

**Tremonton City Corporation
Redevelopment Agency Meeting
January 18, 2022
Meeting to be held immediately following
Tremonton City Council Meeting which is scheduled at 7:00 p.m.
102 South Tremont Street
Tremonton, Utah**

AGENDA

1. Approval of agenda
2. Approval of minutes – June 15, 2021
3. Presentation:
 - a. Presentation on the completion of the Northern Utah Neighborhood Improvement Project (NUNIP) Grant, Phase 4 - David Schuster, Neighborhood Nonprofit Housing Corporation
4. New Business:
 - a. Discussion and consideration of adopting Resolution No. RDA 22-01 committing funds to the Northern Utah Neighborhood Improvement Program (NUNIP) Grant, Phase 5 facilitated by Neighborhood Nonprofit Housing Corporation - Shawn Warnke, Executive Director & David Schuster, Neighborhood Nonprofit Housing Corporation
5. Adjournment

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours prior to the meeting.

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Board may participate per Electronic Meeting Rules. Those eligible to request participation by electronic means should contact Linsey Nessen, City Recorder no later than 48 hours prior to the meeting to make arrangements.

Notice was posted January 14, 2022 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was delivered to the Leader (Newspaper) on January 14, 2022.

Linsey Nessen, City Recorder

Draft Minutes

TREMONTON CITY CORPORATION REDEVELOPMENT AGENCY JUNE 15, 2021

Board Members Present:

Roger Fridal, Chairman
Connie Archibald, Board Member—excused
Lyle Holmgren, Board Member
Bret Rohde, Board Member
Rick Seamons, Board Member
Lyle Vance, Board Member
Shawn Warnke, Executive Director
Linsey Nessen, Executive Secretary

Chairman Fridal called the Tremonton Redevelopment Agency Meeting to order at 8:08 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Fridal, Board Members Holmgren, Rohde, Seamons, and Vance, Executive Director Warnke, and Executive Secretary Nessen. Board Member Archibald was excused. Also in attendance was Community Services Director Marc Christensen.

1. Approval of agenda:

Motion by Board Member Holmgren to approve the June 15, 2021 agenda. Motion seconded by Board Member Rohde. Vote: Board Member Holmgren - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

2. Approval of minutes – May 4, 2021

Motion by Board Member Vance to approve the minutes of May 4, 2021. Motion seconded by Board Member Seamons. Vote: Board Member Holmgren - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

Chairman Fridal called a Public Hearing to order at 8:08 p.m. to consider the adoption of the proposed final budget. There was one person in attendance.

3. Public Hearing:

- a. To consider adopting the proposed Final Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2021-2022 for RDA District #2 Fund – Downtown and Tremonton West Liberty Foods EDA 172” commencing July 1, 2021, and ending June 30, 2022

There were no public comments. Chairman Fridal closed the Public Hearing at 8:09 p.m.

Draft Minutes

- b. **PUBLIC HEARING HAS BEEN CANCELED AS NO AMENDMENTS ARE BEING PROPOSED-** To consider adopting amendments to the Annual Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2020-2021 for RDA District #2 Fund – Downtown and Tremonton West Liberty Foods EDA 172” for the period commencing July 1, 2020, and ending June 30, 2021
4. New Business:
 - a. Discussion and consideration of adopting Resolution No. RDA 21-05 adopting the Final Budget entitled “The Redevelopment Agency of Tremonton City Annual Implementation Budget 2021-2022 for RDA District #2 Fund – Downtown and Tremonton West Liberty Foods EDA 172” for the fiscal year commencing July 1, 2021, and ending June 30, 2022

Executive Director Warnke said this is adopting the fiscal year 2022 RDA budget. The RDA will receive a property tax increase if it is approved, but it will be next year. We adopt the final budget through the RDA because it uses the certified tax rate that the County auditor has calculated for the fiscal year.

Motion by Board Member Vance to adopt the resolution. Motion seconded by Board Member Rohde. Roll Call Vote: Board Member Holmgren - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

5. Adjournment

Motion by Board Member Rohde to adjourn the meeting. Motion seconded by Board Member Holmgren. Vote: Board Member Holmgren - aye, Board Member Rohde - aye, Board Member Seamons - aye, Board Member Vance - aye. Motion approved.

The meeting adjourned at 8:11 p.m.

The undersigned duly acting and appointed Executive Secretary for Tremonton City Corporation Redevelopment Agency hereby certifies that the foregoing is a true and correct copy of the minutes for the RDA Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2021.

