

PUBLIC HEARING  
ABBREVIATED CONSOLIDATED PLAN  
JANUARY 1, 2000 TO DECEMBER 31, 2000

The Public Hearing scheduled to be held on Thursday, February 10, 2000 at the Palmyra Fire Hall, East Main Street, Palmyra, to discuss the Abbreviated Consolidated Plan January 1, 2000 to December 31, 2000, was called to order at 7:30 PM by Town Supervisor David C. Lyon.

The Town Clerk read the legal notice, as published in the Courier-Journal.

There were approximately thirty persons in attendance at this public hearing, in addition to the Town Board Members. Supervisor Lyon asked Mark Sertle, representative of Sermar Management Corporation to explain what he would like to do regarding the 24 unit senior citizen housing development. Mr. Sertle explained that in order for him to apply for funding on this project, the Town Board has to endorse and support this development. Supervisor Lyon explained to those present that the town has to pass a resolution stating that the Board does in fact approve of such a development.

Supervisor Lyon asked for any comments or questions. There being none, he declared this public hearing closed at 7:35 PM.

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WORKSHOP MEETING W/BUSINESS

CALL TO ORDER

Town Supervisor David C. Lyon called the Workshop Meeting of the Town Board to order at 7:35 PM, immediately following the public hearing.

ROLL CALL

Upon roll call, the following Board members were present:

Town Supervisor -	David C. Lyon
Town Board Members -	David Nussbaumer
	Lynne Green
	Michael Lambrix
	James Welch

AGENDA ITEMS

RESOLUTION TO APRV TN OF PALMYRA ABBREV. CONSOL. PLAN

1. Resolution to approve the Town of Palmyra Abbreviated Consolidated Plan – Subject of Public Hearing

Michael Lambrix moved to approve the following resolution:

**Preface**

This Abbreviated Consolidated Plan is a modification of the Abbreviated Consolidated Plan covering the period from January 1,1999 through December 31, 1999 which was prepared prior to the submission of the 1999 Small Cities CDBG application. The original abbreviated Consolidated Plan was prepared on behalf of the Town by Stuart Brown and Associates, Inc. and adopted by the town board prior to the submission of the CDBG application.

**Introduction**

In 1996, Federal procedures impacted the way in which governmental jurisdiction may apply for Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) were modified. Non-entitlement community that applied for HUD funding are now required to submit an abbreviated Consolidated Plan appropriate for the type

and amount of funds of being requested from HUD.

Regulations for the preparation of a Consolidated Plan require a community to describe the needs, outline available resources and plan activities to address those needs using the type and amount of assistance anticipated to be funded by HUD. The Plan must also address the jurisdiction's priority housing and non-housing community development needs eligible for assistance under the CDBG Program.

The Town of Palmyra submitted an application to HUD for 1999 Small Cities CDBG Program resources to address the town's priority non-housing community development need. The proposed project was part of a financial incentive package to help the Paul Freund Corporation, a local box manufacturer, to build a new plant and keep its operations in Palmyra. The company was in need of a new plant and has been offered attractive relocation incentives by economic development officials in West Virginia, North Carolina and South Carolina. The company presently employs more than 80 people. The loss of the Freund Corporation would be a major blow to the local and area economy

It is anticipated that the CDBG resources will be used to expand sewers to an industrial park site the Town is planning and to subsidize the interest cost associated with financing the construction of a new plant. Company officials estimated that if they were to build the proposed new facility in Palmyra, they would create approximately 30 additional jobs within two years.

### **Assessment of Housing Needs**

In 1990, the Town of Palmyra had a total of 1,520 housing units. This represented an increase of 188 housing units (14.1 percent) over the 1980 total of 1,332 units. Approximately 30 percent of the town's housing stock was constructed prior to 1940. There is a small quantity of substandard housing units scattered throughout the Town, with minor concentrations in the hamlet areas. The Town recognizes the importance of the maintaining its housing stock and may consider undertaking housing rehabilitation or other appropriate housing activities under future community development programs.

The town will also actively pursue the development of additional apartments to assist senior citizens earning

below 60% of Area Median Income.

According to a Market Analysis prepared for the Town, the need for senior housing has increased by 585 units since 1990. This is a direct result of population growth.

The analysis determined that within the demand for 585 of all types of senior housing, there is a demand for 254 apartments senior eligible earning below 60% of AMI.

### **CDBG Activities**

The Town of Palmyra identified the need to encourage the Freund Corporation to remain in Palmyra and to build a new plant in the Town as the priority area to be targeted for CDBG assistance. A grant was successfully obtained. The assistance will help to offset the cost of expanding sanitary sewers service to the proposed development site or to subsidize financing of the new plant.

Based on information supplied by representatives of the Freund Corporation, the majority of the Company's existing and new employees would meet HUD's definition of providing employment for low and moderate income persons.

