

COAL CITY  
VILLAGE BOARD MEETING  
PUBLIC HEARING

WEDNESDAY  
DECEMBER 14, 2022  
7:00 P.M.

COAL CITY VILLAGE HALL  
515 S BROADWAY, COAL CITY, ILLINOIS

**AGENDA**

1. Call meeting to order
2. Discuss Proposed Federally Funded Community Development Block Grant Project – Housing Rehabilitation Grant
3. Public Comment
4. Board Discussion
5. Adjourn

**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** December 14, 2022

**RE: APPLICATION FOR THE 2022 HOUSING REHABILITATION PROJECT MATERIALS**

Throughout 2022, the Village has been updated and strategized as to its upcoming application for a new Housing Rehabilitation Program, which allows federal dollars funded to the statewide Department of Commerce and Economic Opportunities (DCEO) Community Development Block Grant (CDBG) funds to be utilized to fund the revitalization of qualified homes within the community. Although the defined areas were previously intricately designed, DCEO has amended the guidelines to allow for any single family detached unit within the community to possibly qualify (program recipients must also qualify on an annual income basis as well). The allowance for the defined areas to grow anywhere within the municipal borders allowed Coal City to gain at least 30 qualifying surveys (both by income and housing type), which will assist with DCEO's evaluation of whether the community will qualify for the CDBG funding.

The North Central Illinois Council of Governments (NCICG) staff has worked to gather the necessary materials for the available funds now that DCEO has released the 2022 notice of funding to qualify for this program. In addition to the total number of qualified responsive surveys, Coal City's application will gain additional evaluation points for participation at the public hearing announcing Coal City's intent to apply for funding. At least 10 qualified survey responders within the crowd are expected in order to gain the total available evaluation points and allow Coal City's project area to be selected.

Like the last successful program that took place in Coal City, this is the qualifying round to determine if DCEO will award the program within Coal City. After this first step, another selection round shall be made to determine which houses within the qualified area will receive assistance.

Prepared for adoption by the Board this evening within the Regular Meeting are two Resolutions. The first adopts a Housing Rehabilitation Manual that shall guide the reviewing committee's selection of the participating single family residences. The second resolution pledges \$10,000 of support known as "first in" dollars that shall be used to reinvest in the selected qualifying homes.

**Recommendation:**

- 1.) Adopt Resolution No. \_\_\_\_: Adopting the 2022 Housing Rehabilitation Grant Housing Manual.
- 2.) Adopt Resolution No. \_\_\_\_: Pledging Funds for the 2022 Housing Rehabilitation Grant.

Resolution No: \_\_\_\_\_

**RESOLUTION APPROVING THE "2023-2025 LOCAL ADMINISTRATIVE POLICY AND PROCEDURES MANUAL: HOUSING REHABILITATION PLAN"**

**WHEREAS**, should the Village of Coal City, Illinois be awarded a Community Development Block Grant Program (CDBG) grant by the Illinois Department of Commerce and Economic Opportunity (DCEO) to assist a minimum of ten (10) low to moderate-income single-family, owner-occupied, homeowner in rehabilitating their substandard dwellings located within the confines of a previously identified target area; bordered by the village limits within the village of Coal City, Grundy County Illinois.

**WHEREAS**, the aforementioned state grant resources have been applied for by the Village and related scope of rehabilitation activities must be completed within 24 months of the date of the grant awards in accordance with all applicable local, state and federal regulations; and

**WHEREAS**, the Village of Coal City's Housing Rehabilitation Advisory Committee has worked cooperatively with the North Central Illinois Council of Governments to prepare a "2023-2025 Housing Rehabilitation Plan" for the Village of Coal City which includes specific administrative and programmatic policies and procedures which have been reviewed by the membership of the Coal City Housing Rehabilitation Advisory Committee and are now being recommended for approval by the Coal City Village Board to establish written policies and procedures that will enable the Coal City Housing Rehabilitation Committee and other Village staff members to implement the program's provisions in a equitable, efficient and timely manner as required by the state grant, if awarded.

**NOW THEREFORE BE IT RESOLVED**, by the Coal City Village Board that the recommendations of the Coal City Housing Rehabilitation Advisory Committee are hereby accepted and confirmed and that the policies and procedures set forth in the aforementioned publication entitled, "2023-2025 Housing Rehabilitation Plan" for the Village of Coal City, Illinois are hereby approved for implementation.

**PASSED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.**

(SEAL)

ATTEST:

APPROVED:

\_\_\_\_\_  
Pamela Noffsinger, Village Clerk  
Village of Coal City, Illinois

\_\_\_\_\_  
Terry Halliday, Village President  
Village of Coal City, Illinois

Yes Votes: \_\_\_\_\_  
No Votes: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Absent: \_\_\_\_\_



U.S. Department of Housing and Urban  
Development

Washington, DC 20410  
www.hud.gov

espanol.hud.gov

**Environmental Review  
for Activity/Project that is Exempt or  
Categorically Excluded Not Subject to Section 58.5  
Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

**Project Information**

**Project Name: Activity Delivery and Rehabilitation Administration for Housing Rehabilitation Project in the community's full legal name.**

**Responsible Entity: Village of Coal City**

**Grant Recipient (if different than Responsible Entity):**

**State/Local Identifier: TBD, If CDBG-HR Grant is Awarded.**

**Preparer: North Central Illinois Council of Governments-Connie Buchanan, Housing Rehabilitation**

**Certifying Officer Name and Title: Terry Halliday, Village President**

**Consultant (if applicable):**

**Project Location: 515 S. Broadway, Coal City, IL 60416**

**Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: Activity Delivery and Rehabilitation Administration necessary to eventually undertake a single family, owner-occupied LMI Housing Rehabilitation project in a project area of the Village of Coal City, Grundy County, Illinois.**

**Level of Environmental Review Determination:**

- Activity/Project is Exempt per 24 CFR 58.34(a): 1, 3, 5, 6.
- Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):  
\_\_\_\_\_

**Funding Information**

Grant Number	HUD Program	Exempt Amount	Categorically Excluded Amount
TBD	State CDBG	\$73,000.00	

**Estimated Total HUD Funded Amount:**

**This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$73,000.00, with \$35,000.00 for Activity Delivery and \$38,000.00 for Rehabilitation Administration.**

**Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No sale or acquisition of property will occur.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>Illinois is not a covered state under these Acts.</i>

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p><i>The project is exempt pursuant to Section 58.6(a)(3), because it is funded through a HUD formula grant made to a state.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: Connie Buchanan, Housing Rehabilitation, North Central Illinois Council of Governments

Responsible Entity Agency Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: Terry Halliday, Village President, Village of Coal City

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Resolution No. \_\_\_\_\_

**A RESOLUTION SUPPORTING AND FUNDING A PORTION OF THE CDBG HOUSING REHABILITATION PROGRAM WITHIN THE COAL CITY REHABILITATION AREA**

**WHEREAS**, the Village of Coal City is applying to the State of Illinois for a Community Development Block Grant Program grant; and

**WHEREAS**, it is necessary that an application be made and agreements entered into with the State of Illinois.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, as follows:

- 1) that the Village of Coal City shall apply for a grant under the terms and conditions of the State of Illinois and shall enter into and agree to the understandings and assurances contained in said application.
- 2) that the Mayor and Village Clerk on behalf of the Village of Coal City shall execute such documents and all other documents necessary for the carrying out of said application.
- 3) that the Village shall accumulate \$10,000 towards the local match to be utilized for Housing Rehabilitation within the identified neighborhood; this total amount may consist of matching funds pledged by a partnering non-profit agencies such as the Community Foundation of Grundy County.
- 3) that the Village staff is authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

This Resolution shall be in full force and effect immediately from and after its passage and approval as provided by law.

**A RESOLUTION SUPPORTING AND FUNDING A PORTION OF THE CDBG HOUSING  
REHABILITATION PROGRAM WITHIN THE COAL CITY REHABILITATION AREA**

---

**SO RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at Coal City, Grundy  
and Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

**VILLAGE OF COAL CITY**

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk