

**Minutes DRAFT**  
**Block Grant Working Committee Special Meeting**  
**Wednesday, July 17, 2025 – 6:00 p.m.**  
**Community Development Division**  
**Aurora City Hall, Second Floor, Conference Room**  
**44 E. Downer Place, Aurora, Illinois**

The meeting was called to order at 6:07 p.m. by Chairman Gerald Lubshina

**I. Roll Call**

**Block Grant Working Committee Members Present:**

Chairman Gerald Lubshina, Eric Rodriguez, Linda Cole, Karen Christensen, Warren Barton, Judy Durham, Ken Gaul, Brooke Shanley, Minal Shah

**Members Absent:**

Dan Hoffman, Luma Webster, Blanca Rodriguez, Daniel Halfeldt

**Staff Present:**

Chris Ragona, Liz Carrizales, Adam Grubbs, Amy Munro, Natalie Raabe

**II. Minutes of Meetings**

- A. January 22, 2025 Special Meeting
- B. February 6, 2025 Special Meeting

Drafts of the minutes were considered.

A motion to approve January 22, 2025 minutes was made by Ms. Christensen and seconded by Ms. Shanley. The minutes were approved as prepared.

A motion to approve February 6, 2025 minutes was made by Mr. Gaul and seconded by Mr. Barton. The minutes were approved as prepared.

**III. New Business**

- A. Substantial Amendment (2025-#2) – Recommendation for Approval
- B. Tenant Placement Assistance Program – Recommendation for Approval
- C. Opioid Grant Opportunity - Recommendation for Approval

Mr. Ragona stated that Adam Grubbs and Natalie Raabe will present Agenda Items A through C.

Mr. Grubbs introduced himself as the Community Development Division's Management Assistant. He also introduced Natalie Raabe as the Community Development Division's Intern. He thanked the Block Grant Working Committee members for attending the meeting. He stated that Ms. Raabe would assist with presenting the 2025 Phase II Community Development staff funding recommendations.

Ms. Raabe provided an overview of the following:

- 2025 Funding Overview
- Eligible Activities for Each Funding Source
- Application Process and Review Overview

- 2025 Recommendations Breakdown
- Next Steps
- Answer any Questions

Ms. Raabe gave a summary of the following Community Development Division Planning Documents and Resource Guides

Planning Documents:

- Consolidated Plan 2025-2029
- Neighborhood Revitalization Strategy Area Plan Renewal 2025-2029
- Elevating Aging-in Community in Aurora – A Strategic Guide
- HOME Investment Partnerships Program-American Rescue Plan – Allocation Plan
- 2025-2030 Affordable Housing Strategy Plan
- Action Steps: Strategies for Preventing and Ending Homelessness

Resource Guides:

- 2025 Community Development Division Resource Guide
- Emergency Resource Guide
- Senior Resource Guide
- 2025 Youth Resource Guide

She stated the planning documents were used to create recommendations by using stakeholders feedback on different needs and gaps identified in the community. She gave a brief overview of the planning documents. The resource guides provide information on community partners and organizations who are currently providing services to City of Aurora residents.

As background, Ms. Raabe also presented the 2025 Phase I application summary and recommendations that were presented and approved at the January 22, 2025 Block Grant Working Committee meeting, with subsequent approval by the City Council on March 11, 2025. She said a total funding request for Phase I was a little over \$13 million, and a little over \$6 million was recommended for funding. A total of 85 applications were received and 63 were funded.

Mr. Grubbs provided an overview of Phase I and Phase II FY 2025-2026 application approval process and timelines.

Mr. Grubbs summarized the proposed Phase II funding recommendations for the HOME, HOME-ARP, and AAHF Programs (see Attachment “A”) as follows:

1. Tenant Based Rental Assistance (TBRA) – Hesed House \$500,000
2. Aurora Affordable Housing Fund (AAHF) – Fox Valley Habitat for Humanity (New Construction) \$725,000
3. Aurora Affordable Housing Fund (AAHF) – The Neighbor Project (Rehabilitation) \$500,000
4. Enhancement of Down Payment Assistance (DPA) – City of Aurora \$620,000
5. HUD-Certified Housing Counselors for the City’s DPA program – The Neighbor Project \$10,000 and Xilin Association \$10,000
6. Tenant Placement Assistance (TPA) – Hesed House \$100,000 and Hope Fair Housing Center \$100,000

Discussion took place.

Ms. Rabbe summarized the proposed funding recommendations for the Opioid Use Disorder (OUD) Program (see Attachment “A”). She said that this is a new program for FY 2025 using State funds from the Illinois Opioid Remediation Fund that resulted from litigation pursued by the Illinois Attorney General against prescription opioid distributors, manufactures, and dispensers. Ms. Rabbe stated that mandatory pre-application meetings were conducted to confirm the prospective applicant’s funding eligibility as described in their proposed activity’s service areas and outcomes.

1. Echo Development - \$60,000
2. Indian Prairie School District - \$95,000
3. Serenity House - \$74,000
4. The Start Program - \$50,000
5. VNA Health Care - \$30,000
6. Hope for Tomorrow - \$35,000

Discussion took place.

Mr. Grubbs provided an overview of the anticipated schedule for the remaining approval process.

A motion to recommend the Substantial Amendment 2025-#2 to City Council was made by Ms. Shanley and seconded by Mr. Barton. The motion was approved unanimously.

A motion to recommend the Tenant Placement Assistance funding recommendations to City Council was made by Ms. Shah and seconded by Mr. Gaul. The motion was approved unanimously.

A motion to recommend the Opioid Grant funding recommendations to City Council was made by Ms. Shanley and seconded by Ms. Cole. The motion was approved unanimously.

#### **IV. Other Matters**

Mr. Ragona said that this is the first time for holding the meeting at 6:00 p.m. and inquired as to a meeting time preference. An email will be sent asking the BGWC to share their preferred day and time for their regular monthly meetings. Once responses are received, an update will follow.

#### **V. Upcoming Meetings and Events**

- A. Wednesday, August 6, 2025, 4:00 PM City Hall – 5<sup>th</sup> Floor Conference Room – Block Grant Working Committee Meeting (Tentative)

#### **VI. Adjournment**

A motion to adjourn the meeting at 7:08 p.m. was made by Ms. Christensen and seconded by Mr. Gaul. The motion was approved unanimously.