

**MINUTES**  
**Central City Revitalization and Housing Committee Meeting**  
**September 4, 2013, 3:30 p.m.**  
**Council Conference Room – 2<sup>nd</sup> Floor City Hall**

The Central City Revitalization and Housing Committee met on Wednesday, September 4, 2013, at 3:30 p.m., 2<sup>nd</sup> Floor, City Council Conference Room, City Hall.

**Committee Members in Attendance:** Chairman Todd Pierceall  
Councilman Walter Kimble  
Mayor Pro Tem Brenda Craig

**Guests in Attendance:** Ms. Terri Sanford, Gastonia Housing Authority  
Ms. Nancy Paschall, Attorney

**Staff in Attendance:** Mr. Ed Munn, City Manager  
Mr. Ash Smith, City Attorney  
Ms. Melissa Magee, Assistant City Attorney  
Ms. Rachel Bagley, Managing Executive  
Ms. Myra Messer, Housing & Neighborhoods  
Administrator  
Mr. Flip Bombardier, Assistant City Manager

Chairman Todd Pierceall welcomed everyone and called the meeting to order.

**ITEM 1: Housing Authority Report: Status of Efforts to Rehabilitate Cameron Court and Weldon Heights Public Hearing Projects:**

Chairman Pierceall recognized Ms. Terri Sanford, Assistant Executive Director, Gastonia Housing Authority. Ms. Sanford presented information on the general lack of federal funding for public housing projects across the country, as well as those in Gastonia. The Housing Authority will be making application for HUD grant funds through the Rental Assistance Demonstration (RAD) Program to help rehabilitate and repair local housing projects. Ms. Sanford also presented how this program could affect existing residents of these projects.

**Committee Recommendation:** No action was taken by the Committee, as this item was presented for informational purposes at this time.

**ITEM 2: Request to Terminate Memorandum of Understanding with ALS Development of NC, LLC:**

Chairman Pierceall recognized Mr. Joe Grant, developer. Mr. Grant requested the Committee consider terminating the current MOU with ALS Development of NC, LLC. This MOU describes general steps to consider new assisted rental housing on the property of the existing Beaverbrook Apartments. Mr. Grant apologized to the City for what he felt was a misrepresentation of ownership by ALS of the property; specifically an outstanding loan remaining on the property and currently in bank default.

**Committee Recommendation:** The Committee voted unanimously (3-0) to recommend terminating the existing MOU. City Legal staff indicated this can be done by simply giving a 30-day notice to terminate to ALS Development of NC, LLC.

**NOTE: The City has subsequently received an email from Mr. Jerry Meek (representing ALS Development), stating that he could not be in attendance at the September 17<sup>th</sup> Council meeting, and is requesting that Council's decision on this matter be delayed until their October 1<sup>st</sup> meeting.**

**ITEM 3: Neighborhood Stabilization Program (NSP): Audit Report and Additional Funding:**

Chairman Pierceall recognized Ms. Myra Messer, Housing and Neighborhoods Administrator, for staff's presentation. Ms. Messer reported on the following items:

1. A recent monitoring visit by the NCDOC Community Development and Housing Division concluded that the NSP funding for the Armstrong Apartments, Carriage House, and Gaston Memorial Apartments to be in general compliance with federal and state CDBG guidelines.

**Committee Recommendation:** No action was taken by the Committee, as this item was presented for informational purposes.

2. The City has received verbal confirmation of being awarded \$550,000 in de-obligated NSP-1 grant funds. These funds would be used to build five or six houses in the Grace Street/Beatrice Costner project area which already has an environmental approval in place. Said homes would need to be constructed by March 2014.

**Committee Recommendation:** This item was presented for information purposes; staff will bring forward to the full City Council a formal agreement for award of these grant funds upon receipt.

**ITEM 4: Habitat Housing – Pryor Street:**

Chairman Pierceall recognized Ms. Messer for staff's presentation. Ms. Messer stated that on September 15th, Habitat for Humanity will be celebrating construction of its 100th house in Gastonia. The City continues to support Habitat for Humanity through various ways, including CDBG funding allocations and participation by various departments in the actual construction of Habitat Homes.

**Committee Recommendation:** No action was taken by the Committee, as this item was presented for informational purposes.

**ITEM 5: Other Related Matters:**

Ms. Messer advised the Committee that Wells Fargo Bank has approached the City concerning the donation to the City of two foreclosed homes in the Firestone Mill community (319 and 326 S. Vance Street). Staff has evaluated these homes and recommends acceptance based upon a like-wise donation by the City to Preservation North Carolina (PNC).

**Committee Recommendation:** The Committee voted unanimously (3-0) to recommend acceptance of the donation from Wells Fargo and, in turn, donating the homes to PNC contingent upon an understanding that Wells Fargo will pay all taxes due prior to the City acquiring, and that a condition of donation to PNC will include the requirement that the houses be maintained in accordance with all local ordinances.

Having no other matters to discuss, the meeting was adjourned at 4:30 p.m.