

CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



CDBG STEERING COMMITTEE MEETING

Wednesday, May 12, 2010
Meeting Room – City Hall Annex
Gardner, Massachusetts

Committee Members present: Jennifer Dymek, Robert Hubbard, James Cruickshank, Darlene Morrilly, Joanne Foster, Richard Reynolds, and Julie Meehan

Committee Members absent: David Curran, Bernard Sullivan, and Councilor James Minns

Others present: Terri Hillman, and Katie Fucile, CD&P

J. Dymek called the meeting to order at 10:38 a.m.

1. Acceptance of Minutes

*J. Cruickshank moved to accept the minutes of the regular meeting of March 10, 2010.
Seconded by J. Meehan. Vote – unanimous.*

2. Old Business

3. New Business

3.1 FY2009 CDAG Award

J. Dymek presented a copy of the letter from DHCD awarding the City of Gardner an FY2009 grant in the amount of up to \$380,000. This grant is from the Massachusetts Community Development Action Grant (CDAG) Program to support the Pine Street Roadway Improvements Project.

3.2 Housing Rehab Case #09-275

Housing Rehab Case #09-275 is a two family home, owner occupied in one unit. The second unit is not rented out. The owner is an LMI, elderly, female head of household. In the opinion of the Housing Rehab Specialist, the house is not legally habitable and the estimated cost to bring it up to code is \$88,000. The property is valued at \$142,000 and the owner has a mortgage of \$156,000. There is not enough equity in the house to support the work that needs to be done to bring it up to code. Also, CDBG funds are capped at \$35,000 per unit where there is lead and/or asbestos. Therefore, this project would require a waiver from DHCD because of the estimated cost of \$88,000.

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Because of the condition of the house, the Steering Committee will reach out to the owner. J. Meehan offered to meet with her and J. Cruickshank offered to contact CDC's connections with Twin Cities CDC, RCAP, and MOC providing financial wellness if the owner would agree to seek help. D. Curran would be another resource if the owner would like to move and sell the property.

It was agreed to defer any decision on Housing Rehab Case #09-275 until the next CDBG Steering Committee meeting.

3.3 Bent Mill Demolition Award / Update

J. Dymek presented the bid tabulation form for the selective abatement and demolition for S. Bent Mill. The contract was awarded to Bourgeois Wrecking with a base bid of \$276,240 and Alternate 1 for \$32,500 for a total of \$308,740.

A change order for \$16,000 was required to abate and remove a boiler in one of the buildings. This was unforeseen in the original documents. Grant funds were available in the amount of \$10,000 but an additional \$6,000 is being requested from Program Income.

J. Cruickshank moved to approve an amount not to exceed \$6,000 from Program Income for the change order for the Bent Mill Demolition.

Seconded by R. Reynolds.

Vote – unanimous.

3.4 Urban Renewal Plan

R. Hubbard said that DHCD is still reviewing the draft of the Urban Renewal plan.

3.5 Financial Summary

J. Dymek distributed the financial summary for BG08 and BG09. She said that BG08 will be ready to close out on June 30, 2010. She reviewed the progress of the BG09 projects.

4. Other Business

4.1 Project Contact, Inc.

J. Foster, Executive Director, of HOPE House submitted a request for \$10,000 in CDBG funding for a collaborative summer recreational and academic enrichment camp with Project Contact, Inc. – *HOPE Comes to Project Contact Summer Camp.*

The request presented how the funding would be used for the camp. The camp would be open to all Gardner children and will start on July 5. In previous years Summer UP and WIA Youth Works funded much of the program but their funds have been cut substantially this year.

J. Foster is meeting with WIA on Monday and it was agreed, that she will contact R. Hubbard with more information. CDBG Steering Committee members can then be contacted for a vote due to the time constraints.

4.2 Other Items

J. Cruickshank said that the CDC has submitted an application for recertification with CHDO (Community Housing Development Organization). Also, the CDC has put in an offer to purchase 142 Logan Street and, if successful, will be looking forward to purchasing and rehabbing the property.

R. Hubbard said that the City has been awarded \$1 million in an EPA revolving loan fund to help with cleaning up contaminated properties.

Adjournment

R. Hubbard moved to adjourn. Seconded by J. Cruickshank. Vote – Unanimous.

The meeting adjourned at 11:15 a.m.

The next CDBG Steering Committee meeting is scheduled for Wednesday, June 9, 2010 at 10:30 a.m.