

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN UNDER SECTION 104(d)

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Ironwood will take the following steps to minimize the displacement of persons from their homes: *(The steps below are examples only, each jurisdiction must determine the actions it will take based on local needs and priorities).*

- A. Coordinate code enforcement with rehabilitation and housing assistance programs.
- B. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
- C. Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
- D. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
- E. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- F. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- G. Adopt tax assessment policies such as deferred tax payment plans to reduce impact or rapidly increasing assessments on low income owner occupants or tenants in revitalizing areas.
- H. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

Relocation Assistance to Displaced Persons

The City of Ironwood will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation

assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Ironwood will replace all occupied and vacant occupiable low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.488 (c) in Subpart I.

Before entering into a contract committing the City of Ironwood to provide funds for an activity that will directly result in demolition or conversion, the City of Ironwood will make public by publication in a newspaper of general circulation and submit to Grants Administration the following information in writing:

- A. A description of the proposed assisted activity;
- B. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low and moderate income dwelling units as a direct result of the assisted activities;
- C. A time schedule for the commencement and completion of the demolition or conversion;
- D. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City of Ironwood will identify the general location on an area map and the approximate number of dwellings units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available;
- E. The source of funding and a time schedule for the provision of the replacement dwelling units;
- F. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least 10 years from the date of initial occupancy;
- G. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g. one 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower income households in the jurisdiction.

Contacts

To the extent that the specific location of the replacement units and other data in items D-G are not available at the time of the general submission, the City of Ironwood will identify the general

location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

City of Ironwood Community Development Director (906) 932-5050 is responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

City of Ironwood Community Development Director (906) 932-5050 is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 570.488 (c), to any lower income person displaced by the demolition of any dwelling unit or the conversion of a low and moderate income dwelling unit to another use in connection with an assisted activity.

Proceedings of the Ironwood City Commission

A Regular Meeting of the Ironwood City Commission was held on April 10, 2017 at 5:30 P.M. in the City Commission Chambers, Second Floor of the Municipal Memorial Building in the City of Ironwood.

A. Mayor Pro Tem Corcoran called the Regular Meeting to order at 5:30 P.M.

B. Recording of the Roll.

PRESENT: Commissioner Mildren, Semo, Tauer, and Mayor Pro Tem Corcoran.
ABSENT: Mayor Burchell (excused).

C. Approval of the Consent Agenda.*

*1) Approval of Minutes – Regular City Commission Meeting of March 13th.

*2) Review and Place on File:

- a. Downtown Ironwood Development Authority Meeting Minutes of Feb. 23rd.
- b. Ironwood Housing Commission Meeting Minutes of March 14th.

Motion was made by Tauer, seconded by Semo to approve the consent agenda as presented. Unanimously passed by roll call vote.

D. Approval of the Agenda

Motion was made by Tauer, seconded by Semo and carried to approve the agenda as presented.

E. Review and Place on File:

1. Statement of Revenue & Expenditures.
2. Monthly Cash Report.

Motion was made by Semo, seconded by Tauer and carried to receive and place on file the Statement of Revenue & Expenditures for the month ending February 28, 2017 and the Monthly Cash Report dated February 2017.

F. Approval of Monthly Check Register Report

Motion was made by Semo, seconded by Corcoran to approve the Monthly Check Register Report for February 2017. Unanimously passed by roll call vote.

G. Citizens wishing to address the Commission on Items on the Agenda. (Three Minute Limit).

There were none.

H. Citizens wishing to address the Commission on Items not on the Agenda (Three Minute Limit)

Paul Grbavcich, of 1221 E. Leonard Street complained about the rentals in the area and felt they were disgusting.

Kristen Anderson, of 1121 E. Margaret Street addressed the City Commission noting that Margaret Street is an alternate route to the plaza. She noted the traffic goes on average 40-50 miles an hour and a car goes by her home every 30 to 60 seconds. Mrs. Anderson requested the City Commission put up speed bumps to slow the traffic. Public Safety Director DiGiorgio also weighed in on this problem and City Manager Erickson suggested a neighborhood meeting take place to discuss the options. Further discussion of this matter took place.

Gene Henning, of 342 S. Marquette Street who also owns a property at 148 Southland Avenue which is next door to Louie Tigard's property at 150 Southland Avenue. Mr. Henning expressed his frustrations with contacting law enforcement regarding the people who come and go from this residence with no plates on their vehicles. He further noted the home has no running water or electric. Further comments were received.

OLD BUSINESS

I. Discuss and Consider approving quote for Wall Repairs at the Department of Public Works Garage to Angelo Luppino, Inc. in the amount of \$5,610.00.

Motion was made by Semo, seconded by Mildren to approve the quote for Wall Repairs at the Department of Public Works Garage to Angelo Luppino, Inc. in the amount of \$5,610.00. Unanimously passed by roll call vote.

NEW BUSINESS

J. Discuss and Consider approving bid for a new roof at the Mausoleum to Nasi Roofing LLC in the amount \$22,730.00.

Motion was made by Semo, seconded by Tauer to approve the bid for a new roof for the Cemetery Mausoleum to Nasi Roofing, LLC in the amount of \$22,730.00. Unanimously passed by roll call vote.

K. Discuss and Consider declaring unused waste receptacles surplus property and authorize advertisement for bids.

Motion was made by Semo, seconded by Tauer and carried to declare unused waste receptacles surplus property and authorize advertisement for bids with a minimum bid price of \$1.00 each.

