



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA**  
**Community Development Authority**  
**April 25, 2012 at 4:30 pm**  
**The Forum**  
**Beloit City Hall**  
**100 State Street**

1. Call to Order and Roll Call
2. Citizen Participation
3. Review and Consideration of the Minutes of the Regular Meeting held on March 28, 2012
4. Housing Authority
  - a. Presentation of January Activity Report (Pollard)
  - b. Presentation of January Financial Report (Pollard)
  - c. Review and Consideration of Resolution 2012-06, Authorizing the Community Development Authority to Apply for the FY 2012 Family Self-Sufficiency (FSS) Coordinator Grant (Pollard)
  - d. Review and Consideration of Resolution 2012-09, Authorizing the Community Development Authority to Apply for Funding for a Family Self-Sufficiency (FSS) Program Grant Under the Resident Opportunity Self-Sufficiency Program (ROSS) Notice of Funding Availability (NOFA) (Pollard)
  - e. Review and Consideration of Resolution 2012-15, Authorization to Write-Off Beloit Housing Authority Public Housing Tenants Accounts Receivable 2011 Fourth Quarter Vacated Residents (Pollard)
5. Community Development
  - a. Review and Consideration of Resolution 2012-16, Awarding the Rehabilitation Contracts for 122 Hackett Street (Schneider)
  - b. Review and Consideration of Resolution 2012-17, Authorizing the Community Development Authority to Purchase 745 Vernon Avenue (Downing)

\*\* Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

6. Adjournment

*If you are unable to attend this meeting, notify the Housing Authority Office at 364-8740 **no later than 4:00 PM the day before the meeting.***

Notice Mailed: April 20, 2012

Approved: Julie Christensen, Ex. Director

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**Minutes**  
**Beloit Community Development Authority**  
**100 State Street, Beloit WI 53511**  
**March 28, 2012**  
**4:30 P.M.**

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, March 28, 2012 in the Forum at City Hall, 100 State Street.

1. **Call to Order and Roll Call**

Meeting was called to order by Chairperson Johnson at 4:30 p.m.

**Present:** Commissioners Adama, Johnson, Luebke, Smith and Van De Bogart

**Absent:** Commissioner Jacobs and Simpkins

**Staff Present:** Julie Christensen, Teri Downing, and Scott Schneider

2. **Citizen Participation**

None.

3. **Review and Consideration of the Minutes of the Regular Meeting Held on February 22, 2012**

Commissioner Van De Bogart made a motion to approve the minutes, seconded by Commissioner Luebke to approve the minutes. The motion carried, 5-0.

4. **Housing Authority**

Items 4a – 4d were laid over to the next meeting.

5. **Community Development**

a. **Review and Consideration of Resolution 2012-10, Recommending Approval of an Amendment to the 2012 HOME Investment Partnership (HOME) Budget Related to Community Housing Development Organization (CHDO) Funding**

Julie Christensen presented the staff report. Commissioner Van De Bogart asked if we should be awarding a larger amount to Community Action, Inc. if NHS is having a difficult time spending the funds. Ms. Christensen suggested that we start with splitting it evenly between the two agencies, and if NHS continues to have difficulty expending the funds, we can bring it back before the board.

Commissioner Van De Bogart made a motion to approve the resolution, seconded by Commissioner Luebke. The motion carried, 5-0.

b. **Review and Consideration of Resolution 2012-11, Authorizing the Community Development Authority to Purchase 720 Parker Avenue**

Teri Downing summarized the staff report and explained that we are still negotiating with the bank on this purchase. Commissioner Van De Bogart asked if it would be helpful to approve a low-ball offer of \$10,000. Ms. Downing explained that we are on tight deadlines with the state related to the expenditure of funds for the Neighborhood Stabilization Program (NSP) program, and we are losing

properties to others because others are willing to pay more. We risk losing the property if we go as low as \$10,000.

Commissioner Luebke expressed concern that we were going invest \$120,000 in rehabbing the house and asked how much we anticipated selling the house for. Teri Downing explained that the house would probably sell for \$60-70,000 in that neighborhood but that the purpose of the NSP program is to stabilize neighborhoods and to purchase and rehab foreclosed houses that the private market does not want to buy. She further explained that this particular property has two houses on one lot and that the back house is condemnable. The private market is not likely to pick it up, and it is a beautiful house worthy of rehabilitation.

