



# ANNUAL REPORT

OF THE

REDEVELOPMENT COMMISSION OF GREENSBORO

2002 - 2003

# Redevelopment Commission of Greensboro

The City of Greensboro chartered the Redevelopment Commission in 1951 by ordinance under North Carolina General Statutes 160A, Article 22. The Commission conducts studies of neighborhoods, formulates plans, and carries out redevelopment projects for blighted areas of the City. The Commission is authorized to acquire land, redevelop (or contract for the redevelopment of) an area, and sell the redeveloped area when the project is completed. The Redevelopment Commission, like the Zoning Commission and the Planning Board, is allowed to develop expertise in a narrow area and to decide matters of either a legislative or administrative nature based on that experience. Regular meetings of the Redevelopment Commission are held on the third Tuesday of each month at 5:00 p.m. Special meetings are called for transacting urgent or special business.

## Redevelopment Commissioners

The Commissioners for 2002-2003 were:

Bill Benjamin, Chair

Joe Wood, Vice-Chair

Scott Lilly

Nettie Coad

Jerry Leimenstoll

## Commissioners' attendance at meetings:

Commissioner	Commission Meetings Attended (14 held in 2002-2003)
Bill Benjamin	13
Joe Wood	14
Scott Lilly	10
Nettie Coad	10
Jerry Leimenstoll	11

## Terms of Appointment

The Commission is comprised of five members appointed by City Council. Terms of office are three years or until a successor is appointed and qualified. Members may serve two full terms; after that, they may not be reappointed for at least one full year. Redevelopment Commissioners are citizen-volunteers and are not paid for their service.

### Commissioner Appointments

Commissioner	Date of Appointment	Number of Terms Held
Bill Benjamin	2/97	2
Joe Wood	2/97	2
Scott Lilly	12/99	1
Nettie Coad	4/00	1
Jerry Leimenstoll	8/01	1

### Budget for 2002 – 2003

All activities of the Redevelopment Commission of Greensboro receive approval for funding by City Council based on recommendations by the Community Resource Board. For the fiscal year 2002-2003, the following funding was approved for redevelopment area activities:

Neighborhood	2002-2003 Funding	Funding Source
Arlington Park	\$200,000	CDBG
East Market Street	\$600,000	Local Bond
Eastside Park	\$250,000	CDBG
Gorrell Street	0*	*
Phillips-Lombardy	\$70,000	CDBG
Ole Asheboro	\$250,000	CDBG
Rosewood	0*	*
Southside	\$900,000	Local Bond
Willow Oaks (Hope VI)	\$1,796,552	Section 108, CDBG, HOME, Bond
<b>Total</b>	<b>\$4,066,552</b>	

\*Activities in Gorrell Street and Rosewood were funded with remaining prior year CDBG funds.

## Arlington Park

*Project manager: Dan Curry*

The Redevelopment Commission is nearing completion of planned activity in the Arlington Park neighborhood. The 1981 plan called for the removal of structurally substandard buildings and extensive rehabilitation. To implement the plan, the Redevelopment Commission assumed responsibility for the acquisition of properties deemed blighting influences, while the City of Greensboro designed and financed the upgrade of streets, sewers, water mains, and storm drainage.

Since July 2002, redevelopment activities in the Arlington Park Neighborhood include:

- The rezoning of 1700 Martin Luther King, Jr. Drive for office use and the implementation of a rehabilitation plan.
- Completion of the Martin Luther King, Jr. Drive streetscape and gateway signage.
- Sale of all remaining lots in “The Village” at Arlington Park to Sandra Anderson Builders.

The Redevelopment Commission currently owns six properties in the Arlington Park neighborhood. During the 2003-2004 fiscal year, the primary activity will be completion of renovations and sale of 1602 and 1700 Martin Luther King, Jr. Drive. During the year, house construction should be completed at “The Village” at Arlington Park, and an entryway sign will be constructed at the subdivision entrance at Florida Street. HCD staff will also be working with the Arlington Park Neighborhood Association on a trail study looking at the feasibility of extending the current trail along Vance Street northward through the neighborhood.



A completed house in The Village at Arlington Park.

## Eastside Park

*Project manager: Gwen Torain*

The Commission initiated the redevelopment of Bingham Street in 1990, and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements.

Since July 2002, redevelopment activities in the neighborhood include:

- The purchase of twenty-four apartment units on Gillespie Street and the relocation of 19 residents.
- The purchase of two parcels of land on Spencer Street.
- The completion of two houses by Habitat for Humanity on Gant Street.



The four apartment complex structures on Gillespie Street will be demolished and re-planned in the next fiscal year.

The Redevelopment Commission currently owns ten parcels in this neighborhood. In the next fiscal year, the Redevelopment Commission will complete relocations and demolish the Gillespie Street apartments. In addition, the Commission may be asked to acquire up to 12 properties for new construction (some of these acquisitions may require redevelopment plan amendments). Finally, the four Phase II properties remaining on Bingham Street (now owned by Greensboro Housing Development Partnership) will be constructed, marketed and sold.

## Gorrell Street

*Project manager: Gwen Torain*

The Redevelopment Commission is nearing completion of redevelopment activity in the Gorrell Street neighborhood. The *Redevelopment Plan for the Gorrell Street Area*, approved in 1990, calls for the removal of substandard buildings, the elimination of blighting factors, the revision of land uses, the rehabilitation of existing houses, and the upgrade of public improvements.

Since July 2002, redevelopment activities in the neighborhood include:

- Redevelopment Commission and City staff review and approval of new house plans for construction along Gorrell and Watson Streets by Gate City CDC.
- Environmental monitoring of the former Gus's Groceteria site.
- Approval of a two-year lease with Bennett College for the properties at the 600 block of Watson and Macon Street.

The Redevelopment Commission owns one remaining parcel in the Gorrell Street area that has not been purchased or leased. In the 2003-2004 fiscal year, the Redevelopment Commission will complete revitalization work in the Gorrell Street area. Major work will include the lease to Bennett College for the Middle College project, working with the owner and concerned entities to stabilize the historic Magnolia House, and working with the community to complete the construction and sale of housing on Gorrell Street.



The lot at 725 Plott Street (behind the Magnolia House) will be the last Commission property not leased.

## East Market Street Corridor

*Project manager: Sue Schwartz*

The Redevelopment Commission approved the East Market Street Corridor Redevelopment Plan in 1998. The plan's objective are to provide balance in development and redevelopment activity, to support retail, to provide enhanced transportation elements, to create stronger linkages, to increase pedestrian safety, and to create jobs. Unlike other redevelopment areas, the Redevelopment Commission and City Council have designated East Market Street Development Corporation as the lead entity to initiate redevelopment of the East Market Street Corridor.

Since July 2002, redevelopment activities in the corridor include:

- Opening of the Dudley-Lee Building
- Commencement of streetscape improvements.



Krispy Kreme opened this year at the Dudley Lee Building on Elm Street.

The first phase of the East Market Street Streetscape project began in the 2002-2003 fiscal year between Murrow Boulevard and U.S. 29. These improvements will be substantially underway in the next year. The East Market Street Development Corporation, as the lead agent for the development efforts in the corridor, continues to focus on the upgrade of existing business properties and the future redevelopment of the U.S. Postal facility at East Market Street and Bennett Street.

## Ole Asheboro

*Project manager: Dan Curry*

The Redevelopment Commission has been active in the Ole Asheboro neighborhood since the approval of the Ole Asheboro Redevelopment Plan in 1980. The objectives of the 1980 plan are to remove substandard buildings, eliminate blighting factors, encourage rehabilitation, provide recreational facilities, and correct deficiencies in the street system.

Since July 2002, redevelopment activities include:

- The completion of surveys of 63 properties owned by the City of Greensboro and the Redevelopment Commission to determine properties for development.

- Formation of a Planning Advisory Committee to advise the Commission about the revised redevelopment planning process. The Planning Advisory Committee reviewed proposals by architectural and planning firms and selected Urban Design Associates as the team to prepare the revised Redevelopment Plan.
- The demolition of the Salvation Army property at 220, 222, 224 East Lee Street.
- Rehabilitation and sale of 420 McCulloch Street.
- Completion of the Martin Luther King, Jr. Drive streetscape and gateway signage.



This year saw the completion of rehabilitation and new construction work of 420 McCulloch Street.

