

**MADISON COUNTY SPECIAL GRANTS COMMITTEE**  
**MEETING MINUTES**  
**June 20, 2018 3:30 P.M.**

PRESENT: Clint Jones, Gussie Glasper, Liz Dalton, Bruce Malone, Chrissy Dutton, Helen Hawkins, Ann Gorman, James Futrell  
Judy Kuhn

ABSENT: Erica Harriss

OTHERS: Trudy Bodenbach, Lisa Mersinger, James Arnold, Sharon Trettenero, Sam Borders, Abby Helms, Bridgit Johnson, Cynthia Ellis, Scott Cousins, Tony Fuhrmann, Vanessa Jones, **(See Sign-In Sheets For Additional Attendees)**

**Review of HOME Projects**

Grants Committee Chairman Clint Jones asked that the presentations please be limited to a 5 (five) minute time frame.

Highland presented first with Mike Lundy, who is the Executive Director of SWIDA. They were there to request for the HOME Loan Program for the Highland Villas which focuses on job creating projects and housing development. He spoke about a few successful projects in the past including the Metro Landing in Swansea, IL. Destini Lednicky, the Housing Director, was next to speak in regards to the Highland Villas. There are 48 units and it will be divided up into 6. There is ample room for green space, garden space, walking trail, and a resident community building. The Villas emphasize on seniors 55 or older.

Granite City Project presented second with Mark Stroker who is the Director of Real Estate Development for RISE. The Edison Lofts will have 37 Units in the old YMCA building in downtown Granite City including 1 and 2 bedroom lofts. There will be quite a bit of common space for residents with focus on the arts community and units specifically for Veterans. There will be gallery space and a large studio included along with commercial space on either side of the building. It will be a 10 million dollar project. James Ames, Director of Economic Development, spoke next. He explained that the lofts are in the heart of downtown. There will be young and new people attracted to the project. Mark Stroker introduced Collen Heffner, who is the project manager for this project. Mark wanted to emphasize the wanting to create stronger neighborhoods in the Granite City area.

Alton Project presented last with Dr. Ed Hightower speaking for the Community of Sunnybrook Development. It is a multi-family project with high quality housing for families with children, employees in local logistics, and other entry level workers making \$12 - \$20 an hour. This project is located on the Public Transit route. It would be a 10

million dollar development with 10 Townhomes for 40 residents which includes 11 units

receiving vouchers, along with 3 dedicated for Veterans. There will be playgrounds, scenic green space, office space, and maintenance space just to name a few. This project is owned 100% by the private sector. Mr. Hightower is hoping to put the false rumors aside that have been displayed on social media about this project.

C. Jones then went on to read the scoring allowed to the Special Grants Committee.

Edison Lofts scored 74, Highland Villas scored 68, and Community of Sunnybrook scored 45. C. Jones asked the Committee if there were any questions and Michael "Doc" Holliday, Sr. asked how did they come up with the scoring and what was the criteria? James Arnold explained there's a HOME application that goes out along with a priority page of scoring points that was made available. Gussie Glasper wanted to make sure that all of the applicants were aware of the scoring criteria with enough time. J. Arnold said all of the scoring criteria was available and all of the applicants knew the grant was competitive. Judy Kuhn made a comment that she appreciated Madison County Community Development and she thinks they handle the scoring process very well. Lisa Ciampoli asked if Madison County Community Development has ever used another method other than the scoring system. C. Jones and Bruce Malone both had stated they've never used anything different. The point of the scoring system is to make the politics go away according to B. Malone. Phil Chapman also made a comment that he did agree with the scoring and believes that Edison Lofts and The Highland Villas are deserving of the grant funding.

### **PUBLIC COMMENT**

C. Jones explains that each public comment is to only be three minutes long.

The first public comment was from James Gray, a longtime resident of Alton, IL. Mr. Gray asked the Grants Committee to support the Community of Sunnybrook. He expressed his frustration about Mayor Walker first supporting Sunnybrook and then withdrawing his support in the following weeks.

The second public comment was from Bobby Collins Sr., a longtime resident of Alton, IL. He is proud to stand up for Ed Hightower's project because it will benefit the community. Mayor Walker has contradicted his statement and Mr. Collins believes that Mayor Walker feels threatened by Sunnybrook. Mr. Collins states that the Community of Sunnybrook would not bring people in from East St. Louis, St. Louis, etc.

The third public comment was from Randy Harris with the Laborers Midwest Region and a lifelong resident of Alton, IL. He states that Sunnybrook is a 10 million dollar project that will revitalize the community. He stated this project does not come around very often; there's not a whole lot of private growth. Lastly, he believes that Sunnybrook is not a housing project it is a community project.

The fourth public comment was from Bob Wells and he is a longtime resident of Alton, IL. He was taken back in regards to the statements made by Mayor Walker. His organization is not happy with him. Mr. Wells wishes the Mayor to re-think this project.

The fifth public comment was from the Mayor of Alton, IL: Brant Walker. He was surprised at Mr. Gray's comment in regards to race. He states that his administration has demonstrated a great deal of diversity. In Mr. Walker's MOU, he was supporting affordable housing, fair market housing, and home ownership in his community. He believed the application for Sunnybrook did not represent the MOU he had previously signed. He said over 50% of Alton is rental property and they do not need more rental property.

The sixth public comment was from Andrew Caruthers in favor of the Sunnybrook project. He speaks about the completion of the 15 year period in that as long as the tenants are in good standing, they are given an opportunity to purchase those units; that hasn't changed since over a year ago. So, he was confused as to why the Mayor has lost his support. He wishes that the committee will keep an open mind for this project.

The seventh public comment was from Michael Velloff who is opposed to the Sunnybrook project. He shared that there is a petition online of 521 signatures that are opposing the project.

The eighth public comment was from Tammy Smith who is opposed to the Sunnybrook project. She has been getting many phone calls from residents of Alton, IL that do not want this project to be completed. Many are leery about the 15 year time period and the possible outcome of not being able to own the property after all that time.

C. Jones ended public comment at eight people. He asks the Grants Committee which projects they want to bring forward to the next Grants Committee Meeting.

Gussie Glasper adds a comment that she wanted to commend all of the projects for the hard work that they have put in for the grant application. She also brought up that she knows that none of the social media accusations have had any effect on the scoring.

Judy K. added a comment that she agreed with G. Glasper. B. Malone agrees with the point system and thinks that it is the most fair.

Phil C. added a comment that the City of Alton has different opinions regarding the Sunnybrook Community which concerns him. He has no reason to believe that the scoring would be unfair. James Futrell made a comment that the committee should move forward with the points as they always have.

Mr. Hightower made a public comment following J. Futrell saying that he does not agree with the decision, but he respects the process of the scoring. He wants the Grants Committee to move on with the process and take the top two scores to the Grants Committee Meeting.

The Grants Committee approved unanimously to move forward with the top two scoring projects, Edison Lofts and Highland Villas, for the next meeting on Monday July 9, 2018 at 4:00pm.

**ADMINISTRATIVE REPORT**

No Administrative Report was given.

**ADJOURNMENT**

A Motion to adjourn was made by C. Dutton, second by J. Futrell.

**Motion approved unanimously.**

**Next meeting Date: Monday, July 9, 2018 at 4:00 pm.**