

Village of Peoria Heights
Public Hearing
July 20, 2021

The public hearing was called to order at 5:30 p.m.

Everyone stood for a moment of silence and the Pledge to the Flag.

Upon calling roll, the following Trustees were present: Sarah DeVore, Jeff Goett, Beth Khazzam, David Marfell, Matthew Wigginton, Brandon Wisenburg. Others present included Mayor Michael Phelan, Village Administrator and Chief of Police Dustin Sutton, and Village Clerk Stephanie Turner.

Mayor Phelan thanked the residents in attendance. He noted the Village has recently made housing a priority. Mayor Phelan invited Mr. Michael Bruner and Mr. Gabriel Guevara of Tri-County Regional Planning Commission forward to speak about the Village's housing grant application.

Mr. Bruner explained that the Village was applying for a grant from the State of Illinois Department of Commerce and Economic Opportunity. He stated the maximum grant award was for \$550,000, and the Village would be applying for the full grant award. He explained that the grant is to help homeowners bring their homes back up to current building standards as well as retrofit improvements for disabled occupants. He explained the qualifications for grant funding including homeownership and income guidelines. He noted that priority was given to individuals in lower income brackets. Mr. Bruner explained that the Village is still in the process of applying for the funds from DCEO to create the program. He stated the application will be turned in to DCEO in early August. DCEO will announce the municipalities receiving funds in late winter or early spring of 2022. The Village would then begin the application process after administrative processes were complete. Mr. Bruner explained that the Village plans to offer funding for 10 homes. Mr. Bruner explained that the process would involve an inspection and assessment process prior to the construction work. He noted that both homeowners and the Village would be consulted during that process. Mr. Bruner stated that the maximum award to a homeowner would be \$50,000. He also stated homes built in a floodplain are ineligible.

Mr. Bruner asked if the attendees had any questions. A resident asked if his disability income would count toward his income. Mr. Bruner stated it would. Another resident asked if the lowest income applicant would receive grants first. Mr. Bruner explained that income, elders in residence, and disability would be factored into choosing recipients. The resident asked for more information about the inspection. Mr. Bruner explained that the inspector would go through with the homeowner to identify problem areas to be addressed. Trustee Marfell asked about the Village's role in the process. Mr. Bruner explained Tri-County would administer the grant, and the Village would need to provide an assessor and an inspector. Chief Sutton stated the Village had already had conversations about that requirement. Chief Sutton asked Mr. Bruner to speak about the renewability of the grant. Mr. Bruner explained the grant program was an annual grant, and the Village could continue to apply even after receiving funds. A resident asked if the Village would be hiring the construction work to be done. Mr. Bruner explained that the Village would be receiving funds and be paying the bills. He noted that the homeowner would have the right to comment on the construction company doing the work as well as what work is done. Trustee DeVore asked if a homeowner could do the work themselves. Mr. Bruner stated it had to be done by an approved contractor. Trustee DeVore asked what elements of the application the Village might still be missing. Mr. Bruner explained that the Village was still accepting surveys, but it had gathered its minimum needed. He stated that the Village is still working on getting

letters of interest from contractors to support its application. A resident asked if the Village would provide a list of contractors. Mr. Bruner explained that the Village would have a list of interested contractors so it could provide to them the properties available for bid, but the homeowner can provide additional contractors. Mr. Bruner also noted the information regarding bids would be publicly available. A resident asked if the lowest bid would automatically win the bid. Mr. Bruner explained that the homeowner, Tri-County, and the Village would work together to choose the contractor. Another resident asked about solutions if there were problems with the construction. Mr. Bruner noted that the Village and Tri-County would assist the homeowner in fixing any problems that arose.

Mayor Phelan thanked everyone for attending the public hearing and noted the Village is excited to begin work in the neighborhoods.

The public hearing was adjourned at 5:49 pm.

Michael Phelan, Mayor

Stephanie Turner, Village Clerk