ACQUISITION, RENOVATION AND DEVELOPMENT
COMMITTEE MEETING
OF THE HOUSING AUTHORITY OF THE CITY
OF WILMINGTON, NORTH CAROLNIA
April 16, 2014

The regular monthly meeting of the Acquisition, Renovation and Development Committee was held on Wednesday, April 16, 2014 at 4:00 p.m. at the Wilmington Housing Authority, 1524 South 16th Street, Wilmington, North Carolina.

Committee Members Present:	Jeffrey G. Hovis, Commissioner Greg Neel, Commissioner Debra H. Hays, Commissioner Glenn Floyd, Director of HEO Michelle Kerwin, Director of Finance
Committee Members Absent:	Arcelia Wicker, Sr., Commissioner and Chair Helayne Levy, Commissioner Stuart Franck, Commissioner
Others Present:	Vernice Hamilton, Interim CEO Rhonda Mack, Director of HCV Karen Schraml, HEO Coordinator Sara Davis, Executive Assistant Paul D'Angelo, Choice Neighborhoods Program Manager Dawn Tucker, Assistant Director of Finance

1. Call to Order

The meeting of the Acquisition, Renovation, and Development Committee, "ARD" was called to order by Jeffrey G. Hovis, Chair of the Board of Commissioners, in the absence of the Chair of the Committee, at 4:00 p.m. on April 16, 2014, pursuant to the Notice sent to the Commissioners and Staff of Wilmington Housing Authority.

2. Approval of Minutes

Minutes of the February 19, 2014 ARD committee could not be approved due to a lack of quorum.

3. YouthBuild

Ms. Hamilton highlighted the YouthBuild letter that requests the Commissioners support.

Commissioner Hovis stated the letter only asks for an overall commitment and needs to be submitted with the application on Monday.

Commissioners were in agreement to commit by signing the letter of support.

4. Choice Neighborhoods

Paul D'Angelo presented the same presentation he will be showing to City Council and highlighted the following areas:

- Choice Background and overview of the area.
- Pros and Cons of the SouthSide.
- Aligns with the City Goals.
- Examples of neighborhood revitalization: Charlotte and Fayetteville
- What a revitalized SouthSide looks like.
- Crime and revitalization.

Commissioner Hays stated she would like to see the wording at the bottom of page 40 removed and leave the pictures.

- City Partnership.

Commissioner Hays asked what "increased code enforcement" meant on page 43 and Mr. D'Angelo stated in talking to the neighbors no one actually shows up when code enforcement is called and now there are talks of cutting funding to code enforcement.

Commissioner Hays asked where the CORE Center would be held until this is all built and Mr. D'Angelo stated at the Hillcrest Community Campus.

- Investment.

Commissioner Hovis stated the slide presentation is for Mr. D'Angelo to expand on so maybe cutting out some of the wordage.

Commissioner Hays suggested cutting the slides about Fayetteville down from two to one.

Commissioner Hays stated if Mr. D'Angelo can get a meeting with the Mayor for 45minutes to an hour and then cut the presentation down to approximately 20 minutes.

Commissioner Hovis said he would like to see page 45 broken out more by showing what is already done separate from what is remaining. Along what is affordable and what is public.

Commissioner Hays said to remove the word 'RAD' as no one know what that is and agreed with Commissioner Hovis and assign varying colors to what is already complete and what still needs to be done.

It was discussed that Mr. D'Angelo would do the presentation to the Board at the next meeting.

Karen Schraml showed the committee the preliminary drawings from WODA and asked for any input on the initial look.

Commissioner Hovis asked staff to take it to the City and their input.

Commissioner Hovis asked staff to get an update from Reno Cavanaugh on the status of the waiver from HUD.

5. Winfield Smith

Ms. Schraml stated after doing the research she has learned there was a lot of studies done on the property; two appraisals, market study, boundary study, wetlands determination, feasibility study and a natural resources investigation. She said it appears the original intent was to tie into the Taylor Homes Revitalization.

