

**COMMUNITY DEVELOPMENT BLOCK GRANT COMMISSION
MINUTES OF AUGUST 27, 2009**

CALL TO ORDER

Chairman Draffkorn called the meeting to order at 8:20 a.m.

ROLL CALL/ATTENDANCE

Members Present: Sue Draffkorn (Chairman), Yvonne Barnes, Scott Breeden, Randy Donley, Barbara Wheeler, Carol Louise, Phil Bartman, Mark Ruda, Robert Miller, Robert Pierce, Lowell Cutsforth, Rosemary Kurtz, Robert Martens, Kim Larson and Craig Hubert

Members Absent: Tina Hill, and Stanley Duda

Staff Present: Maryanne Wanaski, Deputy Director/Principal Planner; Jean Niemann, Community Development Coordinator; Faith Taylor, IDIS Coordinator and Pat Melone, CDBG Administrative Specialist

Others Present: Linda Donnelly, Consultant

Commissioner Martens called the roll and confirmed a quorum was present.

PUBLIC PARTICIPATION

None

OLD BUSINESS

Review of Commissioners' Report for July, 2009 – Ms. Taylor reviewed activity for the month of July and said for CDBG 2007 there was no activity, CDBG 2007 Rollover Funding had three expenditures, CDBG 2008 had eleven expenditures. For the NSP program for years 2009 thru 2013 (this has not been allocated a specific year because the program is for a four year term).- it can be seen that spending has started. There were no expenditures in the HOME program. The HOME 2007 contracts have just gone out, some of the 2008 contracts have also just gone out., and some 2008 contracts are in process. This explains the lack of expenditure in HOME 2007 and 2008. She then reviewed the Summary of Expenditures. Our current ratio is 1.3% but that ratio will increase when we get the allocation of the new program year funds and we will be over the expected 1.5%, but so will the entire nation because of the late roll-out from the Congress of funds due the change in Administration.

NEW BUSINESS:

Habitat for Humanity – Request for additional 2009 HOME Funds – Review and Approval. Ms. Taylor said the 2007 HOME funding was for the purchase and development of two lots in Brookside Meadows, which is still their intent, but they are asking for additional funding to add to that project. In the 2009 HOME funding which was carried out a few months ago there was \$43,500 extra that no one had applied for and Habitat wants to take the opportunity to add that to the 2007 project. They can do this because the regulations state they can add to it within one year of the completion of the activity and at this point they have not started the activity because that contract is still under review by the State Attorney's Office. They have put together the modification in their budget. Mr. Pierce asked for confirmation that this \$43,500 was money that could be applied for by other agencies. Ms. Taylor confirmed that it could. There was then debate on whether this funding should be made available to other applicants.

Mr. Jones addressed the commission stating how he would use the funding and why he thought Habitat should be awarded the funds. With a show of hands it was established the six members would like the funding re-published and six would like to move forward and award to Habitat.

Ms. Wheeler joined the meeting at 8:30 a.m.

Chairman Draffkorn asked Ms. Niemann to explain the position to Ms. Wheeler. After so doing there was further discussion and a motion was made by Mr. Ruda seconded by Mr. Miller to grant the \$43,500 to Habitat. Mr. Riley then said he received an e-mail stating that \$96,257 was left over from the HOME 2009 funding. It was then established that both applicants, Pioneer and Habitat had received full funding at that time. The following members voted aye: Draffkorn, Barnes, Donley Wheeler, Louise, Bartman, Ruda, Miller, Kurtz, Martens and Larson. The following members voted nay: Breeden, Pierce, and Cutsforth; with 11 ayes and 3 nays, the motion passed.

Habitat for Humanity 2007 Rollover Activity Change Request: Ms. Taylor said, Habitat has a request for the 2007 Rollover funds. This is \$20,800 originally applied for and approved to install infrastructure for the Harvard Acres properties. The project was started prior to environmental clearance and so we were not able to go through with the project. Mr. Jones has therefore submitted a request that the \$20,800 be used for a new program - A Brush With Kindness - for repair and beautification to properties with low/moderate income homeowners. The homeowners would be working as volunteers. Ms. Taylor said that although the painting and weatherization activity of this project is fine, we would have to get clarification as to whether the landscaping would be allowable under the CDBG program – HOME may be different. Motion by Ms. Louise seconded by Mr. Ruda to approve the Rollover Activity Change Request based on an investigation by Ms. Taylor and approval thereof. Motion by Ms. Louise, seconded by Mr. Ruda to approve the rollover funding based on a satisfactory investigation by staff. The following members voted aye: Draffkorn, Barnes, Donley, Wheeler, Louise, Bartman, Ruda, Miller, Pierce, Cutsforth, Kurtz, Kurtz, Martens and Larson. Member Breeden voted any. With 13 ayes and 1 nay, the motion passed.

Status of HUD Programs and Projects: Ms. Niemann said the CDBG round we are working on now and in conjunction with that, these projects feed-in to the 2010 Annual Action Plan. We are also working on the Five year Consolidated Plan. She said that she and Ms. Taylor went into HUD training on the Consolidated Plan, on Monday and Tuesday of this week Ms. Taylor said the NSP (Neighborhood Stabilization Program) has started and activities are well under way. On HPRP (Homelessness Prevention and Rapid Re-housing Program), we have received our contract through HUD. This program will be starting soon and we are looking at contract writing at this point that will be contracted through Consumer Credit Counseling, Housing Authority, Prairie State Legal and Pioneer Center, and contracts will begin very shortly. On the CDBG-R (Community Development Block Grant Recovery Program), we have received contracts through HUD. This is part of the stimulus and we are contracting with the Village of Wonder Lake for an infrastructure project in the Thompson Road area where they are bringing water from a well under Nippersink Creek to subdivisions on the east side of Thompson Road.

