloria Pearsall to establish Just Compensation for the vacant lot at \$2,880.00.

**C. Closed Session- Merrill Flood**

**D. Adjournment**

With there being no additional business, a motion of adjournment was made by Mrs. Vila Rosenfeld and seconded by Mrs. Pam Kesegi. The meeting was adjourned

On File

Evan Lewis, Chair

On File

Gloria H. Kesler, Planner I

drp