

## MINUTES OF CDBG STEERING COMMITTEE MEETING

6:00 P. M. City Hall Council Chambers, 500 West Chestnut

December 5, 2006

Members present: Don Riddle, Stan Simmons, Pat Dennis, and John Underwood

Staff present: Tom Speakman, Community Development Director

Members absent: Teresa Jones and Bill Malvern

Guests: William Ridinger and Ed Harris

Don Riddle, Chairman, called the meeting to order at 6:00 p.m. and declared a quorum.

The minutes of the June 26, 2006 meeting were approved.

Speakman began discussions of the activities that were conducted last quarter. This period began the new program year with bids being received on Demolition, Level/Support and Plumbing projects. Eighteen structures were identified for demolition and most of those lots have been cleared. Nine Level/Support projects were bid and 7 of those projects are complete. The 8 Plumbing projects were opened last week and the contractor has started work on the first house. Speakman explained the draw down schedule through September 2006. There were funds remaining in the line items for several Public Service agencies and those funds were transferred to Minor/Emergency Rehab as stated in their contracts. Activity is picking up in the First Time Home Buyer program. We have done three grants in the first quarter and expect more as we progress through the year. An amendment to the 5-Year Consolidated Plan was required by HUD. The plan that the City submitted did not include quantifiable numbers on the clients served in each of the activities that benefit a low-moderate income person or household. Since accurate numbers could not be determined at that time due to the inconsistency in funding quantities were not discussed. HUD's position is to base the numbers on what we think the funding level will be. I generated a chart showing the activity and the proposed number for each year in the 5-year plan. The Council will conduct a Public Hearing on the 18<sup>th</sup> of December and authorize the submission to HUD.

The second quarter activities will consist of requesting bids for the next group of Roof and Electrical rehab projects. Speakman reported that last year was the first time in 17 years that he ran out of rehab money before the end of the program year. Funds were spent by August of 2006 and there was no money to do Emergency Rehabs until the 1<sup>st</sup> of October 2006. A better job of budgeting will be done to prevent this in this program year. We will try and have an additional 10 – 12 structure ready to bid for demolition. This should deplete the demolition funds in the General Fund and CDBG Funds. The First Time Home Buyers program is expected to continue to show activity.

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Under Other Business, Speakman discussed the issue of rehab vs. maintenance. Since funding was being reduced the last few years what direction do we want to go? Do we repair a faucet that is leaking under the Emergency program or consider this as routine maintenance had not respond until we do a Plumbing Rehab to the home? The Steering Committee agreed that this would place a hardship on the clients that we are serving and if not repaired would cause additional damage to the home. Clients on fixed income would not call a plumber and more damage would occur. It was the recommendation of the Committee to continue to business as we are and do as much as we could under the Emergency Rehab line item.

The last item discussed was the makeup of the Committee. There will be two members leaving on December 31, 2006 due to limitation on terms. Speakman thanked Don Riddle and John Underwood for the hours of dedicated service to the Committee. Their attendance records were the highest over the term of their service. They participated in the discussions and provided insight that helped guide the direction of the program. These gentlemen will be missed. The bright side is that Mr. Ed Harris is coming back on the Committee after sitting out a year. Mr. William Ridinger will become a new member but he has shown interest in the committee by attending the meetings so he will be familiar with the process before he is appointed. Both Mr. Harris and Mr. Ridinger will be appointed at the December 18<sup>th</sup> Council meeting. We look forward to working with both of these gentlemen.

There being no further business to come before the Committee the meeting was closed at 6:20 p.m.

Signed copy in file

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Signature of Chairman

March 26, 2007

Date