



REAL ESTATE COMMITTEE MEETING

Brian Strack, Comm
Grif Chalfant, Director
Mark Gibbs, Director
Peter Bilson, Director
George Bentley, Director

Tuesday, August 14, 2011

City Hall, 2nd Floor Conference Rm.

Presiding: Brian Strack

Present: Pete Bilson, George Bentley, Grif Chalfant

Also Present:

Reggie Taylor, Executive Director

Teresa Sabree, Redevelopment Project Manager

CALL TO ORDER:

Chairman Strack called the meeting to order at 6:35 p.m.

NEW BUSINESS:

- Rehab of 193/195 Hedges Street

Taylor opened discussion of MRC owned vacant duplex located at 193/195 Hedges Street including options for additional rehabilitation that would allow the unit to be rented.

- Discussion of pest control services

T. Sabree presented a summary of quotes for one time pest control service at all occupied single family and duplex buildings, duplex buildings with vacant units and a recently vacated single family home.

Directors also discussed the level of need for services at the proposed locations.

Action: Following discussion of providers and cost, a motion was made by Director Chalfant and seconded by Director Bentley to accept the proposal form Vantage Green Pest Solutions. The motion was approve unanimously.

- 89/91 Hedges Street demolition

Taylor updated the Committee on the recent demolition of seven MRC owned duplexes. There is approximately \$40,000 from a \$120,000 allocation of CDBG funds. Councilman Chalfant opened discussion of using remaining funds for additional property demolition in the Hedges Area. Taylor would like to use the remaining funds contributed to cost savings on the demolition project to to demolish a duplex at 89/91 Hedges Street which has become eligible for the city's Slum and Blight Program funds while vacant for more than two years. On recommendation by Director Chalfant, Taylor will follow up with the City Manager regarding the need to go before Council with a formal request.

-Discussion of rental units

R. Taylor reported on the occupancy status of rental units and FY2011 and FY2012 YTD rent collections. Discussion followed regarding rental rates in and around the market area. In response to inquiries regarding general neighborhood issues, Taylor reported that the area in and around the Hedges site does not suffer from the issues find in other area of rental housing concentration including crime. The apartments on Little Street may continue to impact the larger Hedges/Gramling Street redevelopment area as a source of crime. Taylor reported that the neighborhood, in terms of safety, is most impacted by high speed cut through traffic.

OTHER NEW BUSINESS:

- Discussion of MRC owned property

Directors discussed the city's interest and potential land plans for reuse MRC owned lots under consideration for sale to the City for park land. Discussion followed regarding the need for park redevelopment and the financial feasibility and economics of cemetery lot development and sales. Director Bilson expressed interest in meeting with the Parks and Recreation Director to discuss potential land plans further.

Action: A motion was made by Director Strack and seconded by Director Bentley to recommend to the full Board of Directors the sale of the 4 lots for park land. The motion was approved unanimously with Director Chalfant abstained.

ADJOURN

The meeting adjourned at 7:52 p.m.