

City of Cuba- City Property Committee Minutes

June 10th 2026

1:30 PM

Committee Members in Attendance:

Alderman Falk, Alderman Yocum

Additional Council Members in Attendance:

Mrs. Yocum, Ms. Woods, Alderwoman Clark

Strong Communities Grant Application

The committee met with WIRC Josh Mercer to review and develop a proposed application for a strong communities grant program.

Discussion included:

- Estimated eligible funding levels:

- ☐ Property acquisition costs (up to approximately \$15,000 per property)

- ☐ Demolition costs (up to approximately \$40,000 per property, depending on conditions)

Review of the city's recent expenditures on demolition and maintenance of abandoned properties, estimated at approximately \$120,000 over the past two years.

Confirmation that the grant application requires:

- ☐ Population and housing data

- ☐ Documentation of abandoned and unsafe structures

- ☐ Description of local enforcement capacity and existing ordinances

The administrator advised that:

- Funding may not be awarded in full and may be reduced based on statewide demand

- Approved funds must typically be expended within approximately two years

Identification and Classification of Properties

The committee reviewed a working list of properties throughout the city and discussed classification as either:

- Demolition candidates due to structural failure, long-term vacancy, or unsafe conditions

- Potential rehabilitation candidates where structural integrity may still exist

Several properties were identified as having:

- Significant structural damage (e.g., roof failure, foundation issues)

- Extended vacancy (including properties vacant for multiple years)

- Ownership challenges (including unresponsive owners, tax delinquency, or estate-related issues)

The committee discussed the need for:

- Additional verification of property condition

- Confirmation of ownership and legal status prior to inclusion in final application materials

Legal Process for Property Acquisition

The committee reviewed available procedures for addressing unsafe or abandoned structures, including:

- Voluntary acquisition from property owners

- Enforcement through the city's unsafe structure ordinance

- Use of state-authorized demolition procedures where applicable

Discussion included required steps:

- Formal notice to property owners
- Posting of notices on affected properties

Potential legal proceedings if voluntary compliance is not achieved

Compliance Requirements

The committee discussed regulatory requirements associated with demolition and rehabilitation, including:

Mandatory asbestos inspection prior to demolition

Labor requirements, including prevailing wage standards for certain project types

Data Verification for Grant Application

A discrepancy was identified between:

- Federal census housing data
- Local utility account counts

The committee agreed that More accurate local data should be compiled and used where appropriate to support the application.

Vacant Property Tracking

The grant administrator recommended consideration of a vacant property registry or tracking system to:

- Support enforcement efforts
- Strengthen future grant applications

The committee agreed to review available models used by other municipalities.

Waste Collection Service Review

The committee discussed resident reports of:

- Multiple garbage containers at certain properties
- Separate private service arrangements outside standard city billing

It was noted that:

- Some arrangements may be grandfathered under prior agreements
- Additional verification is needed to ensure consistency in service and billing

Mobile Home / Trailer Ordinance

The committee discussed a current situation involving the potential sale of a mobile home unit and applicability of the city's existing ordinance.

Concerns raised included:

Whether transfer of ownership affects grandfathered status

Whether current ordinance language limits occupancy of otherwise habitable structures

The committee indicated this may require further review.

Motion and second to adjourn City Property committee meeting at 2:05 PM, Alderman Falk/ Yocum, All Aye's

Motion passed