

To Grants Committee Meeting

October 8, 2025

MINUTES

Members Present:

Steve Reeb, Chairman
Susan Gruberman, Asst. Chairman
Scott Greenwald
Courtney Moore
Ken Sharkey
Matt Smallheer

Members Excused:

Richie Meile

Staff Present:

Rick Stubblefield, Executive Director
Becky Rose, Executive Assistant

Others Present:

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Chairman Steve Reeb called the meeting to order at 5:30 p.m. in the St. Clair County Annex Conference Room, 2nd Floor.

Attendees rose and recited the Pledge of Allegiance.

Chairman Reeb took roll call.

Chairman Reeb asked if there were comments from the public on the agenda. There were no other public comments.

Upon a motion by Mr. Greenwald and a second by Mr. Sharkey, the minutes from the September 10, 2025 Grants Committee meeting were approved unanimously.

Upon a motion by Ms. Gruberman, and a second by Mr. Smallheer, the letter from the Grants Committee Chairman to the County Board Chairman transmitting the payroll and expense claims for the month of September, 2025 was approved unanimously.

Upon a motion by Mr. Sharkey, and a second by Mr. Greenwald, the Check Register Summaries for the pay periods in September, 2025 were approved unanimously and placed on file.

There were no questions concerning the Community Services Group and the reports were placed on file.

There were no questions concerning the Community Development Group and the report was placed on file.

There were no questions concerning the Workforce Development Group and the report was placed on file.

Upon a motion by Mr. Smallheer, and a second by Mr. Sharkey, the Community Services, Community Development, and Workforce Development Group reports were approved unanimously and placed on file.

Resolutions

None.

Old Business

None.

New Business

A. Director's Report

Mr. Rick Stubblefield stated that the third round of the targeted rehab program is underway. Despite ongoing outreach efforts, including letters to the mayors of each targeted area requesting their support, the first two rounds have generated only three applications. Target areas have included the 500-800 blocks of Centreville Avenue in Belleville; the 3600 block of McCausland to Converse and Brady in Cahokia Heights; and the 7500 block of Church Street along with the 800 block of 76th Street in East St. Louis. Additional outreach strategies are being evaluated to increase participation moving forward. The Illinois Housing Development Authority (IHDA) recently conducted monitoring of our program. While we are still awaiting their final assessment, preliminary feedback was positive, indicating that we are in good standing with compliance requirements. Public Facilities grants have been secured, and the associated funding is already available in our line of credit. Project implementation will begin as soon as environmental reviews are complete. The five-year consolidated plan has received formal approval from the U.S. Department of Housing and Urban Development (HUD), allowing us to proceed with strategic development efforts aligned with federal priorities. Construction is also set to begin on the Pisel Center, located at Comprehensive Behavioral Health's new campus. This project was initially designed as a permanent supportive housing development. However, in light of shifting federal administrative priorities, the nature of the project may need to be adjusted. St. Clair County is contributing more than \$3 million toward this important initiative. Over the past year, we have successfully completed two Community Housing Development Organization (CHDO) projects and twenty-one rehabilitation projects. In addition, thirteen first-time home buyers were able to close homes with assistance provided through our housing program. The Community Development Block Grant Disaster Recovery 2022 projects are all in environmental review and the 2024 Action Plan has been submitted to HUD.

Mr. Stubblefield stated that the Housing Resource Center (HRC) is currently awaiting the release of the new Notice of Funding Opportunity (NOFO). As mentioned in last month's update the upcoming funding cycle was initially expected to follow a two-year grant structure. However, it has since been adjusted to align with the current administration's policy priorities. We are anticipating potential changes to the federal approach to Permanent Supportive Housing (PSH), which currently accounts for approximately 70% of our Continuum of Care (COC) funding. Given the significance of PSH to our overall strategy, any shifts in funding priorities could have substantial implications. In response, we will be meeting tomorrow morning to begin developing a contingency plan in the event that PSH funding levels are reduced or restructured. The strategic planning session will focus on identifying sustainable alternatives and preparing a different plan to ensure continued service delivery and housing stability within our community.

Mr. Stubblefield stated that Weatherization continues to work closely with state technical staff to move projects forward through the new system. While the platform remains challenging, it has shown gradual improvement. Despite the barriers, we successfully completed weatherization on 44 homes last year- a strong outcome given the operational hurdles. For the current year, we are forecasting completion of approximately 60 units. In

addition, we have begun discussions with the St. Clair County Housing Authority (SCCHA) regarding opportunities to collaborate on multi-family housing weatherization. With new mandates regarding multi-family compliance beginning this year, we believe there is significant potential to partner on upgrading portions of their existing housing stock.

Mr. Stubblefield stated that the Low-Income Home Energy Assistance Program (LIHEAP) launched its new program year on October 1st. As expected, call volume has been extremely high. The current intake period for the month of October prioritizes households with seniors (60+), children under five, individuals with disabilities, and those who are disconnected or facing disconnection. General intake for all other households begins on November 1st. Furnace assistance is also currently available.

Mr. Stubblefield stated that the Community Service Block Grant (CSBG) program is fully operational, although we have yet to receive information about future funding allocations. This continues to be a major concern, as CSBG supports essential safety net services for vulnerable populations. The absence of alternative funding would have a significant impact on critical programs such as food pantries, support for domestic abuse survivors, fire victims, and rental assistance, which remain in high demand.

Mr. Stubblefield stated that Workforce Development is moving forward with a significant amount of work-based learning. The Mid-America Workforce Investment Board (MAWIB) recently approved nine Incumbent Worker Training (IWT) projects. These initiatives are designed to upskill current employees, enabling participating businesses to remain competitive and responsive to evolving industry demands. At present time, more than 300 employees are benefiting from these training efforts. Looking ahead, we are preparing for a likely increase in the number of job seekers, as upcoming policy changes related to SNAP and housing programs are expected to reintroduce or expand work requirements. We are proactively assessing capacity and developing strategies to ensure we are equipped to meet the anticipated demand for employment and training services.

Mr. Smallheer made a motion to approve the Director's report and Mr. Moore seconded the motion. The motion passed unanimously.

Other Comments

None.

Adjournment

Chairman Steve Reeb entertained a motion to adjourn. On a motion by Mr. Greenwald, and a second by Mr. Moore, motion passed, and Chairman Reeb adjourned the meeting at 5:46 p.m.