

CITIZEN PARTICIPATION PLAN

**CITY OF ROCKFORD
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**CITY OF ROCKFORD
COMMUNITY DEVELOPMENT PROGRAMS
CITIZEN PARTICIPATION PLAN**

Overview

The administration of all Community Development Programs is a function of the Community Development Department granted through a policy directive from the Rockford City Council. Even though the elected City officials have unrestricted responsibility and authority for these Community Development Programs, the City recognizes citizen involvement in the decision making process is of greater benefit to all parties in the development and implementation of each program's goals and objectives.

In order to provide citizens with opportunities to participate in an advisory role in planning, implementing and assessing the Community Development Programs, the City will provide adequate information to citizens; hold public hearings to obtain views of the citizens, and provide citizens an opportunity to comment on the City's community development performance. The Citizen Participation Plan was developed as a mechanism to address those concerns.

Integral to the Citizen Participation Plan is the establishment of the Citizen Participation Committee (CPC). The Committee can be viewed as a formal/structured means of receiving and disseminating information for citizen action and input toward Community Development plans, programs, and activities. The role of the Committee and its composition will be presented later.

Purpose

The purpose of the Citizen Participation Plan is to identify the process, procedures and policies to be followed by the City of Rockford regarding the involvement of citizens in its Community Development Programs (CDP). While the Plan is designed to meet the federal regulations associated with each, it has been expanded beyond those requirements to further enhance citizen participation. Nothing in the Plan, however, shall be construed to restrict the responsibility and authority of the City officials for the development of the application and the execution of its Community Development Programs.

This plan outlines the means by which citizens can actively participate in the CDP process. In all instances, citizen participation will be conducted in an open manner, with freedom of access for all interested persons. Citizens will be provided adequate and timely information that enables them to be meaningfully involved in the CDBG program.

Participation Emphasis

All citizens, particularly low and moderate income persons and persons/residents of blighted neighborhoods, shall be encouraged to submit views and proposals regarding the City's Community Development Programs.

Additionally, minorities and non English speaking persons as well as mobility, visually and hearing impaired persons will be encouraged to participate. The staff of the Community Development Department will be responsible for providing necessary technical assistance to groups and/or individuals that request assistance in developing proposals and statements of views. Further, staff may assist citizens in organizing neighborhood and project area organizations in carrying out Community Development Program activities.

Citizens may submit their views and proposals, 1) directly to the City via the Department of Community Development; 2) to recognized neighborhood groups/associations, non profit community service organizations; 3) to the Citizen Participation Committee; 4) and/or at public hearings. Timely responses to all proposals will be made, including written responses to written proposals stating the reasons for the action taken by the City on the proposal. The City will make every effort to respond within 30 days of the receipt of the request, unless otherwise designated.

Citizen Participation Committee (CPC)

The CPC will be central to the implementation of the Citizen Participation Plan. The Citizen Participation Committee will be appointed by the Mayor with the consent of the City Council. The Committee will be expected to function as the formal/structured means of receiving and disseminating information for citizen input and action both community wide and at a neighborhood level, toward the planning, implementation and evaluation of community development programs. Additionally, the Committee will be the vehicle to ensure continuity of citizen involvement through all stages of the Community Development Programs.

The Committee will consist of eleven members. Terms of membership shall be as follows: five positions - 3 year terms; six positions - 2 year terms. Members shall serve until their successors are appointed; they resign.

All members of the Committee must be residents of the City of Rockford. Membership is not limited to those who reside in lower income census tracts. However, since most activities are either directed to such areas or benefit residents of such areas, residency is strongly encouraged.

With initial and each subsequent appointment extreme efforts should be taken to reflect representing low to moderate income, minority, and of areas where significant activities are proposed. Additionally, the elderly, persons with disabilities, the business community, and civic groups who are concerned about the program should have representation. Discrimination because of race, creed, color, religion, national origin, sex or income in making appointments is prohibited.

The Mayor will make appointment to the CPC from a list of candidates submitted by the Citizen Participation Committee, ad hoc citizen groups, neighborhood groups, community service organizations serving low to moderate income persons, elderly, and/or persons with disabilities as well as the community at large. Vacancies, expirations and committee replacements shall be made public through the Community Development Department and/or interagency announcements. All members of the CPC shall have

resumes on file which are available for public review if requested.

