

Columbia City Housing Authority

October 20, 2020

The Columbia City Housing Authority met in regular session at 5:00 PM in City Hall. The meeting was called to order by Chairman Bryan Graham.

Members Roll Call:

Phyllis Gates--Present
Margaret Malcolm--Present
Bryan Graham--Present
Jennifer O'Conner--Present
Lauren South—Absent
Matt Curry—Present
Latricia Baneulos--Absent

Also Present: Chip Hill, Community Development Director
Ryan Daniel, Mayor
Marcia McNagny, HA Attorney

Minutes

The minutes of the July meeting were approved as presented. Motion to approve by Matt Curry, second by Jennifer O'Conner. Motion approved.

New Applications

New applications have been received from Janet Stier, Cynthia Craig and Katrina Ott. Contractors for siding application are being sought.

Shinaberry Application

Marcia asked for clarification on the rewritten contract combining the loans for the ORR and Façade portions of the Shinaberry projects. An addendum will be added to state the exclusion of the façade funds from the 10% forgiveness of ORR funds.

Legal Issues Regarding Sale of 305 E. Van Buren

Questions were raised regarding what stipulations the HA can place on the purchase of the home including income restrictions, primary residency, rental prohibitions, etc. Marcia stated the income restrictions may come from the financing source, such as FHA or Dept. of Agriculture. Other requirements can be written into the purchase agreement.

Update on 305 E. Van Buren Renovation

The landscaping will be done in the next couple of weeks including grading and seeding of the lawn by Renaissance. The area around the garage pad will be landscaped and side walls repaired.

A pair of cabinet doors in kitchen have to be redone at no cost because they are the wrong size.

A final clean-up will need to be done. Sharon and Ann will do the staging for the open house and showings at no charge, however, HA needs to provide the furniture. Showcase Furniture, a local rental company, will provide the furniture.

Sale of Home

Greg Fahl did a market analysis and came up with a suggested selling price of \$139,900. He said that the absence of a garage and the narrow lot are keeping the price lower. Our cost of the project will be near \$120,000. The HA will be the seller. It is likely we will need to pay a finder's fee to a realtor if applicable.

An open house will be scheduled as soon as the house is ready. All donors will be recognized at the open house. The Mayor stated that we need to be sure that there is as much publicity as possible for the project including news coverage.

Future Rehab Projects

_Brian asked for volunteers to form a committee to establish policies and guidelines for home rehab projects. Matt, Phyllis, and Jennifer will form the committee, reporting their progress at the January meeting.

The Mayor suggested the HA look into the possibility of rehabbing the Hooper House on Chauncey Street. The house has been a historical preservation project in the past, but has been left unattended for a considerable period of time. It has been offered for sale at various times.

The meeting was adjourned at 6:00 PM by the Chairman.

Margaret Malcolm

Secretary CCHA

