



Summary

Community Development/Housing/General Government Committee

Council Member Derwin L. Montgomery, Chair

Council Member Denise D. Adams, Vice Chair

Council Member Dan Besse

Council Member Robert C. Clark

Tuesday, November 14, 2017

4:30 PM

Committee Room 239, City Hall

CALL TO ORDER

Present: Chair Derwin L. Montgomery, Vice Chair Denise D. Adams, Council Member Dan Besse

Other Present: Council Member John C. Larson

Absent: Council Member Robert C. Clark

Chair Montgomery called the meeting to order and stated without objection, the Committee would first consider the Consent Agenda. Items C2 was pulled by Chair Montgomery. Item C4 was pulled by Chair Montgomery on behalf of Council Member MacIntosh. Item C6 was pulled by staff. Items C9, C10, and C12 were pulled for property owners comments. Item C15 was pulled by Chair Montgomery on behalf of Council Member Larson. No other items were pulled.

Council Member Adams made a motion to approve the balance of the Consent Agenda. The motion was duly seconded by Council Member Montgomery and carried unanimously.

G GENERAL AGENDA

- G-1.** [17-958](#) Resolution Rejecting an Offer to Purchase Plaza Apartments Submitted by Lordson Capital, LLC, Providing a Letter of Intent to the Boston-Thurmond Innovation Network to Acquire Plaza Apartments, and Authorizing Continued Deferral of Loan Repayment. (North Ward)

Attachments: [CARF - Plaza Apartments 11.1.17, rev DRB](#)

[Plaza Apartments RES REV DRB 11 1 17](#)

[Lordson Capital LLC Proposal Part 1 - PIV Ltr to City](#)

[Lordson Capital LLC Proposal Part 2 - Offer to Purchase](#)

[Lordson Capital LLC Proposal Part 3 - Plaza Apts Fee Agreement](#)

[Lordson Capital LLC Proposal Part 4 - Working with RE Agent](#)

[Boston-Thurmond, Req to Obtain Title to Plaza Apts](#)

Mr. Ritchie Brooks, Community Development Director and Ms. Sylvia Overly, 845 Sylvan Road, representative of the Boston-Thurmond Innovation Network, gave staff presentation on this item.

Ms. Sandra Stinson, 1306 Tndell Street, Vice-President of the Boston-Thurmond Neighborhood Association, stated the association had not been made aware of the plans concerning the Boston-Thurmond Innovation Network.

Chair Montgomery asked what will happen to the residents when the existing units are torn down and what are the current rates of the units, and what are the rates for the new units? He also asked what are the long term benefits for the City?

Chair Montgomery asked what tools are required of the partners that will help fulfill this project in keeping it affordable and what the total value would be of this project.

Council Member MacIntosh asked what the time sensitivity is to construct this project and how many units are anticipated to be developed.

Council Member Adams requested staff get an informational page that shows examples of other purpose built initiatives.

By consensus, this item was held in Committee.

- G-2.** [17-957](#) Resolution Authorizing The City Of Winston-Salem to Participate in the Submission of a Choice Neighborhoods Implementation Grant with the Housing Authority of Winston-Salem(Finance and Community Development/Housing/General Government Committees forwarded this item to Council without recommendation.)

Attachments: [CARF - Choice Neighborhoods Implementation Grant rev 11 1 17](#)
[REV DRB docx](#)
[Resolution - Choice Neighborhoods Implementation Grant rev 11 1 17](#)
[REV BRB](#)
[HAWS Ltr Requesting City's City's Partnership 10 2 17](#)

Mr. Derwick Paige, Assistant City Manager, noted that the item was considered by Finance Committee and forwarded without recommendation.

Council Member Adams: Motion to send forward to Council without recommendation.

Council Member Besse: Second.

Motion was carried unanimously.

- G-3.** [17-901](#) Report on Sustainability Needs Based on STAR Community Rating.

Attachments: [cityCouncilInfoItemSept17-Star Communities](#)
[Sustainability Recommendations Full Report](#)
[STAR Recommendations](#)

This item was held in Committee until December 12.

- G-4.** [17-970](#) Resolution requesting the U.S. Congress to Amend the House Tax Act.

Attachments: [House Tax Bill - CARF](#)
[House Tax Bill - Resolution](#)
[House Tax Bill - Letter from NLC](#)

Mr. Paige gave the staff overview on this item.