Commissioner Van De Bogart commented that the City has the grant funds to buy these properties, but is it really worth it. Teri Downing responded that it is. Commissioner Luebke commented that we really need to get good homeowners. Otherwise, we could spend the money to rehab it, and the house could be back in the condition it is now. He also commented that he hoped we would work to get the best prices we could on the rehab. Julie Christensen explained that the CDA board will have approval of the bids and the sale price once the house is rehabbed and sold.

Teri Downing explained that some of the costs are related to items such as asbestos removal, lead abatement, and the house has knob and tube wiring which needs to be replaced.

Commissioner Luebke asked if we had a program to use underemployed and unemployed people. Teri Downing responded that Community Action has a program and that the Section 3 requirements give preference to local and low and moderate income contractors.

Commissioner Adama asked if we could take a loss on the property. Teri Downing responded that we can take a loss on the property, and she further explained that she already had this purchased pre-approved with the state, who funds this program.

Commissioner Adama made a motion to approve the resolution, seconded by Commissioner Luebke. Motion carried, 5-0.

Commissioner Van De Bogart left the meeting.

c. Review and Consideration of Resolution 2012-12, Authorizing the Community Development Authority to Purchase 736 Parker Avenue

Teri Downing summarized the staff report. Commissioner Adama asked what price we sell the vacant lot for once the house is demolished. Teri Downing

commented that we anticipate selling it for between \$0 and \$500. Scott Schneider commented that we did sell the last lot under NSP for between \$1,100 and \$1,200.

Commissioner Luebke made a motion to approve the resolution, seconded by Commissioner Adama. Motion carried, 4-0.

d. Review and Consideration of Resolution 2012-13, Authorizing the Community Development Authority to Purchase 823 St. Lawrence Avenue

Teri Downing summarized the staff report. Commissioner Luebke commented that he had the same concerns about 823 St. Lawrence Avenue as he expressed for 720 Parker Avenue. We need to keep the rehab costs down as much as possible. Scott Schneider explained that he estimates conservatively. He likes to keep the estimates high, so that the board is not shocked by higher prices when the bids come in.

Commissioner Luebke asked if we have to purchase high-end appliances. Teri Downing explained that the grant does require us to purchase energy star appliances. Scott Schneider explained that we are trying to raise the property values in the area and trying to provide housing that is as energy efficient as possible.

Commissioner Adama commented that we are giving people the opportunity to have a quality house. Teri Downing commented that we also need to make these houses as sellable as possible. We need to have the amenities that a homeowner would want so that the houses will sell.

Commissioner Smith asked if someone has to approve the loss on the property or is that expected. Teri Downing responded that it is expected.

Commissioner Adama made a motion to approve the resolution, seconded by Commissioner Smith. Motion carried, 4-0.

6. **Adjournment**

Commissioner Luebke made a motion to adjourn, seconded by Commissioner Adama. Motion carried, 4-0. The meeting was adjourned at 5:00 p.m.

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

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**AGENDA ITEM:** 4a

**TOPIC:** January Activity Report

**REQUESTED ACTION:** Information only- No action required

**PRESENTER:** Cathy Pollard

### **STAFF REPORT:**

#### Public Housing:

There were eight vacancies in public housing units in January and no upcoming vacancies in February of 2012. Public housing accounts receivable on occupied units totaled \$2,574.52 and vacated units totaled \$13,936.20 at the end of January, 2012 which brings the totaled outstanding public housing accounts receivable to \$16,510.72. Seventeen applicants were pulled from the public housing waiting list in January; thirteen applicants were briefed. Thirty-one public housing inspections and fifteen annual and interim re-certifications were completed in January.

#### Section 8:

586 vouchers were housed by January 31, 2012 with 9 voucher holders either searching for units or waiting for passed inspections. Ten portable vouchers were paid by BHA in January with another five families waiting to Port-Out. 64 Section 8 inspections were completed in January, and the Housing Specialists completed 78 annual or interim re-certifications in January. No applicants were notified and none were briefed.

