

Minutes

Town Council Meeting

July 10, 2007

Camden Community Building

Indiana Housing and Community Development Authority

Community Development Block Grant Funds

Owner Occupied Rehabilitation

The public meeting for the Indiana Housing Grant Funds was called to order by Council President Pete Wagoner. Present were Members Andy Robison and Michele Everett, Clerk-Treasurer Pat Casserly, attorney Anne Briggs and twenty-four guests. Following the opening with the reciting of the Pledge of Allegiance, Mr. Wagoner introduced Star Development representative Joyce McCarty.

Mrs. McCarty explained the town is applying for a grant from the Indiana Housing which is a division of the Indiana Office of Community Rural Affairs. Their funds come from HUD. The application for the housing rehab grant will be submitted on August 15th with awards being announced late October or early November. If the grant is successful, improvements would begin in spring 2008. The program places four requirements on applicants: 1. the house must be their primary residence; 2. must be income qualified; 3. property taxes must be current; and 4. property insurance must be maintained. Homes will have a deed restriction placed on them for three years if the grant totals more than \$10,000 and two years if it is less than \$10,000. The house must remain their primary residence, insurance must be current, if sold it must be to a qualified individual and in the event of the death of the homeowner, the restriction is released.

A major issue with the older homes is lead base paint. All houses will be “dust wiped” and tested for the paint. If it is present, the paint will be encapsulated eliminating the need to remove the paint.

Fourteen applicants have applied for funding. Last round, the town was awarded \$225,000. Due to fewer individuals applying, Mrs. McCarty feels the budget will need to be adjusted.

The floor was opened for questions and comments.

Mr. Toby Schock questioned how local contractors could get lead base paint training and if they would be considered for work. Mrs. McCarty answered they would love to have local people work on the jobs and would be willing to help provide training, which they did on the initial grant. The contractors are required by the grant to have workman's comp insurance, a \$1 million liability insurance policy (while working on this project) and be lead base paint certified.

Mr. Robison stated Mr. McCarty came to Camden to conduct training and asked if he would be willing to do the same this time. Mrs. McCarty affirmed explaining further a pre-construction conference would be held. It will be very important for interested parties to attend the meeting because Star Development will work with any contractor and help fill out the paperwork. Ads were placed in the local paper requesting local contractors apply, as was done before work began for the first grant round.

Mr. Wagoner stated this was a good program but was disappointed more local contractors had not taken an interest.

Star Development presented a contract for services. Fees will be adjusted if partial funding is received. Mr. Robison made the motion to approve the contract and continue with the grant application. This was seconded by Mrs. Everett and passed.

The town will make a \$200 match to the grant per a motion from Mr. Robison, seconded by Mrs. Everett.

Being there were no other questions or comments, the public hearing adjourned at 7:15

Camden Town Council

Peter F. Wagoner, President

Andrew Robison, Member

Michele Everett, Member

ATTEST:

P.A. Casserly
Clerk-Treasurer