

MINUTES
GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION, INC.
Wednesday, October 08, 2014

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

Members present: Leroy Summerour, Dick Young, Broughton Cochran, and Emory Turner.

Ex-officio: Not Present

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

CALL TO ORDER

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

CITIZEN ISSUES

None.

APPROVAL OF MINUTES

Mr. Cochran made a motion to approve the minutes of August 26, 2014; the motion was seconded by Mr. Leroy Summerour. Minutes were unanimously approved.

OLD BUSINESS

- **Final Authorization to Transfer Lots to Habitat for Humanity of Hall County**

Mr. Davis reminded the Board that 2 vacant lots acquired with CDBG funds and recently transferred to the Gainesville Nonprofit were purchased with the intent to eventually transfer the properties to Habitat for Humanity of Hall County. Habitat will use the lots to develop affordable housing for low income families, Mr. Davis stated. He explained in order to transfer the property to the agency, a Corporate Resolution would need to be approved for each lot; 1166 Desota Street and 1174 Desota Street. As such, Mr. Summerour made a motion to approve the transfer of 1166 Desota Street to Habitat for Humanity of Hall County. The motion was seconded by Mr. Broughton Cochran. All members voted to approve the transfer.

A motion was then made by Mr. Broughton Cochran to approve the transfer of 1174 Desota Street to Habitat for Humanity of Hall County. The motion was seconded by Mr. Emory Turner. All members voted to approve the transfer

NEW BUSINESS

Request for Proposals on Nonprofit Property

Mr. Davis explained to the board that staff was in the process of preparing Requests for Proposals to construct homes on the Nonprofit lots located at 2492 and 2500 Martin Luther

King, Jr. Boulevard. Staff explained that an RFP would be publicized and once the results had been received, the details would be brought before the Board for final approval.

Budget Adjustment to Construct Homes

Mr. Davis explained to the board that a budget adjustment would be required before construction of the homes on the lots located at 2492 and 2500 Martin Luther King Jr. Boulevard could begin. The Board told staff the adjustment would be considered once hard numbers from the proposals were received.

Funds to procure architect to assist with HOME grant

Mr. Davis explained to the board that staff was working to finalize plans for construction of new homes using the HOME grant received from the State of GA. Mr. Davis told the Board that the original concept could not be completed because the property owner had not responded to requests to purchase additional land adjacent to the Nonprofit's property located at 2406 Martin Luther King Jr. Boulevard. As such, staff would be responsible for developing a new concept which could result in procuring an architect or designer to assist. However, until all conditions of the grant or met, no funds could be expended. As a result Mr. Davis asked the Nonprofit if staff could get the Boards approval to allocate funds to assist with the development of new plans. Mr. Cochran made a motion to allocate \$5,000 for planning and proprietary measures associated with development. Mr. Summerour seconded the motion. All members were in favor.

Real Estate Listing of 1158 Desota Street

Mr. Davis informed the Board that he would proceed with listing the home located at 1158 Desota Street for sale with Berkshire Hathaway. He explained that the appraisal on the property provided a value of \$75,000. Mr. Davis explained he would follow the same process as with previous sales by entering into the listing agreement and negotiating the deals with the expectation of getting no less than appraised value. He told the Board as with previous sales, he would make the acceptance of any offer contingent on final approval of the Board.

Meeting

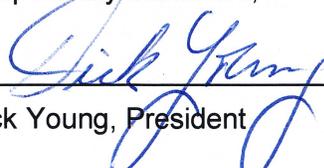
The next regularly scheduled board meeting is set for Wednesday, January 15, 2014 at 3:30 p.m.

OTHER

ADJOURNMENT

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

Respectfully submitted,



Dick Young, President