MINUTES

Rosenwald Community Advisory Board

Thursday, February 20 - 6:00 PM
Mary C. Jenkins Community & Cultural Center

Members Present:	Pamela Holder, Co-Chair, Council Member Randy Lytle, Co-Chair Victor Foster, Citizen Member Edith Darity, Citizen Member Gary Daniel, Council Member Ella Jones, Citizen Member Mayor Maureen Copelof, Ex-Officio
Members Absent:	Rebecca Wynn, Citizen Member
Staff Present:	Wilson Hooper, City Manager Tyree Griffen, Mary C. Jenkins Community Center Director Selena Coffey, Assistant to the City Manager
Guests:	Claudia Hawkins, Mark Burrows, Bill Carrington, Karen Darity

A. Welcome & Call to Order

Co-Chair Randy Lytle welcomed everyone and called the meeting to order at 6:00pm.

B. Invocation

Ms. Darity offered the invocation.

C. Certification of Quorum

The quorum was certified by Assistant to the City Manager Selena Coffey.

D. Approval of Agenda

Mr. Hooper asked to add an agenda item for Housing Assistance Corporation update. Mr. Daniel made a motion to approve the agenda as amended; Seconded by Mr. Foster. All voted in favor.

E. Approval of Minutes - October 17, 2024 Meeting

Mr. Foster made a motion to approve the October 17, 2024 minutes; Seconded by Mr. Daniel. All voted in favor.

F. Approval of Meeting Notes - November 21, 2024 Meeting

Mr. Foster made a motion to approve the November 21, 2024 meeting notes; Seconded by Mr. Daniel. All voted in favor.

G. Land Bank – Land Preservation

Ms. Claudia Hawkins, Mr. Mark Burrows, and Mr. Bill Carrington were in attendance to share about a land trust program that was initially formed in 2009 as a nonprofit for a particular project to be developed on a Rosman property owned by the school system, located across from Brevard High School. The project was being implemented in order to provide affordable housing for school teachers. The project became unfeasible until recently and the land trust was resurrected to implement the project to build 3 single family homes for teachers. The funding, $600,000, was donated, and the project is hoped to be kicked off in spring 2025.

Ms. Hawkins, Mr. Burrows, and Mr. Carrington all provided additional information about the model that the land trust is using and answered questions from the board members. Mr. Hooper noted that he had asked the guests to attend and share their experience and land preservation model because there is currently land on Carver Street, near the Rosenwald community, that is on the market and asked the board members for feedback on how this type of land preservation project may benefit the community. He clarified that the city could not purchase the land and fulfill this type of model because city regulations are different and much more restrictive for local governments in this regard.

Board members continued their conversation focusing on addressing gentrification, building generational wealth, offering affordable housing for rent and purchase, and the importance of providing affordable housing for the community. The board had extensive discussion on the topic and expressed interest in pursuing further conversation on the topic at a future meeting.

H. Update on Housekeeping and Janitorial Issues

Mr. Hooper updated the board regarding the city's work on developing a contractual arrangement for janitorial services for all city facilities. He then shared his consideration for providing a grant to the Mary C. Jenkins Community and Cultural Center (MCJCC) Board for the provision of certain landscaping work and additional funding for more extensive cleaning of the kitchen at the Center. He proposed granting the funds that are currently budgeted within the city budget to the MCJCC Board, as a 501c3 organization, for their use in paying for the landscaping and kitchen cleaning services. Mr. Hooper noted that the MCJCC Board would need to accept responsibility and related liability if this arrangement was enacted. He also noted that this proposal would need to be approved by the city council within the budget process. He requested feedback from the board. Mr. Lytle indicated that he was in favor of this idea because it would give the MCJCC Board more autonomy to hold those vendors providing landscaping and kitchen cleaning services more accountable. The board continued their discussion, and MCJCC Board

member Karen Darity agreed to take the proposal to the MCJCC Board to ask for their input.

After discussion by the group, Mr. Hooper indicated that he would work with Mr. Griffin to determine the amount that he may recommend to city council to be granted to the MCJCC Board.

I. Housing Assistance Corporation Update

Mr. Hooper introduced the agenda item and updated the board members on a project that is currently being undertaken by Housing Assistance Corporation (HAC) located at Cashiers Valley Road. He noted that HAC was ready to move forward with this project to build 13 single-family and use loans to build homes, asking for families to use sweat equity. He noted that this model would allow the families to own the homes after completion if they paid the loan back. This would allow the families to retain any gained equity upon selling the home in the future. Mr. Hooper noted that this proposal will be taken to the next City Council Housing Committee meeting, and they will be asked to provide feedback before this proposal goes then to the city council for the final decision about donating the land. The board members discussed this proposal and expressed positive feedback on the project.

J. Set Date for Next Meeting

The next meeting was scheduled for Thursday, March 20, 2025 at 6:00 p.m. at the Mary C. Jenkins Community & Cultural Center.

K. Adjourn

There being no further business, Ms. Holder made a motion to adjourn; Seconded by Mr. Foster. All voted in favor and the meeting was adjourned at 7:14pm.

Minutes Approved: May 15, 2025

X Pamela Holder

Randy Lytle, Co-Chair or
Pamela Holder, Co-Chair

X Selena D. Coffey

Selena D. Coffey
Assistant to the City Manager