### **ATTACHMENTS:**

January Activity Report



220 Portland 4D  
 220 Portland 5A  
 220 Portland 5B  
 220 Portland 5C  
 220 Portland 5D  
 220 Portland 6A  
 220 Portland 6B  
 220 Portland 6C  
 220 Portland 6D  
 220 Portland 7A  
 220 Portland 7B  
 220 Portland 7C  
 220 Portland 7D

Public Housing Inspections

31 Inspections completed. There were 10 annual inspections; there were 6 move-in inspections. There were 3 move-out inspections. There was no housekeeping inspections, or preventative maintenance inspections. There were twelve 11 month warranty inspections on Phase 1 properties.

Public Housing Activities

Annual Recerts:	9
Interim Recerts:	6
Notice to Vacate:	2
New Tenants:	5
Transfers:	2
Lease Terminations:	2
Possible Program Violations:	0

Public Housing Briefings

Number Notified:	17
Number Briefed:	13

**Section 8 Program**

**Total Section 8 Vouchers**

598 Vouchers

January

586 under lease - 98% Occupancy  
 10 Portable Vouchers – 10 Not Absorbed (5/Port-In)  
 9 Voucher holders searching or waiting for passed inspections



### Section 8 Inspections

64 inspections were completed in January. 44 were annual inspections. 4 were initial inspections, 15 were re-inspections and 1 was a special inspection.

### Section 8 Activities

New Participants:	0	
Annual Recerts:	35	
Interim Recerts:	41	
Abatements:	1	
Movers:	16	
Possible Program Violations:	2	program violations

### Section 8 Briefings

Number Notified:	0
Number Briefed:	0

### APPLICATIONS

Applications Taken: N/A applicants applied in January (2012)  
Waiting List: 550 Public Housing, 663 Section 8  
0 Applicants removed for Repayment Default  
2 applicants removed for unreported income  
0 Applicant removed for unauthorized occupants  
Some applicants are on both lists, some are not  
**Section 8 waiting list opened 4/4/11**

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

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**AGENDA ITEM:** 4b

**TOPIC:** Monthly Reports

**REQUESTED ACTION:** Information only – No action required

**PRESENTER:** Cathy Pollard

### **STAFF REPORT:**

Attached is the Beloit Housing Authority Financial Statement for the month ending January 31, 2012. Beloit Apartments Redevelopment, LLC activities are included with Public Housing for purposes of this report.

Through the month of January, the Low Income Public Housing (LIPH) program income was \$76,063 and the Housing Choice Voucher (HCV) program was \$276,467, for a combined income of \$352,530, which is \$28,665 less than budgeted year-to-date.

Through the month of January, the Low Income Public Housing (LIPH) program expenses were \$41,608 and the Housing Choice Voucher (HCV) program expenses were \$274,271. Combined program expenses are \$315,879, which is \$81,353 less than the approved budget year to date.

Through the month of January, the Housing Authority shows an overall surplus of \$36,652 year-to-date. Public Housing surplus is \$16,291, Redevelopment Phase 1 & 2 surplus is \$18,165, Section 8 administrative surplus is \$6,234, and Section 8 HAP deficit is \$4,038.

Through the month of January, the FSS program has 7 of the 24 enrolled tenants holding escrow accounts totaling \$11,415.30. No participants withdrew money from their accounts in January. The Homeownership program had 5 tenants receiving homeownership assistance payments in January totaling \$2,009.