The Redevelopment Commission currently owns 39 properties in the Ole Asheboro neighborhood. The primary activities to be conducted in the Ole Asheboro neighborhood during 2003-2004 include the completion of the renovation and sale of historic houses owned by the Redevelopment Commission, completion of the amended Ole Asheboro Redevelopment Plan, initiation of planning and design work for public infrastructure improvements called for in the Plan, and beginning the marketing process for the first phase development site. In addition,

one vacant lot is scheduled for acquisition, with two additional parcels on a tentative acquisition schedule depending on availability of funds. Throughout the year property maintenance will be ongoing on Redevelopment Commission and City-owned properties.

## Phillips-Lombardy

*Project manager: Caroline Wells*

The Phillips-Lombardy Redevelopment Area, approved in 1990, calls for the removal of substandard buildings and blighting factors, improved street circulation, and revised land use patterns. The Redevelopment Commission is authorized to purchase approved properties for public, semi-public, commercial, institutional, single-family, park, and street purposes. The Redevelopment Commission currently owns approximately ten acres in the Phillips-Lombardy area. Since, July 2002, the Redevelopment Commission approved the one-year lease of the property to the University of North Carolina at Greensboro's Project Greenleaf for an urban farming project. In the coming year, Project Greenleaf is expected to request an extension of the lease for another year.

## Rosewood

*Project manager: Mary Beth Kerns*

The Rosewood neighborhood was designated a "conservation area" in 1993. The neighborhood exhibits some of the early signs of blight -- substandard housing, noise problems, speeding cars, and poorly-maintained lots. The approved *Rosewood Redevelopment Plan* authorizes the Redevelopment Commission to purchase targeted properties to mitigate blighting influences.

Since July 2002, redevelopment activities include:

- The construction of eight new houses along Gatewood Avenue and a house on Mayfair Avenue.
- Construction of a neighborhood park on the remaining lots along Mayfair and Meadow Streets for completion in the early fall of 2003. These properties will be transferred to the Parks and Recreation Department for maintenance.
- The speed limit on Textile Avenue was reduced from 35 mph to 25 mph to address speeding and "no parking" signs have been installed along the Westside Drive median.



Several duplexes were demolished in previous years in preparation for the Rosewood neighborhood park, opening in fall 2003.

Once the lots for the park are transferred to the City of Greensboro, the Redevelopment Commission will not own any property in the Rosewood neighborhood. In the coming fiscal year, staff will assess current conditions in the neighborhood. In addition, the Redevelopment Commission will convey the lots between Mayfair and Meadow to the Parks and Recreation Department in the fall for permanent maintenance of the park. A grand opening for the neighborhood park is scheduled for September.

## Southside

*Project manager: Sue Schwartz*

The objectives of *The Southside Redevelopment Plan*, approved in 1995, include the removal of substandard buildings, elimination of blighting factors, revision of land uses, the rehabilitation of existing structures, construction of new housing, and the upgrade of public improvements. Greensboro Housing Development Partnership was approved to facilitate the selection of the developer for the site, and to coordinate the sale of the properties. GHDP selected Bowman Development Group in 1999 as the Developer of Record for this neighborhood under the name Southside Neighborhood, LLC.



Since July 2002, redevelopment activities include:

- The rehabilitation of 3 historic houses and 2 rehabilitations more initiated.
- The construction of 2 new single-family houses and 12 townhouses.
- Construction of Southside Square town park with fountain.

When current property transfers are complete, the Redevelopment Commission will own two parcels of land in the Southside Redevelopment Area. These properties are undergoing environmental remediation and will not be conveyed until they are cleared for development. The next phase of townhouse development will begin in September with the goal of adding 20 more units. In addition, new single-family homes will continue construction in the coming fiscal year. It is anticipated the developer will introduce a limited number of twin homes into the neighborhood to further diversify the housing stock. Finally, the second phase of the streetscape construction will commence late in the 2003-2004 fiscal year.



The rehabilitation of 400 Gorrell Street was completed this fiscal year. All of the historic houses in Southside are now under contract or in rehabilitation.

## Willow Oaks (HOPE VI)

*Project manager: Dyan Arkin*



New construction of housing commenced on the property once occupied by Morningside public housing units. New construction on the adjacent units will begin in the next fiscal year.

