

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
AUGUST 12, 2014**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, August 12, 2014 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Kathleen Sullivan, Chair; Ellen Sheridan; Steve Allen; Kimberly Moore-Dudley; and Tyler Quinn. Staff present included Elizabeth Benton, Cheryl Lilly, Gloria Gray, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Jared LaRue, and Rick Stovall. Also present was Terri Jones, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

1. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:

Ms. Lilly informed the Commission that the following items have been repaired by the owners and removed from the agenda: Item 10 for property at 3504 Alton Street, Item 11 for property at 1501 Summit Avenue, Item 12 for property at 4100 Hampshire Drive, Item 13 for property at 1301 Hickory Avenue, and Item 15 for property at 193 Lyndon Street. In addition, a new item has been added under New Cases for property located at 920 Omaha Street.

Mr. Quinn moved to approve changes to the agenda as stated, seconded by Ms. Sheridan. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Quinn. Nays: None.)

2. SWEARING IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

3. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

4. APPROVAL OF MINUTES FROM JULY 8, 2014 MEETING:

Mr. Quinn moved approval of the July 8, 2014 meeting minutes as written, seconded by Ms. Moore-Dudley. The Commission voted unanimously 4-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Sheridan. Nays: None.)

CONTINUED CASES:

- 5. 2119 Langley Street** (TMN 241-4-12) Jose and Emily Espitia, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from July 8, 2014 meeting. **(CONTINUED UNTIL OCTOBER 14, 2014 MEETING)**

Jose Espitia, 2119 Langley, is the property owner.

Jodie Stanley, Human Relations Department with the City of Greensboro, served as translator for Mr. Espitia. She was sworn as to her testimony in the following proceedings.

Mr. Allen joined the meeting at 1:45 p.m.

Inspector Sheffield stated that there are no permits for this property. A building permit was required for the repair to the cracked foundation.

Translating for Mr. Espitia, Ms. Stanley stated that the owner has about two months of work remaining. Changes since the last meeting include newly purchased windows and a cleanup of the interior of the property. Mr. Espitia is also working to bring a property on Elwood Street up to code. The windows have not been installed yet due to the recent rain.

Inspector Covington stated that the video of the property being shown was taken on August 5, 2014.

Ms. Moore-Dudley moved to continue the case until the October 14, 2014 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Allen, Sheridan. Nays: None.)

**6. 815 Pearson Street (Parcel #0002799) SECU, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from the June 6, 2014 meeting.
(CONTINUED UNTIL JANUARY 13, 2015 MEETING)**

Stephen Squires, State Employees Credit Union (SECU), informed the Commission that SECU has decided to comply with the demolition of this property.

Mike Cowhig, City of Greensboro Planning Department, was present at the last meeting to discuss the historic significance of the subject property. He explained that their efforts to secure an investor to save the property have been unsuccessful to date. He felt that there has not been enough time to successfully market this property. The property is in the Ole Asheboro redevelopment area and is also on the Greenway and increased activity is expected to occur in this area over the coming years. He felt the historic structure was a great restoration candidate.

Responding to a question, Mr. Squires stated that the decision to proceed with demolition of the structure was a cost analysis situation. It is too costly for SECU to repair the property. They want to be certain that they are in compliance with the Minimum Housing Standards Commission.

Ms. Moore-Dudley acknowledged the lengthy period of time required to properly market a property.

Mr. Cowhig stated that the cost write-up obtained by SECU was based on a full renovation. Although he does not have exact figures, the house could be brought up to code and renovated less expensively.

Julie Cree, 1238 Winston Place, was present on behalf of Preservation Greensboro Development Fund. They recently learned new information about the property that may facilitate a sale. She asked for additional time to put together information packets for individuals who may have interest in the property.

Inspector Foster stated that the video being shown of the property was taken on August 5, 2014.

Ms. Moore-Dudley moved to continue the case until the January 13, 2015 meeting, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Quinn, Allen, Sheridan. Nays: None.)