### **ATTACHMENTS:**

Monthly Financial Report

**Cash Flow Statement**  
**Beloit Housing Authority**  
**January 31, 2012**

	LIPH YTD Actual	Phase 1 & 2 Actual	HCV YTD Actual	YTD Budget	Variance Over (Under)
<b>Income</b>					
Dwelling Rent/Utilities	8,781.00	10,337.00	-	14,891.33	4,226.67
Interest on Investments	118.78	1.69	70.63	258.33	(67.23)
Other Income	7,188.23	17,646.40	149.88	28,507.17	(3,522.66)
HUD Admin Fees	-	-	24,668.00	5,750.00	18,918.00
HUD Grants/Subsidies	31,990.00	-	251,578.88	49,077.75	234,491.13
<b>Total Income</b>	<b>48,078.01</b>	<b>27,985.09</b>	<b>276,467.39</b>	<b>98,484.58</b>	<b>254,045.91</b>
<b>Expenses</b>					
<b>Administrative</b>					
Salaries/Benefits	13,306.45	-	16,459.18	-	(29,765.63)
Office Expenses	1,085.81	-	1,958.45	69,546.08	66,501.82
Office Contracted Services	-	-	-	2,902.92	2,902.92
Oper Sub Transfer/Mgmt Fee Pd	2,070.31	1,835.11	-	-	(3,905.42)
Housing Assistance Pmts	-	-	255,616.48	1,653.75	(253,962.73)
<b>Maintenance</b>					
Salaries/Benefits	10,112.26	-	-	260,784.50	250,672.24
Materials & Supplies	317.50	-	-	13,002.42	12,684.92
Maintenance Contracts	761.54	4,814.48	-	13,719.17	8,143.15
Utilities	1,963.50	1,605.90	-	83.33	(3,486.07)
<b>Other Operating</b>					
Protective Services	638.10	-	-	225.00	(413.10)
Insurance	1,281.97	691.56	237.20	708.33	(1,502.40)
PILOT	249.95	873.11	-	458.33	(664.73)
Other Operating Expenses	-	-	-	3,910.75	3,910.75
<b>Total Expenses</b>	<b>31,787.39</b>	<b>9,820.16</b>	<b>274,271.31</b>	<b>366,994.58</b>	<b>51,115.72</b>
Net Admin Income (Loss)	16,290.62	18,164.93	6,233.68		
Net HAP Income (Loss)			(4,037.60)		
<b>Total YTD Income (Loss)</b>	<b>16,290.62</b>	<b>18,164.93</b>	<b>2,196.08</b>		

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

**AGENDA ITEM:** 4c

**TOPIC:** Resolution No. 2012-06  
Beloit Housing Authority (BHA)  
Approval To Submit an Application for the FY2012  
Section 8 Family Self-Sufficiency Coordinator Grant

**REQUESTED ACTION:** Approval of Resolution No. 2012-06

**PRESENTER:** Cathy Pollard

### **STAFF REPORT:**

The Department of Housing and Urban Development (HUD) has posted a NOFA regarding funding for the FY 2012 Section 8 Family Self-Sufficiency (FSS) Program Coordinator grant. The grant cycle is yearly. The Beloit Housing Authority (BHA) has been a recipient of this grant previously and has an obligation to continue the program until the required number of participants has graduated. The BHA received this grant for the FY 2010.

Applying for the FY 2012 FSS grant in the amount of \$69,000 will enable the BHA to continue the FSS/ Homeownership Program without depleting reserves or utilizing the Section 8 Administrative budget to fulfill the obligation to HUD.

### **STAFF RECOMENDATION:**

Staff recommends approval of Resolution No. 2012-06

### **ATTACHMENTS:**

Resolution No. 2012-06

**RESOLUTION NO. 2012-06**  
**BELOIT HOUSING AUTHORITY**  
**RECOMMENDING THAT THE COMMUNITY DEVELOPMENT AUTHORITY**  
**APPLY FOR FY2012 HCV**  
**FAMILY SELF-SUFFICIENCY (FSS)**  
**COORDINATOR GRANT**

**WHEREAS,** the United States Department of Housing and Urban Development (HUD) has funds available this year to fund the HCV FSS Program Coordinator position; and

**WHEREAS,** the Beloit Housing Authority (BHA) has identified HCV FSS as a needed service to enhance the lives of residents and BHA wishes to implement the program per its Consolidated Plan;

**THEREFORE BE IT RESOLVED** that the Community Development Authority Board of Commissioners authorize application for the FY2012 HCV Family Self-Sufficiency Grant in the amount of \$69,000.

Adopted this \_\_28th\_ day of March, 2012

\_\_\_\_\_  
Thomas Johnson, Chairman  
Beloit Community Development Authority

ATTEST:

\_\_\_\_\_  
Julie Christensen, CDA Executive Director

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

**AGENDA ITEM:** 4d

**TOPIC:** Resolution No. 2012-09  
Beloit Housing Authority (BHA)  
Approval To Submit an Application for the FY2012  
Resident Opportunity and Self-Sufficiency Program (ROSS) Grant

**REQUESTED ACTION:** Approval of Resolution No. 2012-09

**PRESENTER:** Cathy Pollard

### **STAFF REPORT:**

The Department of Housing and Urban Development (HUD) has posted a NOFA regarding funding for the FY 2012 Resident Opportunity and Self-Sufficiency Program (ROSS) grant. The grant cycle is every three years. The maximum amount of this grant is \$720,000. The HUD has identified several areas of Resident concern which are addressed through this grant; employment, transportation, and family sustainability are among these concerns.

