



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA
Community Development Authority
October 10, 2016 at 5:30 pm
The Forum
Beloit City Hall
100 State Street**

1. Call to Order and Roll Call
2. Review and Consideration of Resolution 2016-19, Authorizing the Purchase of 310 Euclid Avenue from the City of Beloit to the Community Development Authority and Authorizing the Award of a Contract for the Rehabilitation of 310 Euclid Avenue (Christensen)
3. Review and Consideration of Resolution 2016-20, Authorizing the Purchase of 1235 Dewey Avenue from the City of Beloit (Downing)

*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: October 5, 2016

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.

RESOLUTION 2016-19
AUTHORIZING THE PURCHASE OF 310 EUCLID AVENUE FROM THE CITY OF БЕЛОIT TO THE
COMMUNITY DEVELOPMENT AUTHORITY AND AUTHORIZING THE AWARD OF A CONTRACT
FOR REHABILITATION OF 310 EUCLID AVENUE

WHEREAS, the City of Beloit owns 310 Euclid Avenue, which is located in the City of Beloit in Census Tract 16; and

WHEREAS, the City of Beloit has received Neighborhood Stabilization Program (NSP) funds which can be used for the redevelopment of abandoned and foreclosed homes and residential properties in Census Tract 16; and

WHEREAS, the City Council approved a resolution designating the Community Development Authority (CDA) as the oversight agency for Beloit’s NSP funds; and

WHEREAS, the City of Beloit receives an annual allocation of HOME Investment Partnership Program (HOME) funds through the Rock County HOME Consortium and is responsible for administering those funds; and

WHEREAS, requests for bids for the rehabilitation of 310 Euclid resulted in two bids being submitted, the low bid of \$257,110.00 being from Ron’s Painting and Drywall LLC; and

WHEREAS, Ron’s Painting and Drywall LLC is considered a qualified and responsible bidder; and

WHEREAS, it is necessary to transfer the property from the City of Beloit to the Community Development Authority to utilize NSP funding.

NOW THEREFORE BE IT RESOLVED that the Community Development Authority hereby approves the attached Offer to Purchase and authorizes the Executive Director to execute said Offer to Purchase on behalf of the Community Development Authority and to do all other things necessary and appropriate to implement and carry out the provisions thereof.

BE IT FURTHER RESOLVED that the award of the contract for the rehabilitation of 310 Euclid is hereby given to Ron’s Painting and Drywall LLC, in the amounts below and that the Executive Director is authorized to execute a contract and any and all documents related to the rehabilitation of 310 Euclid.

Base Bid	\$257,110.00
10% Contingency	\$ 25,711.00
Total Project Cost	\$282,821.00

BE IT FURTHER RESOLVED that the amount of \$282,821.00 be, and hereby is, funded as follows:

92675315-5261-3612X	HOME	\$133,593.00
73675200-524023-10471	NSP3	\$115,830.00
P2967520-5240-2016	CIP-Property Acquisition	<u>\$33,398.00</u>
TOTAL AVAILABLE FUNDING		\$ 282,821.00

Adopted this 10th day of October, 2016.

COMMUNITY DEVELOPMENT AUTHORITY

Loretta Evans, Chairperson

ATTEST:

Julie Christensen, Executive Director

REPORTS AND PRESENTATIONS TO COMMUNITY DEVELOPMENT AUTHORITY



Topic: Resolution Authorizing the Sale and Award of Rehabilitation Contract for 310 Euclid Avenue

Date: October 10, 2016

Presenter: Julie Christensen

Department: Community Development

Overview/Background Information:

The property located at 422 Bluff Street/310 Euclid Avenue was purchased from Rock County in 2013 during the tax foreclosure process. At the time, our intention was to rehab 422 Bluff Street and demolish 310 Euclid Avenue. Once we purchased the property and were able to do a full inspection of the property, including an inspection by a structural engineer, we determined that 422 Bluff Street was not worth saving. The Landmarks Commission asked us to evaluate a number of alternatives for the site but ultimately, 422 Bluff Street was demolished. At the time of the demolition, the Wisconsin Historical Society required us to keep 310 Euclid Avenue and rehabilitate it.

Key Issues (maximum of 5):

1. 310 Euclid Avenue is currently vacant and in a state of disrepair. Attached are photos of the exterior and interior of the house. Because this house has been vacant for a significant number of years, the house is in very poor condition. Our plan for the site includes dividing off a portion of the eastern edge of the property to put an entrance feature on the corner. This entrance feature would be retained by the City. The rest of the property would include a fully rehabbed house and new garage. The proposed exterior improvements to the house and the new garage have been reviewed by the Landmarks Commission, and a Certificate of Appropriateness has been issued. Attached are the elevations of the house and garage as approved by the Landmarks Commission.
2. City staff bid the complete rehabilitation of this house and construction of a new garage. A summary of the proposed rehabilitation work is attached to the staff report as well as photos which illustrate the improvements. If the rehabilitation contract is approved, the City would rehabilitate the structure using HOME Investment Partnership Program (HOME), Neighborhood Stabilization Program (NSP) and Capital Improvement Program (CIP)-Property Acquisition funds and sell it to a low- to moderate-income homeowner when completed. The low bid was submitted by Ron's Painting and Drywall LLC and is \$257,110. A 10 percent contingency or allowance has been added for change orders and/or extra work. Our estimated sales price is \$70,000 - \$80,000.
3. Also included in this resolution is the sale of this house to the Community Development Authority. The NSP funds were delegated to the Community Development Authority. Therefore, the CDA needs to own this house if we utilize the NSP funds for the rehabilitation. The City Council has already authorized the sale and the appropriation of City funds.
4. This house is located in our new Westside target area which includes the 300-500 blocks of Kenwood, Vernon, Highland, and Euclid. The attached map shows the subject property and the Westside target area.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

Approval of this project would conform with Goal #5's stated purpose of applying sound, sustainable practices to promote a high quality community through historic preservation, community revitalization and new development.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** This house will offer an affordable housing opportunity in the City of Beloit and would add value to the Near Westside (Hackett) Neighborhood.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space

Action required/Recommendation:

Recommendation to Community Development Authority to approve resolution authorizing the sale of 310 Euclid Avenue to the CDA and the award of the rehabilitation contract.

Fiscal Note/Budget Impact:

Funds are available in the NSP, HOME, and CIP funds to pay for this rehabilitation. Once the house is sold, the proceeds would go back to the grant funds and would be available for additional rehabilitation projects. The CIP funds will provide the required 25% match for the HOME funds. No match is required for the NSP funds.

Attachments:

Location Map, Photos of 310 Euclid Avenue, Summary of Rehabilitation Work, Photos of 310 Euclid Illustrating Work to be Completed; and Resolution

Location Map

310 Euclid Ave

COA-2016-19



310 Euclid Ave Structure

EUCLID AV



422 Bluff St - Demolished

BLUFF ST



0 10 20 40 Feet

Legend

-  310 Euclid Ave
-  COB Parcels

Planning and Building Services Division

Map prepared by: Alex Morganroth
Date: June 2016
For: City of Beloit
Planning & Building Services
Date of Aerial Photography: April 2011

Downloaded from: www.beloit.com/DocumentCenter/View/189/2016-19-COA-2016-19-310-Euclid-Ave-Street-View

310 EUCLID AVENUE – EXISTING EXTERIOR CONDITIONS



310 EUCLID AVENUE – EXISTING INTERIOR CONDITIONS



310 EUCLID AVENUE – EXISTING INTERIOR CONDITIONS



SUMMARY OF REHABILITATION WORK

Exterior Work:

A new detached 2.5 car garage will be constructed to the east of the house. This property currently has no garage.

The house will be stripped of all of its existing wood siding, and new wood siding will be installed per Landmarks Commission approval. Wood siding will also be installed on the detached garage. Options which were bid included the repair of the wood siding, new wood siding, and cement board siding. New wood siding was the least expensive alternative. The Landmarks Commission will not allow the use of vinyl siding.

Architectural shingles that have a color like cedar will be installed on the house and garage, and the chimney on the house will be removed.

A new wraparound front porch shall replace the existing failing front porch. The new porch shall have similar visual elements of the existing one (see attached elevations).

A new addition on the back of the house will replace the rear porch and allow for a first floor bathroom and laundry. Two windows will be removed to accommodate the new floor plan.

The house will receive aluminum soffit, fascia, rain gutters, window and door wrap.

Windows in the house are to be replaced, and shutters will be added to the exterior.

The existing front door will be repaired, and a new steel exterior door will be added in the new addition.

A new driveway will be provided, and sidewalks will be repaired.

Interior Work:

Significant changes to the floor plan will occur to accommodate a larger kitchen, bedrooms and bathrooms that comply with current codes and expectations.

Rotten boards and flooring shall be replaced as required. The attic, basement, and crawlspaces will be insulated as needed to achieve current standards.

Deteriorated plaster will be replaced with drywall.

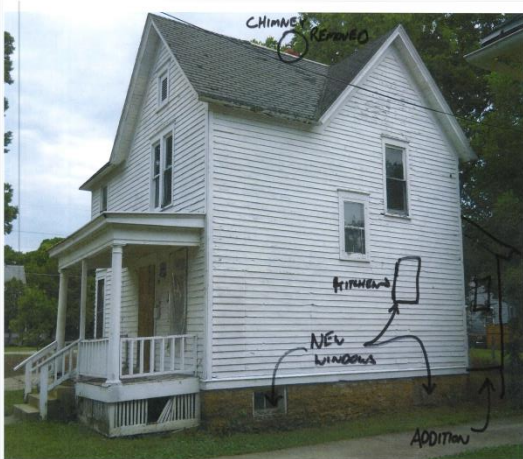
The flooring will consist of refinished hardwood floors in the dining room, living room, and front entry, and new linoleum and carpet in the remaining rooms.

Existing woodwork will be stained & varnished.

Central air conditioning and all new mechanicals will be provided.

The finished house will be a single family, three-bedroom, two-bathroom house with 1,250 square feet of living space.

Exterior Photos Describing Work to Be Completed



Elevations of Proposed Housing Rehabilitation Project at 310 Euclid

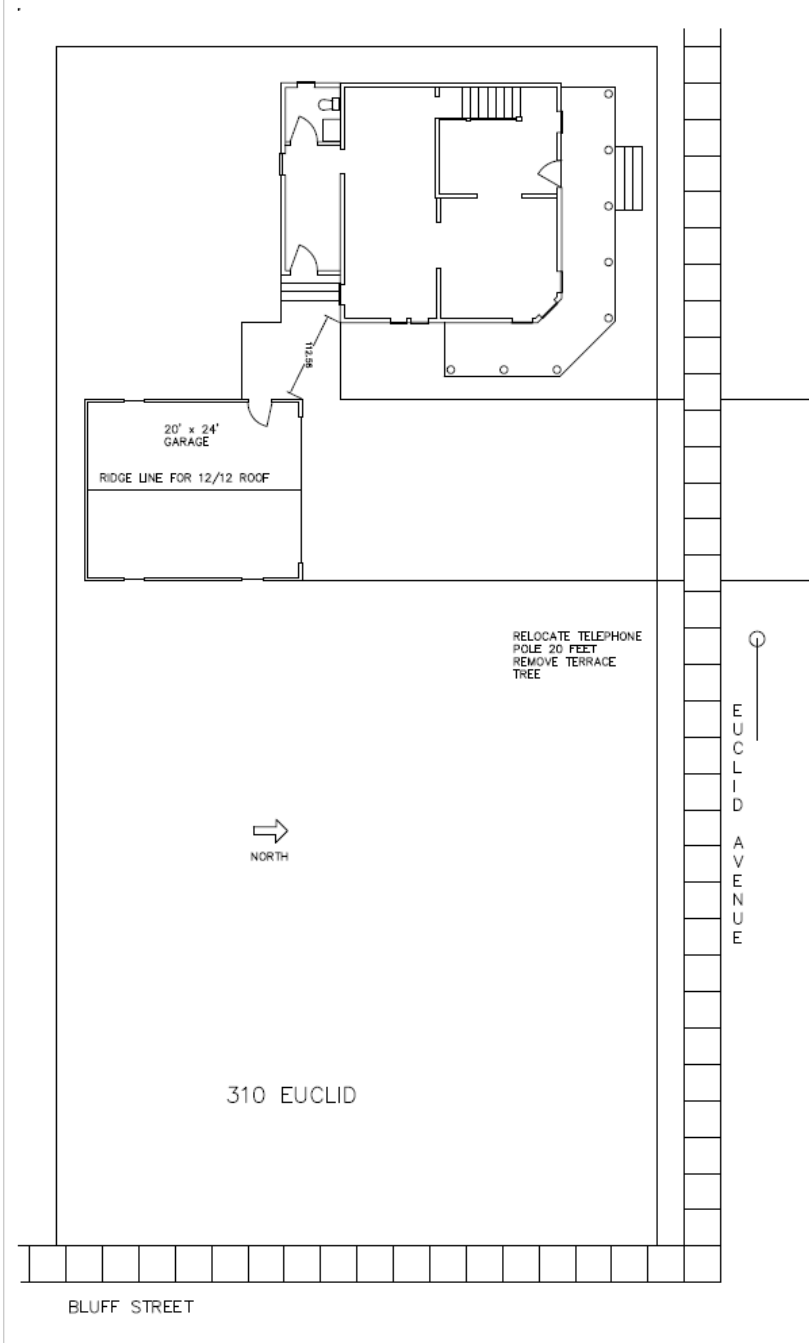


310 EUCLID NORTH ELEVATION



310 EUCLID AS SEEN FROM BLUFF

Proposed Site Plan



Proposed Garage Door



Ideal Door® 4-Star 16 ft. x 7 ft. White Arch Lite Long Panel Ins Carriage House Garage Door

