

NOTICE

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MINUTES COMMUNITY DEVELOPMENT COMMISSION

March 24, 2009
DuPage County Center
421 North County Farm Road
Wheaton, Illinois

Chairperson Berley opened the meeting at 7:45 a.m.

Municipal Members Present: Pamela Beavers – Woodridge; John Berley – Addison; Liz Corry – Wheaton; Mihaela Dragan - Oakbrook Terrace; Pamela Fenner – Carol Stream; Patrick Grill – Hanover Park; David Hulseberg – Lombard; Joanne Kalchbrenner – West Chicago; Steven A. Marshall – Bensenville, and J. Martin Olsen – Glendale Heights.

Municipal Members Absent: Nicole Aranas - Itasca; Robert Bahan – Clarendon Hills; Tim Bleuher - Hinsdale; Martha Corner - Elmhurst; Rudy Czech – Winfield; ; F. Wallace Douthwaite - Wood Dale; Dan Gardner – Glen Ellyn; Robert Iden – Bloomingdale; Andrew Matejcak – Downers Grove; Phil Modaff – Willowbrook; James Plonczynski – Bartlett; David Schultz – Warrenville; Ron Searl – Westmont; Steven Stricker – Burr Ridge; Joyce Stupegia – Villa Park; VACANT - Roselle.

DuPage Housing Authority Members Present: John Day and Art Donner.

County Board Members Present: Grant Eckhoff – District 4; Dirk Enger - District 6; Paul Fichtner – District 1; Kyle Gilgis – District 3; Linda Kurzawa – District 6; Anthony Michelassi - District 5; Debra Olson – District 4, and Donald E. Puchalski – District 1.

County Board Members Absent: John Curran. – District 3; Rita Gonzalez - District 1; James D. Healy – District 5; Jerry McBride – District 4; Mike McMahan – District 3; Patrick O’Shea – District 2; Jeffrey Redick – District 2; Brien Sheahan – District 2; James Zay, Jr. District 6, and John Zediker - District 5.

Others Present: Bob Walhgren - Community Housing Association of DuPage.

Staff Present: Phil Smith, Mary Keating, Thomas Schwertman, Christine Pedersen, Carolyn Engle, Linda Park, Carrol Roark and Barb Temborius.

Public Comment

No public comment.

Approval of Minutes

The motion was made by Gilgis, seconded by Day, to approve the minutes of the March 25,

2008, Community Development Commission meeting. On a voice vote, all ayes, motion carried.

ELECTION

The motion was made by Olson, seconded by Grill, to approve the nominations for the 2009 officers and the CDC Executive Committee.

The Nominating Committee consisting of John Berley, Dan Gardner and Kyle Gilgis presented the slate.

Officers: Kyle Gilgis – Dist. 3 (Chairman)
David Hulseberg - Lombard (Vice-Chairman)

Municipal Members: Pamela Beavers – Woodridge
John Berley - Addison
Pamela Fenner – Carol Stream

D Dan Gardner - Glen Ellyn

P Patrick Grill – Hanover Park

County Members: John Day – DuPage Housing Authority
Dirk Enger – Dist. 6
Linda Kurzawa - Dist. 6
Anthony Michelassi - Dist. 5
Debra Olson – Dist. 4

The motion made and seconded to close nominations. There was no discussion.

On a voice vote, all ayes, motion carried.

AMERICAN RECOVERY AND REINVESTMENT ACT, CDBG-R

The motion was made by Gilgis, seconded by Kurzawa, to approve the modifications made by Staff to the Neighborhood Investment Application and Selection Criteria to be used for the CDBG-R funding.

The recommendations were based on the discussion with the Executive Committee two weeks ago. After attempting to put the application together, it was realized that not all issues were settled. The Staff tried to make recommendations in the spirit of the ARRA where the basic idea was to focus on infrastructure projects with emphasis on creating jobs quickly. These changes will only apply to the ARRA application, not the typical CDBG.