Ms. Schraml stated several things were considered for the property; the City using it for retention ponds, selling it to the DOT, two tax credits were done on it one for single family and one for senior, a plan was drawn up for a 5 year plan on single family housing but couldn't get the financing, CBDG application, 2011 Community Center Grant through HUD.

Commissioner Hovis stated the purpose was to find the rationale for buying the property and as all can see the thinking was all over the place.

Commissioner Neel stated in talking to Jack his recommendation was to drop to $1.3 million and all agreed to drop the price.

Commissioner Hovis asked which portion is affected and Ms. Schraml stated it's the eastern side. He asked for a drawing reflecting our land because if anything is developed on any portion it needs to be done responsibly.

The Commissioners came to a consensus to drop the price to what is owed plus commission $1.2 million.

6. RAD (Construction)

Ms. Mack reported the Fair housing is still and issue and additional information was needed. That information has been submitted.

Mr. Floyd reported SHDP and RAD both are waiting for Telesis to sign off on the documents needed for the construction loan. Deed restrictions are in the process of being written.

Commissioner Neel asked if we couldn't get someone from HUD involved to help get what is needed from Telesis and Ms. Schraml stated now that Marilyn is involved things are beginning to really move along.

Commissioner Neel asked for a time frame and Mr. Floyd stated hopefully two months.

7. Eastbrook

Mr. Floyd reported 12 air conditions were stolen totaling about $12,000 worth of damage. The thief has been caught. Mr. Floyd reported on the following progress:

- Interior units are about 95% complete.
- Exteriors are still being worked on.
- Handicap ramps and porch connections are being installed so all lower units will be handicap.
- Completion date of June 18th.

8. Project Matrix

Mr. Floyd stated

- Everything has been submitted for the last and final Capital Contribution for Creekwood.
- RBC will be out on site at Creekwood doing an inspection on May 15, 2014.
- Still waiting to hear from Federal Home Loan Bank.
- CBDG waiting for award notification for Hillcrest 40 RAD.
- Safety Elements should be installed at Taylor Senior and Pointe in June.
- Staff is working on the Criminal Byrne Justice Grant and the YouthBuild Grant.
- Rankin Tax Credit bid came in at $4.9 million leaving $450,000 shortage even with the lowest bid.
- Still working on Vesta Village Community Center.
- Multi Services Coordinator Grant is due in June.
- Out to bid is the Rankin Terrace Tax Credit hoping to get that bid lower.
- Working to get the new keys installed at the Vesta Village mail kiosk.

Commissioner Hovis stated if we get RAD then due to the shortage it will change a lot of things and Mr. Floyd stated hopefully RAD will come through because it will be a viable source for the project.

9. Resolutions

Commissioner Hays asked where changing the mission statement came from and Mr. D'Angelo stated that the problem with the community campus is it's not a nonprofit and we can't get funding to it. The thought was to add the economic opportunity portion of HEO and put them in charge of the community center then they can apply for grants and funding on behalf of the CORE Center. The mission statement as it stands does not incorporate everything it should to apply for grants and funding.

10. Other Business

Ms. Hamilton reported on the REAC inspection held last Friday stating the score was 79 out of 100% which is 15 points higher than 2012. She reminded the Committee that Hillcrest was built in 1941. She stated 13.7 points were lost due to resident caused issues; blocked egress and door lock changed on inside door. The violation found on WHA was a breaker box.

Commissioner Hovis asked how the lock was not found during inspections and Ms. Hamilton stated that is being looked into.

Ms. Hamilton stated the week of May 12-15th the auditors will be here. The following inspections will take place the same week;

- Creekwood Public Housing – 13th
- Houston Moore REAC- 14TH
- Creekwood Tax Credit Investor- 15th
- Rankin, Woodbridge, Vesta REAC- 15TH
- Creekwood REAC- 16th

Commissioner Neel stated that Willow Pond stated they would not be approved if they sign that indemnity agreement and asked if HUD would turn them down for funding if that agreement was signed and Ms. Kerwin stated she would have to find out and would have more information at the special meeting.

11. Adjournment

A motion made by Commissioner Neel and seconded by Commissioner Hays to adjourn the meeting carried unanimously.