

CITY OF WHEELING, WEST VIRGINIA



SUBSTANTIAL AMENDMENTS TO THE FY 2021, 2022, and 2024 ANNUAL ACTION PLANS FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

SUBMITTED BY:

Economic and Community Development Department
City of Wheeling
1500 Chapline Street
Wheeling, WV 26003

SUBMITTED TO:

U.S. Department of Housing & Urban Development
Community Planning and Development
William S. Moorhead Federal Building
1000 Liberty Avenue, Suite 1000
Pittsburgh, PA 15222





A. EXECUTIVE SUMMARY

It is necessary for the City of Wheeling to process “Substantial Amendments” to the City’s FY 2021, 2022, and 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds. In accordance with CDBG Program Regulations, the City is allowed to make Substantial Amendments to its Annual Plans and Budgets in accordance with the City’s Citizen Participation Plan.

The City has determined that it is necessary to amend the previously approved CDBG program years’ budgets to modify the amount of funds allocated to specific projects. These are considered substantial amendments in accordance with the City’s Citizen Participation Plan as the following applies: change in allocation priorities and proposing an undertaking not previously described in the Annual Action Plan.

Amended FY 2021 Annual Action Plan CDBG Activities:

- Program Income Received. \$6,680.00 was received in FY 2021 Program Income but not yet allocated to a project/activity.
- CD-21-24 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$6,680.00 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2022 Annual Action Plan CDBG Activities:

- Program Income Received. \$5,047.40 was received in FY 2022 Program Income but not yet allocated to a project/activity.
- CD-22-18 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$5,047.40 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2024 Annual Action Plan CDBG Activities:

- Unallocated Funds. \$5,000.00 was not allocated to a project/activity.
- CD-24-03 Hillside Stabilization and Restoration. Reduce this project/activity by \$145,654.70 for a new project/activity CDBG budget of \$370,419.30.
- CD-24-04 – Laughlin Community Center. Reduce this project/activity by \$1,465.39 for a new project/activity CDBG budget of \$19,104.61.
- CD-24-02 Street Reconstruction. Increase this project/activity by \$152,120.09 for a new project/activity CDBG budget of \$402,120.09. Unexpended FY 2024 Street Reconstruction project funds and reallocated funds will be used for the reconstruction of Grandview Street (multi-year).

CD-21-24	
Project Name	Grandview Street Reconstruction
Target Area	Citywide
Goals Supported	CDS-1 Infrastructure
Needs Addressed	Community Development Strategy
Funding	CDBG: \$6,680.00
Description	CDBG funds will be used for the improvement and reconstruction of Grandview Street serving a low- to moderate-income area including, but not limited to, grade adjustments for manholes and inlets, milling and removal of asphalt, as-needed repair of base and sub-base, paving of new binder and wearing courses, installation of accessible curb ramps where needed, and related design, engineering, and inspections as needed.
Estimate the number and type of families that will benefit from the proposed activities	915 people
Location Description	C.T. 700, B.G. 1 and C.T. 700, B.G. 2
Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements [570.201(c)].
CD-22-18	
Project Name	Grandview Street Reconstruction
Target Area	Citywide
Goals Supported	CDS-1 Infrastructure
Needs Addressed	Community Development Strategy
Funding	CDBG: \$5,047.40
Description	CDBG funds will be used for the improvement and reconstruction of Grandview Street serving a low- to moderate-income area including, but not limited to, grade adjustments for manholes and inlets, milling and removal of asphalt, as-needed repair of base and sub-base, paving of new binder and wearing courses, installation of accessible curb ramps where needed, and related design, engineering, and inspections as needed.
Estimate the number and type of families that will benefit from the proposed activities	915 people
Location Description	C.T. 700, B.G. 1 and C.T. 700, B.G. 2
Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements [570.201(c)].

CD-24-02	
Project Name	Street Reconstruction
Target Area	Citywide
Goals Supported	CDS-1 Infrastructure
Needs Addressed	Community Development Strategy
Funding	CDBG: \$402,120.09
Description	CDBG funds will be used for the improvement and reconstruction of streets in low- to moderate-income service areas including, but not limited to, grade adjustments for manholes and inlets, milling and removal of asphalt, as-needed repair of base and sub-base, paving of new binder and wearing courses, installation of accessible curb ramps where needed, and related design, engineering, and inspections as needed.
Estimate the number and type of families that will benefit from the proposed activities	3,000 people
Location Description	C.T. 200, B.G. 1; C.T. 200, B.G. 3; C.T. 300, B.G. 2; C.T. 400, B.G. 1; C.T. 400, B.G. 2; C.T. 500, B.G. 2; C.T. 600, B.G. 1; C.T. 600, B.G. 2; C.T. 700, B.G. 1; C.T. 700, B.G. 2; C.T. 1400, B.G. 4; C.T. 2600, B.G. 1; C.T. 2600, B.G. 2; C.T. 2600, B.G. 3; C.T. 2600, B.G. 4; C.T. 2700, B.G. 1; C.T. 2700, B.G. 2; C.T. 20800, B.G. 1.
Planned Activities	The national objective is Low/Mod Income Area Benefit (LMA). The project matrix code is 03K, Street Improvements [570.201(c)].