Linsey Nessen, Executive Secretary

Northern Utah Neighborhood Improvement Program

January 2021
Tremonton City
Update

Program Overview

- Neighborhood Nonprofit Housing Corporation has administered the rehabilitation of over 180 homes in Box Elder and Cache Counties.
 - Grant funds (AHP) from Federal Home Loan Bank of Des Moines, in conjunction with local RDA Funds
 - Federal Home Loan Bank funds are forgiven from day one, and City funds are on a 5-year forgivable Trust Deed.
 - 65% of qualified families have income less than 60% AMI & 57% of households are either senior or have a family member with a disability.
 - **NNHC has just been awarded \$483,560 from Federal Home Loan Bank for 35 more homes in Box Elder and Cache Counties.**
- Rehab projects include:
 - Replacing roofs
 - Replacing siding, soffit, fascia, and gutters
 - Replacing single-pane windows
 - Replacing cracked, broken, and hazardous driveways, porches, and patios
 - Replacing furnaces and water heaters
 - Replacing sewer lines to house and interior lines
 - Updating electrical systems
 - Funding history includes:
 - \$225,000 from CDBG
 - \$1,656,200 from Federal Home Loan bank
 - \$875,000 from City and County RDA

Tremonton Phase 4 Statistics

- 10 homes total: 8 finished, 2 in process
- 6 out of 10 were either disabled or elderly, 2 were veterans, 2 women head-of-household, 3 were under 25% Average Median Income
- \$164,733 in repairs were done for 10 homes (\$16,500+ per home on average)
- \$138,160 was awarded from Federal Home Loan Bank in Des Moines
- \$50,000 was awarded from Tremonton City (COST UNDER BUDGET at \$45,324)
- Average median income for the 10 families was 59.99%
- Two-year project that only took 1 year to complete in Tremonton. The project would have been finished sooner, if not for material complications and Covid.
- 3 are on waiting list for the next approved phase

Cochran Family

Before



Cochran Family

After



Kirby Family

Before



Kirby Family

After



Nelson Family

Before



Nelson Family

After



Gonzalez Family

Before



Gonzalez Family

After



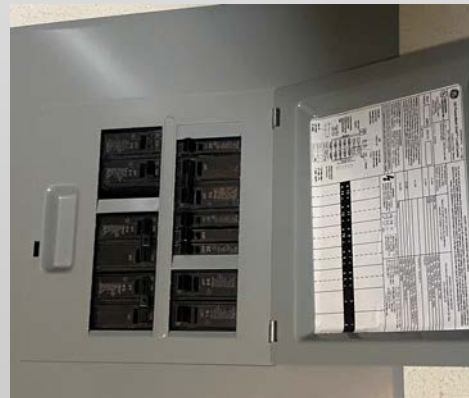
McManis Family

Before



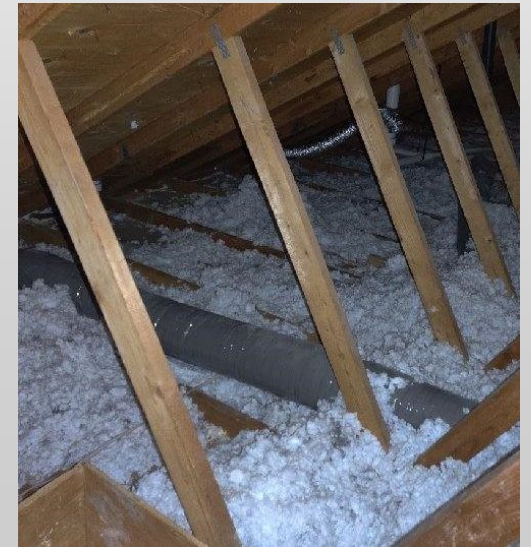
McManis Family

After



Rawlinson Family

Before



Rawlinson Family

After



Rucker Family

Before



Rucker Family

After



Patino Family

Before



Patino Family

After



**TREMONTON CITY
RDA MEETING
JANUARY 18, 2022**

TITLE:	Discussion and consideration of approving Resolution No. RDA 22-01 committing funds to the Northern Utah Neighborhood Improvement Project (NUNIP), Phase 5 facilitated by Neighborhood Nonprofit Housing Corporation
FISCAL IMPACT:	\$50,000 from the West Liberty Foods EDA Project Area (which are restricted funds by Utah law to be used to benefit low to moderate-income housing), this amount is being matched by Federal Home Loan Bank of Des Moines \$138,160. The RDA has budgeted \$275,000 this year for affordable housing projects.
PRESENTER:	Dave Schuster, Neighborhood Nonprofit Housing Corporation

<p>Prepared By:</p> <p>Shawn Warnke Executive Director</p>

Who and What: In the past, Neighborhood Nonprofit Housing Corporation, out of Logan, Utah, implemented a program referred to as the Northern Utah Neighborhood Improvement Project (NUNIP) that makes home improvements to houses that are owned by low to moderate-income individuals in Logan, Brigham, and Tremonton. So far, the NUNIP has improved 60 homes of individuals and families that are low to moderate-income in Tremonton.

Why: Neighborhood Nonprofit Housing Corporation submitted a grant application to the Federal Home Loan Bank of Des Moines on behalf of the Tremonton City RDA for funding the Northern Utah Neighborhood Improvement Project (NUNIP), Phase 5, and received \$138,160 for the program. As part of the FHLB Des Moines grant approval, Neighborhood Nonprofit Housing Corporation is requesting from Tremonton City RDA approval for \$50,000 (\$5,000/home) to increase the amount of money available for the NUNIP, Phase 5. Each Tremonton home selected in the NUNIP, Phase 5, will receive up to \$16,800, which can be used for various rehabilitation projects such as new roofs, windows, or siding. Neighborhood Nonprofit Housing Corporation is responsible for all financial and administrative responsibilities associated with the grant and NUNIP in Tremonton City.