**7. 2503 Kersey Street (TMN 268-17-13) Dorothy Cornelius and Walter Cornelius, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 11, 2014; April 8, 2014; May 13, 2014; June 10, 2014; and July 8, 2014 hearings.
(CONTINUED UNTIL OCTOBER 14, 2014 MEETING)**

Walter Cornelius, 598 Pine Ridge Drive, stated that the electrician installing the heating system encountered a problem and it will take longer to complete the project than expected. The electrical issues have been resolved and he estimated completion in 30 days.

Inspector Covington reported that no violations have been corrected since the last meeting; however, there has been improvement within the last 60 days. The video being shown was taken on August 5, 2014.

Inspector Sheffield said that there are mechanical and electrical permits. There is no power at the property and drop cords are being pulled from the generator.

Ms. Sheridan moved to continue the case until the October 14, 2014 meeting, seconded by Mr. Allen. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Allen, Quinn, Sheridan. Nays: None.)

- 8. 2333 Floyd Street** (Parcel # 0025912) Despina Agapion Psatha, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from June 10, 2014 and July 8, 2014 meetings. Inspector Covington. **(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)**

Chair Sullivan stated that Item 8, 2333 Floyd Street, and Item 9, 2335 Floyd Street, will be heard together.

Irene Agapion, 625 South Elm Street, updated members on progress being made to cure the violations. They have started work on 2335, units A, B, and C, because it is the building that is closest to the street and the school. They have painted the exterior, landscaped, and electrical permits have been secured. The property is being kept clean and secured and somebody is on the property every weekday. All the electrical outlets, switches, fixtures, hood ranges have been replaced in the three front units. They are waiting for an inspection to occur either today or tomorrow. Once those units have passed inspection, they plan to put in storm doors and new carpeting. The three front units at 2335 Floyd Street should be ready for final inspection by August 29 or sooner.

The potential buyer is going to reconsider the purchase of the property once some of the units are released and rented. Ms. Agapion stated that she is still committed to moving forward with the work. She asked the Commission for more time to continue making progress.

Responding to questions, Ms. Agapion said that these were the properties referenced at the last meeting that are under a blanket mortgage. She indicated that components of the kitchen in all units will be replaced as needed.

Inspector Covington stated that he videoed the two properties on August 5, 2014.

Ms. Moore-Dudley expressed concern that none of the items reflected on the list of violations had been corrected. Ms. Agapion stated that all electrical work has been corrected. She reviewed circumstances and progress relating to the blanket loan. Ms. Moore-Dudley reiterated her concern regarding the situation along with her desire to see the property modernized to address health and safety issues.

Brett Byerly, 122 North Elm Street, Greensboro Housing Authority, expressed concern that tenants will be placed in the three units once they are complete to attract a buyer for the property. He felt it would not be fair to allow three units to be repaired while the remainder of the building is in disrepair with various assorted health hazards. Ms. Moore-Dudley shared concern that units surrounding the three soon to be completed units are vacant, infested with pests, and in disrepair. She felt that issues from the units in disrepair would spill over into the units that have been repaired and will be occupied.

Responding to a question from Chair Sullivan, Compliance Coordinator Benton explained that the case was set up as the entire building, including all units. The Certificate of Occupancy cannot be issued until all units in the building are repaired. This particular case is on a building by building basis.

Ms. Agapion stated that they began with units A, B, and C of 2335 Floyd Street because they were the units closest to the street and the school. The three units will be secured once they are complete and then work will begin on units in the back of the building. Units will be rented when the entire building has been completed.

Mr. Quinn commented that Ms. Agapion has come before the Commission numerous times. She always does what is asked of her, provides a time line, and successfully brings properties into compliance which is the big picture goal.

Ms. Moore-Dudley stated her issue with these two properties because they look terrible and have had safety issues. She felt it was fair to bring the properties into compliance within three months by upholding the Inspector as they have been in violation for quite a while.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Ms. Sheridan. The Commission voted 2-3 against the motion. (Ayes: Moore-Dudley, Sheridan. Nays: Sullivan, Allen, Quinn.) The motion failed.

Mr. Allen moved to continue the cases until the September 9, 2014 meeting, seconded by Mr. Quinn. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Quinn, Allen. Nays: Moore-Dudley, Sheridan.)

It was noted that the Commission's expectation is that within the next 30 days the electrical work will be approved for units A, B, and C and work will begin on the remaining three units in the building. Inspector Covington confirmed that the case originally belonged to another Inspector and was given to him a few days ago.

Chair Sullivan clarified for Counsel Jones that the approved motion to continue until the September 9, 2014 meeting was applicable to both cases, Item 9, for work at 2333 Floyd Street, and Item 10, 2335 Floyd Street.

9. **2335 Floyd Street** (Parcel # 0025912) Despina Agapion Psatha, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from June 10, 2014 and July 8, 2014 meetings. Inspector Covington. **(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)**
10. **3504 Alton Street** (Parcel #0020904) Victoria and Cheikwe Archibong, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall. Continued from April 8, 2014 and July 8, 2014 meeting. **(REMOVED DUE TO COMPLIANCE)**
11. **1501 Summit Avenue** (TMN 256-45-48) Raymond D. Honeycutt, Jr., Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from January 14, 2014; February 11, 2014; June 10, 2014; and July 8, 2014 meetings. **(REMOVED DUE TO COMPLIANCE)**
12. **4100 Hampshire Drive** (Parcel #00211691) Shelly Teague, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Continued from July 8, 2014 meeting. **(REMOVED DUE TO COMPLIANCE)**
13. **1301 Hickory Avenue** (Parcel 0019142) Tobias Mendoza-Monroy, Owner, In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from January 8, 2014 and March 11, 2014 meetings. **(REMOVED DUE TO COMPLIANCE)**
14. **1523 Lovett Street** (Parcel 0008764) A&H Development, LLC, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from the May 13, 2014 and June 10, 2014 meetings. **(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)**

Andrew Clement, 1511 McCormick Street, presented a timeline to Commissioners along with a list of cured violations. He stated that the property should be completed within 15 days.

Inspector McDougal stated that the video being shown was taken on August 8, 2014. He felt the project should be finished within 30 days. He explained that there are two sheds in the rear of the property with violations. One of the sheds has been demolished.

It was noted that substantial work was being done.

Mr. Allen moved to continue the case until the September 9, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Moore-Dudley, Allen, Quinn, Sheridan. Nays: None.)

15. **193 Lyndon Street** (Parcel 0000926) A.C. Bartholomew, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster. Continued from April 8, 2014 and June 10, 2014 meetings. **(REMOVED DUE TO COMPLIANCE)**
16. **3102 Summit Avenue – G, H, I, J, L, M, N** (Parcel 0032354) Basil Agapion, Owner. In the Matter of Order to Repair, Alter or Improve Structures. Inspector LaRue. Continued from January 14, 2014 and April 8, 2014 meetings. **(CONTINUED UNTIL OCTOBER 14, 2014 MEETING)**

Inspector LaRue clarified that the only open cases for units listed at this address are H, I, L, and N at this time. Units G, J, and M have been brought into compliance.

Irene Agapion, 625 South Elm Street, stated that 10 of the 14 units have been brought into compliance. She explained that unit H is almost ready for final inspection. It only needs to have trim work done in the kitchen and bath area. Work on units L and I is currently in progress. She estimated that units H and L will be ready for a final inspection at the end of the month and then shortly thereafter unit I will be ready for inspection. Out of the 14 units, unit N is the only one where no work has been done. Although she cannot commit to a date, she felt unit N could be ready by October, 2014 and the whole building would be in compliance.

Inspector LaRue explained that there are six occupied units in this building. In this case, individual units are being taken into account unlike the previous case for properties on Floyd Street where the entire building was taken into account. Ms. Agapion pointed out that unlike properties on Floyd Street, these units are separately metered for everything.