APPLICANT INTERVIEWS – *Representatives of Housing, Infrastructure and Planning Projects were invited to attend.*

Mary Lu Seidel represented CAHMCO (Corporation for Affordable Homes – Continuum of Care Strategy and requested \$20,000. CAHMCO is seeking funding to retain a Continuum of Care Coordinator and stated that as federal, state and local funding becomes more scarce it is important that social service agencies, business and government agencies work together to develop solutions to homelessness. The Continuum of Care Coordinator works to facilitate this.

Maryanne Wanaski represented McHenry County Department of Planning and Development/CDBG requesting (\$244,057) the remainder of the amount under Planning and Administration after funding the Continuum of Care above. She said we have taken on additional grants and also have an advertisement running so that we can hire another person as the County is looking to establish a Housing Commission and that person would be the outreach to that Commission and the outreach to all of our service and provider agencies. We have incurred more expenses from income surveys that are

recently going out. The County can no longer afford to pay for expenditures it has provided in past years. We therefore need to get these expenses paid by the federal government.

Tom Jones representing Habitat for Humanity asked for \$82,500 for A Brush With Kindness project (ABWK). ABWK is a nationwide effort to better service low-to-moderate income homeowners. It will focus on home repairs such as painting, exterior repairs, landscaping/cleanup and weatherization. Volunteers will work alongside homeowners to revitalize a home's exterior. Mr. Jones said he planned to combine this program with McHenry County Housing Authority and also other agencies

Julie Biel Claussen requested \$200,000 for McHenry County Housing Authority's Homeowner Emergency Repair Program. This will provide assistance to low income homeowners for repairs that present a threat to health and safety. Assistance is provided on a first come, first served basis, subject to the availability of funding. Items that are considered general maintenance or weatherization are not covered under this program. It does not fully rehabilitate the homes. Maximum assistance will be \$20,000. Assistance will be provided as a forgivable loan.

Douglas Martin with the City of McHenry requested \$150,000 for Huntersville Sanitary Sewer System. McHenry seeks funding for the construction of a sanitary sewer system for residents of the Huntersville subdivision adjacent to the Fox River. This area was developed with well and septic systems and lots do not meet requirements for replacement septic systems and soil conditions are not conducive to this. Many septic systems are near failure and leaching in to the Fox River.

William Koostra represented the Village of Island Lake requesting \$160,000 for Highlands Storm Sewer Improvements. The Village will use the CDBG funds for replacement of the existing storm sewer and installation of a new storm sewer to relieve garage flooding in several locations and poor drainage parallel to Circle Drive South, Charles Court, Hillside Drive and Hyacinth Court.

John Briggs with the engineering firm, Bonestroo, as Consultant for the Village of McCullom Lake requested \$50,000 for the Parkview Drive Drainage Improvement Project. The project will improve a portion of the drainage system along Parkview Drive within village limits. Proposed infrastructure improvements – storm sewers, inlet structures, and grading and shaping of ditches – would allow for proper drainage in the area.

Jack Motley represented the Village of Port Barrington requesting \$400,000 for Phase II Sewer Project to finalize the sanitary sewer line to improve water quality to 94 homes in the oldest portion of the village between Center Street Bridge and the southeastern section of Fox River Valley Gardens Subdivision. Additionally, the improvement will benefit the Fox River and Fox River watershed.

Kevin Bomstad and Robert Wagner represented the Village of Union requesting funding for four projects, in order of priority.

\$40,480 for Utility Relocations for the IDNR In Town By-pass Channel. The project would relocate the water mains along Union Road (south of the railroad tracks) and along Vine Street (south of the railroad tracks). Utility relocations are the first task required prior to the construction and completion of a 25 acre storm water management facility, storm sewer and channel excavation.

\$254,800 for Johnson Street Drainage Improvements. This will consist of construction of 2,300 feet of storm sewer to improve drainage along an older residential street that currently has no storm sewer or drainage swales to convey stormwater off the street and away from residents' front yards. The limits of this project are contained within the rights of way owned and maintained by the Village of Union.

\$51,256 for Water Main Looping (Depot Street to Washington Street). This will consist of constructing a six inch water main in an existing alley. The project will greatly improve water quality and increase fire flows.

\$45,600 for Installation of a Stand-By Generator for Well No.2. The installation of a natural gas fueled stand-by generator will allow the well pump to continue operating during power outages and related emergency supply conditions.

MEMBERS' COMMENTS, MISCELLANEOUS BUSINESS AND ANNOUNCEMENTS

Certificates of Appointment were distributed to appropriate Commissioners.

Any Commissioners who would like to change their information in order to receive a written copy of their monthly Commission packages were invited to make a change to the list at this time.

Ms. Taylor handed out some sheets giving information on Low/Moderate Income Limits. She then reviewed the contents.

There was a discussion by Commissioners and staff on projects that will have SSA funding and the need for some projects to be fully funded or not funded.

ADJOURNMENT

Mr. Martens made a motion seconded by Ms. Louise to adjourn at 10:00 a.m. Chairman Draffkorn declared the motion passed on a unanimous voice vote.