- L. Discuss and Consider approving advertisement for bids for a One Ton 4X4 Truck to be used for the Department of Public Works.

Motion was made by Mildren, seconded by Semo and carried to approve the advertisement for bids for a One Ton 4x4 Truck to be used for the Department of Public Works.

- M. Discuss and Consider approving advertisement for bids for a Wood Chipper for the Department of Public Works.

Motion was made by Semo, seconded by Tauer and carried to approve advertisement for bids for a Wood Chipper for the Department of Public Works.

- N. Consider approval of Sewer Engineering Amendment No. 4 for the City of Ironwood, Phase 3 Utility Project (Local) to Coleman Engineering Company in the amount of \$11,116.25 and authorize Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Mildren to approve the Sewer Engineering Amendment No. 4 for the City of Ironwood, Phase 3 Utility Project (Local) to Coleman Engineering Company in the amount of \$11,116.25 and authorize the Mayor Pro Tem Kim Corcoran to sign all applicable documents. Unanimously passed by roll call vote.

- O. Consider approval of Water Amendment No. 3 for the City of Ironwood, Phase 3 Utility Project (Local) to Coleman Engineering Company in the amount of \$4,154.00 and authorize Mayor to sign all applicable documents.

Motion was made by Semo, seconded by Mildren to approve the Water Amendment No. 3 for the City of Ironwood, Phase 3 Utility Project (Local) to Coleman Engineering company in the amount of \$4,154.00 and authorize Mayor Pro Tem Corcoran to sign all applicable documents. Unanimously passed by roll call vote.

- P. Consider approval of Rural Development Pay Package in the amount of \$3,078.38 for the City of Ironwood – Phase 3 Utility Project Water Portion and authorize Mayor to sign all applicable documents.

Motion was made by Mildren, seconded by Semo to approve the Rural Development Pay Package in the amount of \$3,078.38 for the City of Ironwood – Phase 3 Utility Project Water Portion and authorize Mayor Pro Tem Corcoran to sign all applicable documents. Unanimously passed by roll call vote.

- Q. Discuss and Consider awarding a quote in the amount of \$25,503.00 with Tunnel Vision for the lining of a sanitary sewer main off Poplar Street (Phase III Sewer Project).

Motion was made by Semo, seconded by Tauer to award a quote in the amount of \$25,503.00 with Tunnel Vision for the lining of a sanitary sewer main off Poplar Street (Phase III Sewer Project). Unanimously passed by roll call vote.

R. Discuss and Consider approving a Residential Anti-Displacement and Relocation Assistance Plan.

Motion was made by Semo, seconded by Tauer to approve the Residential Anti-Displacement and Relocation Assistance Plan. Unanimously passed by roll call vote.

S. Manager's Report.

City Manager Scott B. Erickson verbally gave the manager's report noting the following items:

- *The Iron Belle Regional Trail has seen a lot of use this past week and the Trail Authority continues to work with property owners east of Bessemer to obtain easements and right-of way for the future extension of the trail to Ramsey (Phase III). A funding application has been submitted to the Gogebic Range Health Foundation for possible "match funding".
- *Phase 4 water and sewer project is waiting for final permits.
- *The City of Ironwood applied for a Michigan Economic Development Corporation Infrastructure Capacity Enhancement (ICE) Grant for the replacement of the water system booster pump station.
- *The Community Development Office has submitted grant applications to the MDNR Trust fund for two different projects. The playground north of US Highway 2 and the acquisition of right-of-way for the future extension of the Beltline Trail.
- *The "Drop Off Day" will be held on Saturday, May 6, 2017 from 8 am – 11 am at the vacant lot on Ayer Street.
- *The City pavement striping contractor (Fahrner Asphalt Sealers) has indicated that the street pavement striping will be occurring in early June of this year.
- *The City is continuing to work with the Gogebic County Highway Department to utilize their contractor to prepare and sealcoat Van Buskirk Road this spring.
- *The Mt. Zion Overlook deck was built over the past two weekends.
- *IPSD has picked up their new squad car.
- *The demolition bid specifications are being finalized for the removal of approximately six of the residential structures to be removed under the "Hardest Hit" blight grant.
- *MDOT's contractor Mathy Construction will be pulverizing and paving BR2 this summer.

T. Other Matters.

Mayor Pro Tem Kim Corcoran thanked all the volunteers who constructed the deck at Mt. Zion and requested Community Development Director Tom Bergman update the City Commission from time to time on the Comprehensive Plan. She also requested the Blight Enforcement Officer provide an update at a future meeting.

Commissioner Mildren mentioned he rode the Iron Belle Trail over the weekend and counted 60 people and several families riding the trail. He also noted how nice the deck was at the top of Mt. Zion, and talked about the Downtown Art Place and their efforts to promote the formation of a Western Upper Peninsula Arts and Culture Alliance which will bring in visitors from out of the area.

U. Consider Closed Session to discuss contract negotiations with AFSCME, Local 1538.

***Motion** was made by Semo, seconded by Tauer to enter closed session at 6:23 p.m. to discuss contract negotiations with AFSCME, Local 1538. Unanimously passed by roll call vote.*

V. Return to Open Session

***Motion** was made by Tauer, seconded by Mildren and carried to return to open session at 7:08 P.M.*

W. Adjournment.

***Motion** was made by Tauer, seconded by Semo and carried to adjourn the meeting at 7:09 P.M.*

Kim Corcoran, Mayor Pro Tem

Karen M. Gullan, City Clerk