Councilwoman Sharon Hightower, 6 Bells Court, stated that Councilman Fox could not be present at the meeting but he asked her to express a concern relative to this property. He asked the owner several months ago to talk with him about ways to see improvement on the property. Councilwoman Hightower indicated that Ms. Agapion has failed to respond to the request. Councilman Fox has reached out to developers who are interested in helping to assist getting these properties brought up to code or in some instances, torn down if they are in poor condition. As the representative for this district, he would like to see better housing. Councilwoman Hightower described the poor living conditions observed by Councilman Fox.

Councilwoman Hightower expressed her own concerns regarding the property. She was disappointed with the Commission's earlier ruling on the Floyd Street properties and felt the Inspector should have been upheld in the matter. Having just moved residents out of Heritage House, she noted there is very little good, affordable, and safe housing available for people to live in. She felt that landlords could no longer be allowed to slide and the Commission should set a standard so that the quality of housing can be improved.

Ms. Moore-Dudley expressed her concerns relative to this case and pointed out that as in the Floyd Street properties, no violations have been cleared on the reports.

Ms. Agapion stated that four units, H, I, L, and M, were noted earlier as having been brought into compliance. She clarified that she has no association with Heritage House.

Councilwoman Hightower stated that she did not indicate earlier that Ms. Agapion was a part of Heritage House. She did indicate, however, that there was a lack of safe and affordable housing that they had to look hard to find in order to move the families out of Heritage House. She reiterated her concern, and that of Councilman Fox, for the way district neighborhoods look and the conditions that their constituents live in.

Chair Sullivan commented that as a landlord, she always provides clean properties for tenants. She expressed her opinion that tenants can be responsible for generating undesirable conditions. Councilwoman Hightower agreed that there was responsibility on both sides but landlords can expect how their properties are to remain.

Ms. Agapion confirmed for Mr. Allen that her intention is to bring the entire property into full compliance by October, 2024. At that time the property will be better for the tenants and the community.

Mr. Allen moved to continue this case until the October 14, 2014 meeting, seconded by Mr. Quinn. The Commission voted 3-2 in favor of the motion. (Ayes: Sullivan, Quinn, Allen. Nays: Moore-Dudley, Sheridan.)

- 17. 1011 Logan Street** (Parcel #0011079) Michael Taylor, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Foster.
(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)

Ms. Lilly stated that this property was initially inspected on March 25, 2013. The date of the hearing was April 25, 2013. The Order was issued May 1, 2014 and expired on June 6, 2014.

There was no one present to speak on this property.

Inspector Foster stated that the video was taken on August 5, 2014. The owner was informed of this hearing. This house had a fire and the owner sustained injuries in the fire. The owner lives in South Carolina. The property has been secured and the grass has been mowed but there have been no changes to the actual structure of the house. The owner told Inspector Foster that he was in process of working with the City for a rehabilitation program.

Ms. Moore-Dudley moved to continue the case until the September 9, 2014 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Allen, Sheridan, Moore-Dudley.)

NEW CASES

- 18. 1903 Larkin Street** (Parcel #0003733) SP Masters Capital, LLC, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector Tolbert.
(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)

Ms. Lilly stated that this property was initially inspected on October 21, 2013. The date of the hearing was November 22, 2013. The Order was issued December 23, 2014 and expired on January 24, 2014.

Counsel Jones asked Ms. Lilly if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 5 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Lilly stated that she agreed with these questions.

Ms. Lilly stated that the list of violations include unclean/unsanitary floor, ceilings and/or walls; loose floor covering; exterior wood surfaces need to be maintained; exterior walls have loose or rotted materials; and gutters need cleaning out.

Ms. Lilly explained that most of the violations for this case have been cleared.

There was no one present to speak on this property.

Inspector Foster stated that he inherited this case from another Inspector and has visited the property. Vinyl siding needs to be completed on the front side of the house. He said it appears that nothing has been done since the last time the original Inspector was at the property.

Although she does not know specifically about this property, Compliance Coordinator Benton commented that the owner, SP Masters Capital, LLC, has indicated that they are gearing up to make repairs on some properties.

