

City of High Point

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



Meeting Agenda - Final

Tuesday, February 7, 2023

4:00 PM

Council Chambers

Community Development Committee

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

Community Development Committee - Council Member Williams, Chair

CALL TO ORDER

PRESENTATION OF ITEMS

- [2023-059](#) **Community Gardens Update and Request**
Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update.
Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.
Attachments: [Update-Community Gardens](#)
- [2023-062](#) **Update-Wynnefield Properties**
Wynnefield Properties will be giving an update regarding upcoming affordable housing projects.
Attachments: [Wynnefield Properties Update](#)
- [2023-063](#) **Update-Guilford County Continuum of Care**
Staff will be giving an update regarding the Guilford County Continuum initiatives and efforts on homelessness.
Attachments: [Update-Guilford County Continuum of Care](#)
- [2023-064](#) **Resolution-Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity-801 Vail Avenue and 807 Amos Street**
Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.
Attachments: [Resolution of Conveyance for Habitat - 801 Vail and 807 Amos](#)
- [2023-057](#) **Ordinance - Demolition of Dwelling - 805 Gordon Street**
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.
Attachments: [Ordinance - Demolition of Dwelling - 805 Gordon Committee](#)
- [2023-058](#) **Ordinance - Demolition of Dwelling - 1109 E. Russell Ave.**
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1109 E. Russell Avenue.
Attachments: [Ordinance - Demolition of Dwelling - 1109 E Russell Committee](#)

[2023-056](#)

Ordinance - Rescind Demolition - 210 Underhill Street

Adoption of an ordinance to rescind the ordinance adopted by council to demolish the dwelling at 210 Underhill Street.

Attachments: [Ordinance - Rescind Demolition](#)

ADJOURNMENT



City of High Point

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

Master

File Number: 2023-059

File ID: 2023-059

Type: Miscellaneous Item

Status: To Be Introduced

Version: 1

Reference:

In Control: Community
Development
Committee

File Created: 02/02/2023

File Name:

Final Action:

Title: Community Gardens Update and Request

Crystal Mercer, County Extension Agent for Community and School Gardens, will provide an update.

Community Development & Housing staff is recommending approval for High Point Public Schools to be included in the Assistance to Community Gardens Standard Operating Policies.

Notes:

Sponsors:

Enactment Date:

Attachments: Update-Community Gardens

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

Text of Legislative File 2023-059

CITY OF HIGH POINT AGENDA ITEM



Title: Community Gardens Update

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments N/A

PURPOSE:

Crystal Mercer, County Extension Agent for Community and School Gardens, will:

- give an update on the Community and School Gardens in High Point
- report on results from a High Point Public School Gardens Needs Assessment
- request approval for public school gardens to be included in the Assistance to Community Gardens Standard Operating Policies and Procedures

BACKGROUND:

Although public schools are considered non-profits, they are not eligible to receive garden assistance since they are not defined as a community garden in our Assistance to Community Gardens Standard Operating Policies and Procedures. Therefore, we have not provided mulch, soil, compost, etc. to public schools; however, schools are asking for assistance.

Ms. Mercer's role is to assist individuals, communities, agencies, and schools with establishing and sustaining community and school gardens through an asset-based community development model.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Community Development & Housing staff is recommending approval for High Point public schools to be included in the Assistance to Community Gardens Standard Operating Policies so that the City of High Point can provide wood mulch, topsoil, compost, and leaf mulch to public school gardens.

Community & School Gardens High Point Community May 1– December 31, 2022

Crystal Mercer

Community & School Gardens Agent

NC Cooperative Extension – Guilford County



A photograph of Crystal Mercer, a woman with short dark hair, smiling broadly. She is wearing a dark green t-shirt with a white graphic of a watering can and the text "Senior Master Gardener". She is holding a large green leafy plant. The background is a greenhouse or nursery with wooden shelves and various plants.

Crystal Mercer

County Extension Agent
Community and School Gardens

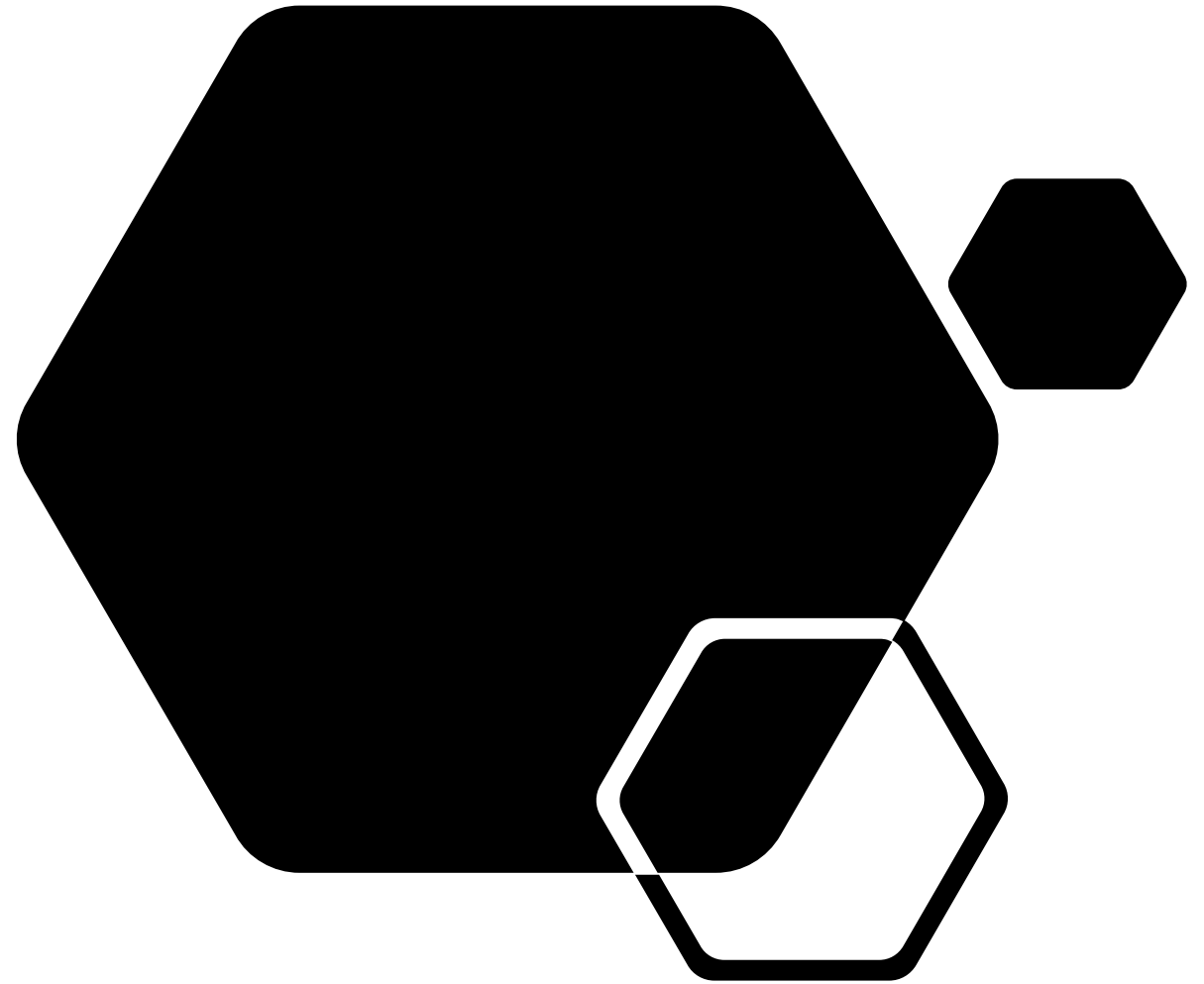


Heather Schaffer

County Extension Director
Community Resources
Development



Support for High Point Public School Gardens



New & Re-Start Gardens

High Point:

- Macedonia Learning Center
- Union Hill
- Oakview Elementary
- Oak Hill Elementary

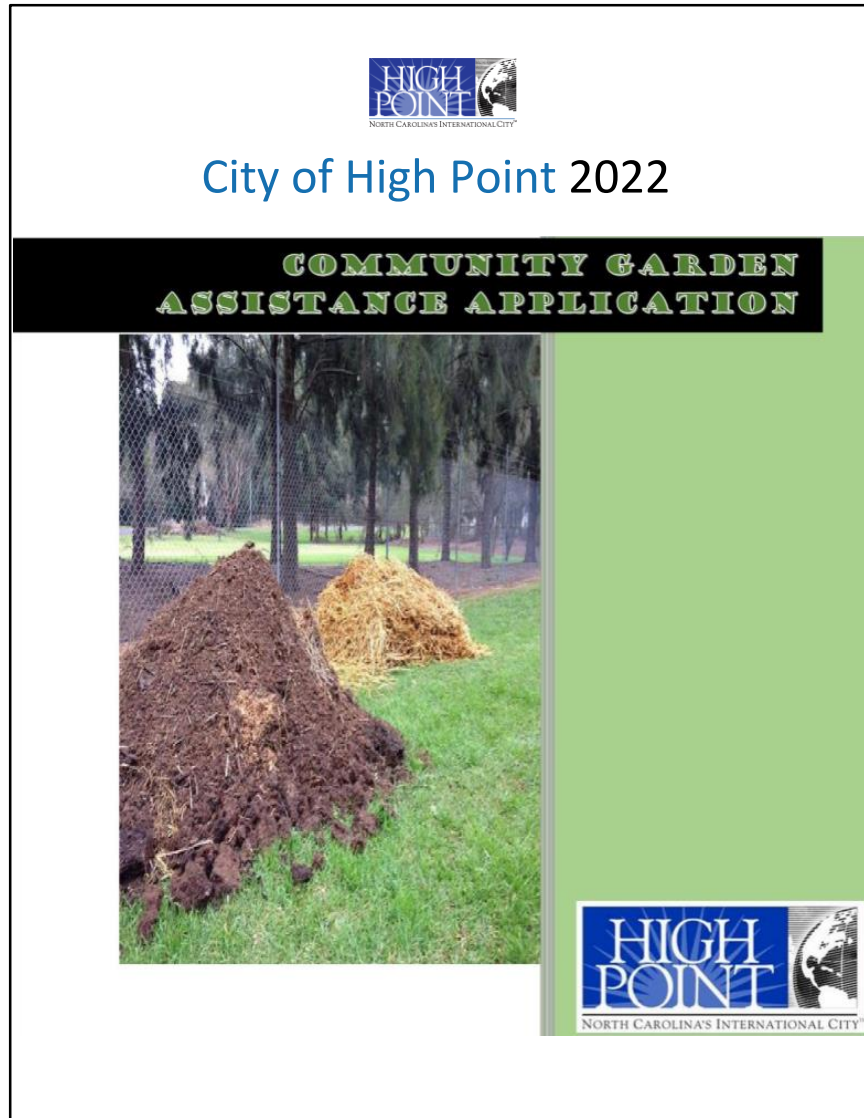
Greensboro:

- Greensboro Day School
- **Greensboro Global Academy (on hold)**
- St. Stephens UCC (ongoing)
- Sternberger Elementary School (PTA)

