Council President Craig Newcomer called the public hearing to order at 7:30 p.m. (a workshop meeting held prior to this hearing was longer than anticipated) with the following in attendance:

Borough Council Members – Benjamin Greenawalt, Jason Stains, C. Harold Mumma, Craig Newcomer, Wayne Driscoll and Ronald Martin

Mayor Richard Starliper

Borough Staff – Lloyd R. Hamberger, II, Borough Manager
Denny Benshoff, Maintenance Superintendent
Dan Sheffler, Zoning-Code Enforcement Officer
Kevin Grubbs, Head of Engineering Services
Melissa Dively, Solicitor (Salzmann Hughes, PC)
Dave Martin, Fire Chief
Mark King, Police Chief

Others – Erik Genga, Mullin & Lonergan Associates, Inc.

Mr. Newcomer noted that the Borough held a public hearing on March 17, 2010 to solicit the views of citizens on the types of projects which should be carried out with approximately $161,000 in CDBG funds. The Borough now anticipates receiving $179,038 in FY 2010 CDBG funds. The Borough has determined that the best use of the available funds would be for the following activities:

1. Downtown Revitalization $ 10,000
2. Street Improvements $136,812
3. Administration $ 32,226

This hearing was advertised in accordance with rules and regulations of the CDBG program.

Erik Genga of Mullin and Lonergan Associates, who are the Borough's community development block grant consultants, was present to explain the program and proposed projects, and to answer any questions. He noted that this is the second of two (2) public hearings required by the CDBG program. CDBG funds are provided by the federal government and administered through the PA Department of Community and Economic Development to various counties and municipalities throughout the state. There was an increase in funding this year, as the Borough received $161,000 last year and anticipates receiving $179,038 this year. CDBG funds must address one (1) of three (3) issues ... assist low/moderate income individuals, rectify slum and blight conditions, or address emergency situations.

Mr. Genga explained that the Borough of Waynesboro plans to utilize $10,000 for Downtown Revitalization (which is typically used for the Main Street Facade Improvement Program and/or other projects included in the Downtown Master Plan). They will utilize $136,812 for Street Improvements in low/moderate income qualified blocks within the Borough. Administration costs of $32,226 are for administering the program, submitting the grant application, conducting environmental reviews, etc.

Mr. Genga then asked for questions/concerns from the public. One individual asked what would be considered "moderate income", and Mr. Genga replied that it would vary based on the family size (but it is those individuals who make 80% of the area median income). He will research the matter to determine the area's median income and provide the information to Mr. Hamberger. A "block" is defined by the U.S. Census Bureau; and he noted that two (2) block groups have previously been qualified (one of which is the upper northeast section of downtown).

Another individual (Frank Bittner) asked what entity decides which areas are to be considered blighted. Mr. Genga responded that the community itself knows best. He further explained that, typically a municipality or county will define an area (roughly) that they consider blighted. A re-development study is then conducted to determine if the area qualifies, and this information is forwarded to the state for approval. A re-development plan is developed to list steps to be taken to address those issues. Spot blight removal can also be done for removal of a building that is considered blighted. (Mr. Hamberger noted that was done in the Borough once, but it was quite involved and he is not interested in doing it again.)

Hearing no further discussion on the matter, the hearing closed at 7:38 p.m.

Respectfully Submitted,

Melinda S. Knott
Administrative Assistant