

**MINUTES**  
**GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION, INC.**  
**Tuesday, August 26, 2014**

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: Leroy Summerour, Dick Young, Camille Viera, Broughton Cochran, and Emory Turner.

Ex-officio: Myrtle Figueras

Staff Present: Chris Davis, Housing Programs Manager, Theresa Dyer, Housing Coordinator.

**CALL TO ORDER**

The meeting was called to order at 11:30 a.m.

**CITIZEN ISSUES**

None.

**APPROVAL OF MINUTES**

Mr. Summerour made a motion to approve the minutes of July 22, 2014; the motion was seconded by Broughton Cochran. Minutes were unanimously approved.

**OLD BUSINESS**

**Sale of Property**

- 510 A and B Hunter Street

Mr. Davis presented the offer to the Board and explained the circumstances regarding the offer and why he felt it should be accepted. He explained that the duplex appraised at \$63,000. The property was listed at \$70,000. We received an offer of \$55,000. Mr. Davis countered the offer at \$65,000. After countering, staff received another counter of \$60,000. At the same time, vandals broke into the property, busted a window to get in, spray painted graffiti all over the exterior and interior, turned water on inside the home flooding the kitchen and proceeded to cut a hole in the wall to enter into the occupied side of the duplex. With an offer pending, Mr. Davis contacted the buyer and explained the situation but he was still interested in the property. As a result of the issues brought on by vandals, Mr. Davis explained he felt it in the Boards best interest to make the repairs and accept the buyer's offer of \$60,000. After repairs are made, Mr. Davis explained that the Nonprofit should net approximately \$52,000 which would then be revolved into other projects. After no discussion, a motion was made to accept the offer of \$60,000 by Mr. Cochran. The motion was seconded by Mr. Turner. The motion to accept the offer was unanimously approved by the board.

- 1083 Desota Street

Mr. Davis told the board that staff had received an offer on the property located at 1083 Desota Street. He explained that the property appraised for \$53,000 and we had placed it on the market at \$70,000. The offer came in as a cash sale from an owner occupant at \$65,000. The Board was pleased with the offer and a motion was made by Mr. Cochran to accept the offer and seconded by Mr. Turner. All members voted in favor of accepting the offer.

## NEW BUSINESS

### **Acceptance of Property from the City of Gainesville**

Mr. Davis explained to the board that the city had acquired three properties under the CDBG program which would need to be transferred to the Nonprofit. He continued by explaining that two of the properties were vacant lots that could be used for new construction and one of the properties was a single family home that had been rehabilitated and would be sold to an owner occupant. With no further questions, Mr. Summerour made a motion to accept the property. Mr. Cochran seconded the motion. All members were in favor.

### **Meeting**

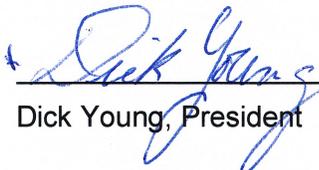
The next regularly scheduled board meeting is set for Wednesday, October 8, 2014 at 3:30 p.m.

### Other

## ADJOURNMENT

The meeting was adjourned at 12:10 p.m.

Respectfully submitted,

  
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Dick Young, President