

STATE OF NORTH CAROLINA

COUNTY OF VANCE

The Vance County Board of Commissioners met in special session on Tuesday, March 26, 2013 at 4:30 p.m. in the Commissioners' Conference Room, Vance County Administration Building, 122 Young Street, Henderson, NC. Those Commissioners present were as follows: Chairman Thomas S. Hester, Jr., Commissioners Deborah F. Brown, Dan Brummitt, Terry E. Garrison, Archie B. Taylor, Jr., Gordon Wilder, and Eddie L. Wright.

Absent: None.

Also present were County Manager Jerry L. Ayscue, Finance Director David C. Beck, County Attorney Jonathan S. Care, and Clerk to the Board Kelly H. Grissom.

County Manager Jerry L. Ayscue stated that the purpose of the special meeting is to look into a plan to properly dispose of the houses constructed under the Neighborhood Stabilization Program. The Planning and Environmental Committee and Council of Governments staff have met to review this matter.

Ms. Diane Cox, COG Director, stated that the goal of the Neighborhood Stabilization Program is to help low to moderate income individuals become homeowners. She explained that the three NSP Marketing Partners for this program are the Kerr-Tar Regional Council of Governments, Franklin-Vance-Warren Opportunity, and Century 21 Real Estate. The Council of Governments administered the program and oversaw the building of the houses. Franklin-Vance-Warren Opportunity was charged to work directly with the potential homeowners on homebuyer counseling, walking them through the buying process, helping them find financing, etc. Century 21 Real Estate was awarded the contract for listing and marketing the houses.

Ms. Cox stated that the main reason the houses have not sold is the fact that potential homeowners cannot qualify for home loans at the current list prices. She provided the following changes to the list prices as recommended by the NSP Marketing Partners.

<b>Address</b>	<b>Current Listing Price</b>	<b>Recommended Listing Price</b>
614 Andrews Avenue	\$80,000	\$65,000
661 Charles Street	\$83,000	\$70,000
203 College Street	\$100,000	\$65,000
460 Cross Street	\$73,000	\$45,000
454 Cross Street	\$96,703	\$45,000
225 Hawkins Drive	\$72,000	\$49,000
534 Horner Street	\$89,229	\$42,000
317 Yancey Lane	\$78,000	\$59,000
463 Poplar Street	\$92,355	\$42,500
467 Poplar Street	\$86,710	\$45,000
317 Rockspring Street	TBD	TBD

She also requested approval of cosmetic repairs and security features to the houses in order to sell them more quickly.

Ms. Sara Rudolph, F-V-W Opportunity, was present and stated that her organization has held monthly classes for potential homebuyers, sent out flyers, and marketed teachers, police officers, paramedics, etc. This has been ongoing since 2010, but the list pricing of the houses as well as the location of the houses has been a deterrent to potential homebuyers. She stated that the new recommended pricing is much more reasonable and will hopefully be helpful in selling these houses.

After discussion, motion was made by Commissioner Terry E. Garrison to accept the recommended reduced list pricing for the NSP houses. This motion was seconded by Commissioner Deborah F. Brown and unanimously approved.

The Board asked the Marketing Partners to remove the signs from in front of these houses that refers to a \$20,000 down payment. This is misleading and confusing.

The next item addressed was recommended repairs. Ms. Cox explained that the houses have been sitting vacant for quite a while and some have been vandalized. Quotes were obtained for cosmetic repairs such as cleaning the interior and exterior of the house, replacement of missing vinyl siding, replacement of exterior doors and storm doors, and repair of electrical wiring and components. The cost for these repairs came in at \$13,000 which does not include installation of HVAC units or any supply or return duct system repairs. Security features were also recommended, but were not discussed in detail for security reasons.

Motion was made by Commissioner Eddie L. Wright to approve the repairs in the amount of \$13,000 and approve the security features as well. This motion was seconded by Commissioner Terry E. Garrison and unanimously approved.

Commissioner Terry E. Garrison stated that if one-third of these houses are not under contract by this July, the entire process should be revisited.

As there was no further business, at 5:15 p.m., motion was made by Commissioner Deborah F. Brown, seconded by Commissioner Eddie L. Wright, vote unanimous, that the meeting be adjourned.

**Approved and signed April 8, 2013.**

**Thomas S. Hester, Jr. (signed)**  
**Thomas S. Hester, Jr., Chairman**