

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, May 1, 2014 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Dalbey at 12:02 p.m. with the following members present: Chair Kandes Dalbey, Rob Taylor, Dan Adams, Joe Caligiuri, Carri Vande Ree and Valinn McReynolds with Randell Davis arriving at 12:10 p.m. and Bernice Hahn arriving at 12:23 p.m. Members absent: Noel Stahle, Leon McCullough, Dave Polkowske and Kathie Dykstra. Also present: City Manager Michael Schrock, City Clerk Amy Miller and Marilyn Johannes.

It was moved by Taylor, seconded by Caligiuri to approve the March 6, 2014 Housing Trust Fund Committee Minutes. Motion carried unanimously.

It was moved by Caligiuri, seconded by Adams to approve demolition grant funds up to \$4,000 for demolition of the structure located at 1103 B Avenue West. Motion carried unanimously.

Discussion followed regarding the demolition grant request for the house located at 1112 B Avenue West that is in good condition. The owner's intent is to demolish the house and build a medical office/storage structure on the property. Miller stated the plan says eligible structures are to be dilapidated structures. McReynolds said need to leave money available for home builders. It was moved by McReynolds, seconded by Taylor to deny the request for demolition grant funds for the house located at 1112 B Avenue West. Motion carried unanimously.

Schrock explained the house located at 1008 B Avenue West was damaged significantly in a fire and is considered a nuisance and unsafe so the city told the owner to demolish the structure. Since the owner wants to leave the property as green space, \$2000 of the \$4000 allowed would need to be repaid in a no interest (0%) loan over a 2 year period. It was noted if Mr. Carter is granted funds to help with demolition of the property, and he sells the property before paying off the \$2000 debt, he would need to pay the amount due immediately.

Randy Davis arrived at the meeting.

It was moved by Davis, seconded by Caligiuri to approve demolition grant funds up to \$4,000 for demolition of the structure located at 1008 B Avenue West. Motion carried unanimously.

Miller updated the committee on the demolition loan extensions given to Russ Parker for the property located at North A and College Avenue. Miller indicated the terms of the second extension gave Parker until May 11, 2014 to obtain an occupancy permit. Miller stated on May 11 Parker would owe \$8,830 and have one year to repay with 12 payments of \$750. According to the plan the amount due is to be paid back within a year, one year amortization, and would be income offset if not paid within that period. The committee wanted to know why \$750/month and Miller indicated that is the way her office bills for repayment of the amount due, but all that is required is that the amount due be paid within the 12 month period. Davis moved that Parker not be granted

anymore extensions if he has not obtained an occupancy permit by May 11, 2014, and Taylor seconded the motion. Motion carried unanimously.

It was moved by Davis, seconded by Adams to approve the claims lists for payment. Motion carried unanimously.

Miller reviewed the accounting report with the committee.

Bernice Hahn arrived at the meeting.

Schrock informed the committee the city has condemned the structure located at 517 B Avenue West and the owner of the property wants to give the property to the city and the bank is willing to walk away from the obligation owed to them, and the matter is on the May 5, 2014 city council agenda for consideration. Schrock asked the committee if they would be interested in a partnership to help with demolition of the structure. Schrock said he estimates the cost at around \$30,000 but don't know yet. Taylor said if residential development, he approves, but commercial no. Schrock said the property is zoned residential.

Schrock also asked the committee if they could be used as a source of funding to purchase the Lamson Mobile Home Park. Schrock said he had concerns with the property and the goal is to do something to clean up the property because of the improvements in the area. McReynolds was excited about putting housing there because there is already electric/gas hookup. She mentioned that Habitat for Humanity has done housing projects in areas such as this in other cities. Schrock said he is receptive to the idea if it could lead to a redevelopment opportunity. McReynolds said she would report back on a possible plan and provide information on other cities where the plan was used. Schrock said would need a master plan and look at like new development. Schrock said he would prefer a mixed use development since the property is close to the Lacey Complex which makes it a desirable location for development.

The meeting adjourned at 12:42 p.m.

Minutes by Marilyn Johannes