47 Community Gardens in High Point

- **10 Neighborhood Gardens:** Bountiful Harvest, West End Ministries, Burns Hill, Cedar St, East Ave, Gatewood, Howard St, Mosaic/Macedonia CG, Oakview Rec, Southside
- **17 School Gardens:** Allen Jay, Andrews HS, Fairview Elem, Ferndale MS, Florence Elem, High Point Central, Johnson Street Global, Kirkman Park Elem, Montlieu Academy, Northwood Elem, Oak Hill Elem, Oak View Elem, Penn Griffin MS, Shadybrook Elem, Southwest Guilford MS, Triangle Lake Montessori, Union Hill Elem
- **4 Youth Gardens:** Bailey's Enrichment ECE, D-Up, Boys & Girls Club, Macedonia Early Head Start
- **9 Community Organizations:** Covenant UMC, High Point Kiwanis, High Point Library Teaching Garden, Morehead Recreation, The Arc of High Point, Pennybyrn, People of God, Salvation Army Hope Center, Tumani-Hope (World Relief)
- **7 Urban Agriculture:** Beeson, Deacon Davis Farms, Growing High Point (Thissell Grow, Pershing Greenhouse, Hopyard, Drozik's Produce, Sweet Seed)

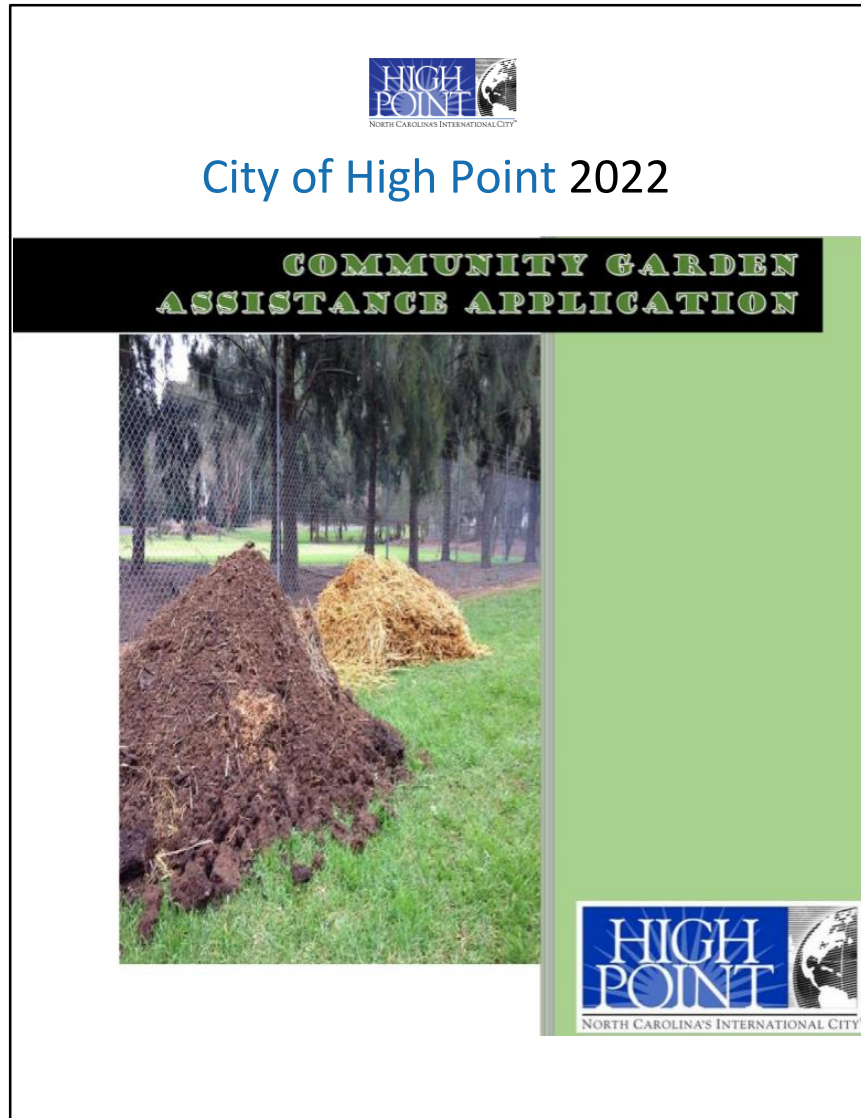
Support for HP Public School Gardens



27 Surveyed
10 Responded

- 10 Public
- 8 Title I
- 2 Active Gardens
- 4 Restarting Gardens
- 4 Inactive Gardens
- Pre-K K-5 6-8 9-12

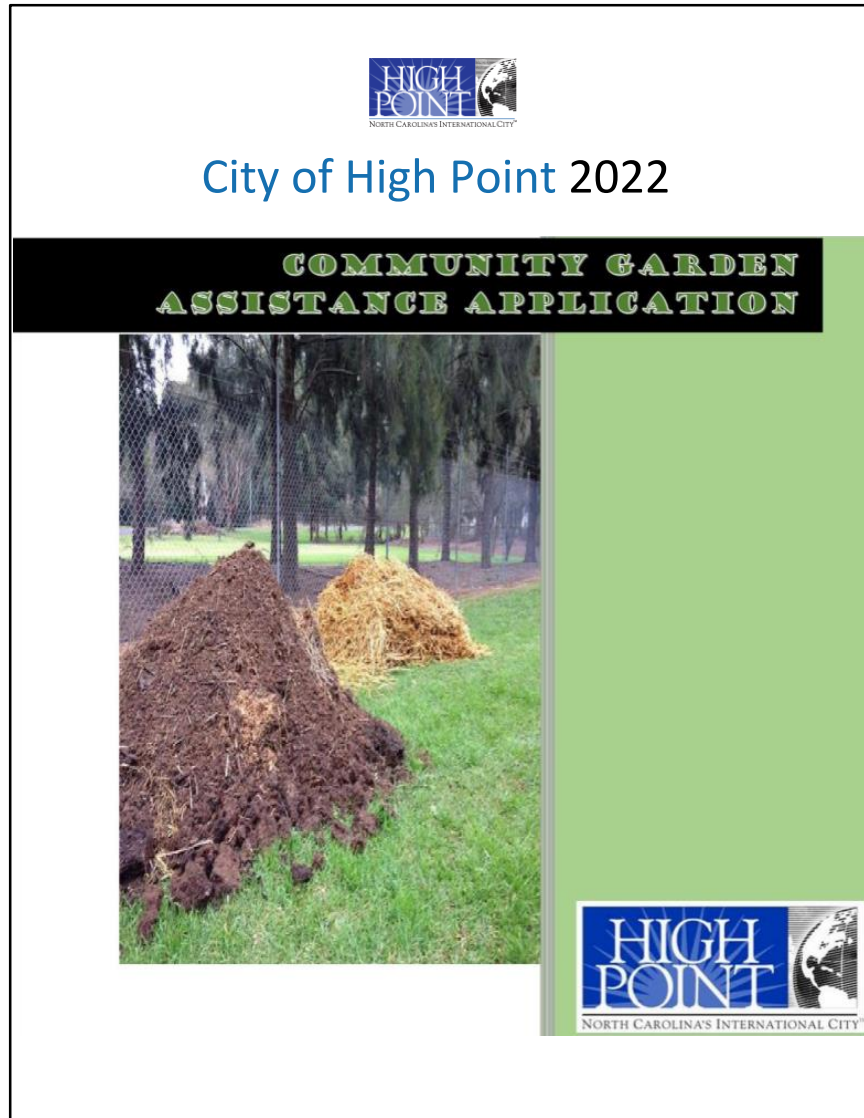
Support for HP Public School Gardens



What is the average number of students in your gardening class?

Total 868

Support for HP Public School Gardens



How much money would your school save if soil, wood or leaf mulch, or compost was provided for free?

Total \$9,300

Fairview Elementary

- Soil
- Leaf Mulch
- Wood Mulch
- New Boards

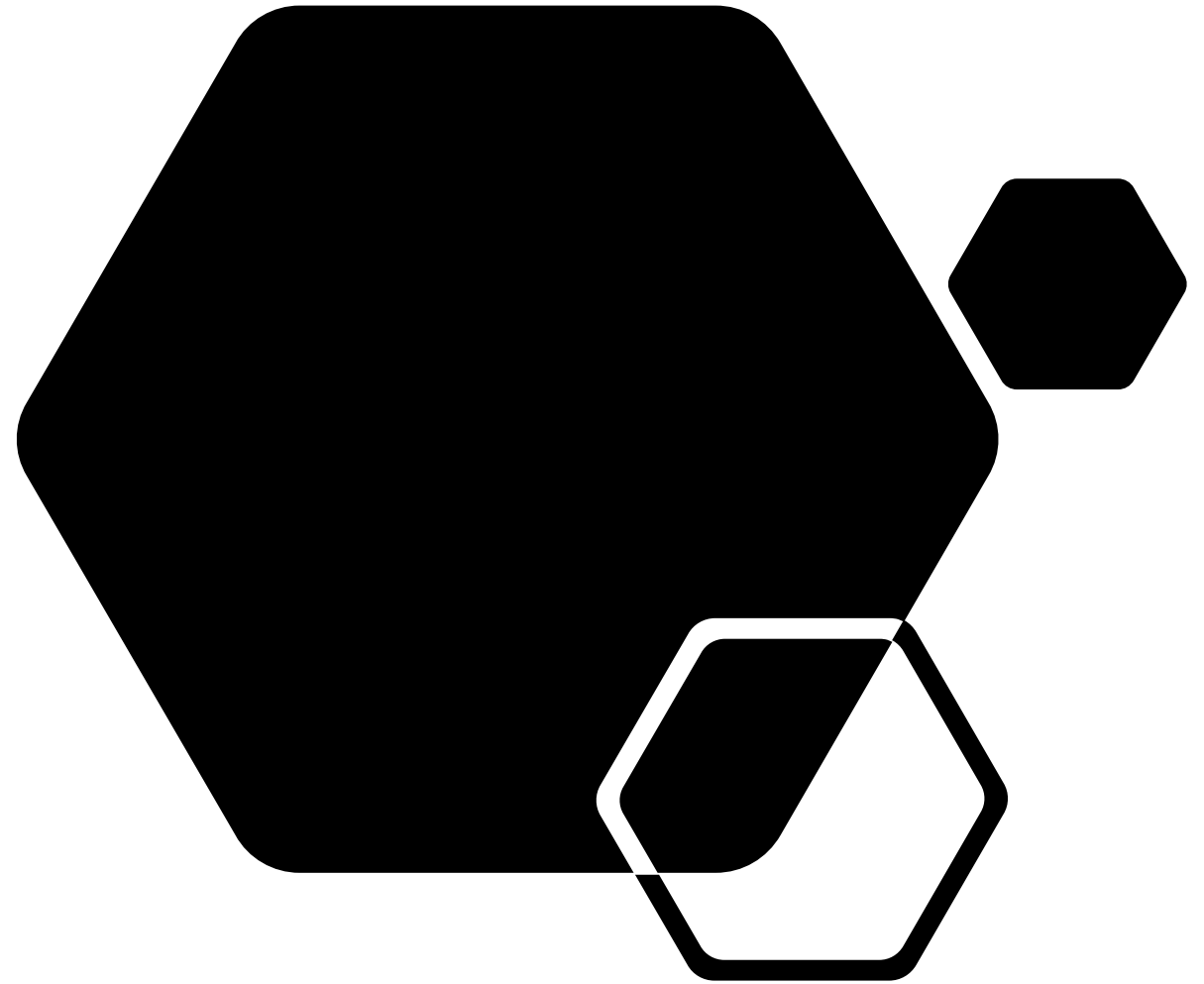


Union Hill Elementary

- Soil
- Leaf Mulch
- Wood Mulch
- Downsize from 6 to 4 beds
- New Boards



Plan, market,
implement and
develop
educational
workshops and
trainings.



