

THE AFFORDABLE HOUSING LOAN COMMITTEE
Special Meeting Minutes
Wednesday, April 21, 2014
Greenville, North Carolina

Present:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Howard Conner | <input type="checkbox"/> Melinda Dixon | <input checked="" type="checkbox"/> Thomas Hines |
| <input checked="" type="checkbox"/> Kevin Fuell | <input checked="" type="checkbox"/> Melissa Grimes | <input checked="" type="checkbox"/> Walt Kitchin |
| <input checked="" type="checkbox"/> Matt Smith | <input checked="" type="checkbox"/> Sarah Smith | |

Absent:

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> Howard Conner | <input checked="" type="checkbox"/> Melinda Dixon | <input type="checkbox"/> Thomas Hines |
| <input type="checkbox"/> Kevin Fuell | <input type="checkbox"/> Melissa Grimes | <input type="checkbox"/> Walt Kitchin |
| <input type="checkbox"/> Matt Smith | <input type="checkbox"/> Sarah Smith | |

Staff:

- | | |
|---|---|
| <input type="checkbox"/> Merrill Flood | <input checked="" type="checkbox"/> Sylvia Brown |
| <input checked="" type="checkbox"/> Niki Jones | <input checked="" type="checkbox"/> Betty Moseley |
| <input checked="" type="checkbox"/> Gloria Kesler | <input checked="" type="checkbox"/> Marion Blackburn (City Council Liaison) |
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A. Roll Call

B. Approval of Agenda

Motion was made by Mr. Conner and seconded by Mr. Kitchin to approve the agenda as presented.
Motion carried unanimously.

C. Old Business

D. New Business

1. Set Just Compensation

(Meeting minutes reflect order of staff presentation.)

a. 1200 Davenport Street

Ms. Kesler stated that the owners have waived their rights for an appraisal and will sell 1200 Davenport Street at tax value. The tax value is \$34,147.00.

Motion was made by Mr. Conner and seconded by Mr. Kitchin to set just compensation for 1200 Davenport Street at \$34,147.00. Motion carried unanimously.

Ms. Kesler explained the program guidelines for setting just compensation and the justification for purchasing the properties. She also covered the owner's rights for an appraisal and review appraisal.

Mr. Kitchen asked if all of the properties being presented today were rentals.

Ms. Kesler replied that they were Saad rentals.

Mr. Conner asked how far above just compensation can staff go.

Ms. Kesler replied that based on the AHLC resolution, staff can negotiate up to 15% for a purchase.

Ms. Kesler stated that one of the rentals does have a tenant living in it. She discussed the relocation process for this tenant.

Ms. Grimes asked if it was this unit.

Ms. Kesler replied yes. The tenant had been there for 24 years.

b. 1202 B Davenport Street

Ms. Kesler stated that the owners have waived their rights for an appraisal and will sell 1202 B Davenport Street at tax value. The tax value is \$15,754.00.

Motion was made by Mr. Conner and seconded by Mr. Kitchin to set just compensation for 1202 B Davenport Street at \$15,754.00. Motion carried unanimously.

c. 1204 B Davenport Street

Ms. Kesler stated that the owners have waived their rights for an appraisal and will sell 1204 B Davenport Street at tax value. The tax value is \$15,889.00.

Motion was made by Mr. Conner and seconded by Mr. Kitchin to set just compensation for 1204 B Davenport Street at \$15,889.00.

Mr. Fuell asked if it was a duplex and if the City was buying each side separately.

Ms. Kesler replied that the address was how it was listed on the tax records.

Motion carried unanimously.

Ms. Kesler stated these three properties will allow staff to make two single family lots.

Mr. Jones stated that there are three lots on Douglas Avenue that are being specifically targeted due to their proximity to Lincoln Park. The area has been rezoned to R6S, which means residential single family, minimum lot size of 6,000 square feet.

d. 1203 Davenport Street

Ms. Kesler stated that 1203 Davenport Street is a vacant lot and that the owners have waived their rights for an appraisal and will sell the property at tax value. The tax value is \$2,291.00. Staff is requesting just compensation in the event that the property is not donated to the City.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 1203 Davenport Street at \$2,291.00. Motion carried unanimously.

e. 204 Cadillac Street

Ms. Kesler stated that the owners have waived their rights for an appraisal and will sell 204 Cadillac Street at tax value. The tax value is \$4,648.00.

Mr. Conner asked if the property was tax value before the fire or after the fire.

Ms. Kesler replied that it is the value after the fire. The tax value dropped about \$14,000.00 after the fire.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 204 Cadillac Street at \$4,648.00. Motion carried unanimously.

E. Other

Ms. Grimes welcomed the new members and asked each one to introduce themselves to the committee.

Ms. Brown discussed CD Week and the event schedule for the week. She also reviewed the schedule for the Financial Literacy Classes.

Mr. Conner asked how much money the City receives each year from CDBG, how much the City is entitled to, and what comes to the committee for approval.

Mr. Jones replied that the amount varies. The Annual Action Plan that comes before the committee each year outlines the amount of funds anticipated and the plans for those funds. Currently, the City anticipates receiving \$841,000.00, which is a cut from last year. For HOME funds, the City expects to receive about \$380,000.00, which is an increase from last year. Mr. Jones gave examples of various projects for each program.

Mr. Conner asked if the 10th Street Connector was a City/ECU/Vidant/DOT project and if DOT was handling the relocations.

Mr. Jones replied that this was a state project and DOT is handling the relocation. CDBG and HOME funds must be used in qualifying census tracts. There are several in Greenville; most of which are in the center city. A qualifying census tract means that there is a certain percentage of the people who live in those tracts are low to moderate income which is 80% or below area median income.

F. Adjournment

Motion was made by Mr. Conner and seconded by Mr. Kitchin to adjourn the AHLC meeting. Motion carried unanimously.

Signature on file

Melissa B. Grimes, Chairman

Signature on file

Sylvia D. Brown, Staff Liaison