Although no formal committee structure exists, ad hoc committees will be formed on an as needed basis. Formal recommendations of the CPC will require a majority vote.

The Citizen Participation Committee will minimally be involved in:

Program Development

The CPC will provide advisory input toward decisions affecting priority setting and housing and community development needs identification.

The Five Year Consolidated Plan and Strategy; the Annual Plan; Special CDP Project reviews; other strategic plans and substantial changes resulting in amending the Annual Plan, dollar allocations and/or targeted population or geographic area.

Performance Assessment

The CPC will be involved in assessing and providing comments regarding the City's community development performance. The formal mechanism for assessing and documenting performance shall be the Consolidated Annual Performance and Evaluation report or CAPER. CPC members will provide input into the preparation of the CAPER prior to submittal to the Planning and Development Committee of the City Council for approval.

Public Hearings and Notices

A minimum of two public hearings will be held throughout the program year. Each of the hearing arrangements and timing will be so as to allow city wide participation including persons with disabilities. Additionally when it is evident a significant number of non English speaking residents will be present arrangements will be made to have an interpreter present. Both public hearing(s) will take place prior to the major yearly application submission. The first hearing will be held to provide a review of the proceeding year's CDP accomplishments and to gain input on what activities should cease, be continued or new ones to be proposed. The second present a plan of activities for the new program year taking into account the input from previous hearing. Notice of public hearing will minimally be made via the media.

The purpose of the public hearings will be to make adequate information available to citizens concerning: 1) the amounts of funds available; 2) the range of allowable activities; 3) estimated amount of funds proposed for activities that meet the national objective of benefit to low and moderate income persons; 4) proposed activities likely to result in displacement and plans for minimizing displacement; 5) the types and levels of assistance available to persons displaced by CDP funded activities; 6) the application process; 7) past or last annual assessments of performance; 8) the role of citizens in the application/evaluation process and 9) other important program information. Additionally, the hearing will allow for obtaining of views from citizens on the City's community development needs.

A notice of availability of a proposed plan for public review and comment will be published in the local newspaper(s) prior to the submittal to HUD of the yearly annual plan submission. This notice will outline the 30 day comment period. Comments made by citizens resulting from the publication and the public hearing(s) will be considered at the CPC meeting prior to final submission.

Notice and opportunity for citizen comment on proposed activities not previously described in the Annual Plan and activities which are proposed to be deleted or substantially changed in terms of purpose, scope, location or beneficiaries will be provided. The criteria the City will use to determine what constitutes a substantial change will be increases or decreases in grant dollars or activity dollars that cumulatively totals twenty percent that program year's grant allocation.

The City shall also make copies of the Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for review and comment for the required 15 days. This may be done per publication of the report within local newspapers with a request for comments. A third public hearing may be conducted to receive citizen feedback regarding the CAPER and/or special projects. The availability of the performance and evaluation information will be made known per newspaper publication and will be provided in sufficient time to permit comments prior to submission of the report to the Department of Housing and Urban Development.

Information announcing public hearings and significant events in the Community Development process will be published in the local newspaper(s) at least 3 days prior to the meeting. The notice will contain:

- 1) Date
- 2) Time
- 3) Place
- 4) Topic(s) to be discussed.

Information can be available on the City of Rockford's web site, at main and neighborhood libraries at same time as newspaper publications.

Nothing in the above shall prevent the City from holding CPC meetings and public hearings concurrently.

Amendments

As specified in CDBG regulations [Title 24 of the Code of Federal Regulations, Part 91.505(a)], the City of Rockford shall amend the consolidated Plan when it:

- Changes allocation priorities or funds distribution method
- Revises policies, data or goals
- Modifies the purpose, scope, location, beneficiaries or funding of an activity

Substantial Amendments

The City of Rockford has determined that an amendment is substantial when:

- The use of CDBG funds is changed from one eligible activity to another and such changes represent twenty percent or more of the original budget
- A new activity is proposed that is not contained in the annual action plan

The CDP will follow the normal the same public notification for a substantial amendment as is for the regular yearly annual plan submissions.

