

**Troy CDBG-NR Second Public Hearing Meeting**  
**Troy Board of Commissioners**  
**Regular Monthly Meeting**  
**Monday, July 1, 2019**

The Town of Troy Board of Commissioners met in the Board Room of the Troy Town Hall with Mayor Sherri Harris Allgood presiding.

**BOARD MEMBERS PRESENT:** Mayor Allgood, Mayor Pro Tem Bruce Hamilton, Commissioners Kayren Brantley, Angela Elkins, Wallace Jones and Damon Prince.

**BOARD MEMBERS ABSENT:** No one was absent.

**TOWN STAFF PRESENT:** Manager Greg Zephir, Clerk/Finance Officer Cathy Maness, Police Chief Kenny Allen, Administrative Assistants Nolan Grace and Halee Ratcliff.

**MEDIA PRESENT:** Tammy Dunn with the Montgomery Herald.

**OTHERS PRESENT:** Jane Smith, Sharon Harkins, Lisa Martin, Faye Atkinson, Cynthia Holt, Mary Leslie Carpenter, Ray and Dana Dawson, Col. Terry Crews, Lee Proctor, Brian and Sheila Helms, Dorothy Patterson, Patty Horne Simmons, Rev. Paul Whitley, Charles G. Whitley, Joe Filippelli-Warner

Mayor Allgood opened the meeting and Mayor Pro Tem Hamilton gave the invocation. Mayor Allgood led the pledge of allegiance to the flag.

**PUBLIC FORUM:**

**MINUTES**

**PUBLIC HEARING – CDBG-NRP GRANT APPLICATION:** Mayor Allgood opened the public hearing on the proposed grant application. This public hearing on July 1st, 2019, will provide an explanation and description of the FY2019 North Carolina Department of Commerce Community Development Block – Neighborhood Revitalization Program.

We are present to discuss the purpose of the public hearing for the Town of Troy's CDBG-Neighborhood Revitalization Program funding application. The purpose of the public hearing is to obtain citizen's views and to allow response from the public to funding proposals and answer any questions posed by citizens. This public hearing will cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-NRP funding application to the state of the North Carolina.

The Town of Troy proposes to request funding from NC Department of Commerce CDBG Neighborhood Revitalization Program for the Troy Community Development Neighborhood Housing Improvements Project. The purpose of the CDBG NRP grant program is:

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of 2019 the CDBG NRP funding available is expected to be \$10,000,000. The maximum available grant is \$750,000. Applications for funding will be received July 17<sup>th</sup>, 2019.

The CDBG program is able to fund a wide variety of community development activities. The Neighborhood Revitalization (NR) category is designed to provide grants to local units of government for housing, housing related activities, and public facilities that support housing activities for low-to moderate-income persons.

The range of housing activities covered by the CDBG-NRP funds for the Neighborhood Revitalization includes:

- Rehabilitation, including substantial rehabilitation and reconstruction, disposition, acquisition, demolition, clearance, relocation, and emergency repair.

The Town of Troy is seeking an amount in CDBG-NRP funds not to exceed \$750,000 for the Troy Community Development Neighborhood Improvements Project. The purpose of the Town's request is to assist low to moderate income homeowners in the areas throughout the Town to make critical home repairs, specifically 3 reconstruction projects and 3 rehabilitation projects for qualifying low-moderate income homes.

A total of 100% of the CDBG NRP funding will be used to benefit Low to Moderate Income (LMI) people.

The Town of Troy will appoint the TNRC to act as the Housing Selection Committee to advise Town staff on the selection and prioritization of homes to be assisted. The Housing Selection Committee comprised of voting members provides the citizen participation opportunity for residents to contribute to the Town housing and neighborhood improvement plans.

If Town of Troy is awarded a CDBG - NRP grant, it will be required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that if the Town of Troy receives CDBG grant funding that the Town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. No displacement and/or relocation will occur as a result of the proposed CDBG grant activities.

In the past, the Town of Troy has applied for and received the following completed CDBG projects:

- List Name of Projects and Outcomes/outputs of the projects:  
CDBG-I Phase 1 Water and Sewer Project  
CDBG-I Phase 2 Water and Sewer Project

The Town of Troy will submit its CDBG-NRP application on July 17, 2019. Additional information is available from the Town Clerk. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressed to the Town within 10 business days and a written response to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

We open the floor for comments and questions about the CDBG program, and about the proposed project.

Mrs. Jo Warner asked why houses are not repaired that were damaged by storms. Mgr. Zephir explained that this grant application is for owner-occupied houses and can not be used for rental properties.

Ms. Patty Horne-Simmons asked if heir property is eligible. Mgr. Zephir stated as long as the heirs sign the property to the person living there or lifetime rights to the person living there.

Mrs. Mary Leslie Carpenter asked if the Town can condemn houses that are in bad shape. Mgr. Zephir stated we can, however it is a long process. We are also able to burn a couple houses per year as fire department training as long as the owners sign approval.

Rev. Paul Whitley asked if mobile homes qualify. Mgr. Zephir stated mobile homes do not qualify. The state considers them personal property.

Hearing no further comments, the Public Hearing was closed.

**RESOLUTION APPROVING THE APPLICATION FOR THE CDBG GRANT:** Mayor Allgood read the following Resolution Approving the Submittal of the CDBG-NRP Grant Application. Motion was made by Mayor Pro Tem Hamilton and second by Comm. Elkins to approve the Resolution as presented. All voted approval.

RESOLUTION FOR THE TOWN OF TROY

APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE TOWN OF TROY COMMUNITY DEVELOPMENT NEIGHBORHOOD REVITALIZATION HOUSING PROJECT

WHEREAS, the Town of Troy's Council has previously indicated its desire to assist in housing and community development efforts within the Town; and,

WHEREAS, the Council has held two public hearings concerning the proposed application for Community Development Block Grant funding to benefit the Town of Troy Community Development Neighborhood Housing Project; and,

WHEREAS, the Council wishes the Town to pursue a formal application for Community Development Block Grant funding to benefit the Town of Troy Community Development Neighborhood Housing Project; and,

WHEREAS, the Council certifies it will meet all federal regulatory and statutory requirements of the State of North Carolina Community Development Block Grant Program,

WHEREAS, the Council wishes to appoint the Troy Neighborhood Redevelopment Corporation Committee (TNRC) to also serve as the Housing Selection Committee for purposes of the Grant.

NOW, THEREFORE BE IT RESOLVED, by the Town of Troy Council that the Town is authorized to submit a formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant for the North Carolina Neighborhood Program to benefit the Town of Troy Community Development Neighborhood Housing Project, and appoints the Troy Neighborhood Redevelopment Corporation Committee as the Housing Selection Committee.

Adopted this the 1st day of July, 2019 in Troy, North Carolina.

[Handwritten signature]
Mayor

ATTEST:

[Handwritten signature: Cathy M. Maness]
Clerk to the Board

Motion was made by Comm. Elkins and second by Mayor Pro Tem Hamilton to approve the public hearing minutes for July 1, 2019. All voted approval.

Respectively submitted,

[Handwritten signature: Sherri Harris Allgood]
Sherri Harris Allgood, Mayor

[Handwritten signature: Cathy M. Maness]
Cathy M. Maness, Clerk