

COMMUNITY DEVELOPMENT COMMITTEE

Chaired by Council Member Williams

Committee Members: Williams, Hudson, Jefferson, and Johnson

June 6, 2023 – 4:00 P.M.

Council Chambers – Municipal Building

211 S. Hamilton Steet

CALL TO ORDER

Chairman Williams called the meeting to order at 4:10 p.m.

Present: Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson (arrived at 4:18 p.m.)

PRESENTATION OF ITEMS

2023-268 **Consideration of an Ordinance to Demolish a Dwelling Located at 406 Cable Street**
City Council is requested to approve and ordinance ordering the building inspector to effectuate the demolition of a dwelling at 406 Cable St.

Lori Loosemore, Code Enforcement Officer, provided the staff report for this item and stated this property was initiated by the inspector. The original inspection was August 14, 2019, and a hearing was held on August 11, 2022. She explained between years 2019 and 2022 this was an owner-occupied property, and the City was working with the property owner, but eventually the property was sold to the current owners. The current owners were aware of the minimum housing code case and stated they were going to fix the property. The property owners attended the hearing, and the violations were discussed, and the inspector advised the need to make progress and call for inspections for the permit that was issued in January of 2020.

She stated it was determined there are several violations of the minimum housing code that make the property unsafe in its present state, and the repairs exceed 65% of the value of the structure. An order to repair or demolish was issued on August 11, 2022, with a compliance date of September 12, 2022. She stated the city did not have a Lis Pendens recorded, therefore, the city started a new case, with a new hearing process. The property owners were issued a permit on January 31, 2022, and on the permit, there were a total of two inspections one passed and one failed. Property taxes are delinquent in the amount of \$567.58 for 2022.

Chairman Williams as if anyone was present to speak for or against this item.

No one was present.

A motion was made by Chairman Williams, seconded by Committee Member Johnson, to approve agenda item 2023-268 demolition of dwelling at 406 Cable Street.

Motion carried with the following vote:

Aye: Chair Williams, Committee Member Johnson, and Committee Member Hudson

Absent: Committee Member Jefferson

2023-269 Consideration of an Ordinance to Demolish a Dwelling Located at 1205 Filbert Place

City Council is requested to approve an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1205 Filbert Place.

Lori Loosemore, Code Enforcement Officer, stated the Inspector found the house vacant and unsecured and because of this, the first inspection was conducted on April 29, 2020, a Lis Pendens was recorded on December 10, 2020. A hearing was held on October 21, 2020, and no one appeared. It was determined there were violations to the minimum housing code and the repairs exceed 65% of the value of the dwelling. She stated an order to repair or demolish was issued on December 3, 2020, with a date of compliance of January 4, 2021.

Committee Member Jefferson arrived at 4:18 p.m.

Ms. Loosemore explained since the beginning, this property has been sold twice and stated she met with the current owner Derrick McDow, representing Citi Group Investments LLC in which Mr. McDow signed an Acknowledgment of Requirements for Additional Time to Repair a Property and it was approved on January 31, 2023. She stated that Citi Group was not meeting the agreement requirements and it was discovered the property was sold on February 20, 2023, to Ladem Inc. which has the same address as Citi Group Investments.

She stated Citi Group applied for a building permit for repairs on February 24, 2023, and was issued a permit on April 13, 2023. When the inspector met with Mr. McDow on April 17, 2023 the Inspector failed the inspection. Ms. Loosemore noted there has not been any contact from Citi Group LLC or Ladem, Inc. except for the Inspector reaching on to Mr. McDow on May 24, 2023. Local Code Enforcement was not aware that the property had been sold/transferred until recently and the agreement that Mr. McDow signed specifically stated the agreement is not transferable to a new owner and if the owner intends to sale or donate the property the Code Enforcement Manager needs to be notified no less than 45 days prior to the closing date.

Ms. Loosemore stated the property owner has not met any of the benchmarks that was set in the Agreement for Additional Time document and noted the Inspector was able to take pictures of the current conditions of the property and shared that given the amount of the work needed this project would require a General Contractor. A permit was issued but no updates have been provided.

In response to Committee Member Hudson, Ms. Loosemore stated the estimate provided on the permit application was \$28,500 and noted this is a demolition case because repairs exceeded 65% of the value of the property. She stated since the time of initial inspection the house has been gutted.

Chair Williams asked if anyone was present to speak for or against this project.

Derrick McDow, Citi Group Investments, 624 Guilford College Rd. Greensboro, NC. provided updates to the property noting he has applied for permits.

Chairman Williams stated the Committee follows staff recommendations but there is time for conversations to be conducted with staff and requested Mr. McDow speak with Ms. Loosemore.

A motion was made by Committee Hudson, seconded by Committee Member Jones, to approve agenda item 2023-269.

A discussion ensued regarding the timeline of enforcement, past property concerns, next steps, and the permit process.

Chairman Williams advised the property owner to inform Ms. Loosemore of any changes and updates that occur with the property.

Motion carried with the following vote:

Aye: Chair Williams, Committee Member Johnson, Committee Member Hudson, and Committee Member Jefferson

2023-271 Consideration of a Resolution of the High Point City Council Approving Conveyance of Real Property to a Nonprofit Corporation

City Council is requested to approve a resolution conveying properties to Habitat for Humanity of High Point, Archdale & Trinity in the South Side community, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Nena Wilson, Community Development Director, stated this is an item to convey two additional lots to Habitat for Humanity which has four units underway, and the addition of these units will continue to help revitalize the neighborhood and make homeownership a reality for the people that are low to moderate income. She noted the conveyance of 705 Tyron Avenue and 707 Tyron Avenue will facilitate affordable housing in accordance with the United States Department of Housing and Urban Development (HUD) regulations and serve a public purpose. She stated there will be no budget impacts for the conveyance, but a Community Housing Development Organization (CHDO) agreement will be executed with Habitat for Humanity for the City's participation in the construction of the projects.

Committee Member Jefferson, spoke to receiving supportive input from citizens praising the city's efforts regarding developments in the south side developments.

A motion was made by Chair Williams, seconded by Committee Member Hudson, to approve agenda item 2023-271.

Motion carried with the following vote:

Aye: Chair Williams, Council Member Johnson, Council Member Hudson, and Council Member Jefferson

ADJOURNMENT

Committee Member Johnson wished a Happy Anniversary to Chairman Williams and his wife.

Chairman Williams stated he would like to give the other members of the committee an opportunity to chair the committee, so for the next couple of meetings Council Members Jefferson and Johnson will chair the committee.

There being no further business to come before the Committee, the meeting adjourned at 4:32 p.m.

Respectfully Submitted,

Chris Williams, Chairman
Community Development Committee

Attest:

Sandra Keeney
City Clerk