



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Community Development Authority  
December 15, 2014 at 4:00 pm  
The Forum  
Beloit City Hall  
100 State Street**

1. Call to Order and Roll Call
2. Citizen Participation
3. CDBG, HOME and NSP Programs
  - a. Review and Consideration of Resolution 2014-31, Authorizing the Acquisition of 520 North Street with NSP1 Funds (Downing)
4. 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: December 10, 2014

Approved: Julie Christensen, Exec. Director

\*\* 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.



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## REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

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**AGENDA ITEM:** 3a

**TOPIC:** Acquisition of 520 North Street with NSP1 Funds

**ACTION:** Consideration of Resolution 2014-31

**PRESENTER:** Teri Downing

### **STAFF REPORT:**

The Department of Housing and Urban Development awarded \$38,779,123 in NSP1 funds to the State of Wisconsin. \$772,111 of these NSP1 grant funds were awarded to the City of Beloit and will be utilized in Beloit's neighborhoods most affected by foreclosures. These funds are used to buy foreclosed houses and either rehabilitate and resell them or demolish them.

The City purchased 520 North Street through the County Tax Foreclosure process.

- NSP1 regulations allow the purchase of either mortgage or tax foreclosed properties.
- In October of 2014, the Rock County Treasurer proceeded with a tax foreclosure on the property located at 520 North Street.
- The City purchased the property for \$8,477 in October 2014.
- This property was initially purchased in hope to rehab. However, once City staff was able to enter the property, it was determined to be in such a blighted condition that it needs to be demolished. The property has been vacant for numerous years, the pipes are broken and there was a water leak for months if not years in the property. Floors are buckled, and there appears to be mold growing throughout the house on all surfaces including walls and ceilings. In addition, the property is extremely small with an odd layout that would not likely sell if it were to be rehabbed.
- The CDA has sold three NSP1 properties and four NSP3 properties to date in 2014.

- The CDA must purchase the property from the City of Beloit in order to utilize the NSP1 funds for demolition.
- The purchase amount will be \$8,477, as listed above.
- Once the property is demolished, the vacant lot will be sold to a neighboring low-moderate income household and the lot will be joined to their property.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution No. 2014-13, Authorizing the Acquisition of 520 North Street with NSP1 funds.

**RESOLUTION 2014-31**

**AUTHORIZING THE ACQUISITION OF 520 NORTH STREET  
WITH NSP3 FUNDS**

**WHEREAS**, the City of Beloit has received \$772,111 for the Neighborhood Stabilization Program 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 has established a strategic goal to promote quality housing in all neighborhoods; and

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

**WHEREAS**, 520 North Street is a property located in a designated program census tract and was purchased from Rock County as a property tax foreclosure.

**NOW THEREFORE BE IT RESOLVED THAT**, the Community Development Authority does hereby authorize staff to acquire the property for up to \$8,477.

Adopted this 15th day of December, 2014.

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Thomas M. Johnson, Chairman  
Community Development Authority

ATTEST:

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Julie Christensen, Executive Director