Standard Amendments

“Standard amendments” are those that are not considered substantial in nature. Thus they do not require in depth citizen participation.

Activities Exempt from Substantial Amendment Citizen Participation Requirements

Urgent Needs

It may be necessary to amend the consolidated plan in the event of an emergency such as a natural disaster. These amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet community development needs that have a particular urgency. Therefore, the City of Rockford may utilize CDBG or HOME funds to meet an urgent need without the normal public comment period, which is otherwise required for substantial amendments.

To comply with the national objective of meeting community development needs having a particular urgency, an activity will alleviate existing conditions that the City of Rockford certifies:

- Pose a serious and immediate threat to the health and welfare of the community
- Are of recent origin or recently became urgent
- The City is unable to finance the activity on its own
- Other resources of funding are not available to carry out the activity

A condition will generally be considered to be of recent origin if it is developed or became critical within 18 months preceding the City's certification.

Citizen Participation Records & Information

The Community Development Department will be responsible for the maintenance of records of citizen participation activities. The records will be maintained for each program year for a period of three years after the closing date of the program year. The records will be available for review in

the Department's office upon request during normal working hours. Documents to be maintained will include: 1) all mailing and promotional material; 2) records of hearings and meetings; 3) all key documents, including all prior Annual Plans, letters of approval, grant agreements, the Citizen Participation Plan, performance reports, evaluation reports, other reports required by HUD; 4) copies of regulations and assurances governing the program; 5) documents regarding other important program requirements, such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements and relocation provisions.

The availability of these records and information shall be consistent with applicable State and local laws regarding personal privacy and obligations of confidentiality.

Grievance, Complaints and Objections

Any person or group feeling aggrieved in connection with the equal opportunity requirements of the Housing & Community Development Act of 1974 as amended with respect to any portion of the local Community Development Program or any of its project activities shall present those grievances in written form to the Director of the City of Rockford's Department of Community Development. The director will make every effort to provide a written decision on the grievance within 15 working days of a written complaint. If the aggrieved persons feels the decision by the director is not acceptable, they may submit the written complaint to the Mayor of the City of Rockford. The Mayor will attempt to respond in writing within 15 days of receipt of the written complaint.

If the persons submitting the grievance continues to feel unsatisfied, the Department will assist them in pursuing to submit and have their grievance heard by the Department of Housing and Urban Development. The area office, the regional office, and finally the central office will be exhausted in that order. The decision of the central office of the Department of Housing and Urban Development will be final.

A record of each grievance received by the Department's director will be maintained. Included within the record will be:

- 1) Name of person or persons alleging grievance.
- 2) Date of receipt.
- 3) Nature of the grievance.
- 4) Action taken by the Department.
- 5) Action taken by the local governing body.
- 6) Final disposition of the grievance.

Programs currently affected by the CP plan

Community Development Block Grant (CDBG)
HOME Investment Partnerships (HOME)
American Dream Downpayment Initiative (ADDI)
Emergency Shelter Grant (ESG)
Housing opportunities for Persons with AIDS (HOPWA)

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Second Year of
Five Year Consolidated Plan

Thursday, August 26th – 6:00 PM
Patriot's Gateway Center
615 South 5th Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

III. 2010-2014 City of Rockford Consolidated Plan: 2011 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, Angie Walker and Jovita Donahue. See slides attached.
- The following questions were addressed by staff members:
 - ☐ Question – What is the deadline for proposals for the Healthy Neighborhood Program?
Answer – We are looking at proposals from three organizations. We asked organizations to apply by August 3rd. Healthy Neighborhood Committee is gathering their recommendations now.
Question – We are past the deadline to apply?
Answer – For 2010, yes, because we don't have much time left in 2010. In 2011, organizations will be able to apply any time.
Questions – Would funds from a FACAD(?) program help?
Answer – We are considering creating a program for organizations in certain areas. The organization must provide a service.
 - ☐ Question – HOMES Program, can you mix and match some of the programs?
Answer – We can and have as long as the person meets the requirements of both programs. Sometimes it is difficult because they have to meet the most stringent requirements.
 - ☐ Question – Do you have to be income eligible for the REACH program?
Answer – Yes, 120% of median income.
Question – What are the demographics for the salary requirements?

