



AGENDA
Fremont Housing Rehabilitation Board Meeting
Wednesday, February 14, 2018
12:00 p.m.

City of Fremont Municipal Building
2nd Floor Conference Room
400 East Military
Fremont, Nebraska

1. Roll Call
2. Approve minutes of the January 10, 2018 meeting.
3. Consider Application for Owner Occupied Applicant for Loan # 101442 for 15-TFHO-15038 Grant.
4. Update on Program
5. Adjournment

The agenda was posted at the Municipal Building on February 8, 2018. The agenda and enclosures are distributed to Board and posted on the City of Fremont's website. The official current copy of the agenda is available at Municipal Building, 400 East Military, office of the City Administrator. A copy of the Open Meeting Law is posted in the 2nd floor conference room for review by the public. The Fremont Housing Rehabilitation Board reserves the right to adjust the order of items on this agenda.

Fremont Housing Rehabilitation Board
Meeting Minutes: January 10, 2018

A meeting of the Fremont Housing Rehabilitation Board was held on January 10, 2018, at 12:02 p.m. in the 2nd floor meeting room at 400 East Military, Fremont, Nebraska. The meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the Municipal Building. The meeting was open to the public. A continually current copy of the agenda was available for public inspection at the office of the Executive Assistant, City of Fremont, 400 East Military. The agenda was distributed to the Fremont Housing Rehabilitation Board on December 27, 2017 and posted. A copy of the open meeting law is posted continually for public inspection.

ROLL CALL

Roll call showed Board Members Carlson, Goree, Nielsen, Seawall, and Barton as present, Fiala as absent. 5 present, 1 absent. Others in attendance included Lottie Mitchell, City of Fremont; Martin Griffith, Northeast Nebraska Economic Development District via phone; and Judy Joy, Northeast Nebraska Economic Development District via phone.

APPROVE MINUTES

Moved by Member Goree and seconded by Member Carlson to approve the minutes of the September 13, 2017 meeting. Roll Call Vote. Ayes: Barton, Carlson, Goree, Nielsen, and Seawall. Nays: none. Abstention: none. Motion carried.

CONSIDER APPLICATION FOR OWNER OCCUPIED REHABILITATION APPLICANT FOR LOAN #101440 FOR 15-TFHO-15038 GRANT

Moved by Member Seawall and seconded by Member Barton to approve the applicant. Roll Call Vote. Ayes: Barton, Carlson, Goree, Nielsen, and Seawall. Nays: none. Abstention: none. Motion carried.

UPDATE ON PROGRAM

Judy stated still need two or three more applicants for Owner Occupied Rehabilitation for the 15-TFHO-15038 Grant. Of the \$282,622 grant award, only \$152,366 has been spent.

ADJOURNMENT

Moved by Member Goree and seconded by Member Seawall to adjourn at 12:10 p.m. Roll Call Vote. Barton, Carlson, Goree, Nielsen, and Seawall. Nays: none. Abstention: none. Motion carried.

Fremont Housing Board Agenda Item

Object: Recommendation to approve applicant # 101442 for Owner Occupied Housing Rehabilitation funds up to the amount of \$25,000.00

Contact Person: Martin Griffith

For: Action

Background: 100% Forgivable Loan up to 10 years

Property Location:	Fremont
House Square Footage:	884
Cost of Repairs:	\$25,000.00
Cost per Square Foot:	\$28.00
Funding Source:	Grant #15-TFHO-15038

Explanation: The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. Due to the small size of this house the cost of the repairs will exceed the \$25.00 per square foot limit listed in section 4.5-2 of the program guidelines. The Housing Specialist requests the board waive the \$25.00 per square foot limit as it is in the opinion of the Housing Specialist that the rehabilitation of this house is economically feasible for the Owner Occupied Housing Rehabilitation Program. Funding will be provided by the City of Fremont Owner Occupied Housing Rehabilitation grant.
See list of repairs below.

Repairs

- Replace roof coverings and roof sheathing on North half of house.
- Install eleven ground fault circuit interrupter outlets.
- Install additional electrical panel for garage.
- Install conduit connection on electrical supply to water heater.
- Replace existing bathtub/shower.
- Install extension on water heater safety overflow valve.
- Inspect bathroom vanity for plumbing leaks and repair any found.
- Fill in drywall and finish around new shower.
- Replace combination bathroom light/exhaust vent fan.
- Install termination cap and connect to new bathroom exhaust vent fan.
- Replace rear primary entry door.

Stabilize small areas of deteriorated paint on interior of house.
Install two smoke detectors.
Replace ten windows with low E Argon gas filled insulated glass units.
Complete permanent window trim to cover all painted wood surfaces exposed by replacing windows.
Install ceramic tile on areas identified by client.
RegROUT bathroom floor tiles.
Add attic insulation to R-38.
Fasten falling floor insulation in crawl space.

This property is currently valued at \$70,542.11
After rehabilitation property value \$89,292.11
Current Mortgage - None
City of Fremont Lien Position- 1st

After Rehab Property Value Calculation:

County: Dodge

Tax Valuation:	\$67,015.00	
% of Value:	95%	(Based on tax roll year) 2016
100% RE Tax Valuation:	\$70,542.11	(Pre Rehab value)
Total Rehab Spent:	\$25,000.00	
75% of Rehab Spent:	\$18,750.00	
After Rehab Value:	\$89,292.11	

Recommendation based on the condition of the house, current value of house, cost of repairs, (Section 4.5 Economic Feasibility for Rehabilitation of the Housing Rehabilitation Guidelines), the after rehabilitation value of the house, and the lien position of the City of Fremont.

Motion: To waive the \$25.00 per square foot limit and approve applicant #101442 for housing rehabilitation funds up to the amount of \$25,000.00