

## OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, November 7, 2013 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Vice Chair Adams at 12:19 p.m. with the following members present: Rob Taylor, Dan Adams, Noel C. Stahle, Joe Caligiuri, Bernice Hahn, and Randell Davis. Members absent: Valinn McReynolds, Julia Ross, Dave Polkowske, Kathie Dykstra, Kandes Dalbey, Jon Sullivan and Leon McCullough. Also present: City Staff Members Michael Schrock, Amy Miller and Marilyn Johannes; and Michael and Melinda Gaarder on behalf of Russ Parker.

It was moved by Taylor, seconded by Hahn to approve the October 3, 2013 Housing Trust Fund Committee Minutes. Motion carried unanimously.

Miller summarized the history of the demolition loan the OHTF committee approved for the properties owned by Russ Parker located at 1114 College Avenue and 910 North A Street that were combined so give Mr. Parker enough space to construct a house and a garage. Miller stated that Mr. Parker is currently requesting another extension with a completion date of May 11, 2014. Miller said Russ Parker entered into a demolition grant/lien agreement on May 19, 2010 for the property located at 910 North A Street and was granted a one year extension by the OHTF committee on the condition that the property be "ready for occupancy" on October 1, 2013. In September the city clerk's office sent Mr. Parker a letter regarding repayment of the loan as the requirement of the extension had not been met.

After discussing the matter with city staff and the Gaarder's, it was moved by Davis, seconded by Stahle to extend the demolition loans to May 11, 2014 with the requirement for the occupancy permit for the combined properties owned by Russ Parker at 1114 College Avenue and 910 North A Street.

The consensus of the OHTF committee was that no revisions needed to be made to the OHTF demolition plan at this time.

It was moved by Hahn, seconded by Davis to approve the October claims list for payment. Motion carried unanimously.

Miller reviewed the accounting report with the committee.

City Manager Michael Schrock told the committee he had been approached by a developer from Kansas interested in building a 48 unit apartment complex with rent ranging from \$380-\$775 per unit on High Avenue West where the old Georgian Court and Samaritan Inn were located. Schrock said this is an \$8 million project and the developer is applying for IFA Section 42, a low to moderate income tax credit, assistance perhaps obtained by waiver of permit fees, tax increment financing, which requires a local match of 6%, and assistance from the OHTF. Schrock said diversity in funding looks good to the IFA. Schrock said a request from the developer for \$100,000 from the OHTF will be on the December OHTF agenda. Schrock reported the developer is giving a presentation to the City Council at the November 18, 2013 city council meeting and would like to give a presentation to the OHTF committee at the December 5 meeting. Schrock indicated he is in favor of the development.

The meeting adjourned at 1:04 p.m.

Minutes by Marilyn Johannes