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, called for the removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements.

Since July 2003, the Redevelopment Commission has:

- Purchased 22 properties in Phase 2.
- Demolished 6 structures.

The Redevelopment Commission currently owns 60 properties in the Willow Oaks area. In the next fiscal year, the Redevelopment Commission will dispose of properties acquired in Phase I and Phase II as part of the Traditional Neighborhood zone development. Phase II infrastructure improvements will commence, including sidewalk and street upgrades as well as streetscape work. Finally, the Commission will complete acquisitions of Phase III acquisitions, which encompasses the parcels on the outer edges of the redevelopment area.

Redevelopment Commission of Greensboro									
Current Property Inventory									
July 1, 2002 - June 30, 2003									
Area	Tax	Address	New Acquisitions	Date Acquired	Purchase Price	Value	Sold	Sale price	Status
<b>Gorrell Street</b>									
	29-8-2	725 Plott St.		11/22/1991		\$ 5,000			
	29-10-(1, 2, 4, 5, 7, 14, 15)	600 block of Gorrell Street/Watson/Macon		7/30/1990		\$ 32,000			Leased to Bennett College through 2005
<b>Rosewood</b>									
	305-1-17	1322 Mayfair		8/28/1995		\$ 10,000			under construction for park to open summer 2003
	305-2-1 to 305-3-4	1318-1338 Mayfair		2/1/1999		\$ 120,000			under construction for park to open summer 2003
	305-2-5 to 305-1-10	& 1319-1321/ 1325-1335 Meadow		in above		in above			under construction for park to open summer 2003
	306-1-(2-9)	1800-1814 Gatewood Ave.		3/16/2000		\$ 306,100	1/16/2003	\$ 126,450	sold
	305-3-1	1400 Mayfair Avenue		3/16/2000		in above	1/16/2003	in above	sold
<b>Arlington Park</b>									
	51-8-2	1602 Martin Luther King Drive		10/7/1999		\$ 57,377			purchase contract received; rehab plan due 8-31-03
	51-8-(6, 7)	1700 Martin Luther King Drive		10/7/1999		\$ 52,500			exterior rehab in progress
	51-5-1 and 19	1402 and 1404 Plymouth Street		9/28/1992		\$ 9,000			
	52-3-8	418 Burtner Street		6/11/1990		\$ 2,000			
	76-3-1	1524 Randolph Ave.		3/25/1996		\$ 7,000			
<b>Phillips-Lombardy</b>									
	195-2-54	2106 Phillips Ave.		12/16/1991		\$ 3,000			Under lease to Project Greenleaf/UNCG
	195-2-6	2108 Phillips Ave.		12/17/1991		\$ 3,000			Under lease to Project Greenleaf/UNCG
	195-2-(48-54)	1209-1307 Lombardy St.		12/18/1991		\$ 35,000			Under lease to Project Greenleaf/UNCG
	195-2-(4-6)	Property at end of Jolson and Tillery		12/19/1991		none			Under lease to Project Greenleaf/UNCG

Southside							
	16-6-1	301 MLK Dr.				\$ 20,000	undergoing environmental remediation
	16-6-22	319 MLK Dr.				\$ 20,000	undergoing environmental remediation
Eastside Park							
	129-1-55	409 Gillespie		6/15/2001		\$ 65,000	lease under lease for community center
	129-1-54	429 Gillespie St.		11/29/1995		\$ 7,000	lease under lease for community center
	128-2-3,4 & 6	203, 205, 209 Gillespie Street	1/16/2003	1/16/2003	\$ 174,000	\$ 174,000	relocation proceeding; demolition soon
	128-2-5	207 Gillespie Street	1/23/2003	1/23/2003	\$ 58,000	\$ 58,000	relocation proceeding; demolition soon
	129-1-56	407 Gillespie St.		12/1/1994		\$ 5,000	
	128-3-1	201 York St. (rear portion)		5/17/1995		\$ 1,375	
	128-3-14	220 Gant St.		4/15/1995		\$ 17,500	
	128-2-1	201 Gillespie St.		12/12/1996		\$ 8,000	
Asheboro							
	17-2-(4,5,8)	220, 222, 224 East Lee Street		1/5/2001		\$ 254,000	vacant awaiting construction
	17-2-39	200 Brooks Court		10/9/1992		\$ 4,500	vacant awaiting construction
	17-2-16	201 Brooks Court		10/9/1992		\$ 4,500	vacant awaiting construction
	17-2-18	202 Brooks Court		10/25/1993		\$ 4,500	vacant awaiting construction
	17-2-19	204 Brooks Court		9/16/1993		\$ 4,500	vacant awaiting construction
	17-2-15	203-205 Brooks Court		12/6/1994		\$ 4,500	vacant awaiting construction
	17-2-12	207 Brooks Court		4/18/1994		\$ 4,500	vacant awaiting construction
	17-6-7	600 MLK Dr.		4/5/1988		\$ 4,500	vacant awaiting construction
	17-6-8	606 MLK Dr.		4/15/1987		\$ 4,500	vacant awaiting construction
	17-11-1	400 E. McCulloch St.		9/17/1989		\$ 4,500	vacant awaiting construction
	17-11-(17,18,19)	909-913 Bellevue St.		9/7/1989		\$ 9,000	vacant awaiting construction
	30-2-9	605 E. Bragg St.		2/23/1993		\$ 5,000	under contract for purchase
	30-7-1	605 MLK Dr.		11/24/1992		\$ 27,000	vacant awaiting construction
	30-7-22	532 Douglas St.		4/16/1999		\$ 4,500	vacant awaiting construction
	30-17-25	515 Julian St.		8/29/1990		\$ 4,500	vacant awaiting construction
	30-9-1	901 Martin St.		8/31/1981		\$ 4,500	vacant awaiting construction
	30-8-37	616 Douglas St.		3/4/1994		\$ 4,500	vacant awaiting construction
	31-6-5	630 Broad Ave.		2/26/1993		\$ 4,500	vacant awaiting construction
	31-7-12	711 Tuscaloosa		8/7/1991		\$ 4,500	vacant awaiting construction
	49-1-3	702 E. Lee St.		3/1/1990		\$ 4,500	vacant awaiting construction
	49-1-4	704 E. Lee St.		12/10/1980		\$ 4,500	vacant awaiting construction
	49-1-9	710 Sevier St.		4/8/1992		\$ 4,500	vacant awaiting construction
	50-7-1	800 Ross St.		4/30/1993		\$ 4,500	vacant awaiting construction
	49-9-11	809 Reid St.		12/29/1993		\$ 9,000	vacant awaiting construction
	49-13-10	910 Reid St.		5/12/1993		\$ 4,500	vacant awaiting construction
	30-8-30	525 Julian St.		2/26/1993		\$ 5,000	under contract for purchase
	17-9-(2,3,4,5,6)	202,204,206 Gilbert St.		9/7/1994		\$ 13,500	vacant awaiting construction
	30-7-(3,4)	526-528 Douglas St.		9/9/1994		\$ 9,000	vacant awaiting construction
	30-8-13	1013 Pearson St.		3/4/1996		\$ 7,000	vacant awaiting construction
	49-1-(1,2)	630 & 700 E. Lee St.		8/7/1996		\$ 20,000	vacant awaiting construction
	30-7-2	601 MLK Dr.		4/16/1999		\$ 20,000	undergoing monitoring for contamination

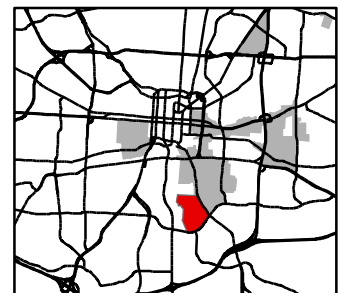
Morningside/Lincoln Grove									
	102-7-13	718 Gillespie Street	10/1/2002	10/1/2002	\$ 46,500	\$ 46,500			
	128-2-5	207 Gillespie Street	1/3/2003	1/3/2003	\$ 58,000	\$ 58,000			
	102-7-14	726 Gillespie Street	3/4/2003	3/4/2003	\$ 42,000	\$ 42,000			
	203-1-15	2133 McConnell Road	9/11/2002	9/11/2002	\$ 67,500	\$ 65,500			
	191-1-10	222 English Street	9/4/2002	9/4/2002	\$ 37,500	\$ 37,500			
	191-1-11	224 English Street	9/4/2002	9/4/2002	\$ -	\$ -			
	191-1-12	226 English Street	9/4/2002	9/4/2002	\$ -	\$ -			
	203-1-3	2143 McConnell Road	10/3/2002	10/3/2002	\$ 15,000	\$ 15,000			
	203-1-4	1020 English Street	11/12/2002	11/12/2002	\$ 10,000	\$ 10,000			
	203-1-5	1018 English Street	11/12/2002	11/12/2002	\$ 9,000	\$ 9,000			
	203-1-2	2141 McConnell Road	11/12/2002	11/12/2002	\$ 51,000	\$ 51,000			
	191-2-4	215 English Street	9/20/2002	9/20/2002	\$ 10,000	\$ 10,000			
	191-2-5	217 English Street	9/20/2002	9/20/2002	\$ 16,000	\$ 16,000			
	102-7-27	717 Dorgan	11/7/2002	11/7/2002	\$ 113,000	\$ 113,000			
	102-7-18	1723 McConnell Road	1/6/2003	1/6/2003	\$ 120,000	\$ 120,000			
	102-7-19	1719 McConnell Road	1/6/2003	1/6/2003	\$ -	\$ -			
	102-7-22	1717 McConnell Road	1/6/2003	1/6/2003	\$ -	\$ -			
	102-4-3	604 Gillespie Street	12/9/2002	12/9/2002	\$ 56,000	\$ 56,000			
	102-7-12	722 Gillespie Street	11/17/2003	1/17/2003	\$ 45,000	\$ 45,000			
	102-7-33	736 Gillespie Street	7/1/2002	7/1/2002	\$ 36,000	\$ 36,000			
	102-7-16	732 Gillespie Street	7/18/2002	7/18/2002	\$ 32,500	\$ 32,500			
	192-3-8	2110 Spencer Street	8/1/2002	8/1/2002	\$ 36,000	\$ 36,000			
	102-7-10	1714/16 Spencer Street		5/27/2002	\$	\$ 32,000			
	192-3-3	707 Clapp Street		4/22/2002	\$	\$ 133,000			
	130-7-1	2001 McConnell Road		8/13/2001	\$	\$ 17,500			
	130-5-9	700 Clapp Street		3/6/2002	\$	\$ 262,000			
	130-7-1	2001 McConnell Road		8/13/2001	\$	\$ 17,500			
	191-2-2	211-213 English Street		7/11/2001	\$	\$ 306,000			
	130-5-6	701 Jennifer		1/17/2002	\$	\$ 142,000			
	130-6-10	1917 McConnell Road		10/5/2001	\$	\$ 866,000			
	192-3-9	705 Clapp Street		8/24/2002	\$	\$ 119,000			
	130-6-14	800 Dunbar Street		3/6/2001	\$	\$ 40,000			
	130-7-3	2005 McConnell Road		5/11/2001	\$	\$ 34,500			
	130-5-1	703 Jennifer Street		4/12/2001	\$	\$ 146,000			
	192-3-7	2129 Everitt Street		3/29/2001	\$	\$ 37,500			
	203-1-16	2131 McConnell Road		11/15/2000	\$	\$ 32,000			
	192-3-13	703 Clapp Street		10/26/2000	\$	\$ 119,000			
	192-3-11	709 Clapp Street		10/12/2000	\$	\$ 108,000			
	130-8-11	2101 McConnell Road		9/28/2000	\$	\$ 49,000			
	130-7-5	2009 McConnell Road		7/28/2000	\$	\$ 43,000			
	192-3-14	1-999 Glade Street		9/7/2000	\$	\$ 66,000			
	130-7-6	2011 McConnell Road		9/7/2000	\$	\$ 45,000			
	102-7-24	1705 McConnell Road		8/11/2000	\$	\$ 29,500			
	102-8-50	1520 McConnell Road		7/28/2000	\$	\$ 37,000			
	130-8-5	2112 Everitt Street		7/28/2000	\$	\$ 60,000			
	130-7-4	2007 McConnell Road		9/11/2000	\$	\$ 39,000			
	130-3-3	2108 Everitt Street		6/30/2000	\$	\$ 38,000			
	130-8-4	2110 Everitt Street		6/30/2000	\$	\$ 37,500			
	192-3-6	2121 Everitt Street		6/29/2000	\$	\$ 150,000			
	192-3-6	2123 Everitt Street		2/10/2000	\$	\$ 110,000			
	192-3-4	2119 Everitt Street		2/4/2000	\$	\$ 27,000			
	130-8-1	2100 Everitt Street		3/27/2000	\$	\$ 120,000			
	130-7-10	801 Dunbar		3/6/2000	\$	\$ 330,000			
	130-6-13	1927 McConnell Road		2/3/2000	\$	\$ 63,000			
	130-8-10	2103 McConnell Road		3/20/2000	\$	\$ 10,500			
	130-8-8	2107-9 McConnell Road		3/20/2000	\$	\$ 85,000			
	130-8-9	2105 McConnell Road		3/1/2000	\$	\$ 50,000			
	102-7-23	1713-1715 McConnell		5/19/2000	\$	\$ 19,000			
	102-4-8	1709 Spencer Street		5/24/2000	\$	\$ 35,100			
	102-7-17	734 Gillespie Street		6/12/2000	\$	\$ 35,000			
<b>Other</b>									
	163-1-(19-20)	1409-1417 Swan St.			\$	\$ 10,000			
<b>Total</b>					<b>\$ 1,033,000</b>	<b>\$ 6,366,452</b>		<b>\$ 126,450</b>	

