

VILLAGE OF NORTH UTICA
248 W. Canal St., North Utica, IL 61373
PUBLIC HEARING: 5:45 PM

October 17, 2024

www.utica-il.gov

AGENDA

- I. **5:45 p.m.** - Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **5:45 p.m. Public Hearing:**
 - 1.) Discussion and comments regarding the Village of North Utica submitting an Application for a CDBG Housing Rehabilitation Grant to address the need for rehabilitation to approximately ten (10) owner-occupied single family homes within the community.
- V. Public Comment
- VI. Adjournment

POSTED: 10-15-2024

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Summary of Public Hearing

ILLINOIS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Village of North Utica, 2025 CDBG-HR Grant Application

Village President David Stewart of the Village of North Utica, called the Public Hearing to order at 5:47 p.m. Village Clerk Laurie Gbur recorded the meeting attendance. Present at the meeting were Trustees John Schweickert, Nate Holland, Kylie Mattioda, Debbie Krizel, Pete Pawlak and Jim Schrader. Kevin Lindeman from North Central Illinois Council of Governments (NCICG) introduced himself. Mr. Lindeman stated the purpose of the meeting was to obtain citizen views concerning the Village's plans to submit a grant application to the Illinois Community Development Block Grant Program (CDBG). Mr. Lindeman explained that the Village intends to submit a \$650,000 CDBG grant application to the Illinois Department of Commerce and Economic Opportunity (DCEO). The application will be for funds to rehabilitate approximately 10 owner-occupied single-family homes in the Village limits. The grant funds requested are only for construction, administration and construction supervision costs associated with the project.

PROJECT DESCRIPTION

The Village of North Utica, Illinois is applying for state grant aid assistance to help local elected and appointed public officials and key civic leaders work with local home owners in physically declining neighborhoods of the community to decisively address the need for structural rehabilitation of their homes. The local allocation of state grant assistance is limited exclusively to qualifying owner-occupied households which lack the financial resources to address structural problems that render the single-family residential structure as "substandard" by comparison with the Village's minimal housing codes.

This year's proposed state funding will be complimented by \$20,000 from the Village of North Utica's General Fund for use in conjunction with an Illinois Community Development Block Grant Program. These additional funds will be added to the direct rehabilitation work for income eligible home owners residing within the Village's municipal limits that has been selected by the Village for rehabilitation assistance.

Specifically, the Village of North Utica, working in collaboration with the North Utica Housing Rehabilitation Advisory Committee membership, Barnett Construction and the North Central Illinois Council of Governments, proposes to utilize the state CDBG grant resources, to stabilize and revitalize homes in the Village municipal limits. Housing rehabilitation and neighborhood revitalization efforts will be supervised by the North Utica Housing Rehabilitation Advisory Committee for the Village of North Utica, Illinois and must be completed within a 24 month period or less as required by the CDBG Grant Agreement.

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As outlined in the Village of North Utica's proposed 2025 Competitive Housing Rehabilitation Grant Application, \$650,000 in CDBG grant funds from DCEO will be used to provide direct financial assistance for essential home rehabilitation activities to an estimated ten (10) previously identified low and moderate-income households residing within Village limits to bring their substandard single-family residential structures into compliance with the Village's minimal housing codes. This will be accomplished through the extension of five year forgivable loans to the income eligible home owners to correct local housing code violations including deficiencies which pose an immediate and serious threat to the health and safety of the structure's economically disadvantageous occupants. Furthermore, these grant funds would be complimented with a local commitment of \$20,000 for general rehabilitation. This application is for North Utica's potential third round of housing rehabilitation projects and application will be taken Village wide.

No Village residents will be displaced as a result of this project. The Village has on file an anti-displacement and relocation assistance plan.

PROGRAM DETAILS

The Department of Commerce has allocated \$7,000,000 to this program component and has established a grant ceiling of \$650,000 per project. Grant funds can only be used for construction of single-unit residential, activity delivery, and rehab administration activities.

PROJECT STATUS

The Village of North Utica, North Central Illinois Council of Governments and Barnett Construction, Inc. are completing the application requirements for the December 4, 2024, deadline.

LOW TO MODERATE INCOME BENEFIT

Funds for the IL Community Development Block Grant Program are granted to the State from the U.S. Department of Housing and Urban Development (HUD). The IL Department of Commerce and Economic Opportunity then distribute the funds throughout Illinois (except for those communities and counties that get direct entitlement funds from HUD). The funds disbursed by the State to be used for Housing Rehabilitation must meet the national goal of benefiting 100% low-to-moderate income (LMI) individuals. The survey results indicate that the project area meets the LMI goal - showing an LMI benefit of 100%. Of the \$650,000 of CDBG funds, \$650,000 will directly benefit low-to-moderate income individuals.

Those in attendance at the public hearing were offered the opportunity to ask questions or make comments. Questions or comments.

A board member asked about the timing of when work will begin. Mr. Lindeman explained that application from individual homeowners will likely be accepted in about a year if the grant application is funded and that work on homes will begin in about a year and a half.

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A resident asked if they could still apply even if they did not fill out an application this time. Kevin clarified that what was completed recently was an income survey for the application the village is submitting. Once the grant is awarded there will be a public meeting further explaining the program and that applications will need to be filled out including verification of income, ownership of the home and insurance.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The next item of discussion at the meeting was community development and housing needs. The Village maintains a prioritized list of such projects that is updated from year to year. Below is a list of these projects. The public was offered an opportunity to provide any additional community development and housing need project suggestions they felt the Village needs to be aware of or add to their list. Items included on the list are as follows:

Church Street Water Main Replacement	\$2,000,000
Remaining Village Share of the New Illinois River Bridge	\$372,153
ITEP Sidewalk Project	\$2,400,000
Neighborhood Street Repairs	\$500,000
Rural Road Repairs	\$400,000
Clark Run Creek Diversion Flood Control Project	\$1,862,000
I & M Canal Dredging/Re-Watering Project	\$500,000
Miscellaneous Sidewalk Repairs	\$300,000
Additional Watermain Installation (Senica Manor Subdivision)	\$500,000
Additional Sewer Main Installation (Senica Manor Subdivision)	\$1,000,000
Misc. Watermain Repairs/Replacements	\$300,000
Mis. Sanitary Sewer Repairs/Replacements	\$300,000
Village Maintenance Equipment	\$250,000
Wastewater Treatment Plant Improvements	<u>\$2,000,000</u>
TOTAL	<u>\$12,684,153</u>

No additional ideas were presented by the public regarding the list of improvements and projects noted.

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CLOSING OF PUBLIC HEARING

At 6:02 pm the Public Hearing was closed; Motion made by Trustee Krizel, seconded by Trustee Schweickert.

All in Favor

Motion Carried

Application records are on file at the NCICG office at 613 W. Marquette Street in Ottawa, IL. The office is open Monday through Friday from 8:00 a.m. to 4:00 p.m. Anyone interested in viewing the file or discussing the project further may call the NCICG office at (815) 433-5830 or visit during office hours. There being no further comments the public hearing adjourned at 6:01 pm; Motion made by Trustee Pawlak, seconded by Trustee Schrader.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk