



**City of Blue Springs  
903 W. Main  
Blue Springs, Missouri 64015**

**CDBG ADVISORY COMMITTEE  
MINUTES  
Wednesday, May 15, 2019**

A regular meeting of the CDBG Advisory Committee of the City of Blue Springs was held at City Hall in the Development Conference Room 128 located at 903 W Main Street on Wednesday, May 15, 2019 with the following members, guests and staff in attendance:

**VOTING MEMBERS  
PRESENT**

Susan Stokenbury, PC Rep.  
Cindy Miller, Chairperson

Galen Ericson, Councilmember 1  
Ron Fowler, Councilmember 3  
Kent Edmondson, Councilmember 2

**STAFF / OTHERS**

Matt Wright, Com. Dev.  
Chris Sandie, Public Works  
Dennis Dovel, Parks  
Karen Findora, Liaison

Pam Buck, Downtown Alive!  
Melodie Chrisman, Com. Svc.  
League  
Mary Anne Metheny, Hope House

**CALL TO ORDER**

Chairperson Cindy Miller called the meeting to order at 6:00 p.m.

Chairperson Miller requested action on the November 20, 2018, meeting minutes. Councilmember Ron Fowler made a motion to approve the minutes, a second from Councilmember Galen Ericson, and a unanimous vote, the minutes for November 20, 2018, were approved as submitted.

**AGENDA ITEM 2  
PUBLIC HEARING / 2019-  
2020 / ANNUAL ACTION  
PLAN / PROJECTS &  
ACTIVITIES**

Chairperson Miller opened the public hearing for the Annual Action Plan at 6:08 p.m.

Matt Wright, Senior Planner, informed the Committee that this is the first of two meetings to discuss the 2019-2020 Annual Action Plan. The second meeting is scheduled for Wednesday, June 12, 2019 at 6:00 p.m. in the City Hall Development Conf. Room 128.

Mr. Wright stated that the purpose of this meeting is to review past projects that were completed since 2006. The Committee will review projects and activities that are recommended to be continued by staff and review other potential projects and activities as well as community needs. The Committee will then prioritize those activities for future funding.

The plan starts October 1 and runs through September 30, 2020. Staff will present a Draft of the Action Plan & Budget to the Committee at its June 12<sup>th</sup> meeting.

Mr. Wright stated that any of the projects that are presented have to meet at least one or more of the five goals from the 2017-2021 Consolidated Plan.

1. Reinvest in Downtown and Existing Neighborhoods
2. Provide Assistance for First Time Home Buyers
3. Support Public Services
4. Support Affordable & Accessible Housing
5. Support Administration & Planning

Mr. Wright went over a spreadsheet showing how the funds have been expended since the city first started receiving CDBG funds in 2006.

Mr. Wright provided a list of activities that were funded in the past. An updated Low-Moderate Income Area Census Block Group map was presented as well as an Expended Fund spreadsheet.

Mr. Wright also suggested a 10% penalty fee for repayments of First Time Home Buyers and Minor Home Repair grants to release liens (\$300 for \$3,000 grant and \$500 for \$5,000 grant). He expressed the fact that a number of applicants have recently sold their homes and are repaying the grants before the 3-year period is up. The 10% is what is used in other communities in the region.

The Committee is also asked to consider putting a cap on the number of times the Minor Home Repair Program may be utilized by an applicant/homeowner or a limit within a certain period of time to reduce potential abuse or overuse of the program.

Melodie Chrisman, Community Service League, Mary Anne Metheny, Hope House, and Pam Buck, Downtown Alive! were present and explained their needs to the Committee.

## QUESTIONS

Councilmember Fowler expressed that he would like to see the funds go directly to people in need and to sidewalks and infrastructure instead of the Façade Program, which is going to "For-Profit Business". He stated that there is money that can still go out to For Profit Business instead of the CDBG Grant. The funds should go to low income only.

Councilmember Galen Ericson stated that he is in favor of the Façade Program.

Chairperson Miller stated that she felt one of the purposes of the CDBG Funds is to improve the Blighted areas, to help improve the looks of the area, to draw people and business into the Downtown District.

Committee Member Susan Stokenbury asked if the money is for low income then how did some of these current funds go to For-Profit Business. Mr. Wright stated that a minimum of 70% of CDBG funds have to go to a low-income purposes and generally the city always exceeds that. You can expend up to 30% for Slum and Blight areas and that is how some of the For-Profit

Businesses receive funds. Mr. Wright stated that you need to look at this community wide and how are the funds helping low income with jobs and services in the Blighted areas.

Councilmember Kent Edmondson stated that a lot of that was to help spur the redevelopment of downtown, to go from being service office area with low rental rates, low per square footage rate, to try and bring those values up by making the appearance look good and bring in businesses that had more employees. Pam Buck stated that they are constantly looking for businesses to come in and invest in the downtown area.

A question was asked about natural disaster emergency funds. Mr. Wright stated that HUD does provide emergency disaster grants if need be. Those funds are separate from the funds that the city currently has.

**HEARING CLOSED**


Chairperson Miller closed the public hearing at 6:51 p.m.


**OTHER BUSINESS**

The next meeting is scheduled for Wednesday, June 12, 2019 at 6:00 p.m. (City Hall – Development Conference Room 128)

**MEETING ADJOURN**

With no further discussion, a motion was made by Councilmember Galen Ericson to adjourn at 7:00 p.m. Seconded by Councilmember Ron Fowler.

  
Respectfully Submitted by,  
Karen Findora, Recording Secretary

  
Cindy Miller, Chairperson

  
Date