



Richland County  
Blue Ribbon Ad Hoc Committee  
May 28, 2020 - 1:00pm  
Zoom Meeting

1. **WELCOME** – Mr. Livingston called the meeting to order at approximately 1:00PM
2. **OVERALL PROGRESS UPDATE** – The County has generated an estimated value of \$100 million dollars for the most vulnerable population that was heavily impacted by the 2015 flood. All programs are on track for meeting the County’s goals. All of the buyout of the homes have been completed or is currently in progress. Although the DR Housing program has been on track, staff planned to recommend to reallocate funds to ensure the housing program can complete all the homes by the end of the period of performance especially in light of the construction delays the program has experienced as a result of Covid-19.
3. **HMGP4241 (2015 FLOOD) PROPERTY BUYOUT PROGRAM UPDATE [ACTION]**
  - a. **Residential Property Acquisitions Update** – The original plan approved for the acquisition of 74 properties through the 4241 HMGP property buyout program. 64 of these properties were residential and ten were non-residential. Subsequently 18 properties either withdrew from the program or were disqualified. Out of the 18 properties, 10 of them were residential and eight (8) of them were non-residential. So we had 56 eligible properties remain, 47 of them have completed demolition/land restoration, three (3) have pending demolition change orders, and 3 are problematic properties where we are working with Richland County Building Codes and Inspection. We are in the process of engaging an engineering group to assist us in the demolition of these properties. These 3 townhomes are connected to 2 privately owned townhomes that we have to make sure we are following engineer recommendation and building codes and inspections recommendations as we move forward with the demolition. .Three properties are vacant lots so no demolition would be needed. We are also working with Community Planning and Development (Conservation Division) on reforestation of applicable properties through the Trillion Trees Project.
  - b. **Non-Residential Property Acquisitions Update**
    - i. **Disqualification of Two (2) Properties** – Mr. King stated that during the acquisition process we identified two non-residential properties that had the same corporate

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ownership. We offered to purchase the properties, but we were notified by the property owner that they would not accept the purchase contract without significant revisions. Some of the more critical revisions they were seeking was full indemnification for the property owner of any hazardous material findings on the properties. We took the opportunity to actually view the properties and it was determined that there was a real significant potential of hazardous material contamination. Due to the hazardous material indemnification request, we recommend to the County Administrator to formally withdraw from the program acquisition. The Administrator has approved and directed the withdrawal to be presented to the BRC and County Council for formal action.

**Action:** Recommend County Council to formally approve withdrawal of these two (2) non-residential properties from the program acquisitions. – The committee approved this action.

4. **CDBG-DR Update [Action]**

- a. Residential Property Acquisitions Update – All of the 56 manufactured homes that have been started have been completed up to this point. Only five stick built home repairs are remaining and we have 19 rebuild homes remaining. All of our repairs and rebuilds are expected to be completed by September 2020.
- b. Small Rental Rehab (SRR) Program Update – Previously, we closed the Small Rental Rehab (SRR) program due to inactivity and moved the monies into the SFR housing program. We have found at least one SSR that applied on time and is qualified for repair.

**Action:** Staff recommend County Council to reopen the SRR program by transferring \$400,000 from the SFR program to the SRR program to conduct repairs to any qualified SFR that are eligible for repairs under the program guidelines.- The Committee unanimously approved this action.

- c. Reallocation of Funding for Business Assistance Program (BAP) – The County has received no activity in the Business Assistance Program while we have significant needs in the SFR program. County staff canvassed 25 businesses in 2016-2017 and determined as of last year that only five (5) businesses could still be assisted. Separately, the County allocated about \$500,000 dollars for the small business grant relief program to assist small businesses impacted by Covid-19. That program opened on April 7<sup>th</sup> and is accepting applications through June 30<sup>th</sup>. None of the businesses canvassed by County staff has applied for that program. The committee requested some option for the BAP and we have two (2) options. Staff recommends option #2.

Option #1: Conduct another RFP to procure an implementing contractor for the BAP.

Option #2: Close the Bap and transfer \$1,050,000 dollars from the BAP in the SFR Program.

**Action:** Recommend County Council to Close the BAP program and transfer \$1,050,000 dollars from the BAP program into the SFR program. - The Committee unanimously approved this action.

- d. Change Order #8 for Task Order #7 – Covid-19 has impacted the ability for contractors to conduct work due to homeowners inability to hire movers, homeowner’s fear of the virus, or contractor’s workforce affected by the outbreak.

**Action:** Recommend County Council approve Tetra Tech Change Order #8 for task order # 7 to extend the period of performance to October 2, 2020 and increase the task order to \$214,176.00 due to delays from Covid-19. – The Committee unanimously approved this action.

5 **CDBG-MIT Update[Action]**

- a. Action Plan – HUD granted extension to submit action plan by August 31<sup>st</sup>, 2020 through the COVID-19 Response Waivers.

Action Plan Elements:

- Mitigation Needs Assessment of MID areas
- Planned Program and Budgets
  - Infrastructure
  - Housing
  - Planning
  - Administration
- Citizen Participation Plan
- Mitigation Pre-Award Implementation Plan

- b. Public Comments and Response - Extended public comment period 30 days to June 5<sup>th</sup> 2020 due to Covid-19 impacts. We received public comments from Gills Creek Watershed Association and Richland County Conservation Commission. HUD requires grantee to provide and respond to summary of comments and submit to HUD with action plan

**Action:** Recommend County Council approve the CDBG-MIT Action plan – The Committee unanimously approved this action.

6. **NEXT STEPS** – The staff has discussed plans about having a public hearing, going to full Council, and moving forward with HUD. They do plan on meeting with the Blue Ribbon Committee in the future to view the result of the RFP.

7. **QUESTIONS/ADJOURNMENT** – The meeting adjourned at approximately 2:40PM