Product Specifications:

Variation: White Finish Steel
Dimensions: 16 ft. wide x 7 ft. high

Model Number:
16X7_Mr4Lv_White_Ez-Set
Menard SKU: 4254702

Application: Residential
Width: 16 Feet

Overall Depth: 2 inches
Height: 7

Material: 1 sheet steel (24 gauge)
Headroom: 12

Backroom: Door Height + 18" Required

Style: Residential Carriage House Steel
Finish: White

Insulation: Insulated
R-Value: 6.3

Spring: EZ-SET® Torsion Spring
Window Style: ARCH1 Insert

Door Type: Long Panel Design

Includes: Installation Instructions, All track and installation hardware

Warranty: Limited Warranty - Lifetime Paint System

Everyday Low Price:	\$889.
11% Mail-In Rebate:	\$999.00
Your Final Price:	\$109.89
	\$889.11

You Save: \$109.89 After Mail-In Reba

*The displayed final price is your price today after mail-in r subject to the terms and time frame of the rebate. Rebate l of a merchandise credit check which may only be redeeme

Online Availability

Ship to Home
Not eligible for Ship to Home

Ship to Store - Free!
Estimated arrival date 07/01/2016

Store Availability

Visit a Store to Special Order

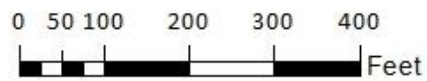
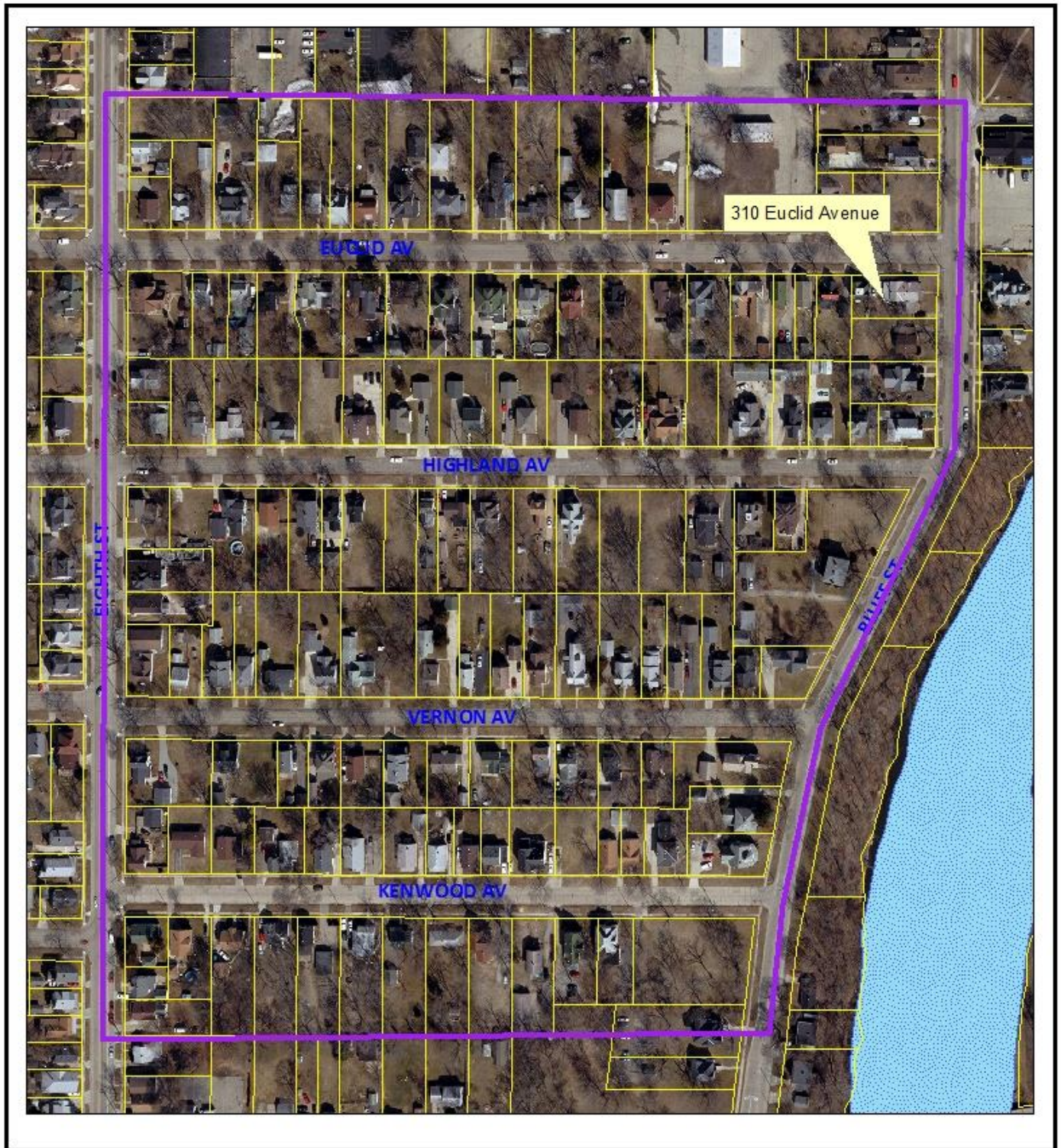
Product Description

