

# Brownfield Revolving Loan Fund Committee Meeting

December 13, 2023

**Called to order at 10:00 a.m.**

**Present:** Lori Schoene (chair), Commissioner Buck Holmes, Dominic Valdez, Jamie Winters, Councilman Jeff White, Rita Meyer

**Not Present:** Aaron Bentley

**Non-Committee members present:** Lonnie Olson, Charles Bloom, Erin Fagan, Stephanie Boster, Valerie Pickard, Sophia Maes, Amy Gorbey, Mark Christensen

**Minutes from last meeting approved:** The minutes from the June 14, 2023 meeting were approved.

**Audience Business:** none

**Liaison Reports:** none

**Old Business:** None

**New Business:**

**a) Grant Application from the Brownfield Revolving Loan Fund:**

Lonnie Olson addressed the board and presented a staff report for an RLF Sub-Grant Request to be used for the remediation of lead paint, mold, and asbestos on a structure at 509 E. 15<sup>th</sup> Street, Cheyenne, WY. The structure will be used as part of Habitat for Humanity's 'Home Rehabilitation Program.' This program meets all review criteria for RLF funds.

The RLF status is split 75/25 for sites contaminated with hazardous substances and contaminated with petroleum. There is currently \$85,004.06 to be used for sub-grants or principal forgiveness.

Dan Dorsch (Executive Director of Habitat for Humanity, Laramie County) shared a presentation about the project with the committee. Mr. Dorsch explained that Habitat for Humanity is starting to turn focus to rehabilitation of blighted homes within Laramie County to help serve affordable housing needs, of which this sub-grant will be used for. The structure at 509 E. 15<sup>th</sup> was purchased through the City CDBG Program in 2022, with rehabilitation starting in 2023. Habitat is planning on utilizing additional CDBG grants to purchase more blighted properties for this program.

Mr. White asked Mr. Dorsch whether rehabilitation was more cost effective than new build. Mr. Dorsch stated that comparison was difficult since this was the first rehabilitation project done by Habitat. However, he believes this will be a great program for Habitat because of access to grants and funding that for-profit developers typically don't have, which will keep these homes affordable for low-income families. Mr. White would be interested in seeing data once it's available.

Chair Schoene asked Mr. Dorsch if the timeline was changed for rehab properties. Mr. Dorsch replied that there are many market factors that affect the timeline (including access to funding) but would like to create a new build construction team and rehab team to shorten the timeline for both types of projects.

Amy Gorbey commented that HUD has made rehabilitation a priority for eligible uses for CDBG funds.

Buck Holmes made a motion to approve the sub-grant application in the amount of \$22,190 and directs staff to develop a sub-grant agreement with the applicant. Seconded by Rita Meyer. Motion approved unanimously.

**Other Business:**

Mr. Olson hopes that more RLF funds will be able to be utilized the Fund can offer considerably lower interest rates than the market. He also stated that RLF is for the entirety of Laramie County.

**Jeff White made a motion to adjourn, with Buck Holmes Winters seconding. Meeting adjourned at 10:17 a.m.**

Minutes respectfully submitted:

Sophia Maes, Planner I, Planning & Development Department