

# Minutes

## **Public Hearing**

### **Indiana Housing and community Development Authority**

#### **State Community Development Block Grant Program**

**November 12, 2009**

Mr. Mark McCarty took the floor to explain the grant program reviewing the rules and regulations. Although the Town has received grant funds in the past, there are new rules in place, which must be followed for this, round.

1. In the past, if a house was sold after the work was completed, it had to be sold to a qualified buyer, one who met the income requirements. Now if the house is sold within three years the seller must pay back the portion not forgiven.
2. Value of work done on the homes has increased from approximately \$10,000 - \$12,000 to \$10,000 - \$14,000 or \$16,000 per house for construction. Due to such an increase in the number of requests of change orders by homeowners, the first change order will be free. For subsequent change orders there will be a charge of \$25 per request by the client.
3. A line of credit will be requested on behalf of the contractor or a bond will be secured (\$16,000 per home the contractor is awarded). This was put in place to offer a layer of protection for the Town. Star Development will need to know what the town prefers so this can be adopted in the manual and is stated in the application. The Council will need to discuss this issue with their legal council and be prepared to adopt this with the manual during the December meeting.

The scoring criteria for homeowner selection will also be in the manual. All people applying for a grant and the Council will receive a copy of the manual.

Contractors are still required to have \$1M liability insurance; workman's comp insurance and lead base paint training.

Applications are due by January 22<sup>nd</sup>, and the project will bid out in spring 2010.

The floor was opened for questions. Mr. Fite stated the grants have done a lot of good for the people and Camden. Due to the current state of the economy, people really need this help.

Being as no further questions were asked or concerns raised, the public hearing closed

Camden Town Council

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Peter F. Wagoner, President

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Richard Fite, Vice-President

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Andrew Kelly, Member

ATTEST:

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P.A. Casserly  
Clerk-Treasurer