

PUBLIC HEARING MINUTES
APRIL 11, 1994

Mrs. Simpson called the meeting to order at 7:00 PM with all of Council present: Mr. Schmitt, Mr. Troxell, Mrs. Gustafson, Ms. Giles, Mr. Zellner, Mr. Murphy, Mr. Eline and Mr. Kreisher. Also in attendance were Mayor Linn, Chief Gantz, Manager Sterner, Dr. Powell, Mrs. Showmaker, Sharon Hare representing the Evening Sun, Bryan Bell of Pennsylvania Rural Opportunities, David Beecher, Financial Consultant for Olinger, Inc., Jean Odom, Director, South Central Community Action Programs, Inc., Pat Dysart of Adams County Interfaith Housing Corporation and Virginia Wilhelm, Director, Adams County Housing Authority and Adams County Interfaith Housing Corporation, and Paula Olinger, Gettysburg resident and a partner in Olinger, Inc.

Dr. Powell gave a brief summary of the FY 1994 Community Development Block Grant Funds in the amount of \$159,015, and indicated that the allocation of this money in the following amounts had been requested/suggested: Gettysburg Borough Recreation Department \$10,000; Adams County Shelter for the Homeless \$18,543 (Public Service); Adams County Television (ACT) \$5,850 (Public Service); Borough of Gettysburg for continuing Acquisition/Relocation costs connected with the Brandon Trailer Court \$30,000; Removal of Barriers, Meade School by SCCAP, Inc. \$30,000; YWCA: Removal of Barriers at Pool \$1,000; Housing Rehab: CHORES Program \$35,000; Administration of CDBG Program and Administration for Homeownership Position, ACICH (\$16,622 for Boro, \$12,000 to ACIHC).

David Beecher, a financial consultant for Olinger, Inc. summarized the major rehabilitation/new construction of 28 housing units proposed by Mae and Paula Olinger of Olinger, Inc. He noted that the Olingers were proposing to develop 28 units at three locations in the Borough: the former Gallagher building at the southeast corner of South Washington and West Middle Street, the Epley Building at the southwest corner of Chambersburg and South Washington Street, and a group of existing houses on West High Street. The entire project, estimated at 2.5 million dollars, is seeking primary mortgage financing from local banks, a second mortgage from the DCA-Homes Program, and Equity financing from a combination of Low Income Housing Tax Credits and Historic Rehabilitation Tax Credits. Mr. Beecher noted that the Olingers hope to obtain some grant assistance from the Borough, and had hoped to request \$30,000 from the Borough's current CDBG program and for the next three years. However, Dr. Powell advised them that based on the current scope of the proposal to request CDBG funds from the Borough, he believed the costs to be ineligible, and suggested that the Olingers provide details to Borough Council and then explore other means by which Council might assist, including possible grant funds in the future. He noted that the Olingers wanted to restore the historic appearance of two very important buildings and provide more housing opportunities as their contribution to the community. Several members of Council expressed interest; Councilman Schmitt noted that he thought the project was a very fine idea. There was a consensus of Council to continue exploring ways to assist the project.

There was some discussion of the Brandon Trailer Court at 230-232 South Washington Street based on the updated financial report provided by Dr. Powell, and the estimate of \$30,000 needed from FY-1994 CDBG funds. Dr. Powell noted that two of the four households relocated since last November had gone on Section 8 assisted housing and no longer needed the monthly rent differential payment that the Borough had been providing as part of the relocation requirements mandated by the Uniform Act. Virginia Wilhelm of the Adams County Housing Authority briefly explained the Section 8 program and the income guidelines in response to some questions from Council.

Jean Odom on behalf of South Central Community Action Programs briefly discussed her request for \$30,000 to fund "Removal of Barriers" at the former Meade School Building. She noted that the "Wee Day Care Center" would be moving into that building by June 6th, with additional work to bring the building into full ADA Compliance to be done subsequently. She presented figures on participant families in the Wee Day Care Program which indicated that nearly 50% of the participants come from the Borough--the rest from surrounding townships.

With time running out, President Simpson suggested deferring other questions/comments to the Grants portion of the Council Agenda at the regular meeting, and this public hearing was adjourned at 7:30 P.M.

Respectfully submitted,



Sara L. Weaver
Borough Secretary