

THE AFFORDABLE HOUSING LOAN COMMITTEE MEETING

Minutes

September 26, 2005

Greenville, North Carolina

Present:

Dallas Taylor Robert Moore Tammie Carlton John Tullos Evan Lewis Chip Little
 Gloria Pearsall Vila Rosenfeld Drock Vincent

Absent:

Dallas Taylor Robert Moore Tammie Carlton John Tullos Evan Lewis Chip Little
 Gloria Pearsall Vila Rosenfeld Drock Vincent

Staff:

Chris Davis Gloria Kesler Karen Gilkey Dondra Perkins

A. Roll Call

Evan Lewis called the meeting to order.

B. Old Business

- **Review of Meeting Minutes from August 10, 2005**

Motion was made by Vila Rosenfeld to accept the minutes as presented and seconded by Gloria Pearsall. Motion carried unanimously.

C. New Business

- **Welcome New Members: Tammie Carlton & John Tullos**

The Affordable Housing Loan Committee welcomed two (2) new members, Mrs. Tammie Carlton and Mr. John Tullos.

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

- **James A. Brown, 1127 Martin Luther King, Jr. Dr. (parcel # 17975)**

Mr. Chris Davis explained to the committee the procedure for acquiring property. Mr. Davis explained that the property at 1127 Martin Luther King, Jr. Drive was currently used as a car wash. Mr. John Tullos questioned how the property was considered. Mr. Davis explained that the owner had approached the City about selling the property at 1127 Martin Luther King Drive. Mr. Tullos questioned if the property had any environmental issues. Mr. Davis responded by stating that the owner would resolve any issues that arose before the City would purchase. Mr. Chip Little questioned the plans for the property once acquired. Mr. Davis explained that the main purpose for acquiring property was to reduce blight, and to eventually promote homeownership in the area. After brief discussion on future plans for the property, Mrs. Gloria Kesler stated that the recommended value from the appraisal was \$15,500.00 and the tax value was set at \$14,390.00. Motion was made by Vila Rosenfeld and seconded by John Tullos to set Just Compensation for the property at 1127 Martin Luther King Drive at \$15,500.00.

- **Thomas M. Anthony, 901 & 809 Martin Luther King Dr. (parcel # 00645, 00647 & 00649)**

Mr. Davis presented to the committee a map of the properties located at 901 & 809 Martin Luther King Drive. Mr. Davis explained that parcel #00649 was a vacant lot and the other two lots parcels# 00645 and 00647, were used together for a building that Mr. Thomas M. Anthony's business sat on. Mrs. Gloria Kesler explained that the tax value for all three parcels was set at \$73,750.00 and the appraised value for the three parcels was set as described: Parcel 00645 / \$89,250.00, Parcel 00647/ \$45,000.00 and Parcel 00649 / \$10,000.00 (Vacant Lot). Mr. Chip Little questioned the refusal of the amounts offered. Mrs. Kesler explained that if the owner did not agree to the amount offered, the owner had the right to another appraisal. Mrs. Kesler continued by stating that if the owner and the City could not come to agreement the offer would be pulled. After a brief discussion on the tax value for the three (3) lots, a motion was made by Gloria Pearsall and seconded by John Tullos to set Just Compensation for the property at 901 and 809 Martin Luther King Jr. Drive (Parcel# 00645, 00647 and 00649) at \$144,750.00

- **Julius Summrell, 811 & 813 Douglas Avenue (parcel # 14446)**

According to Mr. Davis the properties at 811 & 813 Douglas Avenue were two (2) houses on one (1) lot. Mrs. Kesler stated to the committee that the properties appraised for \$28,000.00, and that the tax value was set at \$24,000.00. Mrs. Kesler continued by explaining that the house was vacant and that the property was a contributing structure according to the State Historic Preservation Office. Mr. Davis explained to the committee that because the properties were contributing structures, CDBG funds could not be used to acquire the properties; therefore, Bond money would be used. Mr. Davis continued by stating that the property was vacant and had been for a while. After no further discussion, a motion was made by Vila Rosenfeld and seconded by Gloria Pearsall to set Just Compensation for the properties at 811 and 813 Douglas Avenue at \$28,000.00.

D. Other

- **Downpayment Assistance Monthly Update**

Mrs. Kesler explained to the committee that a closing at Countryside Estate was set for Friday, September 30, 2005 for the Harris family. Once the property closes all 04/05 HOME & ADDI Funds would be spent with a total of 90 homes sold at Countryside Estates.

E. Adjournment

With there being no additional business, a motion of adjournment was made by John Tullos and seconded by Gloria Pearsall. The meeting was adjourned.

Signature on File

Evan Lewis, Chair

Signature on File

Gloria H. Kesler, Planner I

drp