Additional information concerning the need for the project and the planned activities is included in the Small Cities CDBG application.

In the future, the Town expects to continue to assist business expansion/retention, improve public facilities, to rehabilitate housing as the need for such assistance materializes and/or to assist with the development of senior citizen housing.

### **Other Planned Activities (HOME)**

The Town will provide assistance and support, within its means, to encourage private development efforts to meet the housing needs of its senior population. In particular, the Town will support Sermar Management's efforts to develop 24 senior apartments east of the Village of Palmyra.

**Resources**

The Town is using CDBG funding to provide the resources needed to help convince the Freund Corporation to remain in Palmyra and to build its new plant in the Town. Wayne County and State economic development officials will also offer economic development incentives as part of the financial proposal to Freund.

PRIORITY COMMUNITY DEVELOPMENT NEEDS	PRIORITY NEED LEVEL (High, Medium, Low, No Such Need)	ESTIMATED PRIORITY UNITS	ESTIMATED DOLLARS TO ADDRESS
<b>PUBLIC FACILITIES NEEDS:</b>			
Senior Centers			
Youth Centers			
Neighborhood Facilities			
Child Care Centers			
Parks and/or Recreation Facilities			
Health Facilities			
Parking Facilities			
Other Public Facilities			
<b>INFRASTRUCTURE IMPROVEMENT:</b>			
Solid Waste Disposal Improvements			
Flood Drain Improvements			
Water Improvements			
Street Improvements			
Sidewalk Improvements			
Asbestos Removal			
Other Infrastructure Improvement Needs			

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>PRIORITY NEED LEVEL (High, Medium, Low, No Such Need)</b>	<b>ESTIMATED PRIORITY UNITS</b>	<b>ESTIMATED DOLLARS TO ADDRESS</b>
PUBLIC SERVICE NEEDS:			
Senior Services			
Handicapped Services			
Youth Services			
Transportation Services			
Substance Abuse Services			
Employment Training			
Crime Awareness			
Fair Housing Counseling			
Tenant/Landlord Counseling			
Child Care Services			
Health Services			
Other Public Service Needs			
ACCESSIBILITY NEEDS:			
RESIDENTIAL HISTORIC PRESERVATION NEEDS			
NON-RESIDENTIAL HISTORIC PRESERVATION NEEDS			

<b>PRIORITY COMMUNITY DEVELOPMENT NEEDS</b>	<b>PRIORITY NEED LEVEL (High, Medium, Low, No Such Need)</b>	<b>ESTIMATED PRIORITY UNITS</b>	<b>ESTIMATED DOLLARS TO ADDRESS</b>
<b>ECONOMIC DEVELOPMENT NEEDS:</b>			
Commercial-Industrial Rehabilitation			
Commercial-Industrial Infrastructure	H	TBD	\$1,050,000 Sewer
Other Commercial-Industrial Improvements	H	Building Improvements	\$187,000
Micro-Business			
Other Business			
Technical Assistance			
Other Economic Development Needs	H	Equipment	\$2,375,545
<b>OTHER COMMUNITY DEVELOPMENT NEEDS</b>			
Energy Efficiency Improvements			
Lead Based Paint/Hazards			
Code Enforcement			
PLANNING:			
<b>TOTAL ESTIMATED DOLLARS NEEDS:</b>			<b>\$3,612,545</b>

Seconded by: David Nussbaumer Carried: Unanimously

2. Set Public Hearing date for Special permit Application – Douglas Hare – Small Antique Shop in his garage – February 24 at 7:30 PM

MTN TO SET PUB  
HRG DATE – D.  
HARE

Michael Lambrix moved to set a public hearing date of Thursday, February 24, 2000 at the Palmyra Town Office, 201 East Main Street, Palmyra, to consider the application of Douglas Hare, Rt. 21, Palmyra, to have a small antique shop in his garage.

Seconded by: David Nussbaumer Carried: Unanimously

At this time, Supervisor Lyon reminded the board members of the opening on the Town Planning Board and of the two openings on the Town Zoning Board. He told them if they knew of anybody that might be interested in working with either of these board to have them give him a resume by March 5, 2000.

The Village Board then took care of their business.

Immediately following this the joint boards opened the discussion regarding keeping the Village Hall as a joint Village/Town Hall. It was stated that a lot of money will soon have to be spent on both facilities or we need to find a place to merge the offices.

Mayor Wilson stated that both structural and architectural figures are needed at this time.

After listening to many opinions and ideas, Supervisor Lyon suggested having the Joint Committee continue to serve and to authorize them to get quotes for actual prices. Mayor Wilson suggested that they put together a sub-committee to work with HSBC regarding parking.

James Welch moved to adjourn this joint meeting of the Town



Board and the Village Board.

Seconded by: Michael Lambrix    Carried: Unanimously

Respectfully submitted,

Beverly E. Hickman  
Town Clerk