



CITY OF NEWFOLDEN

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Mayor: Lori Warne * City Administrator: Tammy Hansen

Minutes

February 22, 2022

The Public Hearing was called to order by Mayor Lori Warne at 6:30 PM on Tuesday, February 22, 2022.

Present: Darin Jacobson Lori Warne Mark Augustine Melissa Bjorgaard John Wynne

Absent: Adam Gast

1. Purpose of Hearing

The purpose of this meeting is that HUD requires that applicants for Small Cities Development Program (SCDP) funding provide citizens an opportunity to offer input into identifying community development and housing needs of the community; including the needs of very low and low income persons. This public hearing is intended to meet that requirement.

2. Proposed Activities and Project Locations

The activities that Newfolden is proposing to include in this Small Cities Development Program application include: (1) the rehabilitation of 15 single family low income owner occupied houses, (2) the rehabilitation of 7 commercial buildings and (3) the rehabilitation of 20 rental units.

3. Overall Costs and Project Financing:

- a) Overall Project Cost: \$1,218,020
- b) Requested Small Cities Funding (SCDP): \$996,820
- c) Housing Rehabilitation: \$405,000 (\$360,000 - SCDP)
- d) Commercial Rehabilitation: \$350,000 (\$280,000 - SCDP)
- e) Rental Rehabilitation: \$324,000 (\$226,000)
- f) Project Administration: \$130,020 (SCDP)
- f) Leveraged funding (Marshall County State Bank, Northwest Community Action and NW Minnesota Multi-County HRA): \$221,200

4. Implementation Schedule:

It is anticipated that the proposed project will take 30 months to complete. The exact date of project initiation is not known, but it is expected to occur in late Spring or early Summer 2022.

5. Past Performance – Experience of Project Staff:

The City of Newfolden plans on contracting with Northwest Community Action, Inc. (NWCA) to direct the implementation of the proposed project. NWCA has administered eight previous SCDP projects (Argyle/Stephen, Warren/Argyle/Stephen, Kelliher, Lancaster, Hallock, Roosevelt, Alvarado/Middle River and Warroad) Seven of these projects included housing rehabilitation, four had commercial rehab activities and one had rental rehab. Additionally NWCA is currently administering SCDP projects in, Argyle, Badger, Greenbush, Grygla, Lake Bronson, Roseau and Warren (all of which include housing rehabilitation activities and several have commercial rehab and rental rehab activities.

Compliance with Historic Requirements:

We do not believe that there are any historic or potential historic buildings and/or houses in the project area. However to assure that any historic properties are identified Northwest Community Action will correspond with the Minnesota State Historical Society (and provide photo's) and will follow their recommendations regarding compliance with any federal regulations governing historic properties

6. No Public comments, in-person or in-writing, were received.
7. *Motion by Councilmember Jacobson to adjourn the hearing at 7:00pm. Second by Councilmember Augustine and carried.*

Lori Warne
Mayor

Tammy Hansen
City Administrator

