

**CITY OF ELDORA DETAILED STATUS OF FUNDED ACTIVITIES MEETING
MINUTES**

**ELDORA CITY COUNCIL REGULAR SESSION MEETING
TUESDAY, MARCH 14TH, 2023 AT 6:10PM
ELDORA CITY HALL COUNCIL CHAMBERS**

The City of Eldora held a public hearing at 6:05pm on 3/14/23 at the City Hall Council Chambers at 1442 Washington Street, Eldora, IA 50627 on the status of the Community Development Block Grant – COVID for the Harrison Building Upper-Story Housing Conversion project that will result in two new affordable housing units in downtown Eldora. Council member Kramer made the motion, second by council member Morton to open the public hearing. AYES: Kramer, Morton, Drake and May Jr; NAYS: vacancy. Motion carried. The public hearing opened at 6:08 pm.

The following update was provided on the status of funds for the Community Development Block Grant – COVID for the Harrison Building Upper-Story Housing Conversion project:

A) A General Description of Accomplishments to Date

- As of 3/01/23, the developer of the project, Huegerich Construction Company, has completed roughly 90% of the plumbing, electric, and HCAV installation. In addition, all utilities have been connected, new windows have been installed, and 100% of the work needed to repair the foundation, East wall, and roof have been complete.

B) A Summary of Expenditures to Date

- To date, \$232,101.95 has been expended for this project, \$184,985.00 from the CDBG and \$47,116.95 from Huegerich Construction Company.

Total Project Budget:	\$462,627.00
CDBG Amount:	\$368,701.00
Huegerich Construction Company Amount:	\$93,926.00
Total Project Costs to Date:	\$232,101.95
CDBG Amount:	\$184,985.00
Huegerich Construction Company Amount:	\$47,116.95

C) A General Description of Remaining Work

- Insulation will be added next week, drywall will be added in two weeks, and the exterior wall will be repainted as soon as the weather allows.

D) A General Description of the Changes Made to the Project Timeline

- The original end date for the grant award period was May 31st, 2023.
- In order to meet the grant opportunity’s national objective of benefiting low- and moderate-income persons, the apartments must be leased by the end of the grant award period.
- Long wait periods for construction materials from manufacturers, which has been a widespread issue across the State of Iowa in recent years, pushed the start date of construction back several months.
- The project is on track to have construction completed and 100% of the costs expended by the initial deadline of May 31st, 2023, but the City of Eldora has requested a year-long grant extension to ensure the apartments will be leased before the new deadline in order to meet the grant’s national objective requirement.

Council member Kramer made the motion, second by council member Drake to close the public hearing. AYES: Kramer, Drake, May Jr and Morton; NAYS: vacancy. Motion carried. The public hearing closed at 6:13 pm.

David W. Dunn, Mayor

ATTEST:

Chandra Kyte, City Clerk