

ECONOMIC AND URBAN DEVELOPMENT MEMORANDUM

Memo No. 09-46

June 10, 2009

**TO:** Honorable Mayor Michael T. Carrigan and City Council  
**FROM:** Ryan P. McCrady, City Manager *RM*  
 Greg C. Crowe, Assistant City Manager of Economic & Urban Development *GC*  
 Richelle Irons, Assistant Director of Economic & Urban Development *RI*

**SUBJECT:** CDBG-R, Homeless Prevention and Rapid Re-Housing Program and Energy Efficiency Block Grant Funding Through the American Recovery and Reinvestment Act Study Session

The City of Decatur in March 2009 was informed that we would be receiving direct allocations for the following programs:

<b><i>Recovery Act of 2009</i></b>	<b><i>Grant Amount</i></b>
<b>Community Development Block Grant-R</b>	<b>\$407,376</b>
<i>Grant Guidelines:</i> The funding is an expansion of the current CDBG Program and will support programs for housing, community and economic development and assistance for low and moderate income persons.	
<b>Homelessness Prevention Fund &amp; Rapid Re-Housing</b>	<b>\$623,309</b>
<i>Grant Guidelines:</i> These funds are designed to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. Examples of assistance could include but is not limited to: rental assistance, utility deposits and payments, motel and hotel vouchers	
<b>Energy Efficiency and Conservation Block Grant</b>	<b>\$768,200</b>
<i>Grant Guidelines:</i> The funding will support energy audits and energy efficiency retrofits in residential and commercial buildings, the development and implementation of advanced building codes and inspections, and the creation of financial incentive programs for energy efficiency improvements. Other activities eligible for use of grant funds include transportation programs that conserve energy, projects to reduce and capture methane and other greenhouse gas emissions from landfills, renewable energy installations on government buildings, energy efficient traffic signals and street lights, deployment of Combined Heat and Power and district heating and cooling systems, and others.	

City staff since that time has been putting a strategy together on how best to allocate those dollars for our community while leveraging our existing programs and Federal allocations. Attached with this memo is an updated spreadsheet that shows the City's investment into ensuring that everyone enjoys sustainable, thriving neighborhoods with an efficient and well maintained infrastructure that was originally produced for the City's 2009-2010 Budget.

Since capital investment in this year's budget had to be reduced staff is going to utilize the **additional CDBG allocation of \$407,376** to upgrade sidewalks in the City's central core in the Weed N. Seed Area. The original CDBG amount of \$200,000 was originally allocated for infrastructure improvements. It will now be reallocated to the Energy Conservation Program and Roof Program for owner occupied structures.

The City will partner with agencies that run programs that meet the eligible criteria for the Homelessness Prevention and Rapid Re-Housing Fund. The **\$623,309 allocation of Homelessness Prevention and Rapid Re-Housing Funds** will be carried out by sub recipients with existing programs.

With the **Energy Efficiency and Conservation Block Grant allocation of \$768,200**, City staff is planning on expanding our existing Residential Energy Retrofit program, municipal building retrofits and expanding the Cities and Communities Energy Sustainability now and in future years. The City's Energy Efficiency & Conservation Block Grant Strategy and application is due June 25, 2009 to the Department of Energy.

The first step of the City's Strategy would be securing a firm to assist us in developing a Sustainability Plan including municipal building audits. State agencies Smart Energy Design Assistance Center (SEDAC) provide some of these services at no cost. A portion of the allocation would be utilized to produce the Sustainability Plan. The goal of the Sustainability Plan is to have objectives in place to reduce the City's energy output, provide assistance to residential and commercial owners to conserve energy as well as explore synergies already established by ADM's Carbon Sequestration Program and Secure Energy's future Coal Gasification Plant.

The existing Residential Energy Retrofit grants program has \$220,000 budgeted in CDBG dollars for this year. City staff has already allocated approximately \$70,000 of the budgeted amount. We propose using approximately half of the Energy Block Grant dollars to expand the program for additional residential retrofits.

After municipal building audits have been completed a priority list of energy improvements for municipal buildings will be compiled. Approximately half of the Energy Block Grant dollars would be expended on the highest priority retrofits.

Additional CDBG dollars will also be allocated to Energy Efficiency by offering grants to businesses for energy retrofits. The City has \$100,000 budgeted in CDBG for Economic Development. These projects will also need create new or retain jobs. The \$100,000 budgeted for Economic Development was previously allocated to Soy Capital bank on East Eldorado for façade and exterior renovations. That project's scope is smaller than originally proposed, so the Bank is able to move forward with the project without the assistance of the CDBG dollars.

If you have any questions regarding this matter, please do not hesitate to contact Greg Crowe at 424-2727.

# FY 09-10 Neighborhood Program Funding Allocation

## OWNER OCCUPIED PROGRAMS

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
Residential Rehabilitation	Funds will be used to improve existing housing conditions. Full owner-occupied rehabilitation.	\$866,299	\$200,270	\$232,607	HOME
Homebuyer Program	Funds will provide downpayment assistance for first-time homebuyers.	\$119,000	\$41,000	\$217,500	HOME
Roof	Program addresses roof replacements. \$100,000 additional reallocated from Public Improvements	\$270,000	\$357,029	\$159,000	CDBG
Energy Conservation	Program provides insulation, furnaces, water heaters, siding, insulated doors and windows. \$100,000 additional reallocated from Public Improvements	\$320,000	\$508,298	\$210,000	CDBG
CPTED	Program provides safety improvements to low-mod homeowners.	\$50,000	\$15,789	\$20,000	CDBG
Emergency	This program assists with emergency repairs to homes i.e. furnaces, sewer repairs, water heaters.	\$50,000	\$98,034	\$50,000	CDBG
Accessibility	Program provides accessibility improvements i.e. ramps, widen doorways and grab bars.	\$48,500	\$46,576	\$35,000	CDBG
<b>TOTAL</b>		<b>\$1,723,799</b>	<b>\$1,266,996</b>	<b>\$924,107</b>	

## PROPERTY AESTHETIC AND MAINTENANCE PROGRAMS

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
GLO	Get the Lead Out - State matched program that provides lead remediation for Macon County Health Dept. referred homes.	\$92,000	\$0	\$92,000	GENERAL
LEAD	Funds will be used to assist with the cost associated w/ lead remediation.	\$50,000	\$9,250	\$85,000	CDBG
Code Enforcement	Funding for Neighborhood Service Officers to identify and remediate property maintenance deficiencies.	\$483,443	\$409,679	\$437,524	GENERAL
Code Enforcement	Funding for Neighborhood Service Officers who work directly in low-moderate income neighborhoods to identify and remediate property maintenance deficiencies.	\$153,701	\$145,105	\$156,116	CDBG

**PROPERTY AESTHETIC AND MAINTENANCE PROGRAMS (CONT.)**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
Demolition	Funds used to demolish unsafe or substandard homes.	\$325,000	\$405,252	\$425,000	GENERAL
Demolition	Funds used to demolish unsafe or substandard homes in low/moderate income neighborhoods.	\$300,000	\$200,000	\$200,000	CDBG
Facade	Funds provided to business/residential owner in restoring exterior facade. \$130,000 available for up to 2 new grants. \$65,000 was approved by City Council in FY 08/09.	\$195,000	\$84,598	\$265,000	CDBG
HASC	Historical and Architectural Sites Commission: Funding provides for preservation and educational programs in the City's Local and National Historic Districts.	\$20,000	\$8,574	\$20,000	PLANNING
Olde Towne TIF Rehab.	Funds used to improve exterior facades and address code deficiencies of properties in the Near West Neighborhood. Program parameter recommendations to be established by Olde Towne TIF Committee.	\$200,000	\$0	\$200,000	OT TIF
<b>TOTAL</b>		<b>\$1,819,144</b>	<b>\$1,262,457</b>	<b>\$1,880,640</b>	

