

AUGUST 10, 2016
WAYNESBORO, PA 17268
PUBLIC HEARING RE: 2016 CDBG
PROPOSED USE OF FUNDS

Council President C. Harold Mumma called the hearing of the Waynesboro Borough Council to order at 7:00 p.m. with the following in attendance:

Borough Council Members – Delmos Oldham, Patrick Fleagle, Niccole Rolls, C. Harold Mumma, Chad Rooney (Michael Cermak was absent)

Mayor Richard Starliper was absent

Borough Staff – Jason Stains, Borough Manager

President Mumma noted the purpose of the hearing was to provide an opportunity for citizens to comment on the proposed activities for 2016. During the first public hearing, Council reviewed the past use of funds and the eligible types of activities. Lee Mueller of Mullin and Lonergan Associates (the Borough's CDBG consultants) was present to address any questions on project eligibility.

Public input at this hearing and any written comments received by August 17, 2016 will be considered before the final funding decision is made by Borough Council during the regular Council meeting on August 17, 2016.

The Borough anticipates receiving a grant in the amount of \$136,941 in FY 2016 CDBG funds. The funds are proposed to be used for:

- | | |
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| 1. Handicap Barrier Removal (curb ramps) | \$112,301 |
| 2. Program Administration | \$ 24,640* |

*A maximum of 18% of the grant can be used for program management.

Based on this budget, the 2016 CDBG Program will provide 100% benefit to low and moderate income persons.

Mr. Mumma noted that if there are any persons present who have a specific interest in historic resources, they can be added to the Borough's Environmental Review Record mailing list to learn about when such resources may be impacted. Such individuals were asked to speak with Borough Manager Stains at the end of the hearing.

Bill Kohler and Don Smith, representing Mainstreet Waynesboro, Inc., presented their plans for 21 E. Main Street and an adjoining parklet. They requested that funding in the amount of \$54,000 be included in the Borough's 2016 CDBG program budget to pay for

architectural and other pre-development costs. (SEE ATTACHED OVERVIEW PROVIDED BY MAINSTREET WAYNESBORO, INC.)

Mr. Mueller advised that, since many of the costs for the project are still being developed, Council could modify their budget at a later date (if/when specific items are obtained from MSW indicating feasibility of the project).

Hearing no further comments, President Mumma adjourned the hearing at 7:28 p.m.

Respectfully Submitted,

Melinda S. Knott
Borough Secretary

Overview of 21 E. Main St. and adjoining parklet

Mainstreet Waynesboro Inc., a 501(c)(3) organization, purchased 21 E. Main St. in Waynesboro, Pa., in 2015 next to its proposed downtown park. The park is scheduled to be completed in the fall with the goal of relocating Mainstreet Waynesboro to 21 E. Main St. sometime in 2017 so it will be in a better position to oversee events, activities and maintenance of the park.

Immediate plans for the park

1. Install a stormwater pipe to run the length of the property. Work is expected to happen in early September 2016.
2. Finalize plans and put the project out to bid
3. Open and dedicate the park by the end of October or early November

Immediate needs for 21 E. Main St.

1. Grant money is needed to pay for architectural and other pre-development costs, including project planning, feasibility studies, economic assessments and cost-benefit analyses; design and engineering; assessment of the impacts of potential projects on the area; and public outreach and community engagement.
Pre-development costs also include studies and planning for historical properties.

What Mainstreet Waynesboro is seeking from the borough

1. To use 40 percent of the \$136,941 (approximately \$54,000) allotted to the borough in FY2016 Community Development Block Grant funding to begin the rehabilitation process, which would include architectural and pre-development costs

Proposed project budget

1. The estimate for 21 E. Main St's renovation is in the \$300,000 to \$400,000 range since the building would require renovations to the interior and exterior as well as an extension to the rear of the building for the Mainstreet office and storage

Why this project qualifies for block grant funding

1. It's in the low- to moderate-income zone.
2. It falls under several categories of eligibility, according to grant guidelines, including:
 - Public facilities and improvements
 - Clearance and demolition
 - Rehabilitation and preservation
 - Special Economic development
 - Planning and administration
 - Acquire, construct, rehabilitate or install permanent improvements
 - Public owned or owned by nonprofit
 - Open to the public
 - New service or increase in service if previously provided by or on behalf of local government
3. CDBG funds also must adhere to national objective of benefitting low- or moderate-income persons, preventing or eliminating blight or slums and addressing an immediate need.

Other funds

Mainstreet Waynesboro also will seek separate grants from the DCED, independent foundations and Franklin County to pay for the rest of the renovations. Those include:

1. Franklin County Tourism and Life Enhancement Grant
2. Growing Greener II Mainstreet and Downtown Redevelopment through the state
3. Franklin County Redevelopment Authority
4. Greenways, Trails, and Recreation Program through the state
5. Keystone Program through the state
6. Research for additional support is ongoing....

Support for the project

1. The Mainstreet board of directors unanimously supported the project and the use of state and local grants to improve the structure
2. State Rep. Paul Schemel toured the park on Aug. 4 and pledged his support
3. State Sen. Rich Alloway has been contacted and his office staff is working to assist in finding funding support for the project.

Benefits

1. Mainstreet Waynesboro envisions the park and 21 E. Main St. as important parts of the downtown's ongoing revitalization and growth.
2. The building at 21 E. Main St. could generate increased tax revenue for the borough and foot traffic for the downtown.
3. The project could create 6-10 jobs in the retail/commercial section, one job in the Mainstreet office and at least one fully refurbished apartment.
4. The park is envisioned as a place for small festivals, markets, music and theater performances and simply, a place to relax and have a coffee or bubble tea and read a book from the nearby library.
5. By renovating the property, Mainstreet Waynesboro would be in a better position to maintain the park and facilitate events and activities.
6. The project would turn a run-down, neglected building into a viable and attractive commercial and vibrant hub of the community.



MAINSTREET WAYNESBORO INC.

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