

CITY OF CENTERVILLE

SPECIAL COUNCIL MEETING MINUTES – PUBLIC HEARING MINUTES OF CITIZEN’S PARTICIPATION MEETING REGARDING THE PROPOSED SUBMISSION OF THE APPLICATION FOR COMMUNITY DEVELOPMENT HOUSING REHABILITATION BLOCK GRANT (CDBG)

August 10, 2026

City Hall located at 312 East Maple Street, Centerville, Iowa 52544

Mayor O’Connor called the meeting to order at 5:30 p.m.

Roll Call - Present: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Absent: None

Mayor O’Connor led the Pledge of Allegiance.

Kruzic moved, seconded by Hamilton, to approve the agenda presented. Ayes: All. The motion carried.

Moved by Creagan, seconded by Hoffman, to open a public hearing on the submission of a CDBG Upper Story Housing Conversion Grant. Ayes: Brauman, Creagan, Hamilton, Hoffman, and Kruzic. Nays: None. Motion passes.

Comments were shared by Nichole Moore of Chariton Valley Planning & Development Council.

Moore explained that the city along with PACT/Mainstreet Downtown had determined that there is a need for continual housing rehabilitation/new housing efforts within the city downtown location. This effort was discussed with building owners on a submission of the Upper Story Housing Conversion for possible new housing units to be developed in already existing sites. The effort secured 1 site and developer for a 4-unit conversion requesting \$400,000 grant along with \$40,000 for administrative services by a 10% local commitment. All other expenses incurred on project will be at the expense of the developer/city. The developer with work within the required LMI 51% of those units for rental needs.

The city approved the submission of a grant request for a Community Development Housing Rehabilitation Block Grant (CDBG) Upper Story Housing Conversion grant. The application will be submitted to the Iowa Economic Development Authority (IEDA) by Chariton Valley Planning & Development Council via grants.gov by the August 17, 2026, deadline.

The City reviewed required documents and requests at a council meeting held on August 3, 2026, and approved moving forward with a required public hearing for submission. The City also reviewed and approved the required Federal Assurance Signature form, Prohibition of Excessive

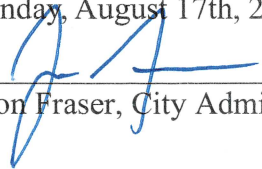
Force, RARA, Resolution, working with Chariton Valley Planning & Development Council as administrators, if awarded, and the Applicant Disclosure form HUD 2880, and updated the Community Development & Housing Needs Assessment.

The nature of the proposed project is for the community of Centerville, and the residents therein are to assist in providing a safe and healthier living situation. This will also help in promoting the community's efforts according to the Community Development and Housing Needs Assessment.

Moore stated that if the City of Centerville is awarded funding, additional public hearings may be required to promote public participation and involvement. This public hearing is just for the proposed submission of the Community Development Housing Rehabilitation Block Grant to the Iowa Economic Development Authority.

Moved by Hoffman, seconded by Brauman, to close the public hearing on the submission of a CDBG Upper Story Housing Conversion Grant. Ayes: All. Motion carried.

Moved by Hamilton, seconded by Creagan, to adjourn the meeting at 5:37 pm until 6:00 pm on Monday, August 17th, 2026, for the regular City Council meeting. Ayes: All. Motion carried.



Jason Fraser, City Administrator



Mike O'Connor, Mayor