City aims to expand community gardens program



A LONG HAUL
ELLIOTT WINS 7-HOUR, RAIN-SOAKED NASHVILLE RACE
PAGE A5

THE HIGH POINT ENTERPRISE

PUBLISHED FOR JAMES W. BARNES OF THOMASVILLE AND ALL OF OUR READERS FOR 138 YEARS | \$1

TUESDAY, JUNE 28, 2022

Son recalls hearing mother shot to death

BY PAUL B. JOHNSON
ENTERPRISE STAFF WRITER

HIGH POINT — Luke Mallicoat said that he and his mother, Christina, were enjoying a peaceful night at their home east of downtown High Point Thursday shortly before the quiet of the night and their lives were shattered by a round of gunfire.

Mallicoat, 25, told The High Point Enterprise that he was inside the house they shared at Forrest Street and Qubein Avenue shortly after 10 p.m. while his 42-year-old mother was relaxing on the porch. Suddenly, Mallicoat heard his mother screaming for him.

"I was inside when she said she

was getting robbed," Mallicoat said. "She shouted for me to get out there."

As he ran toward the small porch, he heard the gunfire and arrived to find his mother bleeding. Stunned, he got a glimpse of a man in a baggy red shirt and white cap riding away in the night on a scooter or bicycle.

"I didn't get a good look at him," he said.

A recording of the 4-minute 911 call that Mallicoat made reflects the chaos of the scene. The call began with Mallicoat screaming that his mother has been shot.

SEE SON/PAGE A2

City aims to expand community gardens program

BY PAT KIMBROUGH
ENTERPRISE STAFF WRITER

HIGH POINT — City leaders want to expand a program to promote the development of community gardens in High Point.

The city adopted a policy a few years ago that provides free mulch and soil from the Ingle-side Compost Facility to neighborhood groups, nonprofits and other organizations for use in their gardens.

Among the 43 community gardens in High Point, 14 are on public school campuses, but they aren't eligible for the assistance under the existing policy, according to the city.

Community Development and Housing staff recommends that the city include public schools in the program, as does Crystal Mercer, community and school gardens agent with N.C. Cooperative Extension-Guilford County.

"That's something I would like to add," Mercer recently told a City Council committee. She said most of the city's support through the program goes to eight neighborhood gardens. Through the first four months of this year, the city provided 1.5 tons of wood mulch, 45 tons of topsoil and 18 tons of compost to gardens.

SEE GARDENS/PAGE A2



LAURA GREENE | HPE

Trish Nelson, left, with the Guilford County Partnership for Children, points out raised garden beds as she leads a tour of the new outdoor learning environment at the Macedonia Child Development Center recently. The center serves more than 100 economically vulnerable children under the age of 5. The new outdoor learning area is specifically for infants and toddlers and was made possible by a state grant and the Guilford County Partnership for Children.



Macedonia center builds new learning area

Taylor Jones and Crystal Mercer with the N.C. Cooperative Extension Service examine a fig tree planted under a giant pinwheel at the new outdoor learning area.

LAURA GREENE | HPE



New Miss North Carolina crowned Saturday

BY ENTERPRISE STAFF

HIGH POINT — A new Miss North Carolina was crowned Saturday night at the High Point Theatre.

Karolyn Martin of the Charlotte area, competing as Miss Metrolina, won the title during the 2022 Miss North Carolina Pageant, culminating nearly a week of pageant-related activities

Karolyn Martin is crowned the new Miss North Carolina on Saturday night at the High Point Theatre. Placing the crown on her head is the previous Miss North Carolina, Carl Batson.

SPECIAL | HPE

in High Point. She will represent North Carolina in the Miss America Pageant later this year.

"I've dreamed of this moment for many years and it is already better than I could have imagined," Martin wrote on Facebook after winning the crown.

"North Carolina, I am honored to have the oppor-

tunity to serve you this year. I won't promise perfection, but I will promise you that I will make the most of every opportunity, I will cherish the little moments, and I will seek ways to make our state just a little bit better every single day."

SEE CAROLINA/PAGE A2

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| CLASSIFIEDS | A12 | LOTTERY | A2 |
| COMICS | A2, A11 | SPORTS | A5, A8, A14 |

OBITUARIES

| | |
|--------------------------|--------------------------|
| CHARLES JOHNSON FULP, 93 | JAMES "JIMMY" MARTIN, 79 |
| TONY GADY, 41 | CHARLES TUCKER SR., 73 |
| CYRUS LIGHTON GRAY, 82 | |

PAGE A4

INFO

| |
|----------------------|
| CIRCULATION 868-3511 |
| CLASSIFIED 888-3555 |
| NEWSROOM 888-3553 |



Macedonia
Center builds
new learning
center



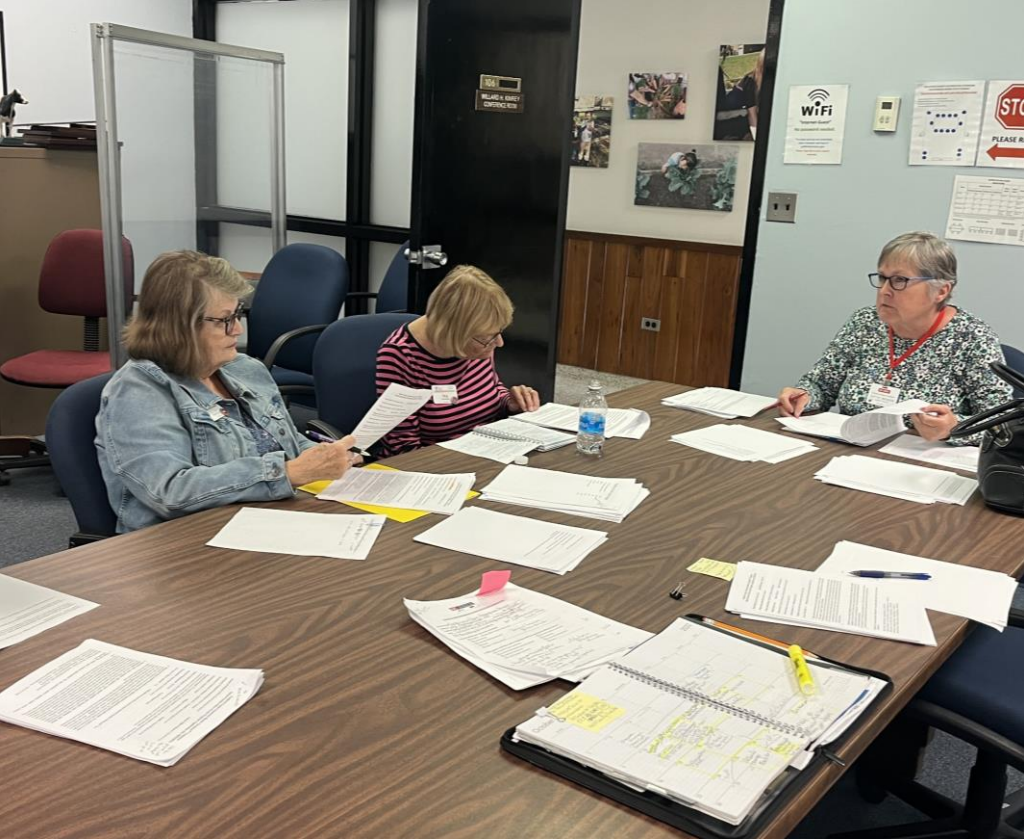


Mo on the Go

WFMY NEWS 2 Interview at Burns Hill Community Gardens

Network with
community partners
in order to
coordinate services
and develop
collaborative
services, education,
and training.





EMGV School Garden Micro-Grant Committee

- ## Micro-Grants Awarded (\$250):
- High Point Friends School
 - Fairview Elementary

NC STATE EXTENSION

Master Gardener | Guilford County
Volunteer Association



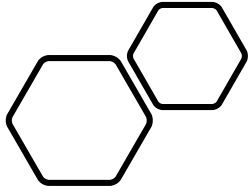
Community Development and Housing

- Recommended how to amend soil
- Provided the plant list
- Calculated pine needle bales
- Year-long process

High Point US Postal Service

- Remove planter boxes
- Updating front of building
- Provided the plant list

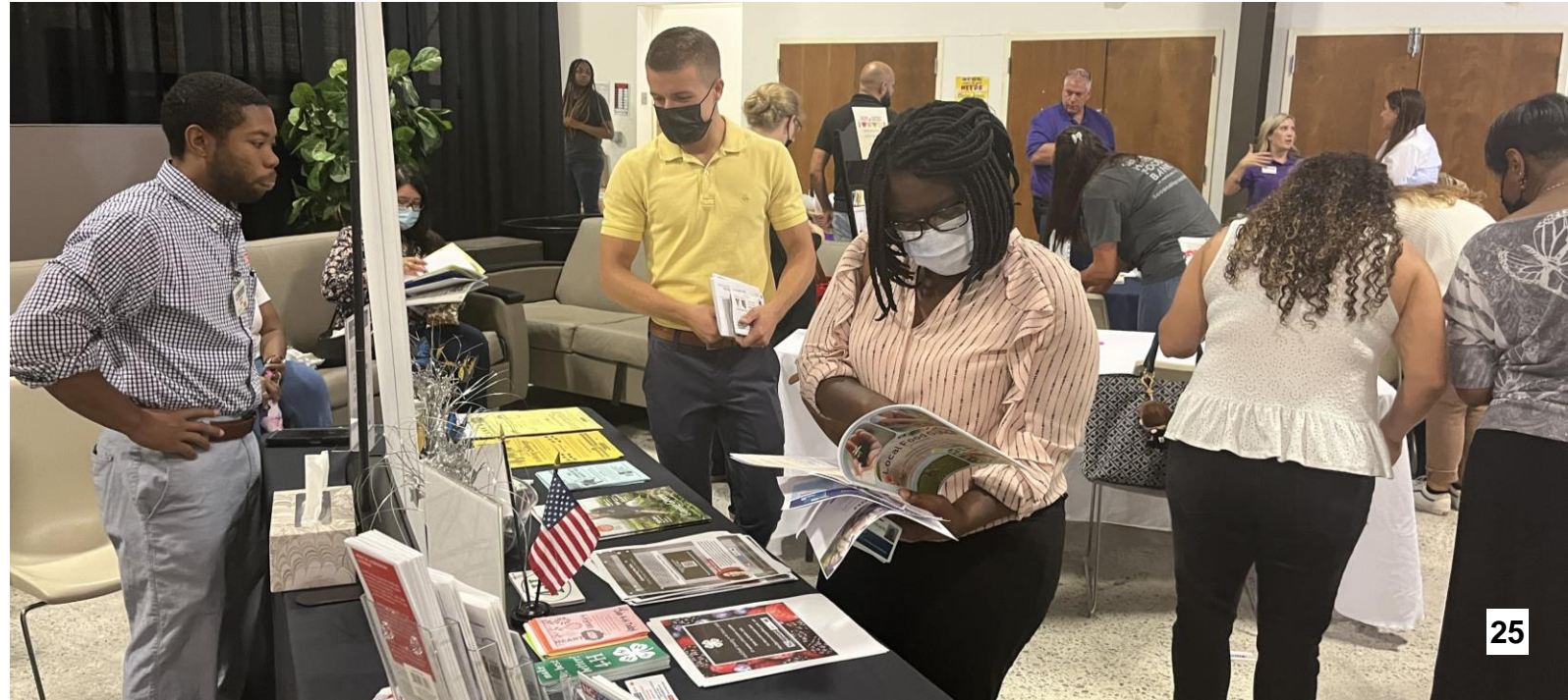




September is Hunger Action Month!