B. CITIZEN PARTICIPATION

The following notice is to be published in *The Intelligencer* on Wednesday, November 26, 2025.

NOTICE OF PUBLIC HEARING CITY OF WHEELING, WEST VIRGINIA

SUBSTANTIAL AMENDMENTS TO THE FY 2021, 2022, AND FY 2024 ANNUAL ACTION PLANS

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The purpose of this notice is to present Substantial Amendments to the City of Wheeling's FY 2021, FY 2022 and FY 2024 Annual Action Plans for the use of Community Development Block Grant (CDBG) funds.

Notice is also hereby given that the City of Wheeling, West Virginia will hold a public hearing on Tuesday, December 16, 2025 at 5:30 p.m., prevailing time, before the Wheeling City Council Regular Meeting in the 2nd Floor Courtroom of the City-County Building located at 1500 Chapline Street, Wheeling, WV 26003 on the proposed Substantial Amendments. The City-County Building and the 2nd Floor Courtroom are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate residents for them to participate in the public hearing, please contact Ms. Nancy Prager, Director, ECD Department, at 304-234-3701 or nprager@wheelingwv.gov to make those arrangements. Persons with hearing and/or speech impediments may contact the City of Wheeling through the "West Virginia Relay Service" by dialing "7-1-1" or going online to www.westvirginiarelay.com. If requested, a foreign language and/or sign language interpreter will be provided if the City is notified three (3) days in advance of the meeting.

The purpose of this public hearing is to present Substantial Amendments to the City's FY 2021, FY 2022 and FY 2024 Annual Action Plans for the use of CDBG funds. In accordance with program regulations, the City is allowed to make substantial amendments to its Annual Action Plans and Budgets in accordance with the City's Citizen Participation Plan. The City has determined that it is necessary to amend the approved CDBG program budgets for the previously approved FY 2021, FY 2022 and FY 2024 Annual Action Plans. These funds will be reprogrammed from previously approved projects/activities to new projects/activities. These are considered substantial amendments in accordance with the City's Citizen Participation Plan as the following applies: change in allocation priorities and proposing an undertaking not previously described in the Annual Action Plan.

Amended FY 2021 Annual Action Plan CDBG Activities:

- Program Income Received. \$6,680.00 was received in FY 2021 Program Income but not yet allocated to a project/activity.
- CD-21-24 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$6,680.00 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2022 Annual Action Plan CDBG Activities:

- Program Income Received. \$5,047.40 was received in FY 2022 Program Income but not yet allocated to a project/activity.
- CD-22-18 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$5,047.40 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2024 Annual Action Plan CDBG Activities:

- Unallocated Funds. \$5,000.00 was not allocated to a project/activity.
- CD-24-03 Hillside Stabilization and Restoration. Reduce this project/activity by \$145,654.70 for a new project/activity CDBG budget of \$370,419.30.
- CD-24-04 – Laughlin Community Center. Reduce this project/activity by \$1,465.39 for a new project/activity CDBG budget of \$19,104.61.
- CD-24-02 Street Reconstruction. Increase this project/activity by \$152,120.09 for a new project/activity CDBG budget of \$402,120.09. Unexpended FY 2024 Street Reconstruction project funds and reallocated funds will be used for the reconstruction of Grandview Street (multi-year).

In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these Substantial Amendments will be on public display for review and comment for a period of thirty (30) days, beginning Thursday, November 27, 2025. The Substantial Amendments will be available for review at the City's Economic and Community Development (ECD) Department, City-County Building, Room 305, 1500 Chapline Street, Wheeling, WV 26003 and at The Ohio County Public Library, 52 Sixteenth Street, Wheeling, WV 26003, as well as on the City of Wheeling's website www.wheelingwv.gov.