The National Objective would change to area benefit only with no points awarded; however preference would be given to areas that serve 50% low-mod persons. In keeping with the spirit of the Act, projects would consist of neighborhood infrastructure only. There would be a maximum of 15 points.

At the CDC Executive meeting, discussion went back and forth over the match requirement section. At a staff level, it was decided not to require match for various reasons, including the possibility of slowing the project process down at the municipal level if budget modifications and fund reallocation had to be done, and a concern that requiring match would automatically disqualify neighborhoods that badly needed the project completed but did not have funds readily available.

Due to the fact that these funds are to be used during this construction season, Project Readiness was narrowed to allow only projects that were shovel ready. If the final engineering was done, the project would receive the full points for that category. If it was not completely done, it would receive only a few points. Once the awards were announced, the projects would be out to bid in 45 days and under contract in 90. Tiebreaker for these projects would be the concentration of low-mod population in the service area.

Enger asked if communities who have never received any CDBG funding would receive extra points. Staff said no, there are no extra points awarded for those communities, unlike the regular CDBG round where they do receive points.

Day asked if the funding would be grants or loans. Staff said grants.

Hulseberg asked if under Project Impact, if this was a federal requirement or self-imposed. Staff explained it was self-imposed to be consistent with the discussion at the last CDC Executive meeting and with the spirit of the Act itself, which is to focus on infrastructure. These projects will be very visible. They have to be posted on the federal recovery.gov website. Public scrutiny will be high.

At the last CDC Executive meeting, Hulseberg suggested placing a funding request cap to improve the chances of multiple municipalities receiving funding, not just one municipality asking for a large amount. He enquired why there was no funding cap. Staff explained that the discussion at the CDC Executive Committee never really resolved this issue. The normal CDBG infrastructure funding i.e., Neighborhood Investment, is always around \$1 million and there is never any cap placed on it. Placing a cap further constrains a community needing to get infrastructure done.

Beavers thought that due to the economic times, the intent of the Act was to spread the money around. If there is a possibility that only one community will receive all the money, then this does not serve the purpose of the Act.

Olsen suggested setting a minimum number of projects to be funded. If there was a large project that truly needed to be done, then bring the decision back to the CDC Executive Committee.

Enger believed that it was unfair to limit funding to one large project only. He said that a larger impact/visibility would be had by funding multiple smaller projects in smaller communities.

Berley asked for the types of projects to be received. Staff said infrastructure projects that are completed, but waiting for funding, road repaving, sidewalks and etc.

An alternative to a cap would be to advise those applying that the intent was to fund as many projects as possible and to see what types of projects were received. The applications would all be coming back to the CDC Executive Committee, Development Committee and then on to County Board for final approval.

Eckhoff, as well, felt that multiple municipalities should benefit from this money.

Kurzawa reminded the members that every step has to be done rapidly; the applications sent, returned, reviewed and voted on by the committee all within a short span of time. The goal is to help as many communities as possible.

Olsen thought some sort of guidance in memo form, as suggested by Staff, was needed to prevent municipalities requesting the maximum amount available. Staff said an advisory memo would allow CDC to work with the municipalities to determine if projects were scalable. .

These projects are for construction only and engineering will not be funded. Also so that municipalities cannot supplant a project with ARRA funds, the CDC is requesting certification that if it were not for these federal funds, this project would not have been accomplished.

Berley asked if the motion needed to be amended. Hulseberg said that as long as there was an advisory memo stating that as many projects as possible will be funded, then the motion was fine as it stood. Staff said that would be done.

Michelassi suggested a voluntary match be submitted by the communities as well. Staff explained there is a section in the application asking for the breakdown of funding. However, it will not be required by the community to have any matching funds. The staff requested flexibility to choose projects that can be completed.

On a voice vote, all ayes, motion carried.

OTHER BUSINESS

No other business.

ADJOURNMENT

The motion was made by Eckhoff, second by Kurzawa, to adjourn at 8:08 a.m. On a voice vote, all ayes, motion carried.

Respectfully submitted,

Majory Fletcher
Division Assistant I