

VILLAGE OF EARLVILLE

Public Hearing
Village Hall

Feb. 11, 2008
7:00 pm

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Village Mayor Toni Campbell called the meeting to order at 7:11 p.m. Board members present were Trustees Mark Doeberl and Gerald Hayes. Absent were William Excell and Kim Boomhower. Also present were Village Clerk-Treasurer Christian Vischi, Partnership for Community Development Executive Director Jim Bays, PCD Community Development Coordinator Mark Taub and two members of the public.

Taub and Bays gave an overview of a potential Small Cities Community Development Block Grant that the Partnership for Community Development would apply for on the village's behalf. Bays said the PCD would have two sub-recipients, Hubbardsville and Earlville, each who could be awarded \$400,000 housing rehabilitation grants.

North Main Street would be the main corridor of the grant, Taub said, as CDBG applicants are typically awarded a grant when the area identified in the grant package is a contiguous area.

Taub said there is no matching funds component and the only stipulation, other than income eligibility for homeowners, is a consensual lien that stays in place for five years; it can be prorated for repayment if an owner decides to sell their property.

The typical grant has a \$25,000 maximum award per property, but if rehabilitation is needed to bring a home up to code, Taub said the board can approve a project going over \$25,000.

The application process requires two public hearings and survey work.

The grants will not be used to cover wallpapering, carpeting and cosmetics, though there could be special circumstances including lead or asbestos. Out buildings also cannot be included.

The application is due by April 21, and there are no guarantees, Bays said, but he thinks it will work in the village for a variety of reasons: of the approximately 65 homes in the area more than half could use rehabilitation based on a curb-side inspection; though the response has been very low, of the surveys returned a majority were income eligible; and the Fayette Street grant cycle a few years ago went very well.

To date 57 surveys have been sent out and 12 have been returned; of them eight were income eligible. Taub said we need a ballpark of 19-20 income-eligible properties to have a strong application package.

Bays said as these are capital improvement projects they generally do not affect a home's value and in turn a homeowner's taxes.

We would likely be notified in August or September if Earlville is awarded a CDBG, but the money would probably not be available until closer to Jan. 1, 2009. If awarded a grant, an informational meeting would be set up so that potential contractors can introduce themselves. Taub said one contractor, through a sealed bid process, would be awarded the entire project as the general contractor. They can subcontract parts out, but they will only be allowed to do a maximum of two projects at one time. All contractors will have liability insurance, workers compensation insurance and lead certification, and all projects will be inspected afterward.

A second public hearing will be held at 7 p.m. March 13 at the Village Office. A Citizen Participation Plan will need to be adopted at tomorrow's regular board meeting.

The public hearing was adjourned at 8:15 p.m. The next meeting will be a regular monthly board meeting at 7 p.m. Feb. 12 in the Village Office.