RESOLUTION NO. RDA 22-01

A RESOLUTION OF THE TREMONTON REDEVELOPMENT AGENCY COMMITTING FUNDS TO NORTHERN UTAH NEIGHBORHOOD IMPROVEMENT PROGRAM GRANT, PHASE 5 FACILITATED BY NEIGHBORHOOD NONPROFIT HOUSING CORPORATION

WHEREAS, in the past, Neighborhood Nonprofit Housing Corporation implemented a program referred to as the Northern Utah Neighborhood Improvement Project (NUNIP) that makes home improvements to houses that are owned by low to moderate-income individuals in northern Utah; and

WHEREAS, previous phases of the NUNIP facilitated in Tremonton City by Neighborhood Nonprofit Housing Corporation improved or will improve approximately 60 homes of individuals and families that are low to moderate-income; and

WHEREAS, the Tremonton City RDA has deemed this program a success and has appreciated the partnership with Neighborhood Nonprofit Housing Corporation and other partners for facilitating the NUNIP in Tremonton City; and

WHEREAS, the Tremonton City RDA desires to see the ongoing improvements of homes owned by low to moderate-income homeowners; and

WHEREAS, the Neighborhood Nonprofit Housing Corporation submitted a grant application to the Federal Home Loan Bank of Des Moines (FHLB Des Moines) on behalf of the Tremonton City RDA, Brigham City RDA, and Logan City RDA to assist with funding the Northern Utah Neighborhood Improvement Project (NUNIP), Phase 5; and

WHEREAS, there were 122 applications submitted to FHLB Des Moines requesting \$67,250,694 submitted with 67 of those being approved for \$40,048,983 and NUNIP was the ONLY one awarded in Utah; and

WHEREAS, the FHLB Des Moines approved Neighborhood Nonprofit Housing Corporation submitted a grant application for NUNIP, Phase 5 for \$483,560; and

WHEREAS, more specifically, the Federal Home Loan Bank of Des Moines has approved the NUNIP, Phase 5 for Tremonton City that will allocate \$138,160 (\$13,816 /home) in grant funds to help ten low income-qualified homeowners in Tremonton City to rehabilitate their homes; and

WHEREAS, as part of the FHLB Des Moines grant approval, Neighborhood Nonprofit Housing Corporation is requesting from Tremonton City RDA approval for \$50,000 (\$5,000/home) to increase the amount of money available for the NUNIP, Phase 5; and

WHEREAS, each home selected in the NUNIP, Phase 5 will receive up to \$16,800, which can be used for various rehabilitation projects such as new roof, windows, or siding; and

WHEREAS, similar to past phases of the NUNIP, trust deeds will be recorded with a mandated 5-year complete forgiveness of Tremonton City contribution. Otherwise, the low to moderate-income families that sell their homes before five years will be required to pay back a prorated portion of the NUNIP funds invested into their homes. All FHLB Des Moines funds are a grant without need for a trust deed; and

WHEREAS, the *Tremonton City Redevelopment Agency & Tremonton City Moderate Income Housing Plan 2020 Update* envisions using Tremonton City's RDA housing funds generated by the West Liberty Foods EDA Project Area to make home improvements to houses that are owned by low to moderate-income individuals in Tremonton City limits; and

WHEREAS, in the past, the Tremonton City's RDA, through the adoption of RDA Resolution No. 13-04, 16-01, 17-01, and 20-01, committed housing funds generated by the West Liberty Foods EDA Project Area towards the previously implemented phases of the NUNIP.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City RDA contributes \$50,000 of housing funds generated by the West Liberty Foods EDA Project Area to match the grant funds from FHLB Des Moines for the Northern Utah Neighborhood Improvement Project (NUNIP), Phase 5.

FURTHER, BE IT RESOLVED that the Tremonton City RDA's contribution of \$50,000 is subject to Neighborhood Nonprofit Housing Corporation being responsible for all financial and administrative responsibilities associated with the grant. The Tremonton City RDA authorizes the RDA staff and Neighborhood Nonprofit Housing Corporation staff to finalize administrative details pertaining to the NUNIP, Phase 5.

LASTLY, BE IT RESOLVED that the Tremonton City RDA contribution of \$50,000 is subject to Neighborhood Nonprofit Housing Corporation preparing and delivering to the Tremonton City RDA a report showing the funded projects at the completion of NUNIP, Phase 5.

Adopted and passed by the Tremonton City RDA on January 18, 2022.

TREMONTON REDEVELOPMENT
AGENCY

Lyle Holmgren, Chairman

ATTEST:

Linsey Nessen, Executive Secretary