

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL

JULY 25, 2022

The City Council of the City of Goldsboro, North Carolina, held a Special Meeting called by Mayor Pro Tem Polack and Councilman Gaylor to review Choice Neighborhoods Planning Grant funding in Council Chambers, City Hall, 214 North Center Street, at 5:00 p.m. on Monday, July 25, 2022.

Call to Order. Mayor Pro Tem Polack called the meeting to order at 5:00 p.m.

Roll Call.

Present: Mayor Pro Tem Taj Polack, Presiding
Councilwoman Hiawatha Jones
Councilman Bill Broadway
Councilman Charles Gaylor, IV

Absent: Mayor David Ham
Councilwoman Brandi Matthews

Also Present: Tim Salmon, City Manager
Ron Lawrence, City Attorney
Laura Getz, City Clerk

Choice Neighborhoods Planning Grant Letter of Financial Commitment. Resolution Adopted.

Felecia Williams, Community Relations Director shared the following information. The City of Goldsboro recently signed a Memorandum of Understanding agreeing to serve as Co-applicant for the HUD Choice Neighborhoods Planning Grant application, with the Housing Authority of the City of Goldsboro (HACG) serving as Lead Applicant.

The Choice Neighborhoods Planning Grant applicant(s) must demonstrate financial community support for the comprehensive planning effort. The City of Goldsboro has been asked by the HACG consultant to commit \$55,000 of its Community Development Block Grant (CDBG) funds towards the specific purpose of completing a HUD-eligible Choice Neighborhoods planning activity to enhance the likelihood the application will be approved. The Choice Neighborhoods Planning grant application is due to HUD by July 28, 2022.

While currently developing the City's FY2022-2023 Annual Action Plan, the Community Relations Department will incorporate the HUD-eligible Choice Neighborhood activity once it has been identified.

It was recommended that Council adopt a resolution approving \$55,000 of Community Development Block Grant (CDBG) funds be committed to a HUD-eligible Choice Neighborhoods planning activity and authorize the Mayor Pro Tem to sign a letter of financial commitment to accompany the HUD Choice Neighborhoods Planning Grant application.

FY22-23 PROGRAM BUDGET

Program Activity	CDBG	HOME	CDBG CV	HOME-ARP	CDBG Prior Year (as of 6/29/2022)	HOME Prior Year (as of 6/29/2022)	Total Funding
Homebuyer Assistance	\$0	\$100,000	\$0	\$0	\$0	\$0	\$100,000
Demolition & Clearance	\$50,000	\$0	\$0	\$0	\$100,000	\$0	\$150,000
Public Services	\$53,805	\$0	\$0	\$0	\$0	\$0	\$53,805
CHDO Reserve	\$0	\$42,026	\$0	\$0	\$0	\$0	\$42,026
Administration	\$71,739	\$28,017	\$54,405	\$45,396	\$0	\$0	\$199,557
Homeowner Rehab.	\$163,153	\$37,710	\$0	\$0	\$0	\$100,000	\$300,863
Homeowner Rehab. Project Delivery	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000
Affordable Housing (Rental/Homeownership)	\$0	\$72,418	\$0	\$0	\$55,000	\$804,597	\$932,015
Public Facility Improvement (drainage, sidewalks, water/sewer, etc.)	\$0	\$0	\$0	\$0	\$288,415	\$0	\$288,415
CDBG-CV Public Facility- Broadband Installation	\$0	\$0	\$180,000	\$0	\$0	\$0	\$180,000
CDBG-CV Undesignated	\$0	\$0	\$60,518	\$0	\$0	\$0	\$60,518
Activity Totals	\$358,697	\$280,171	\$294,923	\$45,396	\$443,415	\$904,597	\$2,327,198

*Choice Neighborhood Leverage of \$55,000 taken from CDBG Prior Year / Public Facility Improvement & applied to CDBG Prior Year / Affordable Housing (Rental/Homeownership)

Attachment 16 - Choice Neighborhoods Planning Grant Budget

Applicant: The Housing Authority of the City of Goldsboro
Neighborhood Name: The West Haven Neighborhood