At this time permission to research opportunities available through this grant and to apply if will enable the BHA to collaborate with other area service agencies to provide comprehensive support services to Public Housing tenants.

### **STAFF RECOMENDATION:**

Staff recommends approval of Resolution No. 2012-09

### **ATTACHMENTS:**

Resolution No. 2012-09

**RESOLUTION NO. 2012-09**  
**BELOIT HOUSING AUTHORITY**  
**RECOMMENDING THAT THE COMMUNITY DEVELOPMENT AUTHORITY**  
**APPLY FOR FUNDING FOR A FAMILY SELF-SUFFICIENCY (FSS)**  
**PROGRAM GRANT UNDER THE RESIDENT OPPORTUNITY AND SELF-**  
**SUFFICIENCY PROGRAM (ROSS) NOFA**

**WHEREAS,** the United States Department of Housing and Urban Development (HUD) has funds available this year to fund a three-year cycle of the Resident Opportunity and Self-Sufficiency (ROSS) FSS Program; and

**WHEREAS,** the Beloit Housing Authority (BHA) has utilized said program previously and wishes to re-instate the program per the Beloit's Consolidated Plan;

**THEREFORE BE IT RESOLVED** that the Community Development Authority Board of Commissioners authorize application for the FY2012 ROSS Family Self-Sufficiency (FSS) in the appropriate amount up to \$720,000.

Adopted this \_28th day of March, 2012

\_\_\_\_\_  
Thomas Johnson , Chairman  
Beloit Community Development Authority

ATTEST:

\_\_\_\_\_  
Julie Christensen, CDA Executive Director

## **REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

### **AGENDA ITEM: 4e**

**TOPIC:** Resolution No. 2012-15

Authorization To Write-Off Beloit Housing Authority  
Public Housing Tenants Accounts Receivable 2012  
First Quarter Vacated Residents

**REQUESTED ACTION:** Approval of Resolution No. 2012-15

**PRESENTER:** Cathy Pollard

### **STAFF REPORT:**

HUD has recommended to the Beloit Housing Authority (BHA) that we write off our Public Housing tenant accounts receivable (TAR) quarterly so that the agency does not carry a large TAR at the end of year and damage our overall HUD management rating.

Three (3) Public Housing tenants vacated leaving balances due which staff has not been able to collect. Total owed for the above quarter is \$7,772.81. This will be reported to Happy Software and the Tax Refund Intercept Program for collection action.

### **STAFF RECOMENDATION:**

Staff recommends approval of Resolution 2012-15

### **ATTACHMENTS:**

Resolution No. 2012-15 and attached detail



**RESOLUTION NO. 2012-15  
AUTHORIZATION TO WRITE -OFF  
BELOIT HOUSING AUTHORITY  
PUBLIC HOUSING TENANTS ACCOUNTS RECEIVABLE  
FIRST QUARTER 2012 VACATED RESIDENTS**

**WHEREAS**, three tenants have vacated their Public Housing units leaving a balance due for rent, late fees, sewer, water, maintenance charges, move-out charges, and/or damages; and

**WHEREAS**, efforts to collect the amount due have not been successful.

**NOW THEREFORE BE IT RESOLVED** that \$7,772.81 be written off of the Beloit Housing Authority records and reported to Happy Software and the Tax Refund Intercept Program for collection action.

Adopted this 25<sup>th</sup> day of April, 2012

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Thomas Johnson, Chairman  
Beloit Community Development Authority

ATTEST:

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Julie Christensen, CDA Executive Director

## Public Housing Write Offs for March 2012 (1st Qtr)

AMP 101

Name	M/O Date	Total	Rent	Repmt Agrmt	Utility	Maint	Late Fees	Legal Fees
		0.00						
		0.00						
	<i>Subtotal</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00

AMP 102

Name	M/O Date	Total	Rent	Repmt Agrmt	Utility	Maint	Late Fees	Legal Fees
Raines, Khalilah L	11/01/11	6,790.13		6,790.13				
		0.00						
	<i>Subtotal</i>	6,790.13	0.00	6,790.13	0.00	0.00	0.00	0.00

AMP 103

Name	M/O Date	Total	Rent	Repmt Agrmt	Utility	Maint	Late Fees	Legal Fees
		0.00						
		0.00						
	<i>Subtotal</i>	0.00	0.00	0.00	0.00	0.00	0.00	0.00

LLC Phase I

Name	M/O Date	Total	Rent	Repmt Agrmt	Utility	Maint	Late Fees	Legal Fees
Leavy, Kiara	11/01/11	381.77				381.77		
Raines, Khalilah	11/01/11	313.47		313.47				
Richardson, Markia	11/02/11	287.44				287.44		
		0.00						
	<i>Subtotal</i>	982.68	0.00	313.47	0.00	669.21	0.00	0.00

<b>Total for April '12 Write Offs</b>		<b>7,772.81</b>	<b>0.00</b>	<b>7,103.60</b>	<b>0.00</b>	<b>669.21</b>	<b>0.00</b>	<b>0.00</b>
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## REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

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**AGENDA ITEM:** 5a

**TOPIC:** Resolution 2012-16, Awarding the Rehabilitation Contracts for 122 Hackett

**ACTION:** Approve Resolution 2012-16

**PRESENTER:** Scott Schneider

### STAFF REPORT:

The City of Beloit received \$655,750 in Neighborhood Stabilization Program 3 (NSP3) funds to redevelop abandoned and foreclosed houses in Census Tract 16. This involves either the purchase, rehabilitation, and resale of the houses or the demolition if the structures are blighted. Census Tract 16 is bound by Shirland Avenue, Fifth Street, Portland Avenue, and McKinley Avenue.

This program provides funds to Cities to purchase foreclosed and/or abandoned properties are less likely to be purchased by an investor or potential owner-occupant due to the expense involved to bring them back to livable conditions.

- Under our NSP3 contract, the City is required to purchase and rehab four houses. The property at 122 Hackett is the first property purchased under NSP3.
- The original purchase price for this property was \$13,802.13. It was purchased from Rock County through the tax foreclosure process.
- The bids were separated into NSP3 and Lead Abatement Grant-eligible activities. Additionally, there was an NSP3-funded alternate to replace a water heater of unknown condition.
- Of the ten contractors solicited for bids, four returned bids. The low bid total was \$72,410, making the total investment in this house at \$86,212.13.
- We expect to be able to sell this house upon completion for \$65,000 - \$70,000.

Attached is Resolution 2012-16, Awarding Contracts for the Rehabilitation of 122 Hackett. This resolution, if approved, would award the bids to the lowest bidder for each activity.

**STAFF RECOMENDATION:**

Staff recommends that the Community Development Authority approve Resolution 2012-16

**ATTACHMENTS:**

Resolution 2012-16 and the Bid Results

**RESOLUTION 2012-16**

**AWARDING THE REHABILITATION CONTRACTS FOR 122 HACKETT**

**WHEREAS**, the City of Beloit has received \$655,750 for the Neighborhood Stabilization Program 3 (NSP3) from the Wisconsin Department of Commerce under Title III of Division B of the Housing and Economic Recovery Act (HERA), 2008 for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties; and

**WHEREAS**, the City Council passed a resolution designating the Community Development Authority as the oversight agency for Beloit's NSP3; and

**WHEREAS**, requests for bids for the rehabilitation of 122 Hackett, an NSP3 property, resulted in four bids being submitted, and

**WHEREAS**, Ron's Painting & Drywall submitted the low bid of \$72,410.00, and Ron's Painting & Drywall is a responsible bidder;

**NOW THEREFORE BE IT RESOLVED THAT** the Community Development Authority does hereby complete a contract for rehabilitation with Ron's Painting & Drywall per the following:

Main body of contract	\$71,285.00
Alternate #1 New Energy Efficient Water Heater	\$1,125.00
+10% contingency	\$7,241.00

**CONTRACT AWARD** **\$ 79,651.00**

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the amount of \$79,651.00 be, and hereby is, funded as follows:

**FUNDING:**

73675200-524023-10471	NSP3 Resale – Beloit	\$ 59,651.00
	Lead Grant	\$ 20,000.00
<b>TOTAL AVAILABLE FUNDING</b>		<b><u>\$ 79,651.00</u></b>

Adopted this 25th day of April, 2012.

