

Town of Murphy Public Hearing Minutes

Date September 20, 2023

Town of Murphy

The Town Council for the Town of Murphy held a public hearing on September 20, 2023, providing explanation and description of the 2021 Fiscal Year North Carolina Department of Commerce Community Development Block Grant – Neighborhood Revitalization (CDBG-NR. Mayor Pro Tem. Frank Dickey, and Council Members Barry McClure, Gail Walker Stansell, Charlene Smith, and Keisha Dockery were present.

Karen Kiehna, Client Relations – Funding, for McGill Associates PA was present to discuss the purpose of the public hearing was to present the North Carolina Department of Commerce CDBG programs. Karen Kiehna stated that the public hearing was to obtain citizen’s views and to respond to funding proposals and answer any questions posed by citizens.

Karen Kiehna also stated that the public hearing must cover the Town’s community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town’s CDBG-NR funding application to the state of North Carolina.

The Town of Murphy has submitted a funding request for public infrastructure improvements related to the Valley River Housing Development which includes public water service extension, sanitary sewer extension, and public streets.

Requested funding includes:

Increased funding of Seven Hundred-Fifty Thousand, Five Hundred-Sixteen Dollars (\$750,516.00) to support CDBG grant #20-C-3639.

Funding award of One Million Thirteen Thousand Four Hundred Eight-Four Dollars (\$1,013,484.00) CDBG grant # 16-D-3639.

All funding will support the construction of necessary infrastructure related to 56 new rental housing units to benefit low-and moderate-income households. No individuals will be displaced, nor will any require temporary relocation assistance as a result of the proposed project. The purpose of the CDBG-NR grant program is to improve the quality of life for low to moderate income people by neighborhood revitalization, which includes development of new affordable housing.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance, as necessary.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund several activities: water and sewer infrastructure, neighborhood revitalization, and economic development projects that lead to job creation or retention.

The Town is seeking an amount in CDBG-NR funds as follows:

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Increased funding of Seven Hundred-Fifty Thousand, Five Hundred-Sixteen Dollars (\$750,516.00) to support CDBG grant #20-C-3639.

Funding award of One Million Thirteen Thousand Four Hundred Eight-Four Dollars (\$1,013,484.00) CDBG grant # 16-D-3639.

A total of 100% of the CDBG- NR funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the Town of Murphy has been determined to have an LMI benefit of 100%

The range of activities covered by the CDBG-NR funds for the Valley River Apartments Project

- Construction.
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.
- Grant Administration.

By accepting the NC Commerce CDBG-NR funding, the Town of Murphy is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that if the Town of Murphy receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Murphy confirms that during this public hearing.

Additional information is available from Chad Simons, Town Manager, at 828-837-2510 or manger@townofmurphync.com. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the 5 Wofford Street, Murphy, NC, within 10 business days or by October 2, 2023, and a written response to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

Motion was made by McClure to close the public hearing at 5:28 pm. Motion carried unanimously.

Motion was made by Stansell to adjourn the meeting at 5:29 pm. Motion carried unanimously.