

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Minutes - Final

Tuesday, June 6, 2023

4:00 PM

Council Chambers

Community Development Committee

*Christopher Williams, Chair
Wesley Hudson, Mayor Pro Tem
Cyril Jefferson
Tyrone Johnson
Mayor Jay Wagner (Alternate)*

CALL TO ORDER

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

Present 4 - Chair Christopher Williams, Council Member Tyrone Johnson, Council Member Wesley Hudson, and Council Member Cyril Jefferson

Community Development Committee - Council Member Williams, Chair

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.

Attachments: [Demo Ordinance - 406 Cable](#)

Lori Loosemore, Code Enforcement Officer, provided the staff report for this item and stated this property was initiated because the inspector could see the condition of the property. The original inspection was August 14, 2029, a public 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 on and call for inspections for the permit that was issued in January of 2020. The property owners understood the requirements. It was determined there are several violations of the minimum housing code that make it 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. He was issued a permit on January 31, 2022 and on the permit there were a total of two inspections one passed and one failed. She stated the property owners informed the inspector that funding was not an issue. Inspectors were in touch with the property owner many times over the course of the case to discuss his plans for completing repairs and noted 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: 3 - Chair Williams, Council Member Johnson, and Council Member Hudson

Absent: 1 - Council 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.

Attachments: [Demo Ordinance - 1205 Filbert](#)

Lori Loosemore, Code Enforcement Officer, stated the inspector found the house vacant and unsecured. The first inspection was conducted on April 29, 2020, and recorded a Lis Pendens on December 10, 2020. The property is currently owned by LADEM, Inc. 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 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 Cit Group Investments.

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. and the local code section, with the exception of the inspector reaching on to Mr. McDow on May 24, 2023. Local Code Enforcement was not aware that the property had been sold/tranferred 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 and stated a permit was issued but no updates have been provided.

In response to Committee Member Hudson, Ms. Loosemore stated the estimate provided by the property is \$28,500 on the permit application and noted this is a demolition case because repairs exceeded 65% of the value of the property and 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 recommendation but there is a time to have conversations with staff.

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

Motion carried with the following vote:

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.

Aye: 4 - Chair Williams, Council Member Johnson, Council Member Hudson, and Council Member Jefferson

[2023-271](#)

Consideration of Items Relating to the Construction of Two Affordable Homes in the Southside Community

City Council is requested to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity in the amount of \$91,000 to construct affordable homes in the South Side Community, approve a resolution of conveyance, and authorize the appropriate City Official(s) to execute all necessary documents.

Attachments: [Habitat for Humanity - 705 and 707 Tryon Avenue](#)
[Resolution Tryon Avenue](#)

Nena Wilson, Community Development Director, stated this is an item to convey two additional lots to Habitat for Humanity. They already have four units underway and the addition of these additional 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 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: 4 - 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.