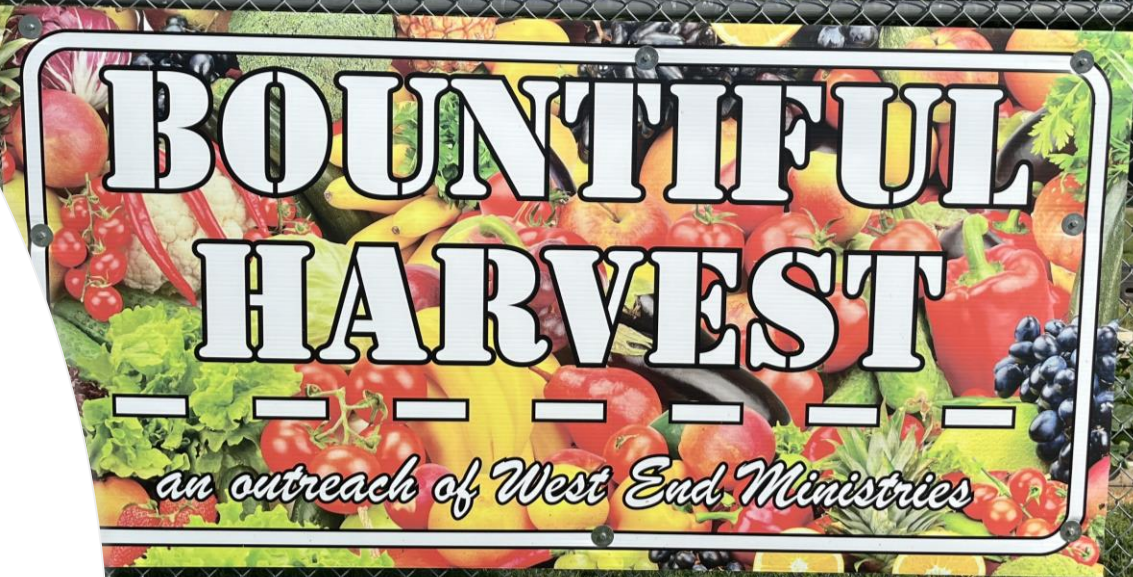
Guilford County Food Pantry Tours

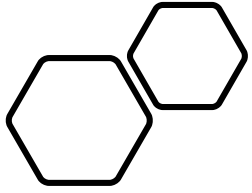
- Participated as a community resource exhibitor
- Introduced our services to pantry and community leaders
- Discussed ways we can connect with our services



2022 High Point Community Garden Tours

- Drozik's Urban Farm
- Burns Hill
- Morehead Recreation
- The Southside
- Howard Place
- High Point Public Library Teaching Gardens
- Tumaini-Hope (World Relief)
- Oakview Rec
- The ARC of High Point Wild & Free
- Covenant UMC
- West End Ministries





12th Annual High Point Unity Festival and Local Food Fair





High Point Chapter of Delta Sigma Theta Sorority volunteered at Burns Hills Community Garden and Food Pantry

High Point Community Garden Leaders Monthly Mtgs

Food, Fun and
Fellowship



Black Church Food Security Network Event

Black Farm Tours

- Eggman's Eggs
- Memorial Industrial Community Dev Corp
- PDY&F Community Garden

Sponsors:

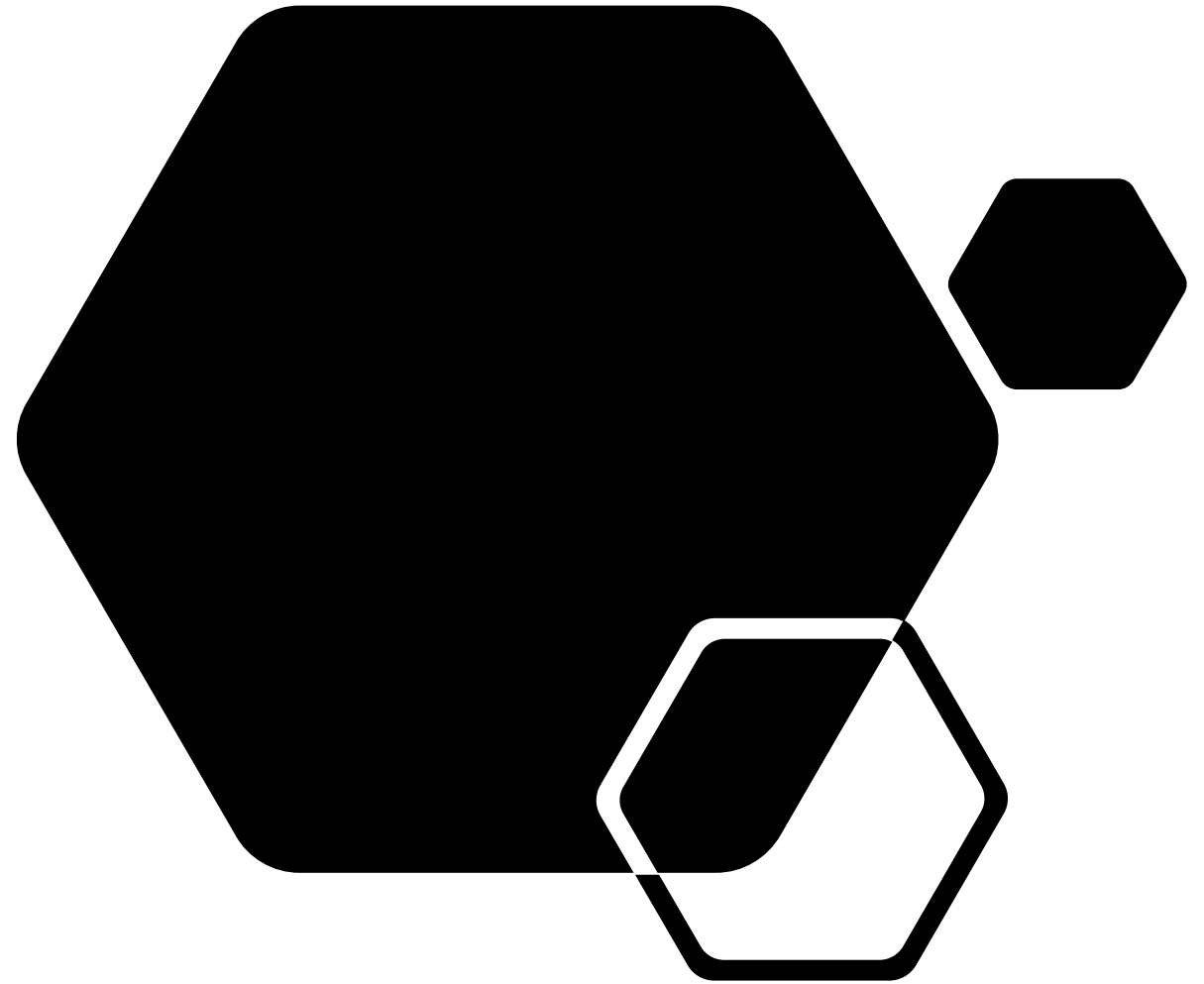




High Point
Community Advisory
Council (CAC)

Presented at the CAC Advisory Meeting

Work with
communities
neighborhood
associations,
external
organizations and
the general public to
establish gardens.





Fall Foliage Frenzy

Serve on the Greater High Point Food Alliance's Urban Agriculture Committee

Provide gardening workshops

Provide guidance and resources

Climate Change and the NC Piedmont

Global climate change is leading to changes that we feel right here at home in North Carolina's Piedmont. What climate changes have occurred so far, what's in store for upcoming decades, how will these impact our gardens and communities, and what can we do? To learn the answers to these questions and more, join our conversation on with guest speaker Rebecca Ward on...

Tuesday, October 25 at 12:00 pm- 1:30 pm

Register and Reserve
Your Seat Now



<https://go.ncsu.edu/climatechangeandthencpiedmont2022>



Meet The Speaker

Rebecca Ward is a North Carolina Assistant State Climatologist with the NC State Climate Office at NC State University, where she's worked for nearly 10 years. She regularly participates in applied climate research, primarily around climate-agriculture interactions, and frequently communicates about North Carolina's climate to diverse audiences across the state.





2023 Program Priorities

Support Community Garden Leaders

Available on-call for site visits and support
Lead workshops in community gardens for gardeners

Expand High Point Community Gardening Grants

Work with public school gardens in High Point

Serve on the Urban Agriculture Committee

Provide resources and assistance

Collaborate with High Point Community Development and the NC Cooperative Extension

Start discussions about a 4-H Club in High Point

Upcoming Events 2023

- Temple Memorial Garden Discussion – Jan 14
- Seasonal Food & Sustainability – Jan 27
- Share the Harvest (planning)
- School Garden Mentor Training – Jan 24
- Seeds to Share Event – Feb 4 & 11
- Coping with the Season of Life – Feb 17
- Small Farm Boot Camp (6 wks) – Feb 28
- Community Garden Leadership Academy – Feb 18
- Spring Sprouts Spectaculars – Apr 15
- ASK Booth - HP Farmers Market
- Gardens Under Glass (Seniors) - TBA
- High Point University Class Discussion – TBA
- Food Waste Event (planning)- TBA

Seeds To Share

Free Seeds for Community & School Gardens
in Guilford County

veggies • flowers • herbs • heirlooms



In-Person, for 2023

SATURDAY, FEBRUARY 4

9:00 AM—12:00 PM

NC Cooperative Extension
3309 Burlington Road
Greensboro, NC

SATURDAY, FEBRUARY 11

9:00 AM—12:00 PM

High Point Public Library
901 N. Main Street
High Point, NC

Seeds have been generously donated by garden centers and seed companies. Gardening experts will be available to answer questions.

*Have seeds to donate? Contact, Crystal Mercer
Community and School Garden Agent, crystal_mercer@ncsu.edu*

NC STATE EXTENSION
Master Gardener | Guilford County

**NC COOPERATIVE
EXTENSION**



NC State University and N.C. A&T State University commit themselves to positive action to secure equal opportunity regardless of race, color, national origin, religion, political beliefs, family and marital status, sex, age, veteran status, sexual identity, genetic information or disability. NC State, N.C. A&T, U.S. Department of Agriculture, and local governments cooperating. For accommodations for persons with disabilities, call (336) 641-2401 no later than five business days before the event. Para informarse sobre adaptaciones para personas con discapacidades, comuníquese con (336) 641-2401, no más tarde de cinco días antes del evento.

Committees



High Point

- Community Development Committee
- Greater High Point Food Alliance
- High Point Community Garden Leaders
- Urban Agricultural Committee

Greensboro

- Greensboro Community Sustainability Council
- Greensboro Tree Canopy Task Force
- Mixed Greens Leaders Mtg
- The Black Church Food Security Network



Thank you!





