

A special session of the Grundy Center City Council was called to order at 6:30 p.m. on Monday, November 1, 2023, in the Community Center, Wilts Room, by Mayor Eberline. Present: Smith, Lamp, Rasmussen, and McDonald. Absent: Kuester. Visitors: Bob McIntire, Isaiah Corbin, Dan Bangasser.

Smith moved and Rasmussen seconded action to open a public hearing at 6:31pm for the CDBG Application to develop a comprehensive neighborhood revitalization plan. One resident in attendance. Isaiah Corbin, INRCOG, made a statement regarding the CDBG application as well as the need that has been identified and then introduce the Low and Moderate Income Needs Assessment. How the Need for the proposed activities was identified:

- This project was identified as a result of a needs assessment, City Council work sessions, and was discussed at Grundy Center City Council meetings.
- Low and Moderate Income (LMI) Needs were identified through a local income survey, conducted in October 2023. Said LMI percentage is expected to be greater than 51 percent of persons in the identified neighborhood.

Nature of Proposed Activities

- Prepare an action plan for targeted neighborhood revitalization/redevelopment. The project will target a LMI Neighborhood and address several inter-related but distinct activities including owner or tenant occupied single family housing rehabilitation, parks and open-space, sidewalks, storm water and drainage improvements, water and sewer upgrades, curb and gutter/street repair, demolition and clearance, and/or streetscape improvements. The neighborhood will include south and north of G and K Avenue and east and west of 2nd to 7th Street.
- Funding sources:

	<u>Estimated Budget</u>
CDBG Planning	\$ 23,000
CDBG (Administration)	\$ 2,000
Local Match	<u>\$ 3,750</u>
Total Est. Cost of the Project	\$ 28,750

- Total requested amount of CDBG federal funds: \$25,000.
- Estimated portion of federal funds that will benefit persons of low and moderate income will be determined following the completion of the income survey. The study will provide no direct benefit for LMI persons.
- The City has will provide \$3,750 as local match to the project.

- This project allows for new and expanded service to the low-and moderate-income families in the neighborhood, including senior citizens and persons with fixed incomes.
- Planning would begin in January 2024. Project is estimated to be completed by August 2024. No one is expected to be displaced by the CDBG activities. If there were anyone being displaced the city would follow the HUD Relocation and Displacement Policy.
- Project application will be submitted on or before November 22, 2023.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS ASSESSMENT OF LOW- AND MODERATE-INCOME PERSONS

1. Sanitary Sewer Improvements. Repairs to underground sanitary sewer mains and living of sewer mains to eliminate inflow and infiltration in the project area (Medium)
2. Housing Rehabilitation. With a high percentage of low-to-moderate income residents within the community the City feels a need to encourage and help residents with improvements to their homes. Needed improvements include exterior maintenance needs, energy efficiency improvements, and accessibility enhancements. Housing rehabilitation remains a crucial need within the City and neighborhood. (High)
3. Development of Additional Childcare Options. Maroon & White, Inc. has partnered with the City and school district to create the Kids' Campus to add childcare options for children from birth through 10 years of age. Childcare availability remains a critical element to address for LMI individuals. (Medium)

COMMUNITY DEVELOPMENT AND HOUSING NEEDS OF NON-LMI RESIDENTS

1. Rehabilitation of Belpre Park. As part of a desire to see reinvestment in Belpre Park, the City would like to see the restoration of the park bathroom, shelter house, and access points of the park. The City would like to see the park more accessible including handicap accessible sidewalk installations around the entire park. (High)
2. Encourage Development of New Housing. The City desires to see new mid-level and high value housing growth within the community. Prairie Ridge Housing Addition has the potential to add 60 housing lots which can be used for non-LMI and LMI residents (Medium)
3. Additional Childcare options. Kids' Campus will assist both non-LMI and LMI individuals.

PLANNED OR POTENTIAL ACTIVITIES TO ADDRESS HOUSING AND COMMUNITY NEEDS (SAMPLE)

1. Sanitary Sewer Improvements. Apply for CDBG funds with additional funds provided to line critical mains to reduce I/I in the sanitary sewer system.
2. Housing Rehabilitation. Apply for funds to assist low-to-moderate income families who own their homes with rehabilitation efforts.
3. Belpre Park Upgrade. Apply for funds to assist with the installation of handicap accessible sidewalks, upgraded bathrooms, and shelter house with electrical and plumbing options, and create additional recreational options.
4. Improve walkability of neighborhood through the improvements of sidewalks.

Date and location of assessment: November 1, 2023, Grundy Center Community Center, Wilts Room

There were no objections to the project. Lamp moved and McDonald seconded action to close the public hearing at 6:40pm. Motion carried four ayes.

Rasmussen moved and McDonald seconded adjournment of the meeting at 6:50pm. Motion carried four ayes. Next meeting will be Monday, November 6, 2023, at 6:30pm.

Attest: Kristy Sawyer, City Clerk

Dr. Paul Eberline, Mayor