Council Member Besse: Motion for approval.

Council Member Adams: Second.

Motion carried unanimously.

- G-5.** [17-928](#) Discussion of Resolution Calling Upon the United States Congress to Propose and Send to the States for Ratification a Constitutional Amendment to Restore Constitutional Rights and Fair Elections to the People.

Attachments: [We the People - Cover Memo](#)
 [We the People - Resolution](#)
 [We the People - Attachment](#)

Mr. Paige introduced Mr. Shaw, 2916 Bennington Court, Professor at Winston-Salem State University.

Mr. Shaw gave a presentation on this item.

Information Only Item.

C CONSENT AGENDA

- C-1.** [17-982](#) Resolution Designating Chief Finance Officer Lisa Saunders as Hearing Officer and the City's Revenue Collector as the Alternate Hearing Officer for Purposes of Chapter 105a, Article I Setoff Debt Collection Act. (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [CARF - Resolution Designating CFO as hearing officer](#)
 [Resolution DESIGNATING Lisa Saunders as Hearing Officer](#)

Approved by Consent Vote.

C-2. [17-959](#) Information Regarding Recommendations to Existing Loan Policies.

Attachments: [INFO-Rehab Recommendations to Loan Policy](#)
 [Rehab Program Comparison](#)

This item was pulled by Chair Montgomery.

Chair Montgomery asked does the investment extend the life of the property and if it does then it is a good use of public funds and investment.

Mr. Ritchie Brooks, Community Development Director, gave the staff report on this item.

Council Member Larson requested staff provide an aggressive approach to resolve the back log of loan applications. He also asked staff to include information that distinguishes the difference between renters and absentee landlords from homeowners.

Chair Montgomery suggested that if there are any future inquiries from the council members, they should email staff.

Information Only Item.

C-3. [17-960](#) Report Concerning SNAP/EBT Usage at the Fairgrounds Farmers Market.

Attachments: [SNAP-EBT Usage -WS Fairgrounds Farmers Market](#)

Approved by Consent Vote.

C-4. [17-969](#) Resolution for the City to Join the Bee City USA Organization.
(Recommended by Community Development/Housing/General
Government Committee.)

Attachments: [Bee City USA Organization - CARE](#)
 [Bee City USA Organization - RES](#)

This item was pulled by Chair Montgomery on behalf of Council Member MacIntosh.

Mr. Gregory Turner, Assistant City Manager, gave the staff report on this item.

Council Member Adams: Motion for approval.

Council Member Montgomery: Second.

Motion was carried unanimously.

- C-5. [17-789](#) Information Regarding Mohamad Alazabalissa, 3218 Old Greensboro Road (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

Attachments: [INFO-Livable-Neighborhoods 3218 Old Greensboro Road](#)
[CARF - 3218 Old Greensboro Road](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-3218 Old Greensboro Road-history](#)
[demo-+50-3218 Old Greensboro Road-violations](#)
[demo-+50-3218 Old Greensboro Road-pictures](#)

Approved by Consent Vote.

Ordinance(s) Ordering the Demolition of a Structure – repairs less than 50%

- C-6. [17-948](#) Endeavor Properties LLC, 905 N. Graham Ave (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.]

Attachments: [Carf - 905 N. Graham Ave](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-905 Graham Ave-history](#)
[demo--50-905 Graham Ave-violations](#)
[demo--50-905 N. Graham Ave-pictures](#)

This item was pulled by staff, property was brought into compliance.

- C-7. [17-946](#) Kenneth D. Brown, 2700 Patria Street (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs less than 50% of value of structure (<50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 2700 Patria Street](#)
[demo--50-Ordinance](#)
[Historical Memo](#)
[demo--50-2700 Patria Street-history](#)
[demo--50-2700 Patria Street-violations](#)
[demo--50-2700 Patria Street-pictures](#)

Approved by Consent Vote.

Ordinance(s) Ordering the Demolition of a Structure – repairs more than 50%

- C-8.** [17-949](#) Cook's Properties LLC, 124 N. Jackson Ave (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 124 N. Jackson Ave](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-124 N. Jackson Ave-history](#)
[demo-+50-124 N. Jackson Ave-violations](#)
[demo-+50-124 N. Jackson Ave-pictures](#)

Approved by Consent Vote.

- C-9.** [17-950](#) Richard Myers, 2211 Booker St (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 2211 Booker Street](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-2211 Booker Street-history](#)
[demo-+50-2211 Booker Street-violations](#)
[demo-+50-2211 Booker Street-pictures](#)

This item was pulled by staff.

Ms. Sharon Richmond, Community Development Deputy, gave the staff presentation on this item.

Mr. Richard Myers, 644 Montress Avenue, VA, owner of the property stated he has plans on keeping the property and would like more time to make the necessary repairs.

Council Member Adams: Motion to approve a 120 day Voluntary Demolition Agreement.

Council Member Besse: Second.

Motion was carried unanimously.

- C-10. [17-951](#) Michael Steven & Aubrey Cobbler Smith, 4400 Glenn Hi Rd (East Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

Attachments: [Carf - 4400 Glen Hi Road](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-4400 Glenn Hi Road-history](#)
[demo-+50-4400 Glenn Hi Road-violations](#)
[demo-+50-4400 Glenn Hi Road-pictures](#)

This item was pulled by staff.

Ms. Richmond gave the staff presentation on this item.

Mr. Michael Smith, 512 Edgewood Street, Kernersville, owner of the property spoke and stated he has made some of the necessary repairs and requested more time to finish.

By consensus, this item was held in Committee until December 12.

- C-11. [17-952](#) Orlando Maurice Brinson, 2125 Bowen Blvd (Northeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 2125 Bowen Blvd](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-2125 Bowen Blvd-history](#)
[demo-+50-2125 Bowen Blvd-violations](#)
[demo-+50-2125 Bowen Blvd-pictures](#)

Approved by Consent Vote.

- C-12. [17-953](#) Pichardo Janpolo & Valencia Denisse Alejandra, 837 W. 7th St (Northwest Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.]

Attachments: [Carf - 837 W. 7th Street](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+837 W. 7th Street-history](#)
[demo-+837 W. 7th Street-violations](#)
[demo-+837 W. 7th Street-pictures](#)

This item was pulled by staff.

Ms. Sharon Richmond, gave the staff presentation on this item.

Mr. Pichardo Jampolo, 837 W. 7th Street, owner of the property stated he has made all of the necessary repairs but has not had them inspected by the City.

Council Member MacIntosh suggested Mr. Jampolo contact an inspector and get the repairs verified that they are up to code.

By consensus, this item was held in Committee until December 12.

- C-13. [17-954](#) Piedmont Properties Group Inc, 2831 Main St (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 2831 Main Street](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-2831 S. Main Street-history](#)
[demo-+50-2831 S. Main Street-exhibit](#)
[demo-+50-2831 S. Main Street-violations](#)
[demo-+50-2831 S. Main Street-pictures](#)

Approved by Consent Vote.

- C-14. [17-955](#) Raul Guerrero Lazarro & Rafaela Hernandez Jimenez, 2402 Marble St (Southeast Ward) Ordinance Ordering the Demolition and Removal of a Structure [Repairs more than 50% of value of structure (>50) six months.] (Recommended by Community Development/Housing/General Government Committee.)

Attachments: [Carf - 2402 Marble Street](#)
[demo-ordinance-50+](#)
[Historical Memo](#)
[demo-+50-2402 Marble Street-history](#)
[demo-+50-2402 Marble Street-violations](#)
[demo-+50-2402 Marble Street-pictures](#)

Approved by Consent Vote.

- C-15. [17-964](#) Information Regarding Ordinance Amending Chapter 2, Section 2-44 Regarding Minutes.

Attachments: [Info Form - Minutes Ordinance Amendent.doc](#)
[Ordinance Amending Chapter 2 Entitled Administration Minues v 3November 2017](#)

This item was pulled by Chair Montgomery on behalf of Council Member Larson.

Mrs. Angela Carmon, City Attorney, gave the staff presentation on this item.

Council Member Larson suggested staff partner with the public libraries and recreation centers to make sure the City Council minutes are accessible.

Information Only Item.

- C-16. [17-967](#) Approval of Community Development/General/Housing Committee Summary of Minutes - October 10, 2017.

Attachments: [CDHGG - Summary of Minutes - October 10, 2017](#)

Approved by Consent Vote.

ADJOURNMENT

6:12 p.m.