

HEARING PROCEEDINGS

July 21, 2009

The City Council of Thief River Falls, Minnesota, conducted a public hearing at 4:45 p.m. on July 21, 2009 in the Council Chambers of City Hall. The following Councilmembers were present: Bendickson, Cullen, Erickson, Kajewski, Lee, and Schmalz. Councilmember Holten and Mayor Nordhagen were absent (note: Mayor Nordhagen was in attendance later in the hearing). Acting Mayor Kajewski chaired the hearing.

PRESENTATION ON SMALL CITIES DEVELOPMENT PROGRAM, OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING REHABILITATION PROGRAM

Robbin Breiland of Breiland Consulting Services, LLC, presented the following information with regard to the Small Cities Development Program, Owner-Occupied and Renter-Occupied Housing Rehabilitation Program:

AWARD INFORMATION

- \$567,330 for Owner-Occupied and Renter-Occupied Rehabilitation activities;
- 19 Owner-Occupied Units at \$396,680.00;
- 8 Renter-Occupied Units at \$100,000.00; and,
- Contract with Minnesota Department of Employment and Economic Development (DEED) is effective 6/1/09 – 12/31/2011.

TARGET AREA

- Owner-Occupied Rehabilitation: Along Main Avenue and west to and including Gleason Avenue with streets and avenues to include all from 3rd Street to and including 13th Street; and,
- Renter-Occupied Rehabilitation: Goodridge Retirement Homes via a cooperative agreement between the City of Thief River Falls and Goodridge at time of application to DEED.

PROCESS

- Homeowner's within the target area will be invited for a full application on a "first come first served" basis determined by the date their Notice of Intent to Participate forms were received.
- To date:
 - 42 Owner-Occupied intent forms received with 38 located within the target area;
 - Property owners located outside the target area will be contacted for a full application in the event there are not enough applicants to reach our goals. Otherwise, will be kept on file for future applications for funding from DEED;
 - Owner-Occupied applicants must fall within income limits established for Pennington County; and,
 - Anticipate bidding process for rehabilitation of structures to take place over the fall and winter and construction to begin on eligible properties in the spring of 2010.

OWNER-OCCUPIED PROJECTS:

- Small Cities Development Program deferred loans (no repayment) for seven year period;
- Small Cities Development Program 3% interest loans for a duration not to exceed 10 years based on applicants repayment ability; and,
- Leverage dollar funding sources will be used in conjunction with Small Cities Development Program for qualified applicants based on income criteria.

ADJOURNMENT

There being no further discussion, Councilmember Schmalz moved, being seconded by Councilmember Cullen, to adjourn the hearing at 4:55 p.m. On vote being taken, the Chair declared the motion unanimously carried and the hearing adjourned.

Steve Nordhagen, Mayor

Attest: _____
Jodie R. Torkelson, City Administrator