

**COMMUNITY DEVELOPMENT PROGRAM  
ALLOCATION COMMITTEE MEETING  
January 28, 2016, 11:00 a.m.**

**MINUTES**

The Allocation Committee met at 11:00 a.m. on Thursday, January 28, 2016, in the Conference Room of the Genesee County Metropolitan Planning Commission (GCMPC), 1101 Beach Street, Room 223, Flint, Michigan.

**I. CALL TO ORDER**

 Christine Durgan called the meeting to order at 11:00 a.m.

**II. ROLL CALL**

 **Present:** Christine Durgan, Jamie W. Curtis, Jeff Lutze, John Northrup, Karen Miller, Mark Emmendorfer, Paula Zelenko, Pegge Adams, Richard Abrams, and Sheila Taylor.

**Absent/Excused:** Stephen Fuhr.

**Others Present:** Anna Pinter, Claire Wilke, and Nichole Odette.

**III. MINUTES OF THE NOVEMBER 19, 2015 MEETING**

 **Motion: Action:** Approve, **Moved by** Mark Emmendorfer, **Seconded by** Pegge Adams, to approve the minutes of the November 19, 2015 regular meeting minutes as presented.

**Motion passed unanimously.**

**IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMITTEE**

 No one spoke at this time.

**V. COMMUNITY DEVELOPMENT PROGRAM TRANSFERS**

 Claire Wilke reviewed the Community Development Program transfers. Sheila Taylor explained that HUD has changed the regulations regarding spending deadlines, so now HOME funding must be committed to projects within two years. As a result, the 2014 CHDO Reserve, 2014 HOME HIP and 2014 CHDO funds are being moved to current projects to meet the deadline.

 **Motion: Action:** Approve, **Moved by** Pegge Adams, **Seconded by** Karen Miller, to approve the Community Development Program transfer of funds as presented.

**Motion passed unanimously.**

**VI. 2016 CDBG FUNDING PRE-AWARD REQUEST – CITY OF BURTON**

 Claire Wilke explained that the City of Burton submitted a 2016 CDBG application in November for an infrastructure project that will disconnect their residents from City of Flint water. This is an eligible project included in the 2016 Action Plan. The pre-award would allow the City of Burton to start working on the project before receiving funds in order to get residents access to City of Burton water as soon as possible, instead of waiting until HUD releases funds in a few months. The City will not receive funds sooner, but will be eligible for reimbursement once funds are released. Staff would like to pre-award the project and move forward with the environmental review process and sign contracts as soon as possible. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Pegge Adams, to approve the City of Burton's pre-award request for their 2016 CDBG Infrastructure Improvements project.

**Motion passed unanimously.**

## **VII. 2016 ACTION PLAN UPDATE**

 Claire Wilke explained that staff is working on the 2016 Action Plan, a yearly document that is submitted to HUD explaining how we plan to spend our Community Development funds for the program year. The 2016 Action Plan is a subset of the 2015-2019 Consolidated Plan. A public comment period will take place from February 17<sup>th</sup> to March 18<sup>th</sup>, with a public hearing to be held on March 7<sup>th</sup>. After the public comment period, staff will take the 2016 Action Plan through the committees and to the County Board for approval before submitting it to HUD. Staff is also currently working with the Continuum of Care to finalize recommendations for the Emergency Solutions Grant funding. Discussion ensued.

## **VIII. EASTSIDE VILLAGE, INC. HOME INVESTMENT PARTNERSHIPS LOAN**

 Sheila Taylor explained that Eastside Village received \$1 million of Genesee County HOME Investment Partnerships Program funding in 2004 to assist with the construction of 50 units of affordable senior housing. Payment of the \$1 million will be due in full in 2046, 42 years after the loan was granted. Eastside Village has an additional mortgage on the property with another lender. Eastside would like to refinance the property in order to reduce the interest rate for the other loan and is requesting that Genesee County agree to allow the refinance, which in turn requires the terms of the Mortgage with Genesee County to change. The refinance will place the repayment of the loan in 2056, or 10 years later than currently due. Ms. Taylor stated that the loan extension will not hinder the HOME program, as there are several large loan repayments due in 2021 and HUD has strict spending deadlines. Pegge Adams asked if Eastside Village was making loan payments to the County at this time. Ms. Taylor stated that the loan is zero percent interest, no payments and the \$1 million balance is due in 2046. Christine Durgan stated that is how MSHDA wanted the senior housing project loans set up. Ms. Taylor will invite Debra Gilbert of Eastside Village to attend the Community and Economic Development Committee to answer questions. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Paula Zelenko, to support the change in terms of the Eastside Village Mortgage to provide an extension of the HOME Investment Partnerships Program loan repayment for 10 additional years.

**Motion passed unanimously.**

#### **IX. HOME INVESTMENT PARTNERSHIPS FUNDING RECOMMENDATION**

 Anna Pinter reviewed the 2016 HOME Program funding recommendations. Staff is recommending that Metro Community Development be awarded \$300,000 to assist individuals and families with affordable mortgages and that Habitat for Humanity be awarded \$300,716 to complete three new construction homes and rehabilitate one home.

 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Karen Miller, to enter into a contract with Genesee County Habitat for Humanity for \$300,716 and with Metro Community Development for \$300,000 in HOME Program funds.

**Motion passed unanimously.**

#### **X. MICHIGAN BLIGHT ELIMINATION GRANT**

 Anna Pinter explained that the Michigan Land Bank Fast Track Authority, through a grant provided by MSHDA, has released a 2016 Michigan Blight Elimination Grant (MBEG) application that is due on February 8<sup>th</sup>. Staff sent a call for projects to the local units of government to request demolition project proposals. Criteria for the proposals included that the properties must be commercial, multi-family residential or multi-use properties that are owned by the municipality, the County Treasurer or the Land Bank; the project cost must be at least \$200,000; and the municipality must have some matching funds available. Staff received six project proposals from three local units of government, Mt. Morris Township, Flint Township and the City of Swartz Creek. Staff scored the project proposals based on criteria the state will use to score the MBEG applications and determined that the demolition of 5171 Saginaw Street in Mt. Morris Township would be the strongest application. The property includes a large gymnasium and several out buildings, with an estimated project cost of \$250,000. Discussion ensued.

 **Motion: Action:** Approve, **Moved by** Jamie Curtis, **Seconded by** Mark Emmendorfer, to approve the submittal of an application for the 2016 Michigan Blight Elimination Grant Program and for recaptured Community Development Block Grant funds to be used as match funds for the project.

**Motion passed unanimously.**

#### **XI. HUD UPDATE**

 There was no HUD Update.

#### **XII. OTHER BUSINESS**

 There was no Other Business.

### **XIII. ADJOURNMENT**

 Ms. Durgan adjourned the meeting at 11:45 am.

Respectfully submitted,  
Nichole Odette, Secretary  
Genesee County Metropolitan Planning Commission