



CITY OF
FREMONT
NEBRASKA

AGENDA
Fremont Housing Rehabilitation Board Meeting
Tuesday, April 8
12:00 p.m.

City of Fremont Municipal Building
2nd Floor Conference Room
400 East Military
Fremont, Nebraska

1. Roll Call
2. Approve minutes of the July 13, 2023 meeting
3. Consider Rental Rehabilitation Program Application
4. Discussion of Meeting Days/Times
5. Adjournment

The agenda was posted at the Municipal Building on April 4, 2025. The agenda and enclosures are distributed to Board and posted on the City of Fremont's website. The official current copy of the agenda is available at Municipal Building, 400 East Military, office of the Grant Coordinator. A copy of the Open Meeting Law is posted in the 2nd floor conference room for review by the public. The Fremont Housing Rehabilitation Board reserves the right to adjust the order of items on this agenda.

Fremont Housing Rehabilitation Board
Meeting Minutes: July 13, 2023

A meeting of the Fremont Housing Rehabilitation Board was held on July 13, 2023, at 12:00 p.m. in the 2nd floor City Council Chambers at 400 East Military, Fremont, Nebraska. The meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the Municipal Building. The meeting was open to the public. A continually current copy of the agenda was available for public inspection at the office of the Executive Assistant, City of Fremont, 400 East Military. The agenda was distributed to the Fremont Housing Rehabilitation Board on July 7, 2023 and posted. A copy of the open meeting law is posted continually for public inspection.

ROLL CALL

Roll call showed Board Members Barton, Carlson, Nielsen and Fiala present. Seawall and Goree absent. 4 Members present, 2 absent. Others in attendance included Angie Olson, City of Fremont, Mandy Gear, Northeast Nebraska Economic Development District and Martin Griffith, Northeast Nebraska Economic Development District.

APPROVE MINUTES

Moved by Member Barton and seconded by Member Carlson to approve the minutes of the August 20, 2019 meeting. Motion carried 4-0.

UPDATE ON RENTAL REHABILITATION PROGRAM

Moved by Member Carlson and seconded by Member Barton to receive Program Guidelines documents. Ayes: Fiala, Barton, Carlson and Nielsen. Motion carried 4-0.

Gear, Griffith and Olson gave update on Rental Rehab Program and answered questions.

DISCUSSION ON MEETING DAYS/TIMES

The Board discussed meeting days and times for upcoming meetings. No motion received.

ADJOURNMENT

Moved by Member Barton and seconded by Member Fiala to adjourn at 12:32 p.m. Motion carried 4-0.

Fremont Housing Board Agenda Item

Object: Recommendation to approve applicant #101825 for Rental rehabilitation funds up to the amount of \$40,000.00.

Contact Person: Martin Griffith

For: Action

Background: 100% Forgivable loan over 10 years.

Property Location:	Fremont
House Square Footage:	840
Cost of Repairs:	\$40,000.00
Cost per Square Foot:	\$47.00
Funding Source:	Fremont 22-TFRH-15032 grant

Explanation: The house under consideration is structurally sound, in good condition, and after repairs will meet or exceed all of the required Minimum Rehabilitation Standards. It is in the opinion of the Housing Specialist that the rehabilitation of this house is economically feasible for the Fremont Single Family Rental Rehabilitation Program. Funding source will be Fremont 22-TFRH-15032 grant.

See list of repairs below.

Repairs

Extend permanent window trim to cover blind stop exposed while replacing windows.

Replace the furnace with 95% efficiency rated unit.

Replace Central Air Conditioning unit with 14 Seer model.

Replace all main floor and basement windows with low E Argon gas filled units (to include scraping and painting or covering any areas of deteriorated paint on interior and exterior of basement windows).

If required by Risk Assessment, scrape and paint all areas of deteriorated paint in basement.

If required by Risk Assessment, scrape and paint the interior and exterior of garage windows.

Install blown in insulation in all exterior walls of house. (if needed)

Scrape and paint areas of deteriorated paint on exterior siding.
Scrape and paint front porch hand railing.
Remove and replace concrete driveway.

This property is currently valued at - \$112,925.77
After rehabilitation property value - \$172,925.77
Current Mortgage - None
City of Fremont Lien Position – 1st

After Rehab Property Value Calculation:

County: Dodge

Tax Valuation: \$109,538.00

% of Value: 97%

100% RE Tax Valuation: \$112,925.77

(Pre Rehab value)

Total Rehab Spent: \$40,000.00

75% of Rehab Spent: \$60,000.00

After Rehab Value: \$172,925.77

Recommendation based on the condition of the house, cost of repairs, (Section T of the Housing Rehabilitation Guidelines), along with the after-rehabilitation value of house, balance of mortgage, and the lien position of the City of Fremont.

Motion: Consideration for approval of applicant #101825 for rental rehabilitation funds up to the amount of \$40,000.00