City of High Point

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

Master

File Number: 2023-062

| | | |
|--------------------------|---------------------------------|--|
| File ID: 2023-062 | Type: Miscellaneous Item | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| | | File Created: 02/02/2023 |

File Name:

Final Action:

Title: Update-Wynnefield Properties
Wynnefield Properties will be giving an update regarding upcoming affordable housing projects.

Notes:

Sponsors:

Enactment Date:

Attachments: Wynnefield Properties Update

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
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Text of Legislative File 2023-062

CITY OF HIGH POINT AGENDA ITEM



Title: Wynnefield Properties Update

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date:
Advertised By: N/A

Attachments N/A

PURPOSE:

Wynnefield Properties will provide an update for upcoming affordable housing projects.

BACKGROUND:

The City of High Point has partnered with Wynnefield Properties to develop five (5) affordable housing projects creating 436 units. To date, we have committed \$5,254,000 for the development of projects totaling approximately \$44.7 million.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The update is for information purposes only.



City of High Point

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

Master

File Number: 2023-063

| | | |
|--------------------------|---------------------------------|--|
| File ID: 2023-063 | Type: Miscellaneous Item | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| | | File Created: 02/02/2023 |
| File Name: | | Final Action: |

Title: Update-Guilford County Continuum of Care
 Staff will be giving an update regarding the Guilford County Continuum initiatives and efforts on homelessness.

Notes:

Sponsors:

Enactment Date:

Attachments: Update-Guilford County Continuum of Care

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
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Text of Legislative File 2023-063

CITY OF HIGH POINT

AGENDA ITEM



Title: Guilford County Continuum of Care Update

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: N/A

PURPOSE:

The purpose of the Guilford County Continuum of Care (Guilford CoC) is to:

- promote community-wide commitment to the goal of ending homelessness;
- provide funding efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness;
- promote access to and effective utilization of mainstream programs by homeless individuals and families; and
- optimize self-sufficiency among individuals and families experiencing homelessness.

An update on the Guilford CoC initiatives and efforts will be provided.

BACKGROUND:

This is a periodic update regarding homeless services from Guilford CoC Collaborative Applicant and Executive Committee. The Guilford CoC is the planning body in Guilford County that coordinates the community's policies, strategies, and activities toward ending homelessness.

Its work includes gathering and analyzing information in order to determine the local needs of people experiencing homelessness, implementing strategic responses, educating the community on homeless issues, providing guidance and input on the operations of homeless services, and measuring CoC performance to ensure the orderly, transparent operations of the CoC governance structure.

BUDGET IMPACT:

N/A

RECOMMENDATION / ACTION REQUESTED:

This update is for information only and no action is needed.



City of High Point

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File Number: 2023-064

| | | |
|--------------------------|---------------------------------|--|
| File ID: 2023-064 | Type: Miscellaneous Item | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| File Name: | | File Created: 02/02/2023 |
| | | Final Action: |

Title: Resolution-Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity-801 Vail Avenue and 807 Amos Street
 Adopt a Resolution for the conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity for 801 Vail Avenue and 807 Amos Street.

Notes:

Sponsors:

Enactment Date:

Attachments: Resolution of Conveyance for Habitat - 801 Vail and 807 Amos

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
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Text of Legislative File 2023-064

CITY OF HIGH POINT AGENDA ITEM



Title: Conveyance of Properties to Habitat for Humanity of High Point, Archdale & Trinity

From: Thanena S. Wilson, CD & Housing Director

Meeting Date: 2/7/2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: Area Map
Resolution of Conveyance

PURPOSE:

To continue development of affordable single-family housing for homeownership, Community Development & Housing seeks Council approval to convey two (2) lots to Habitat for Humanity of High Point, Archdale & Trinity (Habitat):

- 801 Vail Avenue
- 807 Amos Street

Habitat will build homes on the two (2) lots to be sold to income eligible homebuyers. The conveyances and home construction will facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

BACKGROUND:

Habitat currently has two (2) units under construction in the Southside Neighborhood, and this conveyance will ensure that they continue to be able to provide affordable units for homeownership. Their development also assists us in continuing the revitalize the Southside community.

BUDGET IMPACT:

There is no budget impact for conveyance of the properties. A CHDO Agreement in the amount of \$60,000 has been executed for the City's participation in construction of the two (2) units with the use of federal HOME funds.

RECOMMENDATION/ACTION REQUEST:

The Community Development & Housing Department recommends approval of the resolution conveying the properties to Habitat to construct affordable housing, and that the appropriate City official and/or employee be authorized to execute all necessary documents.

Conveyance of 801 Vail Avenue and 807 Amos Street



**RESOLUTION of the HIGH POINT CITY COUNCIL
APPROVING CONVEYANCE
OF REAL PROPERTY
TO A NONPROFIT CORPORATION**

WHEREAS, the City of High Point owns a tract of land recorded in Plat Book 2, Page 90, recorded in the Guilford County Register of deeds, which contains the following properties: 801 Vail Avenue and 807 Amos Street (“Properties”); and

WHEREAS, North Carolina General Statute § 160A-457 authorizes a city’s acquisition and disposition of property for redevelopment as part of a community development program, or independently thereof, and without the necessity of compliance with the Urban Redevelopment Law; and

WHEREAS, North Carolina General Statute § 160A-20.1 authorizes a city to appropriate money to private organizations to carry out any public purpose that a city is authorized by law to engage in; and

WHEREAS, North Carolina General Statute § 160A-279 authorizes a city to convey real property by private sale to a nonprofit corporation which carries out a public purpose, in lieu of or in addition to the appropriation of funds; and

WHEREAS, the City of High Point intends to approve a contract with Habitat for Humanity of High Point, Archdale & Trinity to construct affordable housing in the City of High Point by conveying the above-described Properties to Habitat for Humanity of High Point, Archdale & Trinity.

THEREFORE, THE CITY COUNCIL FOR THE CITY OF HIGH POINT RESOLVES THAT:

1. The Mayor of the City of High Point is authorized to execute all documents necessary to convey title to the Properties located at 801 Vail Avenue and 807 Amos Street in the City of High Point, and more particularly described in Plat Book 2, Page 90 of the Guilford County Registry.

2. The consideration of the conveyance is Habitat for Humanity of High Point, Archdale & Trinity’s agreement to use this property only for the “public” purpose of furthering the mission of the City of High Point in providing owner-occupied housing. If for any reason the property ceases to be used for a “public” purpose, the property shall revert to the City of High Point. A statement to this effect shall be placed in the deed of conveyance.

3. The City Clerk shall publish a notice summarizing the contents of this resolution and the conveyance of the property may be consummated at any time after 10 days of publication of the notice.

ADOPTED this the 6th day of February, 2023.

CITY OF HIGH POINT

By: _____
Jay W. Wagner, Mayor

Attested to:

Sandra R. Keeney, City Clerk



City of High Point

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

Master

File Number: 2023-057

| | | |
|--------------------------|------------------------|--|
| File ID: 2023-057 | Type: Ordinance | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| | | File Created: 02/02/2023 |
| File Name: | | Final Action: |

Title: Ordinance - Demolition of Dwelling - 805 Gordon Street
 Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 805 Gordon Street.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance - Demolition of Dwelling - 805 Gordon Committee

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

Text of Legislative File 2023-057

CITY OF HIGH POINT AGENDA ITEM



Title: Order to Demolish – 805 Gordon Street

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A
Advertised By:

Attachments

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 805 Gordon Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 3/21/2022. No action occurred by the compliance date of 4/29/2022. The necessary repairs to the dwelling exceeds 65% of its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single-family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin, and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City will place a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

805 Gordon St.

OWNER:

Heirs of Mattie L. Garvin

**REASON FOR
INSPECTION:**

Inspector observed condition of the property

**FIRST
INSPECTION:
1/28/2022**

Summary of Major Violations
1. Repair or replace rotten roof
2. Repair or replace floor system through out
3. Repair or replace wall & ceiling material though out
4. Repair or replace foundation footing & walls
5. Repair or replace rotten windows & frames

**HEARING
RESULTS:
3/21/2022**

Ms. Eloise Riley (one of the Heirs) attended the Hearing. She stated she planned to fix the property for her son to live in. She was working on obtaining the money and someone to make the repairs. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. Ms. Riley was advised an Order to Repair or Demolish would be issued. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
3/21/2022**

Order to Repair or Demolish
Date of Compliance 4/29/2022

APPEALS:

None

**OWNER
ACTIONS:**

A notice was sent to the inspector dated 3/29/2022 stating the Heirs disagreed with the decision of the inspector. The note also stated the house would be repaired no matter the cost, they just ask for the time to make repairs.

On 4/28/2022 the grandson of the owner called and advised the inspector they are receiving 2 quotes for repairs. Then on 5/10/2022 Ms. Valda Duncan (daughter) called and stated they are still trying to get an estimate. An estimate dated 8/16/2022 was provided by Ms. Riley to the inspector, with a quote of \$60,000.00 to make repairs.

On 10/14/2022 the inspector spoke with Ms. Duncan who advised she would talk to her mother and get back with him. The inspector let her know that the case couldn't continue much longer without them beginning some repairs, it may go to Council.

On 11/18/2022 the inspector called Ms. Duncan and left a voicemail to return his call, then he called again on 12/21/2022 and left another message stating the property may be considered for demolition before City Council and requested a return call.

ADDITIONAL:

Guilford County property taxes are due for 2019 through 2022 in the amount of \$2,971.06.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

805 Gordon St.

Mattie L. Garvin Heirs
1223 Cedrow Dr.
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

