

## **WCDC Minutes June 25 Meeting**

Members present: Tim Crampton, Jim Davis, Lynn Delph, Rick Stephens, Jerry Frison, Chuck Price, Kendra Weber

Guests: Lucy Hearn, Laura Parada, Tim Albert, Larry Nye

Since we had specifically invited Tim Albert and Larry Nye to give us a presentation explaining the application process, grant funding, construction management and operation of the low-income Sunset Housing project in Athena we asked them to speak to us before our meeting commenced. They explained that the initial consultant fees were about \$40,000 and the Tri-Cities architectural fees were \$20,000. Currently they are working with Theresa Silvie from Cascade Management to oversee the facility's operation. Cascade Management currently operates approximately 40 other similar facilities in the Northwest. The one and two bedroom units have an income restriction of not more annual income in combination with 2% of assets of \$25,000-\$27,000 per year. The units rent for \$350-\$450 per month. They have had issues with grounds keeping and security lighting. Due to federal funding and federal restrictions, parking, pets and medical marijuana are also issues. Tim and Larry gave an very informative presentation.

Chuck read the minutes for the May 8 and May 21 meetings which were approved.

Chuck gave the financial report. The Brick Fund has \$1805.25 in the account. The balance of the Wildhorse Foundation grant is \$876.35 which will have to be carried over into the City's new fiscal year. This money is reserved to complete payments to Gorden's Electric after they complete work at the Mini-Park. PPL has more work at the Mini-Park and then Gorden's Electric can complete their part of the project. Tim reported that we still have \$112 in the flower fund. Our City budget line item is fully expended for this year. The financial report was approved. Lynn will ask Sheldon will talk with Tia DeGroff to receive permission to get an extension for the Wildhorse Grant.

Lucy Hearn presented papers offering the sale of their lot on south Broad Street to the WCDC for \$40,000 for the Senior Housing project.

Jerry reported that Thacker Construction encountered unexpected work with a "catch-basin" problem at the Mini-Park. This resulted in \$500-800 more in expenses than expected. They requested some of this shortfall in expenses be reimbursed by WCDC if grant monies received to date were available. Currently we do not have additional available grant monies.

Tim reported that our request that the City donate the vacant lot on the corner of Main St and North Franklin Street to the WCDC for the Senior Housing project had not yet been approved by the City Council. This remains an undecided issue for the Council.

Lynn reported the Oregon Trail Interpretive grant application per Sheldon was not due until September 15.

Jim reported that we needed six yards of gravel for the covered wagon site. We can get ten tons or eight yards of gravel from Humbert Construction for \$150 with no delivery charge. Jim made a motion to buy ten tons of gravel from Humbert's Construction for \$150 for the covered wagon site. Motion passed unanimously.

We will request that the City spray the new weeds at the wagon site. Jim will try to get the chemical donated. We will need to put down plastic for weed control. Kendra Weber stated that Home Depot is more receptive to donating building materials during the first week of the month.

Rick reported on the estimates for banner arms at Suzi's HandyMart. M&C Machine has offered the best bid at \$240.80 for two sets (one spare set) which will be powder coated. We can save money by purchasing from a local vendor. Jim made a motion to buy two sets of banner brackets from M&C Machine for \$240.80. Motion passed unanimously.

Our next meeting is scheduled for July 23 at 7 p.m.