

Aldermen give developer another chance to build

By DAVID R. RANKIN
Chronicle Staff Writer

The Winston-Salem Board of Aldermen agreed 8-0 Monday night to allow a black developer, who had previously defaulted on building 44 houses in the Kimberly Park neighborhood, another chance to build 22 homes in the same location.

The developer, Leon I. Roberts and Associates, agreed with the city in February 1984 to build 44 homes in three years on land Roberts bought from the city. The land, which is located between Garfield Avenue and Clark Street, was cleared for urban redevelopment. City efforts to sell the land for as little as \$1 per lot had been unsuccessful.

Roberts, who was the only bidder for the land, finally purchased the 44 lots with the intent to develop them. After building two homes on the 44-site development, he was forced into bankruptcy on March 22 because of a prior debt owed to Vanguard Investment Co. Inc.

Roberts is reorganizing his business under Chapter 11 of the federal bankruptcy law. Under the law, Roberts could have kept the 44 lots and used the profits gained by selling them to pay his debts.

Vanguard Investment Co. Inc. acquired 50 percent of Roberts' company as part of the bankruptcy settlement. Roberts still holds 25 percent of his company and an unnamed third party holds the other 25 percent, said Roberts.

The aldermen had initially wanted to repossess all 44 lots so another firm could attempt to develop the land.

Under the agreement reached by the city and Roberts, he has one year to build 22 homes on the lots he still owns. He paid the city \$68,650 for the lots. If he fails to build 22 homes in a year, the remaining lots will be taken back by the city to sell to anyone it wishes.

The city's 22 lots can be sold to anyone at anytime, said Assistant City Manager Joe H. Berrier. If Roberts builds the 22 homes in less than a year, Berrier said, he has the option of buying additional lots in the development neighborhood, if they are available.

Before receiving a deed to a lot, the agreement says, Roberts must show that he has \$40,000 available to build on the lot, produce a contract to the city showing that someone will buy the home when built, show the city that a lending institution will provide financing to the home buyer and show that a manufacturer of modular homes has agreed to provide the materials and labor

to construct the house on each lot.

The homes will vary from \$40,000 to \$50,000 in price and comprise a minimum area of 1,100 square feet, according to the agreement.

Berrier said the city has a very safe investment.

"The developer has filed for bankruptcy," Berrier said. "The city should be cautious."

East Ward Alderman Virginia K. Newell said she was concerned that Roberts might not be able to build 22 houses in one year in the Kimberly Park neighborhood.

Newell said that only two homes have been built in the development area in 20 years. "I just can't see it. We'll see in 12 months," she said.

If Roberts can put 22 homes in the development area in a year, Newell said, "he should be the developer for the city."

Roberts said Tuesday that he already has 22 home buyers lined up who want houses in the development area.

"I could have built the 44 houses if Vanguard hadn't made me file for bankruptcy," he said.

He also said the city's requirements in the agreement "do not bother him."

Roberts said he specializes in developing undeveloped neighborhoods for black people. He said he has successfully

built a housing development in Greensboro off East Market Street and built single-family dwellings in various locations in Greensboro.

In other business, the board agreed to send a resolution to President Reagan asking that the city be exempt from a federal ruling concerning overtime pay. Without the exemption, the city would have to increase its budget for salaries approximately \$150,000.

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North Ward

From Page A1

the Tuesday debate.

Eugene O. Bailey, 27, a Democratic candidate for the North Ward seat and the organizer of last Thursday's debate at Hanes Hosiery Recreation Center, called Tatum's comments "irresponsible."

"It is irresponsible for the Roundtable to discourage people from coming to the debate," Bailey said. "I don't see how that's beneficial to the community."

Hairston said last Thursday morning before the debate that he wouldn't attend. "I debate the issues in the streets everyday," he said. "Why should I go?"

Hairston's campaign manager, Duane Jackson, was in the audience during last Thursday's debate.

Meanwhile, Democratic candidate Ghuneem Furqan, 47, the Roundtable's regular convener who has taken a leave of absence from the organization until the election is over, repeated his charges that the Roundtable is "biased."

"In this particular race, they (the Roundtable) shouldn't endorse anybody," he said.

As for the issues, the five candidates who did attend -- three Democrats and two Republicans -- presented their platforms to a small group of interested citizens in a forum moderated by Fleming El-Amin, a former school board candidate who lives in the Northeast Ward.

North Ward Republican candidate Diana Williams-Henry, 35, called her platform "The Dynamics of Development." She said she supports public and private ventures to increase housing, planned industrial growth to preserve existing neighborhoods and supporting small businesses by creating "opportunity zones" with lower tax rates to stimulate business growth.

She said she wants to increase employment opportunities and that she supports set-asides for increased minority involvement in city work.

She also said she would bring prior government experience as a paralegal to the board and noted that she earned her bachelor's degree in public administration from West Virginia State University. "I've been trained to work in government," she said.

James L. Knox, 29, a Republican and one of two whites running in the North Ward, said he supports increased housing for blacks in the community. "Nothing has been done about that," he said. Knox also said he supports set-asides.

Knox said he wants the city to be more responsive to the needs of the citizens. He suggested committees in neighborhoods throughout the ward to inform the alderman of what's happening in the community. He said he supports the construction of new roads and improving existing roads.

The other white candidate, Joseph D. Rakestraw, 58, a Democrat, said he brings a common man's approach to city government. He said he has lived in the predominantly black ward for 40 years. "I didn't just move here to run for alderman," he said.

Rakestraw said he supports increased police protection, housing for the elderly and zoning to protect neighborhoods. He said he "will be a highly visible alderman."

He is a manager of Joe Shields and Associates and said he will bring business and construction experience to the board.

Democrat Furqan said many of the North Ward citizens don't understand the purpose of an alderman. "I want to make the people know what an alderman and the North Ward is all about," he said.

He said the people need to know what's going on and criticized present Alderman Larry Little, who has announced he will not seek re-election, for not communicating with the people. "The previous administration didn't bring the news back to the people," he said.

Furqan said he supports zoning to preserve neighborhoods, increased citizen participation in city government and set-asides for minorities.

Debate organizer Bailey said he will make the right decisions if he is elected because he cares for the ward and the people who live there. He said he supports increased employment, building

Correction

A Sept. 12 article in the *Chronicle* incorrectly said that Louis Farrakhan received a \$50 million loan from Libyan leader Muammar Qaddafi.

Farrakhan got \$5 million from Qaddafi.

Another article in the same issue incorrectly reported that Zack Wall, sales manager at radio station WAIR, worked previously for Summit Communications. Wall never worked for Summit.

The *Chronicle* regrets the errors.

more housing, improved roads and health and fire protection. "People want to feel safe in their homes and to know that, if something happens, the emergency people will get there in time," he said.

Bailey said he does not support set-asides and said minority contractors should be recognized on their own merits. "If these people (contractors) are not recognized on their own merits," he said, "then, three or four years later, if the legislation (to set quotas) is repealed, these people will be out of a job."

Hey, Brother! Can You Spare The Time?

Be A Big Brother To A Boy Who Needs You
These boys are all seeking to develop a meaningful relationship with an adult. Through Big Brothers/Big Sisters



Lamonte
Interests: Basketball, Football, Dance, Drawing. "We can learn from each other."



Brian
Interests: Wrestling, Climbing, Running, Drawing. "I want to have an older friend."



Leo
Interests: Horseback Riding, Football, Swimming. "I want to have a special friend."



Carl
Interests: Football, Checkers, Movies, Going Out to Eat. "It seems to be a lot of fun to do something with an older person."



Alex
Interests: Sports, Roller Skating, Playing in the Park, Going Out to Eat. "To have a friend that would take me places."



Derrick
Interests: Putt Putt, Bowling, Movies, Baseball, Basketball. "I want a relationship with an older person."



Shawn
Interests: Architectural Drawing, Football, Swimming, Camping. "So I can have someone to talk to when my mother is not around about my problems."



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610 Coliseum Drive
Winston-Salem, N.C.



Pick Vic Johnson

Democratic Candidate for the Winston-Salem Board of Aldermen

NORTHEAST WARD

The following people are picking Vic Johnson for Alderman of the Northeast Ward on September 24, 1985.

Mr. & Mrs. Victor Johnson Sr.
Helen Johnson
Constance H. Johnson
LaTanja Kim Johnson
Gerald Johnson
Alice Smith
Wilhelmina Smith
Arthur Phinx
Nora Govan
Annie Ingram
Denise Conwell
Glenn Cornelius Jr.
Kenneth Kimber
Clara Morrison
Lula Morrison
Ulysses Morrison
Gwendolyn Petree
Janet Timberlake
Ernestine J. Home
Valerie Miller
Rev. Charles Morton
Hazel McCoy
Geraldine Marshall
Lermond & Phyllis Hayes Jr.
Herman Moye
Gerald Carter
Jim C. Boyander
Harding A. Cross
Ervin & Betty Williamson Sr.
Marvette Aldrich
Bobby J. Robinson
Willis Johnson

Peggy W. McLaughlin
Charles Parrott
Eric Johnson
Mr. & Mrs. Jerome Witherspoon
James F. Bule
Jean Theodore
Preston Webb Jr.
Robert & Gwendolyn Wynn
Alfred & Carol Poe
Nicole Transou
Winnie White
Sally Bethea
William Griffin
Mr. & Mrs. Robert Perry
Bobby Hunt
Mr. & Mrs. James Lowe
Theodore Brandon
Delray Hartsfield
Sarah Hicks
Gwendolyn Williams
Lena Benson
Louise G. Wilson
Lynette L. Wilson
Ellen Davis
Mr. & Mrs. Benjamin Carpenter
Bessie Little
Charlie Mae Brown
Ola Mae Petree
Frances H. Webster
Johnny Feaster
Willie Grissom
Ricky Wilson

William Wilson
George Sims
Alexis Tennie
James A. Tennie
Naomi Fuller
Mr. & Mrs. John Manning
Gladys Sudler
Betty Alexander
Annie Alexander
Mr. & Mrs. Melvin Scales
Mr. & Mrs. James Mason Jr.
Pauline May
Ailitia Y. Noble
Mr. & Mrs. Joe Thomas
Barbara Valentine
Aretha Samuels
Mr. & Mrs. Fred Foote
Lula Mae Scales
Deloris McGhee
Annie Ford
Dorothy Graham Wheeler
Isabelle M. Smith
Mr. & Mrs. Ronnie Peppers
Donald Spencer
Carolyn Gordon
Willie Richardson
Janie Westberry
Wanda Westberry
Henry Jones Jr.
Marie Roseboro
Joseph Adams
Henretta Hill

Bobby Dolzer
Ray Agnew
Johnny Black
Bright Benton
Otis Black
Elizabeth J. Eason
Samuel Puryear
Henry Jones
Arthur Gray
Bobby Dunlap
Willie Sutton
Harold Faulkner
Brenda Moore
James Johnson
Tonya Goldsmith Kucker
Winslow Lowery
Charles People
Edith Jones Bess
Katherine Powers
James Williams
Masareen Brown
Lonnie Wellman
Hazel McLaurin
Dorothy D. McCarthy
Colon Nifong
Dorothy McLean
Grace Dark
Mildred Peppers
Scott Brent
Jessie Threftall
Martha Hill
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PAID FOR BY COMMITTEE TO ELECT VICTOR JOHNSON