

THE AFFORDABLE HOUSING LOAN COMMITTEE

Meeting Minutes

Wednesday, April 9, 2014

Greenville, North Carolina

Present:

<input checked="" type="checkbox"/> Howard Conner	<input checked="" type="checkbox"/> Walt Kitchin	<input type="checkbox"/>
<input checked="" type="checkbox"/> Kevin Fuell	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Melissa Grimes	<input type="checkbox"/>	

Absent:

<input type="checkbox"/> Howard Conner	<input type="checkbox"/> Walt Kitchin	<input type="checkbox"/>
<input type="checkbox"/> Kevin Fuell	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Melissa Grimes	<input type="checkbox"/>	

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 type="checkbox"/> Marion Blackburn (City Council Liaison)

A. Roll Call

B. Approval of Revised Agenda

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

Ms. Grimes noted for the record that the meeting minutes for March 2014 will be available for approval at the next regular meeting.

C. Old Business

D. New Business

1. Affordable Housing Loan Committee Rules of Procedure's Update

Mr. Jones stated that the Rules of Procedure had not been updated in a long time; therefore staff would like to recommend some necessary updates.

- Change quorum from three (3) members to four (4) members
- Change the language that describes what date the Chair of the Commission will present to City Council
- Change the residency requirement to mandate that board members live within the city limits

- Change the location where citizens should leave the talent bank applications – from Planning and Community Development to the City Clerk’s Office

Motion was made by Mr. Conner and seconded by Mr. Fuell to recommend adopting the proposed changes to the Affordable Housing Loan Committee Rules of Procedure. Motion carried unanimously.

2. Set Just Compensation

a. 202 Cadillac Street

Ms. Kesler stated that the owners of 202 Cadillac Street had requested an appraisal. The appraised value was \$14,500.00. The review appraisal was also \$14,500.00. Staff recommends setting just compensation for 202 Cadillac Street at \$14,500.00.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 202 Cadillac Street at \$14,500.00. Motion carried unanimously.

b. 515 West 14th Street

Ms. Kesler stated that 515 West 14th Street is heir property. The heirs have waived their rights to an appraisal. The tax value is \$20,898.00. Staff recommends setting just compensation at \$20,898.00.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 515 West 14th Street at \$20,898.00.

Ms. Grimes asked if the property is actually worth the tax value.

Ms. Kesler replied yes.

Motion carried unanimously.

c. 0 West 14th Street

Ms. Kesler stated that this is a vacant lot and that the owners of 0 West 14th Street had waived their rights to an appraisal. The tax value of the property is \$2,800.00. Staff recommends setting just compensation at \$2,800.00.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 0 West 14th Street at \$2,800.00. Motion carried unanimously.

d. 1404 West 5th Street

A copy of the Redevelopment Commission Policy for acquisition of commercial property was given to each committee member.

Mr. Jones stated that 1404 West 5th Street is the only piece of property coming before the committee today that is commercial property. Staff has been working with the owner for some time now, and he is ready to move forward with the sale. Staff is asking the AHLC to adopt the Redevelopment Commission Policy for acquisition of commercial because the RDC policy allows staff to negotiate up to 20% above the initial offer for commercial properties whereas the AHLC policy only allows staff to negotiate up to 15%. Staff wants to make sure that the property owner is given a fair deal.

Mr. Jones stated that the owner of 1404 West 5th Street had requested an appraisal. The appraised value came in higher than the property value (\$100,600.00). The review appraisal was also \$100,600.00. Staff recommends setting just compensation at \$100,600.00. At 20% more, it's a great deal for the City and the property owner.

Motion was made by Mr. Conner and seconded by Mr. Fuell to adopt the Redevelopment Commission Policy allowing staff to negotiate 20% for commercial property.

Mr. Fuell asked if the City had any plans for this property.

Mr. Jones replied yes, there are several plans. Discussion has included offices or a partnership with Pitt Community College for an Arts Center.

Motion carried unanimously.

Motion was made by Mr. Conner and seconded by Mr. Fuell to set just compensation for 1404 West 14th Street at \$100,600.00.

Mr. Fuell asked if the purchase price of the property was going to go up 20%.

Mr. Jones replied yes, 20% of the just compensation.

Motion carried unanimously.

E. Staff Report

Ms. Brown stated that new members for the AHLC will be appointed soon.

Ms. Brown stated that Ms. Grimes gave the AHLC presentation to City Council and both the committee and staff have received accolades from Council Members Smith, Blackburn, and Glover.

The upcoming National Community Development week is April 21 – 26, 2014. The theme this year is “CDBG: 40 years of Building Strong Communities”.

Monday, April 21, 2014: Opening Ceremony

Location: Greenville City Hall Gallery, 200 W. 5th St (3rd Floor)

Time: 10:00AM - 12:00Noon

Financial Literacy Class: Check It Out (Part 2)

Location: George Washington Carver Library, 618 W. 14th Ave.

Time: 5:30PM – 7:30PM

(Please register: 252-329-4509)

Tuesday, April 22, 2014: Housing Opportunities Fair

Location: C.M. Eppes Gym, 400 Nash St.

Time: 10:00AM - 12:00Noon

Wednesday, April 23, 2014: Contractors Workshop

Location: Barnes-Ebron Taft Building, 120 Park Access Rd.

Time: 9:00AM - 11:00AM

Target Population: General Contractors

Public Education Session

Location: Greenville City Council Chambers, 200 W. 5th St.

Time: 2:00PM - 4:00PM

Thursday, April 24, 2014: Tour of Activities

Location: Various (meet at City Hall, 200 W. 5th St.)

Time: 10:00AM – 12Noon

Target Population: Invitees

Saturday, April 26, 2014: Homeownership Workshop

Location: United Way Cupola Building, 226 W. 8th St., Suite B

Time: 8:00AM - 4:30PM

(Pre-register @ 252-329-4481)

Financial Literacy Classes are being taught monthly at the George Washington Carver Library, 618 West 14th Avenue. Anyone interested in attending should contact the Housing Office to RSVP. This is a year-long program. One class is taught each month and each class covers different topics and different issues or different concerns.

Ms. Grimes asked if this was a once a month, face-to-face class.

Ms. Brown replied yes.

F. Other

Mr. Fuell stated that he attended last year and looks forward to trying to make it this year.

Mr. Connor asked if the new Committee members knew about the activities of the week.

Ms. Brown replied that staff would inform them as well.

Ms. Grimes stated that she made the Annual Report to Council and spoke well of staff.

G. Adjournment

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

Signature on file

Melissa B. Grimes, Chairman

Signature on file

Sylvia D. Brown, Staff Liaison