

## **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 2<sup>nd</sup> floor of the Harrison's Building at 1245 14<sup>th</sup> 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 E of this building. That building was demolished after the fire. The common shared wall between both buildings 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 significant water infiltration into the 2<sup>nd</sup> 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 – collapse of E wall or roof. 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 – exterior and interior components. The exterior renovations are necessary to maintain the building and meet local and state building codes. This budget is limited to 2<sup>nd</sup> 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). 100% of the funds will benefit LMI households.

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. 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. 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 2<sup>nd</sup> floor, will not happen during the 2<sup>nd</sup> floor construction work.

A community development and housing needs assessment was prepared during the public hearing. Council members, staff, media, Wymore, and 1 other person in attendance. Below are the public comments and ideas that were prepared as part of the meeting –

- Offer new condominium and assisted living type housing especially for Eldora area seniors,
- Improve downtown upper level vacant buildings for affordable housing,
- Improve threatened downtown commercial buildings with needed repairs,
- Improve the Eldora riverfront with parks and similar improvements,
- Improve Eldora 11<sup>th</sup> Avenue with new utilities, street, and possible trail,
- Improve the former Care Initiatives nursing home into temporary farm worker housing,
- Improve Eldora blighted homes,
- Work with Habitat for Humanity to expand area housing options for low income families,
- Improve downtown Eldora retail services,
- Improve grocery physical facilities in Eldora,
- Improve local water and sewer collection and distribution facilities,
- Connect the Iowa River's Edge Trail to the Pine Lake State Park Trail through Eldora,
- Finish the Iowa River's Edge Trail S of Highway 175,
- Build a new hotel in Eldora,
- Improve storm sewer service on S Washington Ave in Eldora, and
- Remodel downtown store fronts and facades.

Possible actions to implement the above –

- Apply for CDBG or CDBG CV funds for upper story housing improvements in the downtown.
- Apply for Governor Upper Story Funds through the American Rescue Plan.
- Apply for CDBG water and sewer improvement funds.
- Apply for State Rec Trail funds for future Iowa River's Edge Trail extensions.
- Consider applying for CDBG funds for façade improvements.
- Use local resources like TIF for projects.

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David W. Dunn, Mayor

Attest:

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Chandra Kyte, City Clerk