Select Value Stamped Steel doors provide a Carriage House appearance with the added benefit of insulation. This MR4LV 16 ft. wide x 7 ft. high garage door has 2-layer construction. This white door with ARCH 1 windows has is and more energy efficient than non-insulated doors.

- Stamped steel design with decorative hardware handles and spade strap hinge
- 24-gauge steel construction with a classic woodgrain texture
- Arch 1 style, double strength, single pane glass windows installed
- Standard lift style with 2" bracket mount and 12" radius track
- EZ-SET® galvanized torsion spring requires 12" minimum headroom (see image above)
- Faced polystyrene insulation with an R-value of 6.3
- Standard hinge and roller hardware included
- 1- support strut included
- All track and installation hardware included
- Rear track hanger kit, lock and operator reinforcement bracket purchased separately

Brand Name: Ideal Door

Westside Target Area



Map prepared by: Julie Christensen
Date: June 2016
For: Community Development Dept.
Date of Aerial Photography: March 2011



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REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 3

TOPIC: Resolution 2016-20, Authorizing CDA to Acquire 1235 Dewey

REQUESTED ACTION: Approval of Resolution 2016-20

PRESENTER: Teri Downing

STAFF REPORT:

The Neighborhood Stabilization Program (NSP) is authorized 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. The City of Beloit originally received \$772,111 of these NSP grant funds to be utilized in Beloit's neighborhoods most affected by foreclosures. These funds have continually been used to buy foreclosed houses and either rehabilitate and resell them or demolish them. The funds received from sale of those properties revolve back into the program to continue the program.

The City of Beloit acquired the property located 1235 Dewey from Rock County for \$11,302 via the tax foreclosure process. The residential structure is in blighted condition and needs to be demolished.

The City Council has delegated the authority to implement the NSP program to CDA. In order to use NSP funds, the property needs to be transferred to the CDA. The acquisition costs are \$11,302. NSP1 funds will also be used for the future demolition costs and regular property maintenance costs for the property.

STAFF RECOMENDATION:

Staff recommends that the Community Development Authority approve Resolution 2016-20, Authorizing the CDA to Acquire 1235 Dewey.

ATTACHMENTS:

Resolution 2016-20

Location of 1235 Dewey Avenue



Photos of 1235 Dewey Avenue



RESOLUTION 2016-20
AUTHORIZING THE CDA TO ACQUIRE 1265 DEWEY

WHEREAS, the City of Beloit has received \$772,111 for the Neighborhood Stabilization Program (NSP) 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 of Beloit currently owns the property known as 1235 Dewey Avenue, and the building is deteriorated and makes rehabilitation impractical, and the best outcome for this property is to demolish the building and return the site to grass, and

WHEREAS, the demolition of 1235 Dewey Avenue will be funded with NSP1 funds, and the City Council has delegated the oversight and implementation of the NSP program to the Community Development Authority (CDA) and therefore the CDA must be the owner of 1235 Dewey Avenue.

NOW THEREFORE BE IT RESOLVED, that the CDA agrees to purchase 1235 Dewey Avenue from the City of Beloit, in an amount not to exceed \$11,302 and authorizes the Executive Director of the CDA to complete all paperwork required for the transfer of ownership, and

NOW THEREFORE BE IT FURTHER RESOLVED, that the amount of \$11,302 be, and hereby is, funded with NSP1 funds:

Loretta Evans, CDA Chairperson

ATTEST:

Julie Christensen, Executive Director