Written comments may be mailed to Ms. Nancy Prager, Director of the City's Economic and Community (ECD) Department, City-County Building, 1500 Chapline Street, Wheeling, WV 26003 or faxed to Ms. Prager's attention to (304) 234-3899, or submitted via email to nprager@wheelingwv.gov. All comments received by 4:00 p.m., prevailing time, on Monday, December 29, 2025 will be considered by the City of Wheeling prior to submittal of these Substantial Amendments to City Council for approval at their Tuesday, January 6, 2026 Regular Meeting. Once approved, the City intends to submit these Substantial Amendments to HUD on or after January 7, 2026.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the proposed substantial amendments to the use of CDBG funds under the FY 2021, FY 2022 and FY 2024 Annual Action Plans.

Robert Herron, City Manager

C. RESOLUTION

The following Resolution will be proposed for consideration by the Wheeling City Council during its Regular Meeting on Tuesday, January 6, 2026.

A RESOLUTION OF THE COUNCIL OF THE CITY OF WHEELING, OHIO COUNTY APPROVING AND AUTHORIZING THE SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OF SUBSTANTIAL AMENDMENTS TO THE FY 2021, FY 2022 AND FY 2024 ANNUAL ACTION PLANS FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

WHEREAS, under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the prevention or elimination of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs; and

WHEREAS, the City of Wheeling had previously approved the budgets and Annual Action Plans for Fiscal Years 2021, 2022, 2024, which proposed how entitlement grant funds would be expended to address the housing and community development needs identified in the City's Five-Year Consolidated Plan; and

WHEREAS, HUD permits grant recipients to revise and amend its previous budgets and Annual Action Plans; and

WHEREAS, in accordance with the Federal Regulations governing the CDBG Program, certain changes and revisions to an Annual Action Plan may be considered a Substantial Amendment as outlined in the City of Wheeling's Citizen Participation Plan; and

WHEREAS, a draft of the Substantial Amendments to the FY 2021, FY 2022 and FY 2024 Annual Action Plans was on public display from Thursday, November 27, 2025 through Monday, December 29, 2025 and the City held a public hearing on Tuesday, December 16, 2025 concerning said amendments, and the comments of various agencies, groups, and citizens were taken into consideration in the preparation of the final Substantial Amendment document.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WHEELING, OHIO COUNTY, WEST VIRGINIA, AS FOLLOWS:

SECTION 1. That the amended Annual Action Plans for the Fiscal Years 2021, 2022, and 2024 concerning the use of CDBG funds is hereby in all respects approved as presented, which includes the following:

Amended FY 2021 Annual Action Plan CDBG Activities:

- Program Income Received. \$6,680.00 was received in FY 2021 Program Income but not yet allocated to a project/activity.
- CD-21-24 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$6,680.00 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2022 Annual Action Plan CDBG Activities:

- Program Income Received. \$5,047.40 was received in FY 2022 Program Income but not yet allocated to a project/activity.
- CD-22-18 Grandview Street Reconstruction. Create a new project/activity with a CDBG budget of \$5,047.40 for the improvement and reconstruction of streets in low- to moderate-income service areas (multi-year).

Amended FY 2024 Annual Action Plan CDBG Activities:

- Unallocated Funds. \$5,000.00 was not allocated to a project/activity.
- CD-24-03 Hillside Stabilization and Restoration. Reduce this project/activity by \$145,654.70 for a new project/activity CDBG budget of \$370,419.30.
- CD-24-04 – Laughlin Community Center. Reduce this project/activity by \$1,465.39 for a new project/activity CDBG budget of \$19,104.61.
- CD-24-02 Street Reconstruction. Increase this project/activity by \$152,120.09 for a new project/activity CDBG budget of \$402,120.09. Unexpended FY 2024 Street Reconstruction project funds and reallocated funds will be used for the reconstruction of Grandview Street (multi-year).

SECTION 2. That the City Manager, on behalf of the City of Wheeling, West Virginia, is authorized to sign and submit the Substantial Amendments to the FY 2021, FY 2022, and FY 2024 Annual Action Plans to the U.S. Department of Housing and Urban Development. The City Clerk is hereby directed to file a copy of said Substantial Amendments with the Official Minutes of this regular meeting of City Council.

SECTION 3. That the City Manager, on behalf the City of Wheeling, West Virginia, is AUTHORIZED to provide assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended; and any other supplemental information or revised data which the U.S. Department of Housing and Urban Development may request in review of the City's subject Substantial Amendments.

ADOPTED BY RESOLUTION THIS 6th DAY OF JANUARY 2026 BY THE COUNCIL OF THE CITY OF WHEELING, WEST VIRGINIA.

IN WITNESS WHEREOF, I, Denny Magruder, Mayor of the City of Wheeling, West Virginia have hereunto set my hand and caused the official seal of the City of Wheeling to be affixed this 6th day of January 2026.

Denny Magruder, Mayor