Line No.	Cat. #	Budget Line Item and Proposed Activities	Total CNI Planning Grant Budget		Grant Funds (HUD)	HACG Leverage	City of Goldsboro Leverage
			Line Items	Subtotals			
1	1408	Management Improvements/Capacity Building					
a		Resident Ambassador Stipends and Costs:	\$10,000		\$0	\$10,000	
b		North Carolina A & T Student Expense Reimbursement	\$20,000		\$20,000		
c		North Carolina A & T Student Summer Internship	\$10,000		\$10,000		
		Management Improvements/Capacity Building Subtotal		\$40,000	\$30,000	\$10,000	
2	1410	Administration ¹					
a		Choice Convenings and Related Travel	\$10,000		\$0	\$5,000	\$5,000
b		HACG Employee Dedicated to the Choice Planning Process	\$100,000		\$50,000	\$50,000	
c		Printing and postage for materials and publications	\$7,000		\$0	\$7,000	
d		Funds for separate consultant work for: 1)Phase One Environmental Assessment; and 2) Market Assessment ⁴	\$40,000		\$20,000	\$0	\$20,000
e		Community Engagement & Event Costs	\$20,000		\$0	\$20,000	\$0
		Administrative Subtotal ²		\$177,000	\$70,000	\$82,000	\$25,000
3	1430	Fees and Costs					
		Planning Coordinator Services ³	\$250,000				
a		Project Launch	\$20,000		\$20,000		
b		Existing Conditions	\$15,000		\$15,000		
c		Visioning	\$30,000		\$30,000		
d		Strategies	\$25,000		\$25,000		
e		Neighborhood Plan	\$30,000		\$30,000		
f		Housing Plan	\$30,000		\$30,000		
g		People Plan	\$30,000		\$30,000		
h		Milestones / Deliverables	\$50,000		\$50,000		
i		Meeting Expenses & Travel	\$20,000		\$20,000		
		Additional Planning Activities	\$190,000				
		Doing While Planning/Early Action Projects ⁵	\$190,000		\$150,000	\$10,000	\$30,000
		Planning Activities Subtotal		\$440,000	\$440,000	\$10,000	\$30,000
Total Grant Budget					\$500,000	\$102,000	\$55,000
17	1430	Early Action Projects: Projects TBD			\$150,000	\$10,000	\$30,000
		Management, Administrative and Planning Total		\$467,000			
		Early Action Projects Total		\$190,000			
		PROJECT TOTAL BUDGET		\$657,000			
Signature of Lead Applicant/Grantee Executive Officer:			Date:				

1. Secure training and technical assistance needed for the HACG and City and its partners to formulate a comprehensive and feasible Transformation Plan.
2. The grant funds for administration do not exceed 20% of HUD requested grant funds for the Applicant.
3. Planning Coordinator Services include travel and materials.
4. Phase 1 Environmental and Market Study needed as separate technical studies.
5. The early action projects will be selected via community input.

Councilwoman Jones inquired about CDBG funds. Ms. Williams explained the city has 6 years to expend CDBG funds and 8 years to expend HOME funds. Council discussed the application and funding. Bill James with Camiros shared the following comments. He explained this is a commitment contingent upon HUD granting an award for this application and that the parties that committed leverage funds make good on the commitment over the two years of the planning process. The application will get maximum points for leverage if the total leverage commitment is 30% of the grant amount requested. We requested \$500,000 so if we provide a total of \$150,000 of leverage funds, we will get maximum points. The Housing Authority has agreed to provide over \$100,000 of leverage commitment and the city is being requested to contribute \$55,000 of leverage commitment.

City Manager Salmon asked if there was a commitment from the city as a co-applicant for the implementation. Mr. James shared there is no commitment on leverage funds for implementation, that would be subject to a separate grant application. Council discussed the \$55,000 commitment.

Councilman Gaylor asked about the request for additional leverage. Mr. Anthony Goodson shared the process the Housing Authority has been following regarding the grant.


Mr. James shared information regarding the proposed budget (listed above).

Councilman Broadway made a motion to approve \$55,000 of Community Development Block Grant (CDBG) funds be committed to a HUD-eligible Choice Neighborhoods planning activity and authorize the Mayor Pro Tem to sign the letter of financial commitment to accompany the HUD Choice Neighborhoods Planning Grant application. The motion was seconded by Councilman Gaylor. Mayor Pro Tem Polack, Councilman Broadway, and Councilman Gaylor voted for the motion. Councilwoman Jones voted against the motion. The motion passed 3:1.

*RESOLUTION NO. 2022-69 "RESOLUTION APPROVING A PORTION OF COMMUNITY DEVELOPMENT
BLOCK GRANT FUNDS ALLOCATION FOR CHOICE NEIGHBORHOODS PLANNING ACTIVITY"*

The meeting adjourned at 5:26 pm.




Taj Polack
Mayor Pro Tem


Laura Getz, MMC/NCCMC
City Clerk