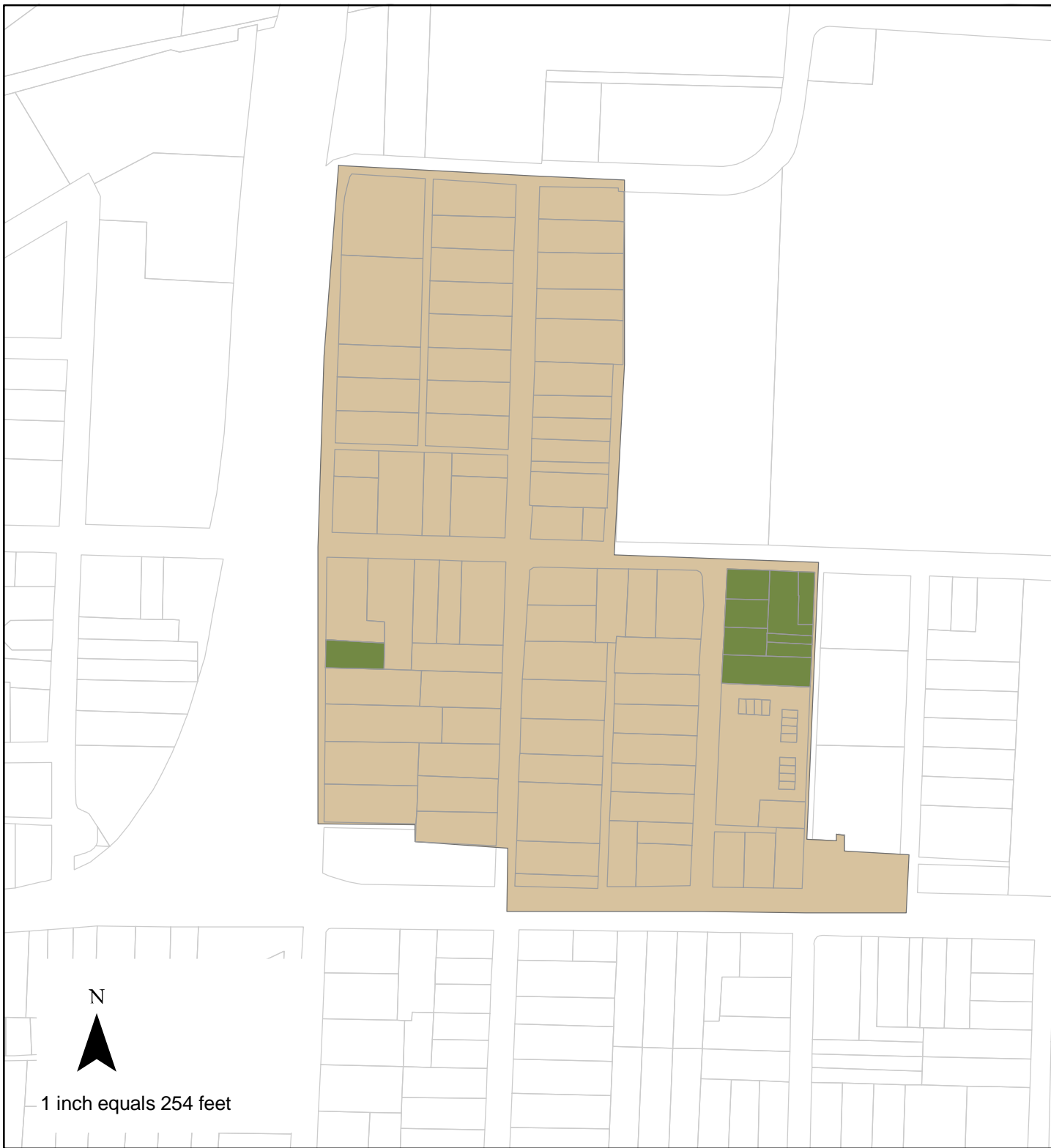


# Arlington Park



Redevelopment Commission of Greensboro  
 Fiscal Year End 2002-2003



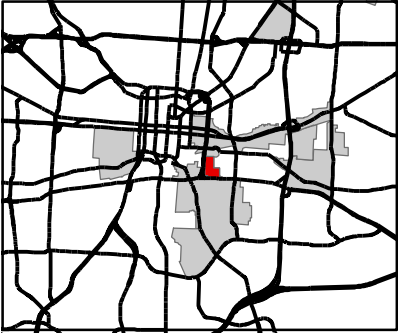


# Gorrell Street



Redevelopment Commission of Greensboro

Fiscal Year End 2002-2003





# Eastside Park



Redevelopment Commission of Greensboro

Fiscal Year End 2002-2003



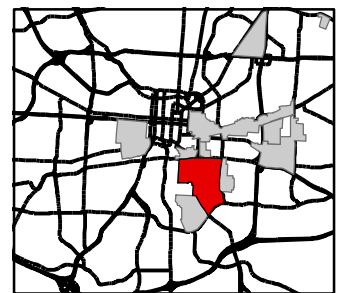


# Ole Asheboro



Redevelopment Commission of Greensboro