**Community Development Authority**

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Thomas Johnson, Chairperson

**ATTEST:**

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Julie Christensen  
Executive Director

122 Hackett Exterior

Line	Line Description	Ron Cash	Marks Construction	DBR Builders	Heartland Exteriors	
1	Wrap soffit & fascia		595	4200	2850	2800
2	Gutters		850	1800	700	1100
3	Repair Siding		395	500	600	2400
4	Window replacement		5995	9000	4900	9600
5	Wrap doors & windows		895	1200	2490	2400
6	Side door replacement		325	550	425	600
7	Ext. door lockset		95	75	55	50
8	Storm Doors		300	600	560	1000
9	Caulking		100	50	20	100
10	Basement Combo windows		295	750	975	640
11	Tuckpointing		1750	1000	1250	1800
12	Ext. painting		2650	5000	3942	4500
13	Tree Trimming		800	2500	755	1800
14	Garage prep		150	500	295	400
15	Garage reroof		850	1800	3700	1800
16	OHD		1150	475	560	675
17	OHD opener		425	350	225	225
18	Garage window replacement		375	600	315	450
19	Garage service door		295	475	475	600
20	Concrete driveway		1850	3000	2687	2600
21	Other concrete work		2900	2224	2687	1600
22	Landscaping		2500	2000	2000	1600
23	Demolition		400	1200	525	500
24	Perimeter insulation		295	300	345	300
25	Hand & Guard rails		995	600	1590	1400
26	Replace stair treads		145	100	255	150
27	Interior door work		975	1500	900	1200
28	New passage door		295	350	175	325
29	Weather stripping		75	75	100	90
30	Front bedroom closet		1000	800	1600	1400
31	Closet shelves		125	100	250	225
32	patch plaster		1800	500	2500	2600
33	New Drywall		1975	500	1000	2800
34	Wood floor refinish		3500	4500	2795	2250
35	Bath cabinets		750	999	1450	1000
36	Kitchen Cabinets		4800	4412	6250	8000
37	Interior painting living areas		3280	1800	3250	2800
38	Interior painting basement		1200	6600	3500	3000
39	Vinyl flooring		895	1800	1400	1200
40	Carpet		1650	3200	1700	1600
41	Trim		595	500	1200	600
42	Micellaneous		800	500	800	700
43	Electrical		10500	7200	10750	6500
44	Smoke Detecors		100	250	300	150
45	CO Detecors		50	0	300	150
46	HVAC		2675	2375	2795	1400
47	Plumbing		4275	4300	4395	6170
48	Alt 1 new WH		1125	1200	1200	1200
49	Permits		100	120	200	500
50	Debirs		395	0	300	670
51	LBP		0	0	300	600
52	Contingency		0	0	500	2000
53	Insurance		0	0	0	1800
54	Davis Bacon		0	0	0	500
55	P & P Bonds		2100	1975	2175	2700
56	Asbestos		0	0	100	0
<b>TOTALS</b>			<b>72410</b>	<b>86405</b>	<b>87366</b>	<b>95220</b>



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## REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

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**AGENDA ITEM:** 5b

**TOPIC:** Purchase of 745 Vernon Avenue

**ACTION:** Approve Resolution No. 2012-17, Authorizing the CDA to Purchase 745 Vernon Avenue for an Amount Not to Exceed \$24,750

**PRESENTER:** Teri Downing

### STAFF REPORT:

The City of Beloit received \$655,750 in Neighborhood Stabilization Program 3 (NSP3) funds to redevelop abandoned and foreclosed houses in Census Tract 16. This involves either the purchase, rehabilitation, and resale of the houses or the demolition if the structures are blighted. Census Tract 16 is bound by Shirland Avenue, Fifth Street, Portland Avenue, and McKinley Avenue.

This program provides funds to Cities to purchase foreclosed and/or abandoned properties are less likely to be purchased by an investor or potential owner-occupant due to the expense involved to bring them back to livable conditions.

- Details of this purchase will be e-mailed to CDA board members before the meeting and hard copies will be handed out at the meeting.