**PUBLIC SERVICE PROGRAMS**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
RNNC	Funding for Regional Neighborhood Network Conference	\$59,000	\$5,471	\$65,000	GENERAL
NIC	Neighborhood Improvement Commission grants of up to \$5,000 for neighborhood improvement programs.	\$50,000	\$38,140	\$50,000	GENERAL
Neighborhood Outreach	Funding for City staff to communicate and provide outreach to neighborhood groups and citizens i.e. CONO representation, trash/recycling customer service, Adopt a Street, neighborhood planning.	\$245,145	\$162,992	\$217,213	GENERAL
CHDO	Funds will be distributed to HUD-certified Community Housing Development Organizations for affordable housing opportunities.	\$168,984	\$138,915	\$331,647	HOME
CHDO Operating	Funds to assist with the direct operation of the CHDO program.	\$25,000	\$4,750	\$13,000	HOME

**PUBLIC SERVICE PROGRAMS (CONT.)**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
CDBG Public Service CONO	Listed in the Budget as one program. Will provide funding for the following four programs in italics. <i>Continued funding of subrecipient for neighborhood grants and assistance with operational activities; will also assist with Regional Neighborhood Network Conference.</i>	\$155,000	\$88,012	\$205,000	CDBG
		\$15,000	\$6,636	\$15,000	CDBG
Literacy	<i>Continued funding of Project Read &amp; Dove for an Adult Literacy Program.</i>	\$50,000	\$100,000	\$100,000	CDBG
Employment Training	<i>Subrecipient will receive funding to assist in job training.</i>	\$70,000	\$0	\$70,000	CDBG
Tenant Counseling Program	<i>Subrecipient will support the expansion or creation of renter counseling program.</i>	\$20,000	\$0	\$20,000	CDBG
Homelessness Prevention	Programs to assist homeless individuals. Funds provided through ARRA.	\$623,309	\$0	\$0	STIMULUS
Project Delivery Costs	Costs incurred to develop and inspect projects i.e. NPS/RCS/.	\$303,411	\$269,563	\$318,668	CDBG
<b>TOTAL</b>		<b>\$1,629,849</b>	<b>\$726,467</b>	<b>\$1,200,528</b>	

**PUBLIC INFRASTRUCTURE AND FACILITY IMPROVEMENTS**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
Supportive Housing	Funds approved by City Council in FY08-09 for Woodford Homes that will provide supportive housing rental units for persons with developmental and physical disabilities.	\$432,920	\$0	\$200,000	HOME
Public Improvements	Funds used to replace sidewalks, or improve streets and assist with sewer improvements. \$407,736 from ARRA Funds.	\$407,376	\$0	\$200,000	STIMULUS
Economic Development	Grants to businesses for energy efficiency improvements.	\$100,000	\$0	\$100,000	CDBG
Energy Conservation	Funds to support energy efficiency retrofits in residential and municipal buildings as well as development of a Sustainability Plan for the City.	\$768,200	\$0	\$0	STIMULUS
Public Facilities	Funding available for the development of a neighborhood facility.	\$100,000	\$0	\$100,000	CDBG
<b>TOTAL</b>		<b>\$1,808,496</b>	<b>\$0</b>	<b>\$600,000</b>	

**WABASH CROSSING DEBT SERVICE**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
Section 108 Repayment	Repayment of Section 108 Loan - Wabash Crossing Phase I Infrastructure.	\$120,000	\$100,000	\$100,000	CDBG
Section 108 Repayment	Repayment of Section 108 Loan - Wabash Crossing Phase I Infrastructure.	\$159,262	\$180,386	\$180,386	DEBT
LOC Repayment	Letter of Credit Repayment for Wabash Crossing Phase II Infrastructure.	\$150,000	\$102,728	\$300,000	WATER
<b>TOTAL</b>		<b>\$429,262</b>	<b>\$383,114</b>	<b>\$580,386</b>	

**ADMINISTRATION**

Program/ Activity	Description	FY09-10 Budget	FY08-09 Actuals	FY08-09 Rev. Budget	Fund
HOME Administration	Funds used to carry-out and administer HOME programs.	\$64,931	\$47,920	\$65,907	HOME
General Administration	Costs incurred to oversee, develop and carry-out CDBG funding.	\$151,308	\$129,280	\$193,377	CDBG
Indirect Costs	Any costs that are incurred as a result of grant award activities.	\$52,820	\$41,818	\$50,181	CDBG
<b>TOTAL</b>		<b>\$269,059</b>	<b>\$219,018</b>	<b>\$309,465</b>	

**COUNCIL INFORMATION MEMORANDUM  
NO. 2009- 41**

**Date:** June 1, 2009

**To:** Honorable Mayor McElroy and City Council Members

**From:** Ryan P. McCrady, City Manager  
Richard G. Marley, P.E., Public Works Director

**RE:** FY 2010-14 Capital Improvements Plan

**Introduction.** This memorandum transmits the 5-year Capital Improvement Plan (CIP) for FY 2010 to FY 2014. The capital spending plan described in this CIP document was prepared during the early months of 2009 and reviewed by City Council on March 28, 2009.

The CIP document is grouped into spending plans for each capital fund, with a divider tab provided for each of the funds. Within each fund, the proposed spending plans for projects are summarized by class of infrastructure. Following the summary pages, detailed worksheets are provided for each project. A list of unfunded projects is included at the end of the document. Each of the unfunded projects is further described on the detailed worksheets.

**Classes of Infrastructure.** The 5-year CIP shows the total planned spending within each fund for each class of infrastructure. There are 11 classes of infrastructure:

1. **Buildings & Grounds.** Includes projects that may not be site specific.
2. **Street Lights.** Limited to “stand alone” street light projects.
3. **Parking.** Includes lots, structures and all components of the parking system.
4. **Sanitary Sewers.** Includes combination sewers and sanitary pump stations.
5. **Storm Sewers.** Includes storm pump stations.
6. **Bridges.** Includes any structure with a span of 20 feet or more.
7. **Sidewalks.** Includes ramps and bike paths.
8. **Streets.** Includes streets, alleys, curbs, gutters, shoulders, ditches.
9. **Signals & Signs.** Includes traffic signals, interconnect systems and signs.
10. **Lake.** Includes the lake, dam, and dredging projects.
11. **Water System.** Water treatment plant, mains, and storage tanks.

**Total Planned Capital Improvements.** Two tables and pie charts are included in this memo summarizing planned spending from general funds and water funds. Since water projects are funded from user fees, they are summarized separately from general CIP projects. The tables and charts enables quick comparison of funding levels.

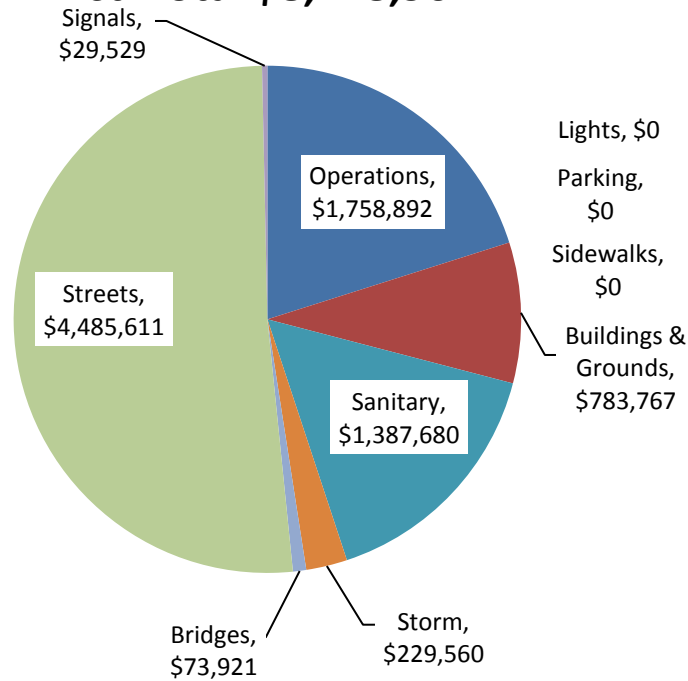
**Unfunded Projects.** The CIP document includes a section listing 53 unfunded projects. These are projects for which a need has been identified, but no funding is available. As funding becomes available, projects should be moved from the unfunded list, and included on one of the funded project lists.

**Table 1 – General Capital Funds  
City of Decatur Capital Improvements Plan  
FY 2010 to FY 2014**

<b>Infrastructure Type</b>	<b>EST FY 2009</b>	<b>FY 2010</b>	<b>FY2010</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>
<b>Operations</b>	\$1,758,892	\$2,234,608	\$1,906,727	\$1,865,255	\$1,823,959	\$1,842,846
<b>Buildings &amp; Grounds</b>	\$783,767	\$199,500	\$88,000	\$88,000	\$88,000	\$88,000
<b>Street Lights</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parking</b>	\$0	\$120,000	\$0	\$0	\$0	\$0
<b>Sanitary Sewers</b>	\$1,387,680	\$2,597,500	\$1,547,500	\$1,210,000	\$1,110,000	\$1,110,000
<b>Storm Sewers</b>	\$229,560	\$496,980	\$420,000	\$470,000	\$480,000	\$480,000
<b>Bridges</b>	\$73,921	\$115,000	\$710,000	\$200,000	\$50,000	\$600,000
<b>Sidewalks</b>	\$0	\$25,000	\$150,000	\$200,000	\$175,000	\$150,000
<b>Streets</b>	\$4,485,611	\$5,020,000	\$2,580,000	\$3,080,000	\$2,830,000	\$3,080,000
<b>Signals</b>	\$29,529	\$280,000	\$180,000	\$30,000	\$30,000	\$30,000
<b>Total</b>	<b>\$8,748,961</b>	<b>\$11,088,588</b>	<b>\$7,582,227</b>	<b>\$7,143,255</b>	<b>\$6,586,959</b>	<b>\$7,380,846</b>

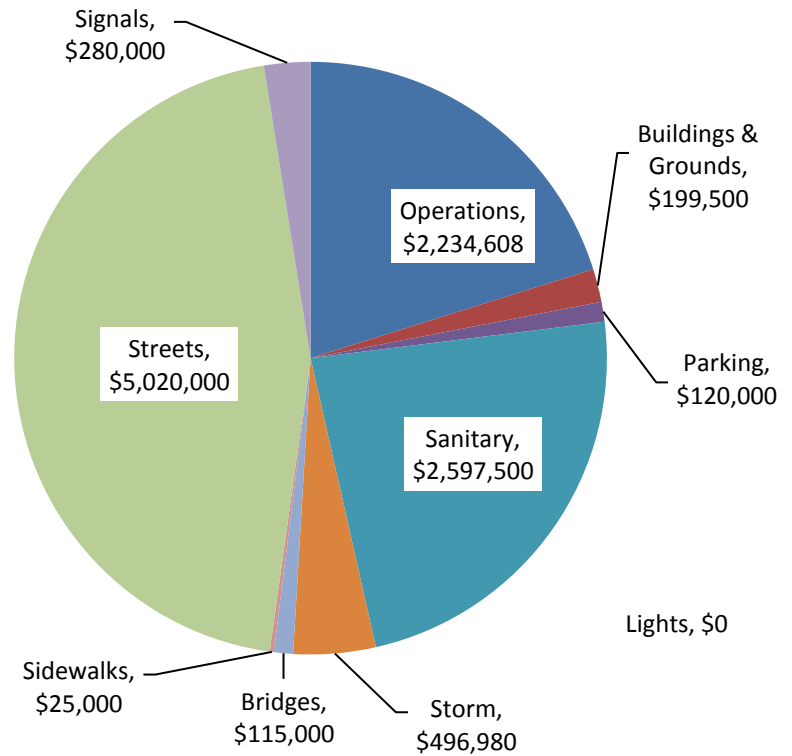
## FY 2009 Capital Improvements Plan

Est. Total \$8,748,961



## FY 2010 Capital Improvements Plan

Total \$11,088,588

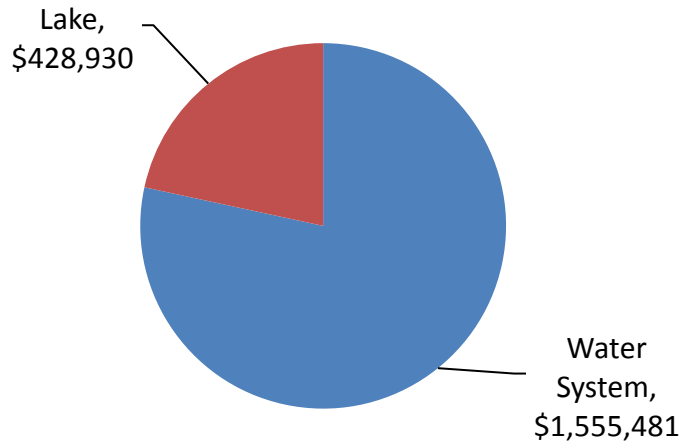


Note 1: Pie charts are sized to approximate total expenditures.

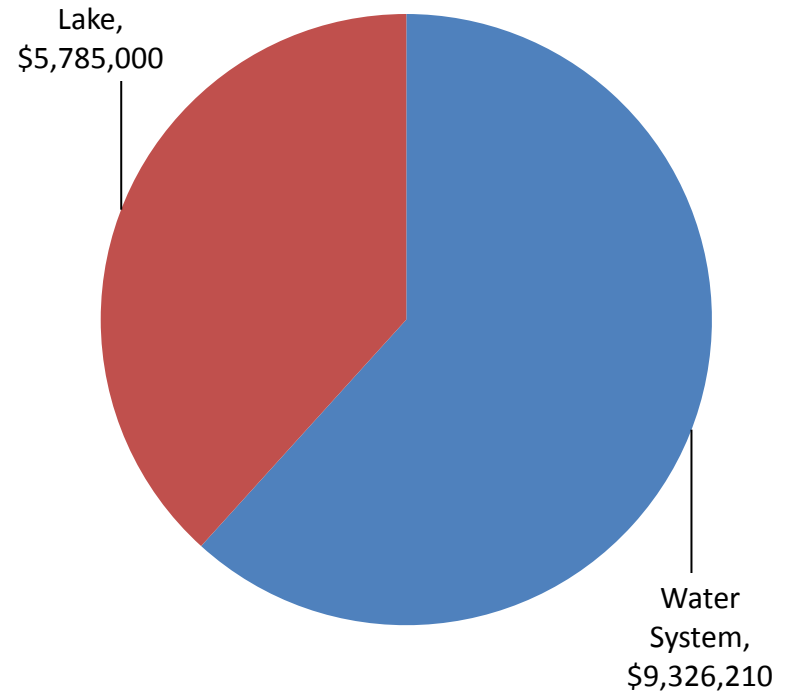
**Appendix 2 – Water Fund  
City of Decatur Capital Improvements Plan  
FY 2010 to FY 2014**

<b>Infrastructure Type</b>	<b>EST FY 2009</b>	<b>FY 2010</b>	<b>FY2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>
Water System	\$1,555,481	\$9,326,210	\$7,266,831	\$924,250	\$1,881,750	\$1,054,250
Lake	\$428,930	\$5,785,000	\$4,801,000	\$294,000	\$4,871,000	\$6,698,000
<b>Grand Total</b>	<b>\$1,984,411</b>	<b>\$15,111,210</b>	<b>\$12,067,831</b>	<b>\$1,218,250</b>	<b>\$6,752,750</b>	<b>\$7,752,250</b>

**Capital Improvements Plan  
Water Fund  
Estimated FY 2009 Expenditures  
Total \$1,984,411**



**Capital Improvements Plan  
Water Fund  
Estimated FY 2010 Expenditures  
Total \$15,111,210**



Note 1: Pie charts are sized to approximate total expenditures.