



CITY COUNCIL ACTION REPORT

May 23, 2007

TO: Mayor and City Council

FROM: ^{PW} Phillip L. Nelson, City Manager

SUBJECT: Request from Walsh College to Use City of Troy
2007 Community Development Block Grant (CDBG) Funds

Background

- Walsh College has started a building and remodeling campaign to improve student facilities and the campus.
- As a part of the process, Walsh is constructing parking and open space facilities that are environmentally friendly, and according to the college, will help to protect the area's watershed and reduce pollutants as well as improving the Lovington storm sewer flood drains.
- Walsh is also investing in more landscaping and trees to reduce the "heat island" effect from the parking areas. Plants selected for the area are being chosen for their ability to thrive in the existing environment and to filter the runoff and to eventually be self sustaining, requiring little or no additional water.
- Total cost of the plantings is estimated to be \$55,000.
- Walsh College is seeking \$25,000 from the City's 2007 allocation of CDBG funds.

Financial/Budget Considerations

- The City has committed the 2007 CDBG funds as follows:

Home Chore Program	\$ 70,000
Charnwood Sanitary Sewer	93,820
CDBG Administration	2,500
Section 36 Storm Sewer	<u>87,500</u>
Total 2007 Appropriation:	\$253,820

Policy Considerations

- Eligible activities for use of funds appropriated to cities through the Department of Housing and Urban Development include:
 - ❖ Over a 1, 2, or 3-year period, not less than 70 percent of CDBG funds must be used for activities that benefit low and moderate-income persons.
 - ❖ Each activity must meet one of the following national objectives for the program: benefit low and moderate-income person, elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.
 - ❖ The project would reduce the levels of potential pollutants reaching the drainage basin areas, which meets Goal I - Enhance the livability and safety of the community and Goal V - Maintain relevance of public infrastructure to meet public needs.
 - ❖ Providing funding for the project could help to build a better working partnership with the college.

Options

- Staff believes that even though the request would add value to the campus and to the drainage basin area, the request falls outside the eligibility guidelines for use of CDBG funding. Additionally, all of the 2007 CDBG funding allocation has been committed.

The Honorable Louise E. Schilling
Mayor, City of Troy
Troy City Hall
500 W. Big Beaver
Troy MI 48084

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MAY 22 2007

CITY OF TROY
CITY MANAGER'S OFFICE

May 21, 2007

Dear Mayor Schilling,

The HUD Community Development Block Grant program has a long tradition of supporting outstanding community development activities in the City of Troy. The focus of the 2007 CDBG revenue allocation appears to be on environmentally responsible actions relating to the area's watershed: reducing pollutants by improving the Lovington storm sewer flood drains.

At Walsh College, we are also engaged in a project directly benefiting the quality of the community's watershed. A new, environmentally friendly parking lot bordering the Sturgis Drain on the east end of the Walsh College property incorporates many green features and will include reserved parking for low-emission and fuel-efficient vehicles.

In the interest of using less land, we built as small a lot as allowed. Water runoff from the parking lot is cleaned with bioswales and under-lot storage collection before it is put back into the storm system. Bioswales, which may look like planted islands, are actually water collection and filtration systems. Plants are chosen for their ability to thrive in this environment and to filter the runoff and to eventually be self-sustaining, requiring little or no additional water.

There are significantly more trees on the new parking lot. These will eventually shade the majority of the area, avoiding a "heat island" effect. We estimate that plantings for the environmentally friendly parking lot are worth approximately \$55,000.

Walsh's construction project is a prime example of redeveloping an existing building configuration within the context of LEED. By doing so, we preserve our community's water quality and maintain the greener aspects of the City of Troy. We have remained committed to Troy's quality of life since we built our campus here in 1969. Each building addition and renovation undertaken since has been adopted with a view to maintaining the beauty of the area for Troy's residents.

In the spirit of environmental stewardship and a dedication to enhancing the quality of life in Troy, we respectfully ask the City of Troy to include Walsh College in its 2007 CDBG allocation. Our request is an allocation in the amount of \$25,000 to fund the plantings.

Our children and those to come ultimately benefit: their water will be cleaner and an abundance of trees will enhance Troy's livability. With our longstanding friendship and commitment to Troy's future uppermost in your mind, I encourage you to consider our request, and look forward to a response at your earliest convenience.

With best regards,


Stephanie W. Bergeron
President, Walsh College

cc: Philip L. Nelson, City Manager