Answer – We will talk to Jim Hughes to make sure that the County employees receive the information.

IV. Schedule of Continuation of Process

- We are having the Public Hearings today. Over the next few weeks, we will draft a plan to submit to the City. The budget must have a narrative. We would accept any ideas from the public. September 9 we will have another Public Hearing at the Montague Branch Library to present the draft plan. Then the plan will go through the City of Rockford process and approval. Plan must be submitted to HUD by November 15.

V. Comments

- Question – There are no TIF funds in the 5th Ward, can any of these programs offset that?
Answer – The South Main area is in the 5th Ward and is in a TIF area. We do not receive many applications from that area. If SWIFTT can help us get the word out, that would be great.
Comment – We did do a mass mailing at the beginning of the year to all South Main residents.
- Dwayne thanked everyone for coming and the meeting was adjourned.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Second Year of
Five Year Consolidated Plan

Thursday, August 26th – 11:00 AM
Zion Lutheran Church
925 5th Avenue

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant.

III. 2010-2014 City of Rockford Consolidated Plan: 2011 Action Plan

- The 2010 – 2014 City of Rockford Consolidated Plan: 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, Angie Walker and Jovita Donahue. See slides attached.
- The following questions were addressed by staff members:
 - ⇒ Question – How much are Code Enforcement tickets?
Answer – \$50.00. They used to be \$100.00 but we decreased the amount due to problems collecting.
 - ⇒ Question – Do homebuyers have a timeframe to bring the houses to code?
Answer – The homes must be rehabilitated to code prior to the purchase.
 - ⇒ Comment – Notices many properties where the homeowner's get a permit but don't do the work.
Answer – Those homes are not through the city.
 - ⇒ Question – Can you combine grants with possibly the Historic Society funds to preserve the history of a home?
Answer – Residents are able to apply for Historic Tax Credits. It is a complicated process.
Question – Can we change that so that the funding would come through the city?
Answer – We can look into the possibilities of that. It was also added that the Historic Society taxes those properties so permission is needed to tear anything down from those homes.

Comment – What they call historic and what I call historic are different. Maybe we can rehabilitate some of those homes to original rather than looking like they are a rehab. If not the Historic Society, maybe DECO?

Answer – You can petition to save those elements.

Comment – I don't want to do that just asking as a city is there anything we can do?

Answer – I think we are working on that through NSP.

- ☐ Question – If money is not used, does it stay in the fund?
Answer – There is one pool of money, if one area doesn't use it, another will.
- ☐ Question – How were Nashold and Lathrop Elementary school programs identified to receive funds?
Answer – They were identified through the Discovery Center. They both have after school programs that would fit our criteria (benefits low income).
Question – Those two schools receive that money?
Answer – The funds actually go to the Discovery Center.
- ☐ Question – Healthy Neighborhoods, who decides on the criteria?
Answer – Must 1st be an eligible activity. HUD gives us that list of eligible activities.
- ☐ Question – 27% of Winnebago County is receiving some kind of assistance. Should we be looking at other grants? Can CDBG funds be used?
Answer – Yes, but funds have to be taken from someplace else to use.
Comment – I would like to suggest we take funds from the Weeds to give to homeless.
- ☐ Question – Demolitions, are they city wide or in blighted areas?
Answer – We had to certify that we would make a difference in the Census Tracts.
- ☐ Question – Where does funding come for training?
Answer – CDBG funds
Comment – It would be nice if some of the classes and business assistance could be held at different locations throughout the city. Location may make a difference in participation. Low income people sometimes have transportation issues.
Answer – That is something we can discuss.
- ☐ Question – When renovating apartment complexes, is there a dollar amount allocated per unit?
Answer – It depends on the project, we only have so much money and there is a sliding scale as well.
- ☐ Question – The City of Rockford will not build any new construction in 2011?
Answer – Through HOME, we can't build new construction. Through CDBG, we are considering holding off due to home sales at this time.
- ☐ Comment – I would like to think we would reconsider our priorities. For example, pre-foreclosure assistance and helping people get in homes even with the economic crisis.
Answer – Possibly the NSP3 Grant that may pick up on some of the NSP2 rules that may help.
- ☐ Question – What is the process for shifting funds?
Answer – We look at slow moving projects or projects that didn't take off. If it is a substantial change, we have to go back through the budget process. A substantial change is 25%.
- ☐ Question – How long has the training for businesses been taking place?
Answer – For construction training – since 2008, self employment training – at least 15 years.