Members noted that the repairs required for this property are minimal.

Ms. Sheridan moved to continue the case until the September 9, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Allen, Sheridan, Moore-Dudley.)

**19. 1102 Willard Street (Parcel #0020572) Derik Christopher Slade, Owner in the Matter of Order to Repair, Alter or Improve Structure. Inspector Stovall.
(CONTINUED UNTIL SEPTEMBER 9, 2014 MEETING)**

Ms. Lilly stated that this property was initially inspected on February 7, 2014. The date of the hearing was March 4, 2014. The Order was issued March 5, 2014 and expired on April 6, 2014.

Counsel Jones asked Ms. Lilly if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 7 2014; the property is not a duplex or multiunit apartment; there are currently not more than five separate types of violations of any of the minimum housing standard codes. Ms. Lilly and Inspector Stovall agreed with these questions.

Inspector Stovall stated that the only remaining violation is an electrical violation that has to do with the replacement of the outlet for the stove.

Ms. Lilly stated that the list of violations include inoperable smoke detectors; all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed: stove needs new outlet, outlets are not secured; bedroom door does not latch and close properly; plumbing fixtures stopped up or clogged, kitchen sink does not drain; windows have no locks; screens required on doors and windows; screens on doors should be self closing; windows do not seal shut at sills; exterior wood surfaces need to be maintained by painting or other protective coating; siding missing behind shutter at side of house; roof drains, gutters and downspouts in disrepair, gutters are filled with debris; debris at rear of house and debris at right side of house including logs and limbs.

Chair Sullivan noted that there is only one outstanding violation on this house as stated by Inspector Stovall.

Inspector Sheffield stated that the owner has secured an electrical permit.

Ms. Moore-Dudley moved to continue the case until the September 9, 2014 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Quinn, Allen, Sheridan, Moore-Dudley.)

20. 920 Omaha Street, Unit 19-B (INSPECTOR UPHELD)

Ms. Lilly stated that this property was initially inspected on March 12, 2012. The date of the hearing was June 12, 2013. The Order was issued June 12, 2012 and expired on July 12, 2013.

Counsel Jones asked Ms. Lilly if the video that was shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was August 11, 2014; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Ms. Lilly stated that she agreed with these questions.

Ms. Lilly stated that the list of violations include cracked or missing electrical outlet cover and switch plate cover; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; dwelling shall be kept free from insect and rodent infestation; unclean and unsanitary floors, ceilings and/or walls; walls have cracked or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering; doors need to be weathertight; screens on doors should be self closing and latching; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; all exterior property and premises shall be maintained in a clean and sanitary condition; screens required on windows.

There was no one present to speak on this property.

It was noted that the property is in foreclosure and the owner does not intend to make repairs.

Compliance Coordinator Benton explained that this is heir property and the case had to be published to get service.

Ms. Sheridan moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at **920, Unit 19-B, Omaha Street** in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

RESCINDED CASES:

- 21. 809 Silver Avenue** (TMN #035-001-005) The Capital Facilities Foundation, Inc., Owner.
Demolished by Owner. **(RESCINDED)**

Mr. Allen moved to rescind 809 Silver Avenue, seconded by Mr. Quinn. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Allen, Moore-Dudley, Sheridan, Quinn. Nays: None.)

APPEALS:**22. 310 West Meadowview Street (Heritage House Condominiums) – 7/30/14 Condemnation.**

There was no one present wishing to speak on this matter.

ADDITIONAL BUSINESS:

Chair Sullivan announced that this is her last meeting with the Minimum Housing Standards Commission. She thanked City Council for the opportunity to serve on the Commission along with City staff for their help. In addition, she thanked Commission members for their work. Chair Sullivan made a recommendation that Commissioners consider electing Justin Outling to serve as Chairman of the Commission.

Commissioners thanked Chair Sullivan for her service to the Commission.

ADJOURNMENT:

There being no further business before the Group, the meeting adjourned at 3:15 p.m.

Respectfully submitted,

Kathleen Sullivan,
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd