

Community Development Board
Meeting Minutes
September 7, 2010

Present: Emily Shaffer, Jim Hartung, David Goodridge, Kathleen Candelaria, and Duane Loken

Not Present and Excused: Kamber Kelly, Sandy Weiss, Tom Mahlen

Staff Present: Brenda Beckett, Dina Billington, Daniele Reisbig, Jill Bunge, Hanna Noel, and Doris Cole

The meeting was called to order at 3:05 p.m. by Jim Hartung, vice-chair. Introductions were made to introduce Kathleen Candelaria and Daniele Reisbig, AmeriCorps VISTA.

Announcements: Hartung noted that Uriah Edmunds has resigned from the board. He represented the Heights neighborhood. Duane Loken stated that his last meeting is December 7th because he is term limited.

Public Comments: None.

Minutes: Loken moved that the minutes of August 3, 2010 be approved as published. The motion was seconded by Goodridge and passed unopposed.

Staff Reports / Neighborhood Stabilization Program (NSP) Properties Review: Beckett discussed the Comprehensive Annual Performance Evaluation Report (CAPER). She passed around a copy of the accomplishments for the year and comments on program recommendations. She discussed the 27th Street Redevelopment and noted that she will be working on a land sale / development plan and signs to try to generate interest in purchasing the land. She then gave a brief background of the 27th Street Redevelopment plan. Public comment period for the CAPER will be Friday, September 10, for 30 days. The public hearing will be held on September 27 at 6:30. The CAPER will be on the city website by September 10, 2010. She discussed the leveraging ratio the City has generated and the CDBG timeliness deadline. The city cannot have more than 1.5 times its annual CDBG allocation at HUD by the end of April each year. Our rate was 0.87. We also are now reporting separately fair housing efforts and break client benefit down by race and ethnicity. This year, 20% of our clientele is minority. Beckett noted that 300 housing rehabilitations and 200 new housing units have been completed in the last five years. Both Emily and Kathleen would like to have full copies of the CAPER.

Neighborhood Stabilization Program: Beckett reported that \$80,000 is allocated to 3701 Cambridge for rehabilitation to include engineering and contractor work to correct the water intrusion in the basement. It was discovered that 1128 Lynn Avenue has 1/3 of the shingles cracked and water in the crawl space due to storms so the rehabilitation cost has increased to \$50,000. Funding for the increases has been allocated through the Montana Department of Commerce (MDOC), supplemented by the CDBG fund established last year to assist in implementing the program. Total investment in stabilizing neighborhoods is nearly \$570,000 from MDOC to acquire and rehabilitate the. This program is creating jobs and stabilizing

neighborhoods. Beckett noted that contractors chosen for these properties were chosen through a Request for Proposals process, and the top three are Van Arsdale Construction, Fisher Construction and H & L Contracting. Additional CDBG funding will be needed for 1039 Custer for stairwell redesign and bathroom expansion to address accessibility issues.

Dani Reisbig noted that the past few months have been a learning period and she is now ready to get out in the community and start working. She noted that she is working on a Community Housing Resource Board (CHRB) member survey to find out what works but what does not. Tiffany Kelker, chair of the CHRB, has requested assistance in writing the Fair Housing Initiatives Program (FHIP) grant when the SuperNOFA is released in September. The City issued a request for proposals (RFP) earlier this year, but only had only one respondent, Interfaith Hospitality Network. CHRB did not respond to the RFP. A second RFP specifically targeted organizations that work with HIV / AIDS and the disabled. Beckett is proposing fair housing posters through schools, fair housing calendars, and is soliciting ideas for fair housing activities. Although the CHRB is in flux, they are doing some capacity building and are offering four workshops to the community.

Jill Bunge noted that she and Hanna are developing direction on their community garden project. They are identifying community partners and hoping to bring them together. Hanna Noel discussed the trip they took to Missoula, Helena, and Livingston to see what the works and what does not. They will be focusing on writing a USDA grant to place gardens in low-income schools.

Billington stated that about half of the First Time Homebuyer Program (FTHB) funds, approximately \$285,000 is committed and spent.

Neighborhood Concerns & Happenings: Hartung noted that he attended the homeWORD breakfast in the morning and learned more about the organization. Beckett noted that Billington had taken homeWORD staff on a tour of the Galles Building. She also noted that Montana Rescue Mission (MRM) property on 1st Avenue South and South 26th Street is reverting back to the City because the property was donated with the stipulation that construction begin within five years of the donation, which ended in January 2010.

Kathleen Candelaria reported that the South Side Neighborhood Task Force is currently raising funds to build a new gazebo to replace the one that was unsafe and demolished by the Park Department. A new gazebo will cost approximately \$150,000.

Adjournment: The next meeting will be October 5, 2010. Jim Hartung will not be at the October meeting. Meeting adjourned at 4:10 p.m.