

Audubon Area Community Services, Inc.
Community Support Committee Meeting
MINUTES
 March 23, 2010

The Community Support Committee meeting was called to order at 12:25 pm by Committee Chairman Marshall Hatfield.

Members Present:

Mr. Marshall Hatfield Mr. J.D. Meyer Mr. Sam Smith

Staff Present:

Ms. Sheila Harper, Housing Services Director
 Ms. Tracie Howe, Assistant Director—Administration, GRITS
 Mr. Michael Hughes, Assistant Director—Operations, GRITS
 Mr. Dan Lanham, GRITS Transit System Manager
 Mr. Ron Logsdon, Executive Director

NEW BUSINESS

Green River Intra-county Transit System (GRITS)

FY2011 Refunding Proposals. Mr. Lanham updated the Committee on current FY2011 grant proposals and applications due to be submitted to the Office of Transportation Delivery (OTD), Kentucky Transportation Cabinet by April 1, 2010:

5309 Grant –	The application for “ Phase III ” of the Audubon Parking Garage	\$6,801,000
5310 Grant –	This grant is for the elderly transportation, which typically funds equipment needs for GRITS...	
	9 minivans or MPVs @ \$35,022 each =	\$ 315,198
5311 Grant –	This grant covers our operating subsidy and also funds equipment...	
	Operating assistance (subsidy)	\$ 440,000
	8 cut-a-way buses @ \$41,599 each =	332,794
5311F Grant –	This grant will be used to replace <i>New Freedom</i> operating funds.	75,000
5316 Grant –	These funds are for Job Access Reverse Commute (JARC). They are used for operating, equipment and technology...	
	Operating assistance (subsidy)	\$ 120,000
	9 minivans or MPV’s @ \$35,022 each =	\$ 315,198
5317 Grant –	These funds are <i>New Freedom</i> funds used for equipment that exceed the requirements of ADA, technology, new programs and “operating” needs...	
	Phase II of mobile data terminals =	\$ 315,000
	Bus camera systems =	\$ 250,000
	10 wide-lift platform buses @ \$53,000 each =	\$ 530,000

Mr. Lanham informed the committee that he intends to ask for *toll credits* to cover the 10% match that is required for capital acquisitions.

Mr. Hatfield asked if there were any questions. There were none, so he called for a motion to approve these grants.

Mr. Smith made a motion to recommend Board approval for the six (6) "5300" FY2011GRITS refunding proposals as presented by Mr. Lanham, Mr. Meyer seconded the motion, and the motion passed.

GRITS' FY2010 Grant Award Updates. Mr. Lanham provided the Committee an update of other FY2010 grants and "earmark" appropriations for AACS/GRITS insofar as he had information available on them:

Bus Maintenance Facility. Mr. Lanham said that he was still waiting to hear word on this "earmark" grant award. He does not yet know when he will hear something or know when he can get started on this project. This project award was secured through the efforts of Representatives Brett Guthrie and Ed Whitfield, Second and First District Congressmen, respectively.

Livability Grant . He said that here, too, he hadn't yet heard anything. This grant is 100% federal funding, so it requires no match. It is therefore all the more competitive as well, though.

"ARRA Phase II" Parking Garage Expansion Request. Mr. Lanham said that there was no indication of when (or if) this grant award might materialize. If it does happen, though, it will fund Phase III construction of the Audubon Transit Facility and Parking Garage, expanding the total parking capacity of the facility to some six hundred (600) vehicles. Considering the expected downtown parking needs of Owensboro after its expected public and private development, this is a much needed project, so AACS/GRITS is most hopeful that it will eventually come through, he said.

GRITS' FY2010 Human Services Transportation Delivery (HSTD) "Brokerage" Budget Position. Mr. Lanham presented a Budget Performance Report for Region 3 and Region 5, respectively. Region 3 (7-county Green River Area) is showing to date \$74,000 in the black, and Region 5 (6-county Barren River) is showing to date \$65,000 to the good, he reported.

Parking Garage Space Rentals. GRITS is currently working on a lease in preparation for renting out the available parking spaces. The Daviess County Clerk's Office at the courthouse has expressed interest in twenty-six (26) slots, Sullivan Mountjoy Stainback and Miller attorneys want ten to fifteen (10-15) slots, and there is a downtown investment firm that has shown some interest as well, he said. Parking spaces in the facility will rent for \$28 per space, per month. Considering the added monthly operating costs on the facility the outside revenue is needed.

Housing Services Department.

American Recovery and Reinvestment Act of 2009 (ARRA) Weatherization. As of the end of February, AACS has completed fifty-two (52) dwellings with its ARRA Weatherization Assistance Program funding. The FY2010 contract goal was fifty-five (55), so Ms. Harper said she believes the agency's production level is going to be okay. She is currently advertising for an agency crew — a Crew Leader and a Technician — to work in addition to the contractors that she currently has. With additional AACS staff, the agency should be able to maintain its contract goals, she said.

