

MINUTES  
GAINESVILLE NON-PROFIT DEVELOPMENT FOUNDATION, INC.  
January 27, 2011

A meeting of the Gainesville Non-Profit Development Foundation, Inc. was held in the Community Development Conference Room, 311 Henry Ward Way 2<sup>nd</sup> Floor.

Members present: Broughton Cochran, Leroy Summerour, Carlyle Cox, Dick Young.  
Staff Present: Councilmember Myrtle Figueras, Chris Davis, Housing Programs Manager.

CALL TO ORDER

The meeting was called to order at 4:30 p.m.

CITIZEN ISSUES

None

APPROVAL OF MINUTES

Mr. Cochran made a motion to approve the minutes of October 20, 2010; seconded by Mr. Summerour. Carlyle Cox and Dick Young voted to approve.

OLD BUSINESS

**Status Reports**

Mr. Davis updated the Board on the Wood Avenue property. The dilapidated structures on the property have been cleared. A well was found during the clearing which will be sealed. A contractor has been secured to complete filling of the well. All work will be completed by early February.

**Demolition Loan**

During the October 20, 2010 meeting, Mr. Davis asked the board to consider providing a demolition loan to St. Paul United Methodist Church for the demolition of a dilapidated structure located on property owned by the church. At that time the board stated they would consider a loan and asked staff to bring all details surrounding the loan. Mr. Davis explained to the board that the church had been gifted a home located on property adjacent to the church. The home is in poor condition and city code officers have requested the church address the condition of the home. The church would like to demolish the home and use the additional property for much needed parking. The church does not have the funds to pay for the entire demolition in full but could repay a loan over a 5-year period. Bids were received by staff to demolish the home. The lowest bid was \$9,850. Upon discussing the details, the members asked if the church had funds to improve the property for parking once the home has been removed. If not, they discussed the possibility of extending funds to improve the lot as well. The board directed staff to meet with the church for more information. Once the additional information has been discussed the board would determine the final terms of the loan. The board also directed staff to review the gift deed to ensure that there are not any restrictions on the use of the property by the church.

### **Changes/Updates to Articles of Incorporation and By-laws**

During the October meeting, the board discussed several items related to the size of the board, quorums and recent resignations. At that time, the board directed staff to review the Articles of Incorporation to determine if the board size could be reduced. Staff met with the City Clerk's Office to discuss that possibility. Mr. Davis reported that the board could be reduced if approved by City Council. After some discussion, the board decided to recommend reducing the board from a total of 9 members down to 7 members. The reduction of members would take the total number of at-large members from 4 to 2.

In addition to changes in board size, staff also discussed other changes that require council's approval. The board voted to amend the current mission statement as follows:

#### **Current Mission Statement:**

"The purposes of this corporation are to eliminate slums, combat community deterioration, secure adequate housing and improve the conditions of living in the City of Gainesville, including a land purchase and development project, and to engage in all lawful activities directly or indirectly related thereto."

#### **Proposed Revision:**

"The purposes of this corporation are to eliminate slums, combat community deterioration, secure adequate housing, purchase and/or develop land, improve living conditions in the City of Gainesville, and engage in all lawful activities directly or indirectly related thereto."

The board also directed staff to rewrite sections 4A and 4B of the Articles of Incorporation as it relates to make up and size of the board. In addition, the board requested staff to review the Articles of Incorporation to determine if other changes need to be made to make the corporation more competitive with funding applications.

### **NEW BUSINESS**

#### **Financial Statements**

Mr. Davis explained to the board that the final audit was close to completion and that a copy of the audit would be available for the board to review at our next regularly scheduled meeting.

#### **Outstanding Loans**

Mr. Davis reported to the board the status of current loans made through the nonprofit. Outstanding loans currently total \$225,316.93. Several loans have fallen delinquent due to failure to pay. The board requested a detailed report on all existing loans. The board also directed staff to proceed with legal actions should they be necessary to secure the boards interest. Mr. Davis stated that he would pursue collection of the debt currently owed by Annie Alexander and Teresa Nicely and a full report would be provided at the next regularly scheduled meeting.

OTHER

**Executive Session**

The board entered into executive session.

The board closed executive session.

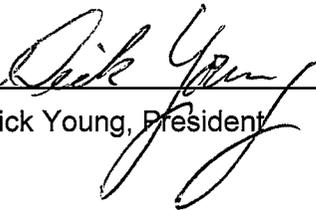
**Meeting**

The next regularly scheduled board meeting will be held on Wednesday, April 13, 2011 at 4:30 p.m.

ADJOURNMENT

The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

  
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Dick Young, President