Fiscal Year End 2002-2003



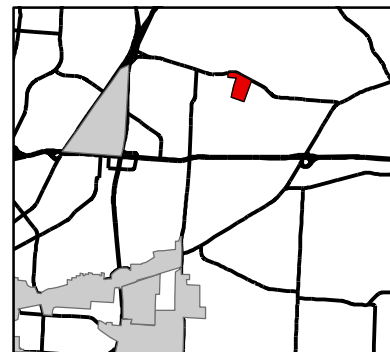


# Phillips-Lombardy



Redevelopment Commission of Greensboro

*Fiscal Year End 2002-2003*



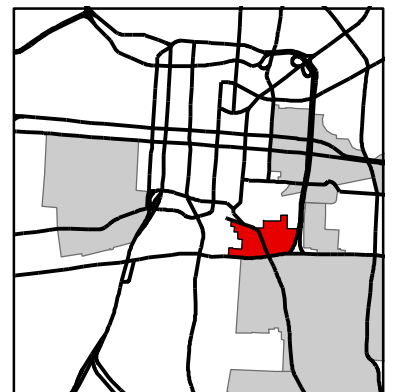


# Southside



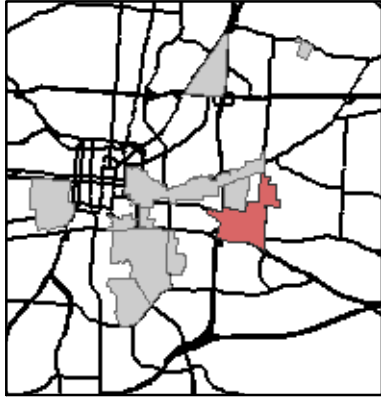
Redevelopment Commission of Greensboro

*Fiscal Year End 2002-2003*





# Willow Oaks



Redevelopment Commission of Greensboro  
 Fiscal Year End 2002-2003