Community Action of Kentucky staff will be visiting the agency on May 3-4 for their monitoring review of the Weatherization program. As of today's date, she had received no word on when Kentucky Housing Corporation will be conducting their monitoring review, but it will be before the end of contract in June.

Owensboro Regional Recovery (ORR) Center. As of the close of business Monday, March 22, there were thirty (30) of the thirty-eight (38) ORR Tax Credit apartments that have been leased up. Another

one (1) will be leased today — and possibly more, depending on required paperwork being received, she said. One of the hold-ups in leasing is getting the required paperwork back to the Center for the leasing documents. The agency's goal is to have all thirty-eight (38) Low Income Housing Tax Credit units leased by Friday, March 25th. In order for the tax credit delivery to be achieved in compliance with the Limited Partnership Agreement (with PNC Bank, the equity provider), ORR must have all units leased up no later than Wednesday, March 31st, she said.

Several of the men have vacated *after* leasing up, but once the unit is leased up, the tax credits are secured for that unit. Mr. Meyer inquired into the occupancy requirements for vacated units. Ms. Harper explained that when a unit has been vacated, ORR moves on to the next available unit that has never yet been occupied. The tax credit lease-up requirement would have already been fulfilled on the vacated unit, but the tax credit lease-up requirement has not been met on the unit that has never been occupied until it has been leased. So staff must lease up the units that have never been occupied first before they go back to the units that were leased up and then vacated, she explained.

Mr. Logsdon explained that there are three (3) separate living areas at the Recovery Center. There is SOS (Safe Off the Streets) Section, Motivational Tracks Phases I and II, and the thirty-eight two-occupant apartments. The SOS and Motivational sections are dormitory type areas, while the apartments that house two (2) men each are reserved for those participants farther along in their recovery process and transition. The thirty-eight (38) rooms will house seventy-six men and the remaining twenty-four (24) men will be in the dormitory settings. That provides the total ORR capacity of 100 men. As the men complete the various early phases of the program, they can then be moved into a room.

Housing Services Department's Move to 1416 West Ninth Street, Owensboro. The AACS Housing Services Department, including its Weatherization program, will be moving to the previous GRITS building located on 9th Street, said Ms. Harper. Ms. Harper and her Tax Credit Specialist, Ms. Johnson, are currently in the new location. The rest of the Weatherization staff and their on-site inventory will be moving to the new location in May 2010. Then, finally, all of the Housing/Weatherization staff will be together in one location. Ms. Harper said that she was awaiting Mr. Lanham's removal of some of the items that he has in the 1416 West Ninth warehouse before she can begin moving her warehouse. The inside of the office building was re-painted and looks very nice, she reported.

Update on Other AACS Rental Properties. Ms. Harper reported that all of the properties were doing very well. She provided the following report:

Horizon Place. The 34-unit Horizon Place property — for 55 and older — has no vacancies.

The Learning Villa. The 56-unit Learning Villa property — for families and or single parent households with children that are pursuing higher education — has six (6) vacancies, but the paperwork is being processed for those vacancies and those units should be leased up soon.

Independence Heights. The 25-unit Independence Heights (family units) has one (1) vacancy and that is scheduled to lease up on Friday.

Lincolnshire Apartments and Lincolnshire North Apartments. Lincolnshire Apartments (100 units) and Lincolnshire North (108 units) currently have seven (7) vacancies in the two combined adjacent properties. That is only a 3% vacancy rate for Lincolnshire/Lincolnshire North, which is very good.

President's Place. A Resolution from Wabuck Development that will need to be acted upon by the Board of Directors was distributed. The Resolution for Audubon Area to accept the funding from Kentucky Housing Corporation with the Affordable Housing Trust Fund (AHTF) dollars and the ARRA (Exchange Funds) dollars.

Mr. Hatfield made a motion to recommend Board approval of this Resolution. Mr. Smith and Mr. Meyer seconded. Motion approved.

Mr. Logsdon reported that Presidents Place will be a sixty (60) unit elderly complex with a large community center in the center. The community center will provide meeting areas and also office space for nonprofit service entities in need of office space. This project will set on 12 acres located at 2400 Friendship Drive, behind The Springs on Highway 54 (East Parrish Avenue), Owensboro. Mr. Logsdon distributed hand-outs with information regarding the property's Tax Credit Exchange Project funding and the project's required Reserve for Replacement Certification.

ADJOURNMENT

Mr. Hatfield asked if there was any further business or if anyone had any other business and everyone said no.

There being no further business,

A motion was made to adjourn the meeting. There being no objection, the meeting adjourned at 1:35 pm.

Mr. Marshall Hatfield
Committee Chair