

CDBG PUBLIC HEARING DETAILED MINUTES

The City of Eldora held a public hearing at 5:30 pm on 11/30/21 at the Eldora City Hall Council Chambers for the purpose of reviewing a \$472,627 Iowa Economic Development Authority CDBG Covid (IEDA) application for converting the 2nd floor of the Harrison's Building at 1245 14th Ave Eldora into 2 apartments. The developer for the project is Huegerich Holdings, LLC, PO Box 891, Gretna, Nebraska 68028.

The building has been very blighted and vacant for around 10 years. There was a fire in the building east of this building. This building was demolished after the fire. The common shared wall is in very unstable condition, which affects the stability of this Harrison building. This wall will be rebuilt as part of this project. The Harrison building is in very poor condition with water infiltration into the 2nd floor via the roof. The building is not in occupiable condition. The Covid Pandemic has not benefited commercial or residential properties in Eldora. All similar buildings and businesses have suffered during the pandemic. This building is in threatened condition. If action is not taken soon, the building will be too blighted to make improvements. Water penetration causes huge challenges on old wooden buildings. It is an important building around the Eldora Courthouse Square. It would be very difficult to replace this building. Most of the square is intact with historic buildings, and the community would like to preserve that character.

The project includes a full rehabilitation of the building. This budget is limited to 2nd floor housing work and an equitable part of other building structural items. Both apartments (one two bedroom apartment, and one one bedroom apartment) will be rented to households under 80% of the county median according to HUD. The 2 units that are available for low and moderate income individuals must remain affordable for LMI individuals for the required CDBG CV affordability term (3 years following construction).

The proposed funding includes a \$377,627 CDBG Covid grant for construction and \$85,000 from a bank loan. There is another \$10,000 for CDBG CV grant administration.

The project will help provide quality affordable rental housing units for the Eldora market. Eldora has had no new affordable quality rental units developed over the last 30 years. Providing more affordable housing is a great community need.

The CDBG CV application will be submitted on roughly 12/10/21 to the IEDA. The City will hear whether the project is funded in January 2022. Construction work could commence on the project in late spring or summer of 2022. 100% of the funds are estimated to benefit persons of low and moderate incomes. Construction work must be completed by 6/30/23.

No persons or businesses will be displaced as a result of funded activities, the building is fully vacant. Wymore was present for the public hearing. Also present was Council person Cindy Johns and Jerry Kramer, Mayor David Dunn, City Administrator Aaron Budweg and City Clerk Chandra Kyte were present at the meeting. Council person Blake Jones and Melody Hoy were present by Zoom. No translation services were requested or needed at the meeting. Work on the first floor commercial space that is not essential for the structural stability of the 2nd floor, will not happen during the 2nd floor construction work.

A community development and housing needs assessment was prepared during the public hearing. Below are the public comments and ideas –

- * more housing for retired or near retirement with no outside maintenance
- * development the Riverfront Park
- * connect the Bike Trail through town
- * development of Care Initiatives
- * development of the old hospital
- * development of empty factories in town
- * retail development
- * improvement of blighted property
- * Habitat for Humanity house in town
- * sewer and water infrastructure improvement
- * Hotel lodging
- * Storm water improvement
- * grants to remodel store fronts
- * assisted living housing

Chandra Kyte, City Clerk