

MINUTES
COMMUNITY DEVELOPMENT BLOCK GRANT
ADVISORY COMMITTEE (CDBGAC)
Tuesday, July 17, 2007

The Community Development Block Grant Advisory Committee convened at 6:36 p.m. in the City Council Conference Room, Kevin Davis presiding.

Committee Members

Present:

Kevin Davis, Chair
Sunny Ugochukwu
T.J. Gilmore
Carol Rooney
Mary Scruggs
Tamala Bowie

Committee Members

Absent:

Barbara Judkins

Staff Members

Present:

Jamey Kirby, Grants Coordinator
Andrea Rincon, Grants Specialist
David Stocks, Public Works Manager
Julie Heinze, City Secretary

Guests:

See Sign-in Attached

Public Hearing: A public hearing was advertised for consideration of the draft 2007 Consolidated Plan for Housing and Community Development and 2007 Annual Action Plan. Four members of the new Delay-Old Town Committee, a neighborhood-based group with a focus south of Main Street, were in attendance. They asked about plans for street improvements. David Stocks, Public Works Manager explained that locations for Street Rehabilitation were selected first based on the CDBG Committee's selection of the residential area between Edna and Charles, Main and Purnell. Then streets were prioritized by paving conditions. Several streets between Edna and Hatcher are being recommended. Public comments are summarized below.

Resident Address	Comment	Response
131 Milton St.	Milton St. is in need of street rehabilitation and improvements	City is aware of street rehabilitation needs on Milton. City identifies high priority infrastructure needs in the strategic plan as well as inclusion in the new TRAIN. There are streets in worse condition than Milton (pavement index), it will take a combination of several sewer and street rehab projects to address area. No guarantee of future funding but included in Consolidated Plan.
341 Edwards St.	City should include non-TRAIN areas for sewer and street projects.	Neighborhoods proposed for infrastructure improvement must be eligible per HUD's definition of low- to moderate-income first. TRAIN areas are not exclusively eligible for but have also been given designation incentives for other programs. (e.g., Homebuyer Program).
616 Milton St.	City should be more consistent in the development of new homes – e.g., new “expensive” townhomes	New development is market driven but there are incentives. Rehabilitation of older homes to bring rest of neighborhood up is a difficult program administratively. City did accomplish substantial rehabilitation of nine homes. Preference for owner-

	development on Purnell is inconsistent with nearby vacant rental properties valued at \$30,000.	occupied and extremely low and/or disabled homeowners. The committee to decide this evening (7/17/07) on whether to recommend canceling last allocation for owner-occupied rehab in favor of infrastructure improvements.
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The committee considered amendments presented by Mr. Kirby to cancel certain prior-year projects. The first amendment was to cancel the following projects: Façade Improvements, Infill Housing, Sewer Service Lines/Taps Rehab and Balance of Housing Rehabilitation. Discussion covered the pros and cons of each continuing each project. The second amendment presented was to re-allocate up to \$334,099 of these (cancelled) prior-year funds into the 2007 Annual Action Plan Projects to include the Street Rehabilitation in Edna/Charles TRAIN and/or the Children’s Advocacy Center Facility. One primary reason for canceling them all is staff’s recommendation to consolidate funds into larger projects already planned for next year in order to get funds spent in a more timely manner. Housing Rehabilitation could be funded again in future years. The cancelled Sewer Lines project would still be addressed, though in a smaller area, within the proposed project amendment.

Mr. David Stocks of Public Works described to the committee a new plan of action given availability of more funds to address both the street and sewer rehabilitation in the Edna/Charles TRAIN. Mr. Stocks’ recommendation was to fund any sewer rehab projects and street rehabilitation together so they can be done on the same streets in phases. Mr. Kirby reviewed the CACDC Facility project which scored highest in their previous rankings but has already been funded for the amount requested (\$30,000). The committee could recommend funding more if they choose to. Given the amount of additional funding available (\$334,099), Mr. Davis recommended funding priorities 1 through 6 (per Form 7 handed out at meeting – see attached) for \$502,641 (leaving \$40,499 to consider for CACDC). This would add sewer rehab to the streets funded in the project recommended on June 5, except for two blocks (Hickory and Edwards between Edna and Cowan) that would still get asphalt rehab but would not be funded for sewer line rehab. Mr. Stocks identified these two blocks as lower priority because the sewer lines are ‘upstream’ and carry less load and the blocks also do not have concrete curb and gutter.

Sunny Ugochukwu moved to approve the first amendment and cancel the prior-year projects. Tamela Bowie seconded and the motion passed with a 6-0 vote. Mr. T.J. Gilmore moved to fund sewer rehab priorities 1 through 6 amounting to \$293,600 in total re-allocation. The Committee had already recommended funding \$209,041 to 8 street segments. This action adds \$293,600 to the project (it also removes two street segments that might still be done in future years). Carol Rooney seconded and the motion passed with a 6-0 vote. With \$40,499 remaining in total possible re-allocations from cancelled prior-year funds, Mr. Davis recommended the committee wait on a re-allocation to the Children’s Advocacy Center Facility until city staff had an opportunity to visit with the agency to ensure that proper benchmarks and deadlines are established and agreeable to both parties. Mary Scruggs made a motion to table re-allocating the remaining \$40,499. Carol Rooney seconded the motion and the motion passed with a 6-0 vote.

Mr. Kirby briefed the committee on the contents of the Annual Action Plan. The plan is basically the City’s application to HUD for grant funds for next year. The grant application is based on formula funding and is not competitive. The Plan incorporates the draft budget already recommended. Actions taken tonight on amendments will also be incorporated. It also includes a project data sheet on each

item to be funded, discussion on various housing and community development related issues and public comments made at the committee's public hearings last November and December.

Staff also reviewed the main features of the 2007 Consolidated Plan for Housing and Community Development (Con Plan): selection of the new Edna/Charles TRAIN for first priority targeting; reducing goals for housing rehabilitation efforts; continuing Homebuyer Assistance; emphasizing neighborhood-based infrastructure improvements; continuing collaboration with the Homeless Coalition to support activities and funding; and it incorporates the priorities set for social service funding after the 2005 Needs Assessment. Priorities, goals and objectives were presented in tables from the Con Plan. Overall the strategy reduces housing objectives in favor of neighborhood infrastructure improvements. Mary Scruggs made a motion to recommend that the City Council adopt the 2007 Consolidated Plan for Housing and Community Development and 2007 Annual Action Plan. Carol Rooney seconded the motion and the motion passed with a 6-0 vote.

In the election of Chair and Vice Chair, Mr. Davis informed committee members that he felt it would be appropriate for another committee member to assume the role of Chair. Tamela Bowie moved to elect Barbara Judkins as Chair and TJ Gilmore as Vice Chairman, Mary Scruggs seconded and the motion passed with a 6-0 vote.

In reports, Mr. Kirby informed the committee that construction on the Rolling Ridge street improvements project should begin Monday, July 23. The Children's Advocacy Center was honored as the Best Non-Profit this year.

There were no items of interest. A motion was made to adjourn the meeting by Carol Rooney with a second by Tamela Bowie, the motion passed 6-0. The meeting was adjourned at 8:27 p.m.

Respectfully Submitted,

Jamey Kirby,
Grants Coordinator

Kevin Davis,
Committee Chairman