

**CITY OF ROCK ISLAND
CITY COUNCIL STUDY SESSION
January 25, 2021 - 6:00 p.m.**

**City Council Chambers, City Hall, 3rd Floor
1528 Third Avenue, Rock Island, IL**

1/25/2021 - Minutes

CALL TO ORDER

THIS MEETING WILL BE CONDUCTED BY AUDIO AND VIDEO CONFERENCE WITHOUT A PHYSICALLY PRESENT QUORUM OF THE ROCK ISLAND CITY COUNCIL DUE TO THE DISASTER DECLARATION ISSUED BY GOVERNOR PRITZKER

ROLL CALL

Mayor Thoms asked Interim City Clerk Linda Mohr to call the roll.

Present: Mayor Mike Thoms and Alderman Mark Poulos.

Alderman Ivory D. Clark, Alderwoman Jenni Swanson, Alderman Dylan Parker, Alderman Mark Poulos, and Alderman Dave Geenen were present via remote connection in accordance with Governor Pritzker's Executive Order.

Alderman Hurt joined via remote connection at 6:03 p.m.

Absent: Alderman James Spurgetis.

Staff: City Manager Randy Tweet, Interim City Clerk Linda Mohr, and other City staff.

PRESENTATION OF THE 2020 ANNUAL PLAN

Budget and Grants Manager Colleen Small-Vollman introduced information on the 2021 Annual Action Plan for CDBG funding. She discussed the methods to determine what funding allocations from the Department of Housing and Urban Development would be awarded to the City. She said the award is a formula grant, meaning Housing and Urban Development (HUD) uses weighted criteria to determine what the allocation will be. HUD uses both an A and B formula, and awards are categorized as such. Rock Island's award was calculated on Formula B, with the criteria being age of housing, growth lag, and population. She added HUD expects that reward recipients will allocate annual funding based on the above percentages.

Ms. Small-Vollman next discussed the total project budget of \$1,307,212.00, which excludes staff salaries. The amounts for all three parts of the calculated formula reflect the proposed budgets and the percentage of the amount budgeted based on the formula. Housing would receive \$708,752.00, or 54 percent, Growth Lag would receive \$236,844.00, or 18 percent, and Population would receive \$361,616.00, or 28 percent.

Ms. Small-Vollman summarized the available funds for CY 2021. The estimated Program Year 2021 budget is estimated at \$1,250,000.00. She noted the actual reward would not be fully known until sometime in April or May 2021, and thus estimates are needed. The amount of prior year funds remaining is an estimated \$473,616.00. The total amount for the 2021 program year

CDBG eligible activities is an estimated \$1,723,616.00. City Manager Randy Tweet asked Ms. Small-Vollman to explain what it means to be an entitlement community. She replied that previous programs to assist communities were scrapped, and the government took the various agencies and combined them into the Housing and Urban Development Department. Subsequently, HUD introduced a competitive grant process, and noted some communities consistently struggle. She explained that as a result, HUD labeled some municipalities as entitlement communities, exempting them from the competitive grant process. She added Rock Island was the first entitlement community in the Quad Cities area, and as such needs to follow the formula as noted earlier.

Ms. Small-Vollman discussed the Program Year 2021 budget expenditures, which Council had previously approved in December 2020. This includes program administration, neighborhood housing service delivery, and housing program budgets. She noted other communities do different public service activities, the City's funds are dedicated strictly for the Martin Luther King Center, as there is a 15 percent cap on that funding. She added when cities go over the cap, they are not allowed to pay back from entitlement funds, but rather from the General Fund.

Ms. Small-Vollman detailed the staff budget by division and what percentages of pay are directed to certain positions. The program administration accounts for \$113,426.00, and includes a Director, Budget and Grant Manager, an Office Assistant, and a Chief Building Official. The Neighborhood Housing Service Delivery accounts for \$195,313.00, and includes a Planning and Redevelopment Administrator, Housing Intake Specialist, Construction Officer, and GIS Specialist. The Inspections and Code Enforcement area accounts for \$107,365.00.00, and includes a Property Maintenance Inspector and Office Assistance. She added the goal is to spend more on projects than on salaries, as it fulfills the purpose and mission of HUD.

Ms. Small-Vollman introduced proposed PY 2021 projects to be allocated with the remaining fund balance from previous years. She said full-home rehabilitations have been a goal of hers since beginning in the job, which go towards the affordable housing matrix for HUD qualifications. She said the goal is to rehabilitate two homes a year as part of the Homestead Program. The first would be in partnership with Community Home Partners to identify residents completing the THRIVE Family Self-Sufficiency Program towards purchasing a home. The second would be made available to an income-qualified veteran. She added the City has received \$175,000 from the Illinois Development Housing Authority, which will be used to offset costs towards these programs, and a total of \$425,000 to start them. Ms. Small-Vollman then discussed the allocation of \$117,000.00 to the Solomon Homes Environmental Remediation program. She noted it was part of their development package and is an eligible cost for HUD. She added that \$25,000.00 would be allocated to install ADA bathrooms at the Hauberg Carriage House. The remaining allocation would go to public facilities in the amount of \$81,616.00. This could go to parks or other public improvements.

Ms. Small-Vollman summarized the total proposed budget for 2021. She noted this proposal would receive input from the public and other organizations, which will be collated into a report for Council to approve, which will be submitted to HUD for approval. Alderman Poulos asked who would be determining veteran eligibility. Ms. Small-Vollman replied Allison Hanna with the Veterans' Affairs office would be doing so. Alderman Poulos thanked her for working to help veterans. Mayor Thoms asked for an update on reconciling with HUD. Ms. Small-Vollman replied she is working with them, but is currently unable to submit reports.

The study session adjourned at 6:24 p.m.

Josh Adams, Deputy City Clerk