



CITIZENS ADVISORY COMMITTEE

Department of Community Development
807 E. Main Street, Durham, NC 27701
Golden Belt Building 2, Suite 200



Minutes - Regular Meeting October 22, 2012

The Durham Citizens Advisory Committee met on the above date and time with the following members present: DeWarren K. Langley (Chairman), April Johnson (Secretary), Dilcy Burton, Delvin Davis, Richard Fuqua, Clark Grundler, Roger Loyd, Anthony Royster (via phone), and Will Sutton.

Excused Absence: SaKoyra Bullock (Vice Chairwoman) and Alice Cheek

Others Present: Reginald Johnson (Interim Director, Department of Community Development), Lee Worsley (Deputy County Manager, Durham County Government), Lloyd Schmeidler (Project Manager, Department of Community Development), Martha Williamson (FLS Interpreter), and Jill Dixon (FLS Interpreter)

Subject: Call to Order

The meeting was called to order by Chairman Langley at 6:06pm who welcomed everyone.

Subject: Roll Call

Chairman Langley called roll. Chairman Langley noted that he received prior notification from Vice Chairwoman Bullock and Committee Member Cheek of their inability to attend the meeting thus their absences were excused.

He acknowledged the presence of a quorum.

Ms. Conyers attempted to reconnect with Committee Member Royster twice but was unsuccessful due to busy signal on Committee Member Royster's end.

Subject: Action on Agenda

Chairman Langley asked the Committee to review the agenda and make any additions and/or modifications followed by action on the agenda.

Motion by Mr. Fuqua and seconded by Mr. Davis to approve the agenda. The motion was approved unanimously.

Subject: Action on Minutes

Chairman Langley asked the Committee to review the minutes from the regular meeting held on September 24, 2012 and make any additions and/or modifications followed by action on the minutes.

Motion by Mr. Loyd and seconded by Mr. Davis to approve the minutes from the regular meeting held on September 24, 2012 with corrections. The motion was approved unanimously.

Subject: James A. Whitted School Redevelopment Project Request for Proposals Process

Lee Worsley, Deputy County Manager for Durham County Government provided an update on the progress of the redevelopment of the historic James A. Whitted School. A copy of the presentation was disseminated to the Committee. He explained that two proposals were received from Traditional Neighborhood Development Partners, PLLC (Traditional Neighborhood) and Integral Forty/AM (Integral). Mr. Worsley provided an overview of the Request for Proposal (RFP) process and review by Durham County Government Staff Team and Community Team.

Mr. Worsley explained that the Integral Forty/AM Proposal received a total score of 1685 and Traditional Neighborhood received 1280. As a result of the scores, the Staff and Community Teams plan to recommend the Integral Forty/AM Proposal to the Durham Board of County Commissioners; at the work session on November 5, 2012, however, the Board has the final determination on the disposal of the property. He explained that if the Board authorizes staff to do so, negotiations will begin immediately with the development team on issues such as site control, property conveyance, a development/preservation agreement and Durham County Government's financial participation of \$1.5 million to assist with environmental remediation on the building. Mr. Worsley noted that as the agreements are finalized they will be brought to the Board for consideration and approval.

Chairman Langley explained that the Committee would review the proposals and make a recommendation to the proposals for inclusion in the information presented to the Durham Board of County Commissioners. He thanked Mr. Worsley for his presentation.

Subject: Update | Southside Revitalization Project

Reginald Johnson, Interim Director of the Department of Community Development reported good progress on the Southside Revitalization Project. Mr. Johnson disseminated a report on Southside East Phase 1 and Southside West. He reported that the first pad will be turned over by general contractor HJ Russell and Metcon on Friday, October 26, 2012. Pertaining to Southside West, progress is being made for future homeowners. The Department of Community Development (DCD) has control of lots previously owned by Self Help. The DCD is working with Duke to market houses to Duke employees who meet predetermined qualifications. The DCD is working with contractors to build homes on the west side of Roxboro Street. The City will buy two houses on Hillside and South Streets. The closing on the quads is next week.

Committee Member Loyd noticed in the report that contaminated soil was found and inquired to Mr. Johnson. Mr. Johnson responded that the Department is working with the NC Department of Environmental and Natural Resources (NCDENA) on the matter.

Subject: Update | Continuum of Care Application Scorecard

Lloyd Schmeidler, Project Manager of the Department of Community Development disseminated a memo on an update of the Continuum of Care (CoC) funding competition. HUD has not yet released the Notice of Funding Availability (NOFA) so the Department is not sure how much Durham is

eligible to receive. Mr. Schmeidler stated that it is unlikely HUD will fund projects outside of CoC planning, reallocation, and the Permanent Housing Bonus which may present problem since \$63,000 is needed for Homeless Management Information Services (HMIS) implementation. The Homeless Services Advisory Committee (HSAC) will think about how to find additional funding.

Chairman Langley noted that Mr. Schmeidler will provide a CoC application review training and review applications on Saturday November 10, 2012 at 9am.

Subject: Committee Concerns, Suggestions, & Ideas

Chairman Langley asked members of the Committee if there were any concerns, suggestions and/or ideas.

Chairman Langley inquired to Mr. Johnson about the Department's involvement with the eviction of tenants at Lincoln Apartment to assist with relocation. Mr. Johnson responded that the Department is involved in discussions but remain on the sidelines between the Department of Social Services, Alliance for Behavioral Health, Neighborhood Improvement Services and the City Manager's office. MR. Johnson stated that the Department currently has no major role in the situation other than some interaction between Mr. Schmeidler and the Alliance for Behavioral Health concerning homeless services.

Chairman Langley inquired as to whether the Committee would like to discuss the proposals for the Whitted Redevelopment Project to form a recommendation for the Board of County Commissioners.

Committee Member Fuqua suggested that with the redevelopment of Whitted, there should be opportunities for low-income/displaced families to benefit financially through employment or work contracts.

Motion by Chairman Langley and seconded by Secretary Johnson to recommend the Board of County Commissioners support the Integral Forty/AM Proposal for the James A. Whitted School Redevelopment Project and urge the developers to the greatest extent feasible, provide job training, employment and contracting opportunities for residents of the Southside Neighborhood and Durham in connection with the project. The motion was approved unanimously.

Chairman Langley explained that he will draft a memo, disseminate to the Committee for approval and then forward the recommendation to Mr. Worsley for inclusion in the meeting documents for the Board of County Commissioners work session on Monday, November 5, 2012.

Subject: Announcements

Chairman Langley announced the Committee would hold a special meeting on Saturday, November 10, 2012 at 9am to receive the 2012 Continuum of Care (CoC) Applications submitted and the training necessary to evaluate and vote on the rank of the Applications. The training session is in compliance with the CDBG Application Process Performance Audit Report [December 2011].

He also announced that the next regular meeting is on Monday, November 26, 2012 at 6pm.

Subject: Adjournment

With no further business to come before the Committee, the meeting was adjourned at 7:13pm.

Respectfully Submitted,
April Johnson, Secretary

Minutes approved on November 26, 2012