IV. Schedule of Continuation of Process

- We are having the Public Hearings today. Over the next few weeks, we will draft a plan to submit to the City. The budget must have a narrative. We would accept any ideas from the public. September 9 we will have another Public Hearing at the Montague Branch Library to present the draft plan. Then the plan will go through the City of Rockford process and approval. Plan must be submitted to HUD by November 15.

V. Comments

- No further comments were made.
- Dwayne thanked everyone for coming and the meeting was adjourned.

Respectfully submitted by,
Susan Diehl
Community Development Department,
Sr. Office Assistant

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Second Year of
Five Year Consolidated Plan

Thursday, September 9th – 6:00 PM
Montague Branch Library
1238 S. Winnebago Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2010 – 2014 Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant. This purpose of this meeting is to outline what we propose to do with our 2011 funds.

II. Admin / Neighborhood & Economic Development Proposed Activities & Budget

- The 2010 – 2014 Consolidated Plan: Status of 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, and Jovita Donahue. See slides attached.
- The following questions were addressed by staff members:
 - ⇒ Question – Can you explain what unobligated funds are?
Answer – We guess at how much we are going to have left at the end of the year. That money may not stay in that line item or it could. It depends on how good our guess is.
 - ⇒ Question – LMA Façade's \$100,000, we talked about S. Main façade a few years ago, would that be included?
Answer – We are still deciding on the guidelines but yes, I believe it will be.
 - ⇒ Question – For people that choose to live in the downtown are joint with the county, can grant money be used for apartments?
Answer – We do have a line item on the budget for rental property which we haven't in the past.
Comment – I'm thinking of lofts, if you wanted to rehab a building.
Answer – We have income guidelines that have to be met.
Comment – I know some people that have buildings downtown, if you tried to use that to make lofts like they are in Chicago.
Answer – It is really going to take more money than what we have.

- ≡ Question – CMS Program, if we have people call where do we refer them to for these classes?
Answer – You can refer them to NIMCA or Rock Valley College. If they have any problems getting through they can call Jovita Donahue.

III. Schedule for Continuation of the Process

- Monday, September 13th – This draft plan will be read into City Council for a pending date to be on the agenda for October 18th.
- Tuesday, September 14th – Starts a 30 day comment period on this draft.
- At the end of the 30 day comment period, the plan goes before the Planning and Development Committee of City Council for their approval. Once we get the Planning and Development Committee's approval, they will make recommendations to the full City Council so this plan can move forward.
- We have to have the plan submitted to the Department of Housing and Urban Development by November 15, 2010.

City of Rockford
Community Development Department

PUBLIC HEARING
CONCERNING

Second Year of
Five Year Consolidated Plan

Thursday, September 9th – 12:00 PM
Montague Branch Library
1238 S. Winnebago Street

MINUTES

I. Welcome

Dwayne Collins, Grants Compliance Specialist for the City of Rockford, introduced himself and welcomed everyone. He explained that this public hearing is regarding the 2010 – 2014 Consolidated Plan. The programs include the Community Development Block Grant, HOME Investment Partnership Program and the Emergency Shelter Grant. This purpose of this meeting is to outline what we propose to do with our 2011 funds.