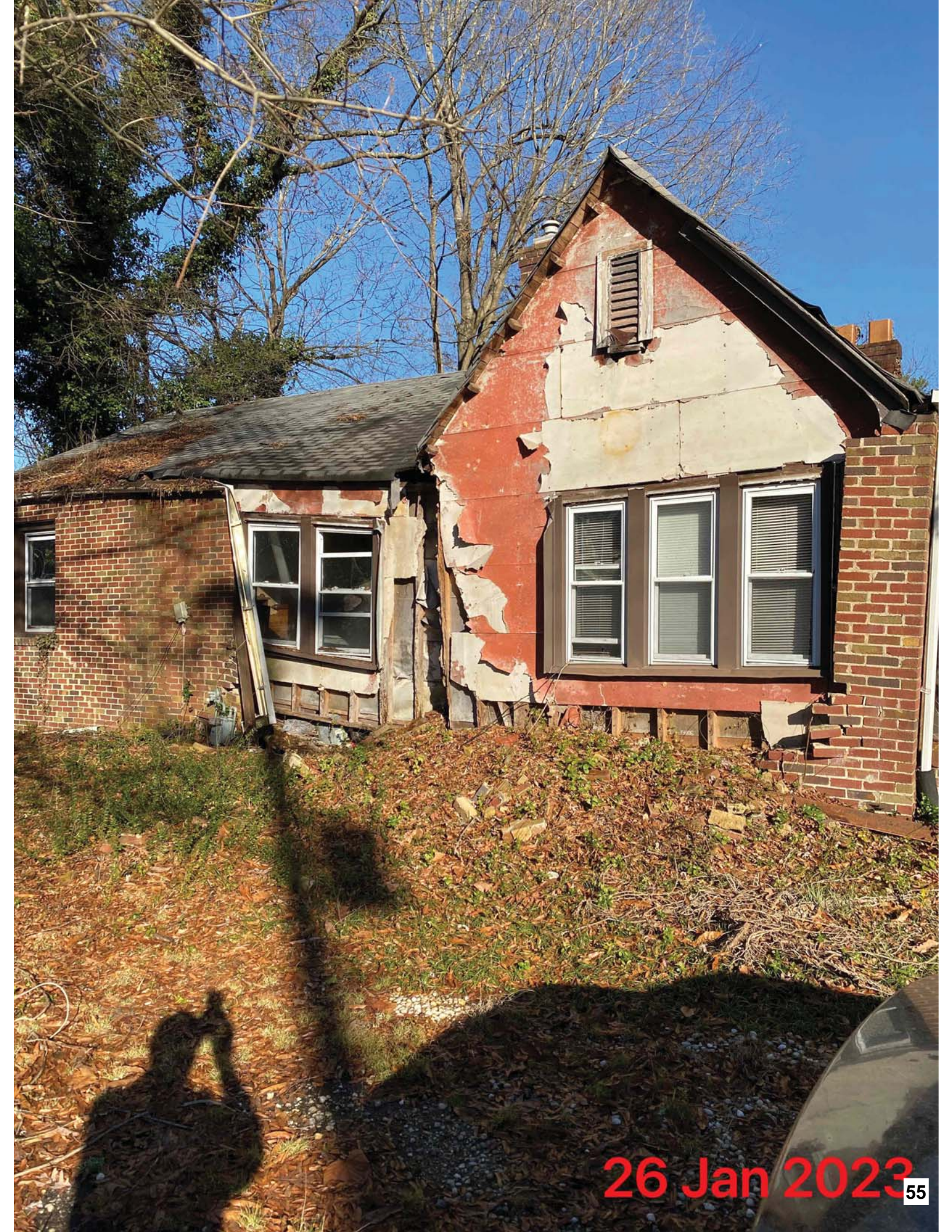
SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 20th day of February, 2023

