

**GARDINER HOUSING COMMITTEE**  
**Thursday, November 18, 2004**  
**8:00 AM**  
**Gardiner City Hall Council Chambers**

**MEETING MINUTES**

**ATTENDING: CRYSTAL BOND (CHAIR), TAMARA HILLMAN-TARDIFF, DEREK GRANT, JEAN DELLERT, PHIL BARTER, CHRIS CROWLEY, PETER GIAMPETRUZZI, CHRIS PASZYC AND SHIRAR WILDER**

**1. Opening**

Chair, Crystal Bond, called the meeting to order at 8:05 a.m.

**2. Approval of Minutes**

Tamara- Motion to approve 10/21/04 minutes. Jean-Second. All in favor.

**3. Update on CDBG Rehabilitation Program**

Shirar reviewed the update distributed to the committee in the packets. An updated Grant Funds spreadsheet was distributed at the meeting. The new spreadsheet has more detail about work needed, progress notes and follow-up contacts made by the department. Mainly this information will be helpful for waiting list purposes.

It should be noted that all committed fund projects except for HA-014 will have paperwork signed and the job will be in progress as of 11/18/04. Continuing to work with Rural Development in efforts to secure additional funding to do a home replacement for HA-014.

Shirar noted that Augusta Housing Authority is willing to do HQS inspections at no cost to the city as it is a small number (Multifamily only). Calls were made to multifamily applicants on the list to set up inspections. Specific messages were left to return call even if they are not interested so the inspection could be given to someone else. No one returned the call. In an effort not to tie up Augusta Housing Authority's time, the inspections have been postponed to be scheduled at a later date, if necessary. It was suggested that the committee focus on a few 50/50 projects in order to meet match requirements of the grant.

Shirar noted that she has created a binder with information about the housing committee, minutes, CDBG applicant descriptions, CDBG grant updates etc based on committee suggestions.

#### **4. Discussion- CDBG Available Funds**

See above. No funding decisions were made. Shirar will update follow-ups and send letters to applicants she is unable to contact via phone.

#### **5. MSHA Downtown Multifamily Grants update-**

Letters enclosed in packet for the committee's information. Lemon-Lime Enterprises has signed the agreement with the City for both buildings. The single apartment at 323 Water Street is complete. There has been no response from Mr. Conrado regarding the letter sent.

#### **6. Department Staff update-**

Shirar discussed her leaving with the committee. Copy of resignation letter enclosed in packet. She will be going to work at the United Way of Eastern Maine working as Community Impact Associate. She will be working with the Seniors Impact Council, which funds a number of senior programs in Eastern Maine. She has enjoyed her time in Gardiner and it was a very tough decision for her to make.

Chris Paszyc informed the committee that the City is working with DECD to hire a consultant to finish out the housing grant. He also informed the committee that the Community Development Associate position will be advertised over the coming weekend and they are looking to fill the position immediately.

#### **7. Update – Local/Regional Real Estate Market Conditions**

Phil noted volume is dropping off, prices are still strong and interest rates are reasonable. He also noted that Southern Maine prices are softening which may effect this area. Discussion of housing development/subdivisions going in. Tamara noted that MSHA interest rates are less than 5% right now.

#### **7. Other items:**

None

#### **9. Schedule Next Committee Meeting**

December 16 at 8:00 am, City Hall Council Chambers

**Adjourn-** 8:50 am