II. Admin / Neighborhood & Economic Development Proposed Activities & Budget

- The 2010 – 2014 Consolidated Plan: Status of 2011 Action Plan Presentation was explained by Vicki Manson, Dwayne Collins, and Jovita Donahue. See slides attached.
- The following questions were addressed by staff members:
 - ⇒ Question – Church School, I thought it was sold to the developer?
Answer – We have entered into a pre-sale agreement. The agreement is contingent upon the financing package to do the project.
Question – Is there a time line for that?
Answer – I believe there is a time line in the agreement but I don't remember what it is. If they don't get the tax credits we will probably put a request for proposals together and open it up to the general public. It is a big project; it is going to cost \$6 - \$8 million to rehabilitate that building.
 - ⇒ Question – Will the funds for the LMA façade be used as a match?
Answer – It probably will be. We have not yet designed that program yet. We are in the middle of doing that, determining what the areas will be and how much will be required for a match. Either business owners will pay all of the cost up front and we will rebate or it will be a 50%/50% match from an escrow account.
Question – So this is new?
Answer – This is new, it would be available after January 1, 2011 or after we receive our funds. Because it is federally funded, the area you select has to meet certain criteria.

We have to define the area and make sure it meets HUD standards. The area also has to provide goods and services in the particular neighborhood.

- ⇒ Question - HUD Section 108, is that the kind of money used for grocery stores, etc? What about the money he pays, did he buy the store from the city or does he rent from the city?

Answer – yes, it is HUD Section 108 or Brownfields that are used. I think he is paying rent to Rockford Local Development Corporation.

Question – Why are they using TIF money for that, because our TIF money has been frozen for that area because of that store? If the store sold to the Familia family, where did that money go? Why are they using TIF money?

Answer – We aren't using TIF money to make the payments, we use CDBG funds.

Comment – They said they were using TIF money, we can't draw any money from TIF, and it is frozen.

Explanation – How TIF works, is that any increment that would have been created from that development going there would go into our special tax increment funds at the City of Rockford. If the TIF funds are depleted, it's not because of what you are saying. It could be because it paid previous loan obligations or there is just not enough increment to do additional projects.

The situation is that RLDC originally administered that program to create the grocery store and the Section 108 was just a portion of the overall funding. It filled a gap that was still there. They had secured normal private sector mortgage loans but there was still a gap in being able to cover the cost of the development, so RLDC may have actually had some money loaned in that project as well as the lending institution. Then Section 108 gilled the gap. It was my understanding that under the former ownership, the IGA, they were not making their payments to RLDC and RLDC was not making their payment to the city to pay off the Section 108. HUD requires that they receive their payment so we had to take it out of other HUD (Block Grant) funds to make those payments. When Gray's stepped out of the project because it wasn't making any money and the second group came in, probably the purchase price just ended up paying off the private sector mortgages and loans. Section 108 didn't get any money; we are still paying that off each year out of Block Grant money.

Comment – So they are taking that out of TIF funds then. That's what Rick May had said, we couldn't use TIF funds because we had to pay off the debt of the Gray's store.

Explanation – There were other loans and guarantees made for the two additional projects that were built there, too, Family Dollar and what was supposed to be the medical clinic. If they bought it up front and paid out TIF dollars that debt service has to be paid. The TIF money was probably used to pay off those bonds and then there wasn't anything left. There is not enough increment being generated so we are subsidizing that TIF. There is more money going out than coming in.

Comment – The RLDC was supposed to build a shopping center there, too, not just a grocery store. If they hadn't build that grocery store, we could have left the One Stop operating and forgot about it because that was a grocery store and the Mexican store, they could have left that alone, too.

Also, there isn't money coming from Barber Coleman. That is city owned property so that's a wash. If you don't do anything with the property, you're not going to get anything.

Explanation – People believe that when you create a TIF, there is money, there isn't, you have to generate the revenue.

Comment – That and with the road not being done and not getting done, no one wants to move down there. There are boarded up buildings. Would you want to move down there? That has always concerned me, if that store was sold but the debt was still there.

- ☐ Question – Do you hear anything about South Main as far as the roads go?
Answer – They brought it all up at the Pilgrim’s Promise meeting. They are talking about Morgan Street Bridge being let out for bid next spring and then I believe he said the street improvements in 2012.
Comment – They are letting out a study for the streets as well. Morgan Street for the bid section in March and then let out an industrial study of South Main around that same time.
Comment – I know they are acquiring the land around there pretty fast now.
Explanation – I think they have now acquired all the property they need for the bridge. I know with South Main, they have talked about changing the alignment of the road but I believe they are leaving it as is now.

III. Schedule for Continuation of the Process

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- We have to have the plan submitted to the Department of Housing and Urban Development by November 15, 2010.