Sandra Keeney, City Clerk



26 Jan 2022



26 Jan 2023



26 Jan 2023



26 Jan 2023



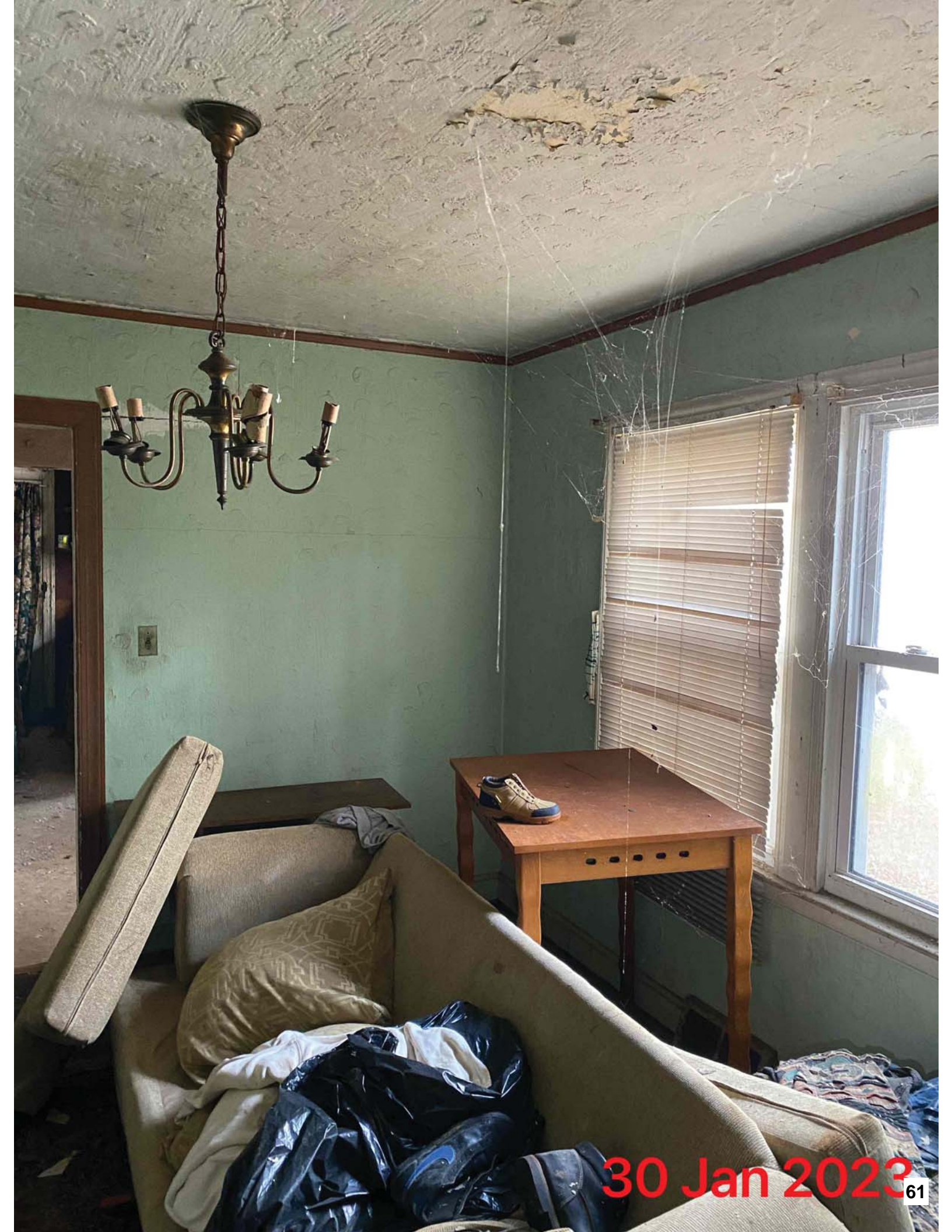
26 Jan 2023



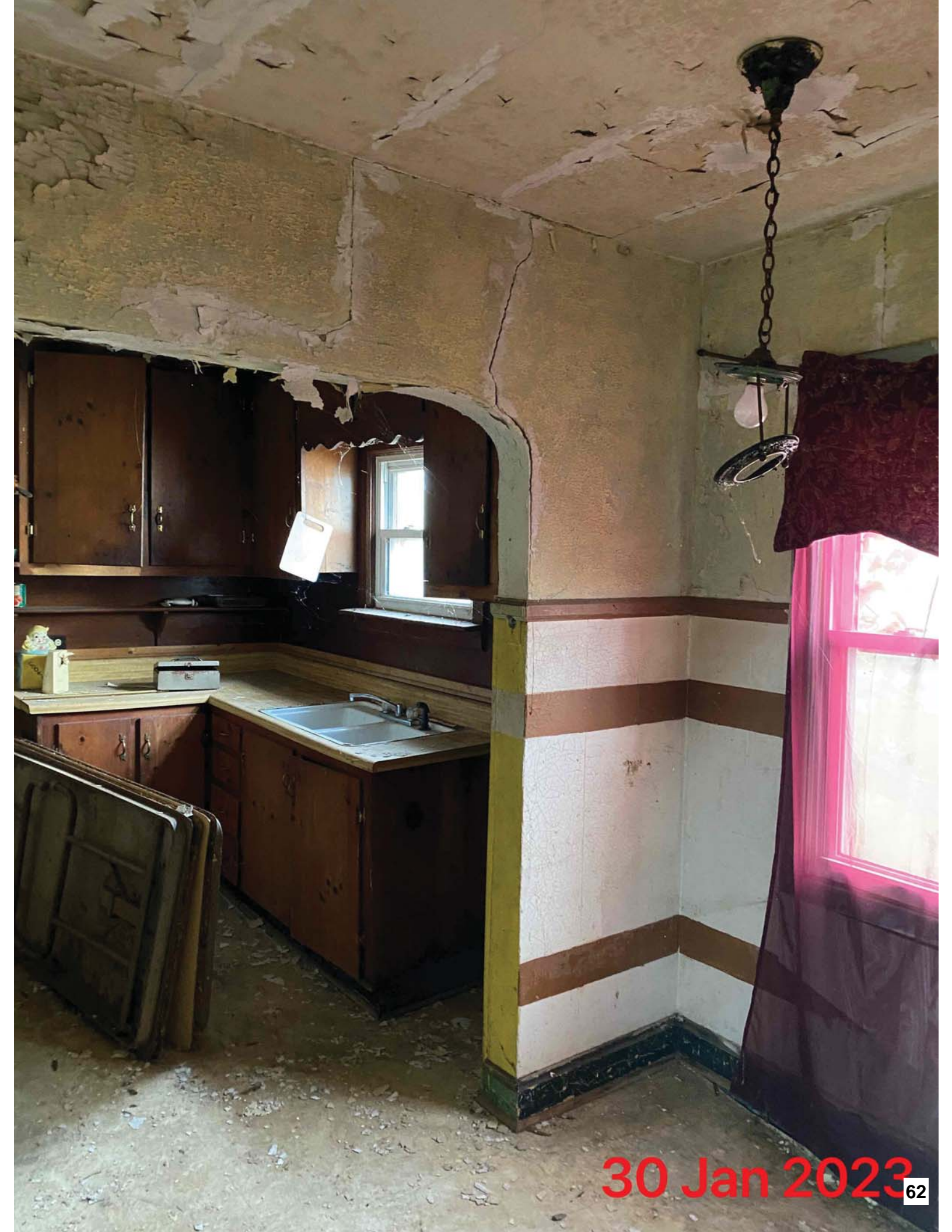
30 Jan 2023



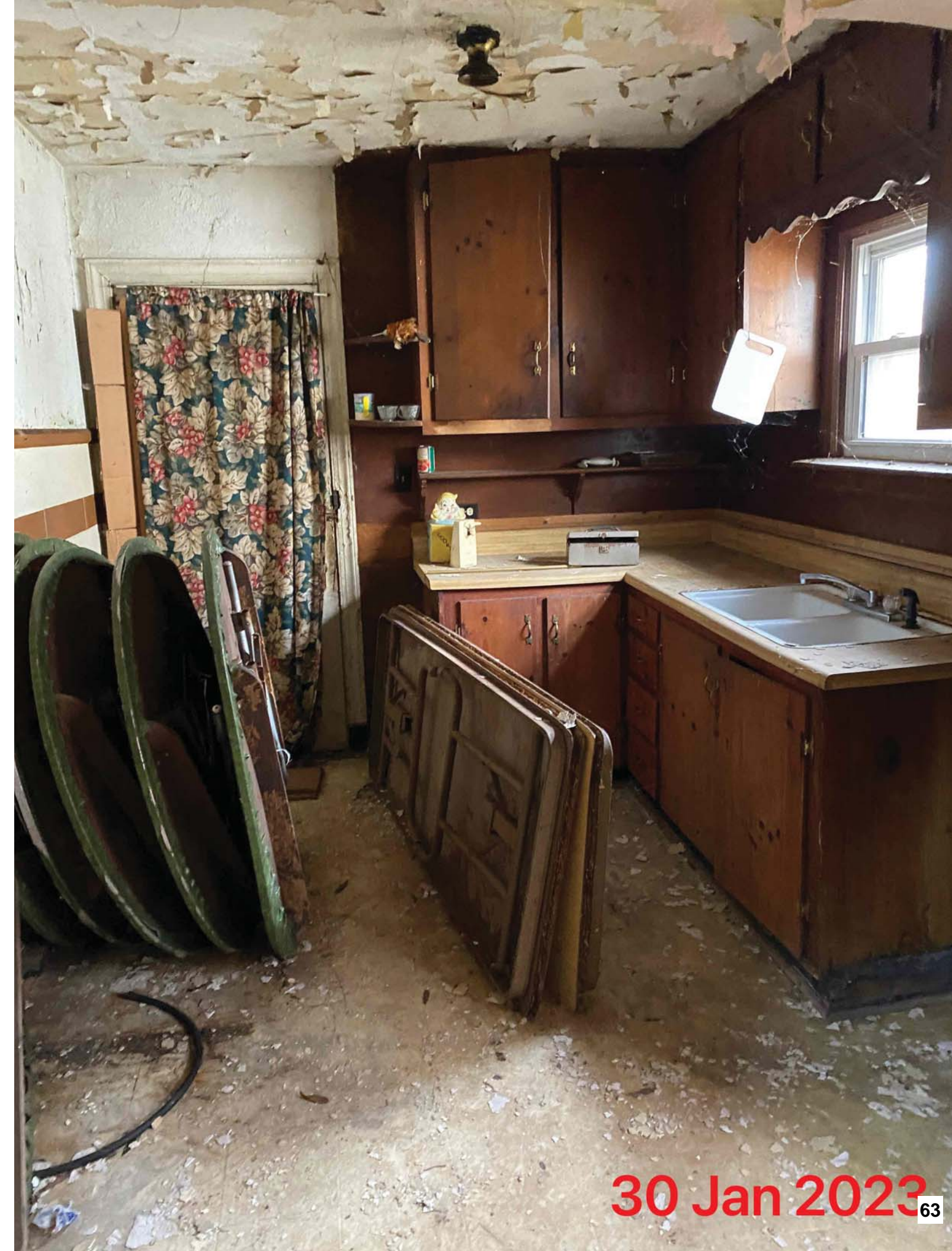
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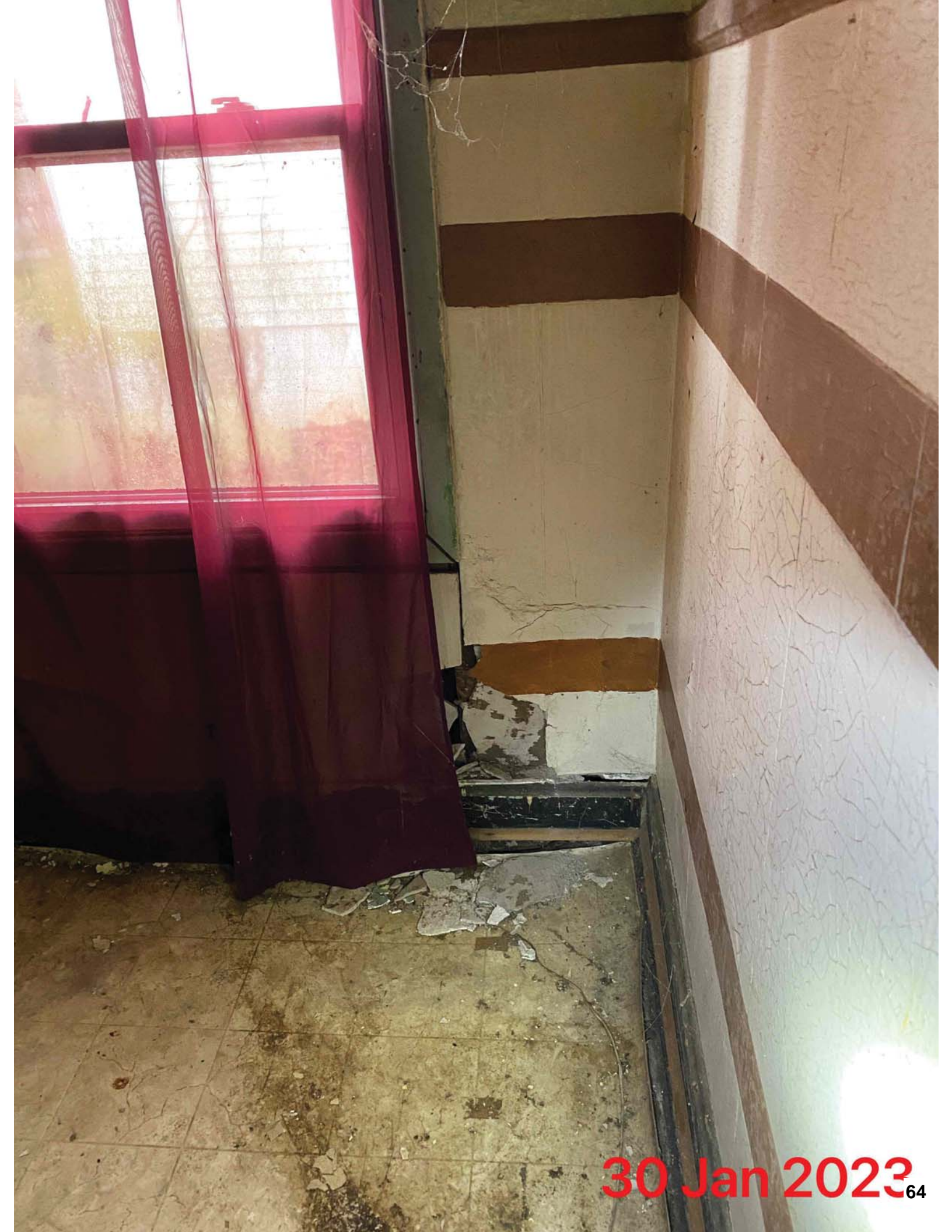
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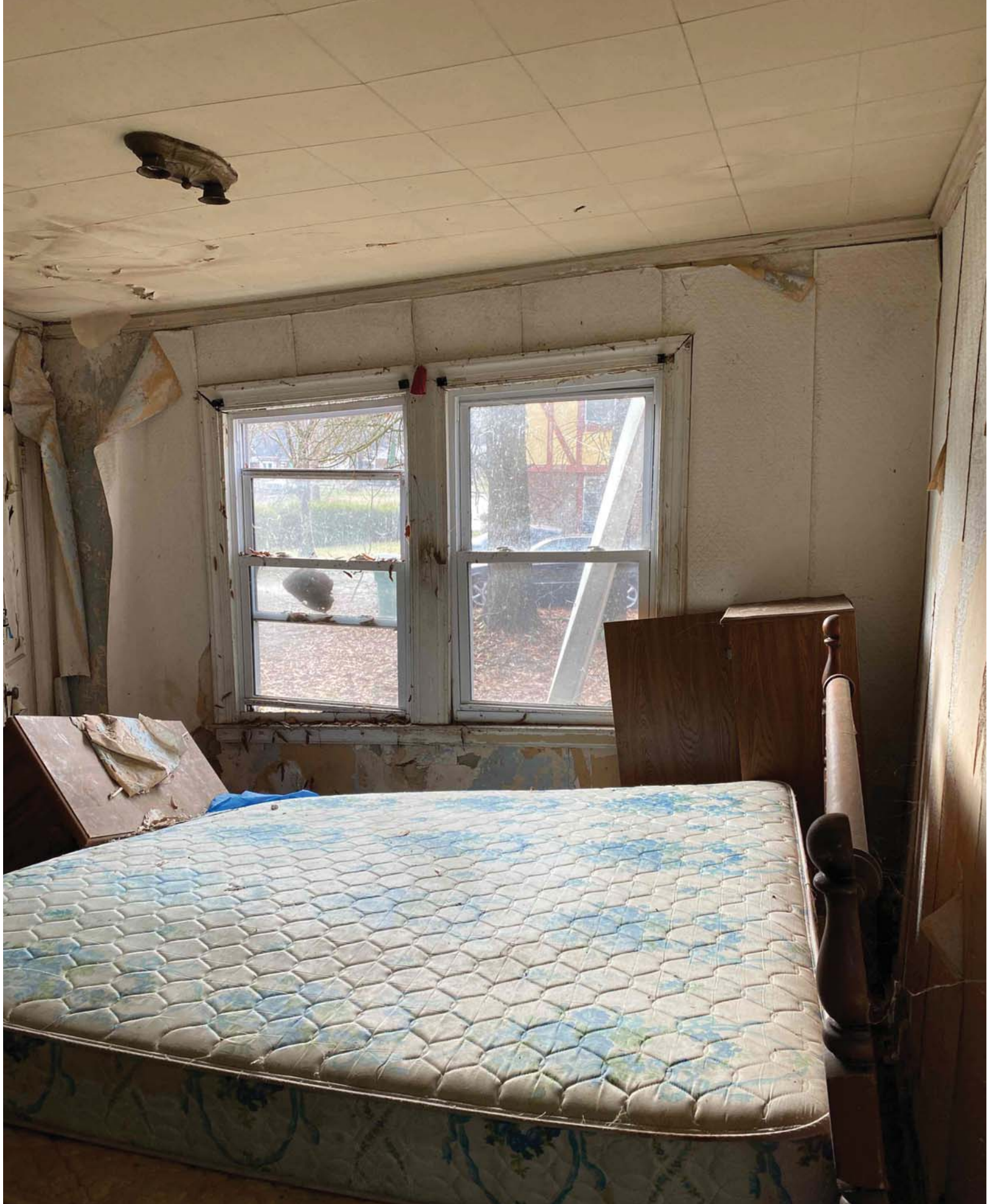
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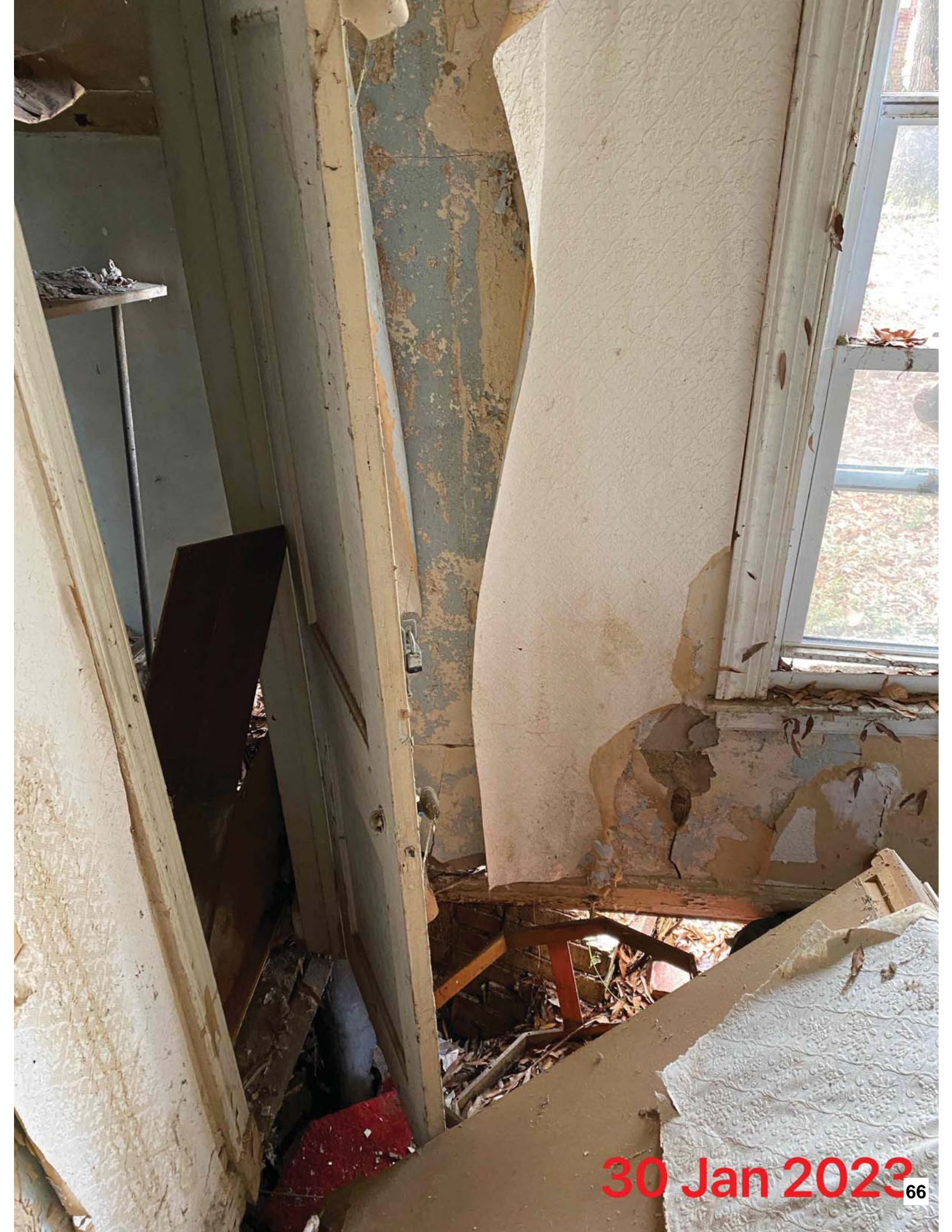
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City of High Point

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

Master

File Number: 2023-058

| | | |
|--------------------------|------------------------|--|
| File ID: 2023-058 | Type: Ordinance | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| | | File Created: 02/02/2023 |
| File Name: | Final Action: | |

Title: Ordinance - Demolition of Dwelling - 1109 E. Russell Ave.
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling at 1109 E. Russell Avenue.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance - Demolition of Dwelling - 1109 E Russell Committee

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
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Text of Legislative File 2023-058

CITY OF HIGH POINT AGENDA ITEM



Title: Ordinance to Demolish – 1109 E. Russell Ave.

From: Thanena Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to adopt an ordinance ordering the inspector to demolish the dwelling at 1109 E. Russell Avenue.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 1/27/2020. No action occurred by the compliance date of 2/27/2020. The necessary repairs to the dwelling exceed 65% of its current tax value and the demolition is warranted.

BUDGET IMPACT:

There are sufficient funds in the FY22-23 budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested Ordinance to Demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The Ordinance to Demolish becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the Ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

ORDINANCE REQUEST: Ordinance to Demolish

PROPERTY ADDRESS: 1109 E. Russell Avenue

OWNER: Brock Sentell Legrande

REASON FOR INSPECTION: Inspector observed condition of the property

FIRST INSPECTION: 9/11/2019
Summary of Major Violations
1. Repair or replace floor supports throughout (weak and sagging)
2. Repair or replace rotten band
3. Repair or replace wall material throughout (loose and holes)
4. Repair or replace porch ceiling, floor, columns and steps
5. Install heating system

HEARING RESULTS: 1/27/2020
No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

ORDER(S) ISSUED: 1/27/2020
Order to Repair or Demolish
Date of Compliance 2/27/2020

APPEALS: None

OWNER ACTIONS: None

ADDITIONAL: Mr. Legrande told the inspector on 2/3/2020 that he just received money to make repairs and he would call the inspector back once he got started. During 2020 the inspector attempted several times to contact the owner, at times he was able to leave a voicemail and other times the voicemail was full and he couldn't. In January of 2021 Mr. Legrande advised the inspector that he had been dealing with a serious family matter and he had also been sick and requested additional time to start repairs. In January of 2022 the mortgage holder advised the inspector they would begin the foreclosure process. Guilford County property taxes are due for 2019 to 2022, in the amount of \$3,571.13.



ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1109 E. Russell Ave.

Brock Sentell Legrande
1109 E. Russell Ave.
High Point, NC 27260

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 20th day of February, 2023

Sandra Keeney, City Clerk



09 Jan 2023



09 Jan 2023



09 Jan 2023



09 Jan 2023



09 Jan 2023



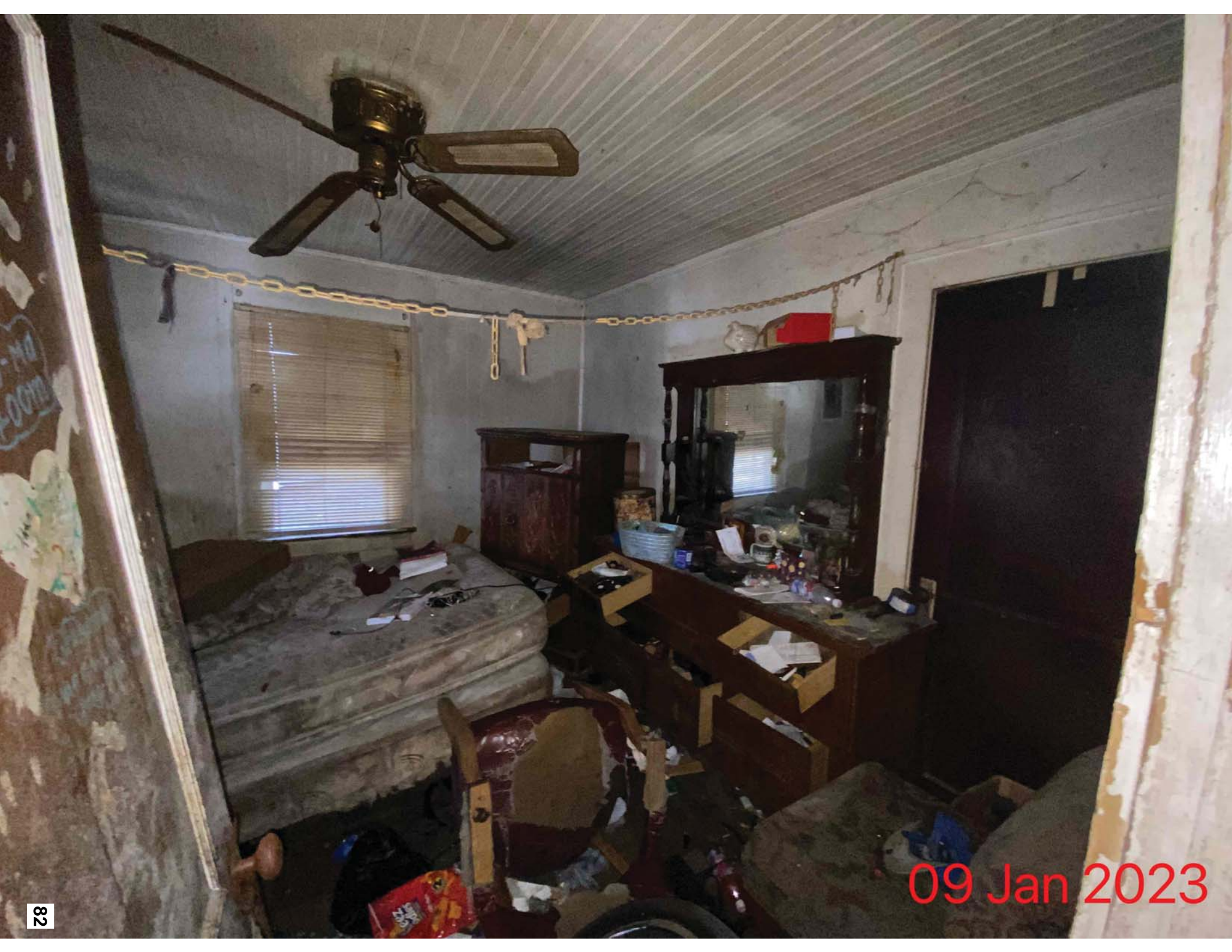
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09 Jan 2023





City of High Point

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

Master

File Number: 2023-056

| | | |
|--------------------------|------------------------|--|
| File ID: 2023-056 | Type: Ordinance | Status: To Be Introduced |
| Version: 1 | Reference: | In Control: Community Development Committee |
| | | File Created: 02/02/2023 |

File Name:

Final Action:

Title: Ordinance - Rescind Demolition - 210 Underhill Street
Adoption of an ordinance to rescind the ordinance adopted by council to demolish the dwelling at 210 Underhill Street.

Notes:

Sponsors:

Enactment Date:

Attachments: Ordinance - Rescind Demolition

Enactment Number:

Contact Name:

Hearing Date:

Drafter Name: mary.brooks@highpointnc.gov

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
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Text of Legislative File 2023-056

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Rescind Demolition - 210 Underhill St.

From: Thanena S. Wilson, Director
Community Development & Housing

Meeting Date: February 7, 2023

Public Hearing: N/A

Advertising Date: N/A

Advertised By:

Attachments: A. Ordinance to Rescind Demolition

PURPOSE:

A request by Community Development and Housing, Local Codes Division, to rescind the ordinance adopted by Council to demolish the dwelling at 210 Underhill Street.

BACKGROUND:

An Ordinance for Demolition was passed by the High Point City Council on December 7, 2020. The property was brought into compliance with the Minimum Housing Code by the owner repairing the dwelling on January 3, 2023.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the Ordinance to Demolish due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The Ordinance to Rescind Demolition becomes effective from the date of adoption.

**AN ORDINANCE RESCINDING AN ORDINANCE ADOPTED ON THE 7TH DAY OF
DECEMBER, 2020, REQUIRING THE BUILDING INSPECTOR OF THE CITY OF
HIGH POINT TO DEMOLISH THE DWELLING LOCATED AT 210 UNDERHILL ST.,
HIGH POINT, NORTH CAROLINA**

WHEREAS, on December 7th, 2020, the High Point City Council adopted an ordinance requiring Creative Resources Ministries DBA Carpenters House, owner of the property located at 210 Underhill St., High Point, North Carolina, to demolish said dwelling because it was unfit for human habitation and the estimated costs of making the necessary repairs would be in excess of sixty-five percent (65%) of the dwelling's value; and

WHEREAS, the owner repaired the dwelling as prescribed in the High Point Minimum Housing Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the High Point City Council as follows:

1. The provisions of the Ordinance requiring the Building Inspector of the City of High Point to demolish the dwelling located at 210 Underhill St., High Point, North Carolina, recorded in Deed Book 8378, Page 3063, in the Office of the Register of Deeds of Guilford County, is hereby rescinded thereby releasing the said property, and only said property, from the demolition ordinance and permitting such to be cancelled of record upon the recording of this ordinance.

2. This Ordinance shall become effective upon its adoption and a copy certified by the High Point City Clerk, shall be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and shall be indexed in the name Creative Resources Ministries DBA Carpenters House in the grantor index as provided by law.

Adopted by City Council
This the 20th day of February 2023

Sandra R. Keeney, City Clerk