

MINUTES  
GAINESVILLE NONPROFIT DEVELOPMENT FOUNDATION, INC.  
November 30, 2016

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: Maria Calkins, Carlyle Cox, Montine Smith, Audrey Simmons, Broughton Cochran, and Joy Griffin.

Ex-officio: Barbara Brooks

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

Guest: None.

CALL TO ORDER

The meeting was called to order at 3:33 p.m.

CITIZEN ISSUES

None.

APPROVAL OF MINUTES

Mrs. Calkins made a motion to approve the minutes of June 15, 2016; the motion was seconded by Mrs. Audrey Simmons. Minutes were unanimously approved.

OLD BUSINESS

**Wood Avenue Property**

Mr. Davis explained to the Board that staff wanted to discuss opportunities for property owned by the Nonprofit located at 16 and 18 Wood Avenue. He mention that in preparation for discussions he had the property appraised. He explained to the Board that the appraisal showed a value of \$55,000. He told the Board that the Nonprofit had acquired the property in 2009 for \$55,000 however, there were several structures on the property that had to be demolished. The cost to demolish those buildings and to fill in an old well totaled approximately \$40,000. Several Board members questioned why the nonprofit had purchased the property. Mr. Cochran explained to other members that the property became available and was a good opportunity for future development. Mr. Davis reminded the Board that they had discussed the possibility of working with Habitat for Humanity of Hall County to develop the property however, there were concerns over Habitat's ability to develop the property without additional resources. He requested the Board's direction on what they would like to see happen with the property; he asked if they would like to try and sell the land or work with a partner to develop. After some discussion, the Board felt they would prefer to work with the Gainesville Housing Authority to develop the property versus selling or trying to find additional resources to assist with a Habitat development. The Board felt that a partnership with the Housing Authority would result in a more profitable outcome for the nonprofit to at least recapture the funds that had been spent on

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the property. Without the return, the nonprofit would be limited on future opportunities to meet the community's needs. After some additional discussion, the Board directed staff to look into the possibilities of working with the Gainesville Housing Authority to develop the property.

### NEW BUSINESS

#### **2017 Meeting Calendar**

Mr. Davis asked the board to review meeting dates proposed for the 2017 calendar year. Mr. Cochran made a motion to approve the calendar as presented. Mrs. Simmons seconded the motion. All members were in favor.

#### **Northwestern Cottages HOA**

Mr. Davis explained that staff had been looking into different options for ensuring the upkeep and maintenance of the development. He reminded the Board that the nonprofit still owned the property until the homes were sold. He explained that the original plan was to continue ownership of the land but sale the homes. After some discussion with legal counsel, staff realized the cost burden that would be placed on the homebuyers (HOA fees) and the long term commitment of the nonprofit. As such, staff had the property replatted so that the land was subdivided into four lots. Staff asked the Board for guidance on establishing an HOA and asked the Board to review the CCR's that had been developed. After some discussion, the Board felt like an HOA would not be necessary for the size of the development and that the maintenance concerns could be addressed in the CCR's. The Board directed staff to amend the draft CCR's to address maintenance and upkeep of the property and to also reference the Period of Affordability. Once the changes were made, the CCR's would be reviewed and approved by the Board.

While discussing the possibilities of an HOA, the issue of sales of the homes came up. The Board asked about the real estate agent's progress with marketing the properties. Staff expressed some concern over the understanding of the programs by the agent and the outreach and performance related to marketing the homes. Staff shared concerns about the lack of interest from prospective buyers in both the homes in Northwestern Cottages and the home still available at 2500 MLK. After some discussion, the Board felt like the agent needed to do more to ensure quick sales of the homes. As such, a motion was made granting staff the authority to make changes if performance had not progressed after thirty days. The motion was made by Mr. Cochran and seconded by Mrs. Simmons. All members were in favor of authorizing staff to make changes and hire a new agent based on performance after 30 days.

#### **Meeting**

The next regularly scheduled board meeting is set for Wednesday, January 11, 2017 at 3:30 p.m.

### OTHER

Mr. Cochran told the Board that Mr. Davis was resigning from his position. He explained that Mr. Davis had been offered a job closer to his children. Mr. Davis explained to the Board that

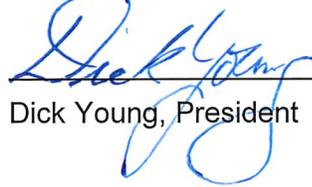
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the decision was difficult but he needed to relocate to be closer to his family. He thanked the Board for being so generous in his time working for them and that he would sincerely miss them. It was a very emotional decision but the Board agreed, children come first and that Mr. Davis was making the right decision. Mr. Davis explained that Rusty Ligon, Community Development Director would be working with the City Manager's office to determine the next steps in replacing him. He told the Board that he would make sure they were kept up to date with the transition.

ADJOURNMENT

With no further discussion, a motion was made and seconded to adjourn.

Respectfully submitted,



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Dick Young, President