

August 15, 2022

The Board of Public Works & Safety met on Monday, August 15, 2022, at 10:00 a.m. in the Marion City Council Chambers. Present were, Janice Adams, Brian Flynn, and Linda Wilk, and secretary to the board.

Motion to approve the minutes for August 1, 2022- Brian Flynn; seconded Janice Adams.

**Motion carried.**

**Public Hearing**

Linda Wilk: Asked for the record if all of the properties need to be stated.

Aisha Richard: I don't think we have.

Herb Spitzer: I don't believe so.

Linda Wilk: Okay.

Brian Flynn: Are all of those properties vacant lots?

Janet Pearson: Yes, they are all vacant lots.

Herb Spitzer: Do you want me to start out Janet?

Janet Pearson: Yep, if you want to. Then we can...

Herb Spitzer: Okay. Uh let me make some introductory comments so that everybody understands what we are dealing with this morning. I think you all know my name is Herb Spitzer, I am the city attorney and uh, uh, as part of what I do is I deal with Janet on property matters and have been doing it for a number of years. And uh about a year and half ago maybe a little longer Steve Sapp who is the executive director of Marion Housing Authority came to the city and we had Brian Flynn: They can't hear you in the back. Turn the mic on.

Aisha Richard: There you go. It is in now.

Herb Spitzer: Is it on now.

Aisha Richard: yeah, it is on.

Linda Wilk: Yes, it is on.

Herb Spitzer: Okay.

Robin Fouce Thank you.

Herb Spitzer: You're welcome. About a year and a half ago Steve Sapp who is here this morning and who is the executive director of Marion Housing Authority, came to the city and uh and met with Janet and I and uh we and explained to us that he had a program in mind for Marion Housing Authority. Where they would, they were in the process of requesting financial assistance uh for the development of property in Marion. And that they had an interest in acquiring a number of lots from the city that the city held title to. These lots as you probably know were acquired or you may not know were acquired by the city through tax sales, previous tax sales going back as far as ten years. Many of them were in what is known as the Blight Elimination program that the city went through oh four or five years ago where the city got funds from the state to demolish many of the dilapidated homes that were located on most of these lots. Since then since that has been done and uh the program is completed the city has had to deal with continuing to maintain those lots uh and Jerry Foustnight who is here today has had the responsibility of doing that. So, when Mr. Sapp came to the city he said uh we need to find out if we can build homes on these lots because many of them are smaller lots and may not meet current requirements for development. City zoning laws and standards and specifications. So um the zoning department got involved along with Jerry's department and uh they were researched, these lots were all researched to make sure that they could be built on. Uh and uh Steve's been dealing with a company in Evansville um and now I will let him get into the details about that here in a few minutes. But, he has been dealing with a company in Evansville that would be uh developing these lots. And its again it is all through a I believe a federal program that I believe Steve can explain to you but uh in order to go forward they, they being Steve and the group that he was dealing with had to have assurances that they could acquire these lots if they got money, the assistance, the financial assistance to do so. So the city entered into an option agreement (which I drew) and uh the mayor signed to allow them time to make sure that they, that they could get financing. And, they got the financing and uh so we are at the point where they have exercised the option to buy these lots. Now they are being sold under the same conditions that we have sold to everybody else. Uh that we have dealt with for basically the same amount \$800 a lot. Uh we don't guarantee the title. We quit claim title. And they have done their title work to satisfy themselves presumably. But they don't have a problem there, but my point being we haven't made any special exceptions here with the folks we are dealing with. We are dealing on the same basis that we have dealt with with all people that have been involved in the program since it started. So that is pretty much the story from the city's standpoint. I believe it is a win-

win situation. I believe for the city it is a win because these properties will no longer be a maintenance burden once they take title. And it is a win for them because they are gaining access and control of these lots. Where they don't have to deal with you know a bunch of individuals to acquire them and go through the negotiation process. Which can be long and involved so that is basically our story. I will be happy to answer any questions you might have at this point or maybe it is if not I will turn it over to Steve.

Linda Wilk: Questions anyone?

Janice Fouce: No.

Brian Flynn: No, I have none.

Herb Spitzer: Any questions?

Linda Wilk: Nope I don't think so. Steve.

Herb Spitzer: Steve do you have any comments to make?

Steve Sapp: I would just thank you for the opportunity to um allow us in working with Herb and Janet and the mayor and the city. We appreciate the cooperation in what we are trying to do. I will just touch a little on what he talked about. Um Advantix is another non-profit agency that I've been familiar with for several years. It is out of Evansville Housing Authority. Um which I serve actually with their executive director or other national boards. We have had a relationship for several years. They do a lot of development so they are basically our co-developer in this project and they are in Kokomo right now. They just finished some or are still in the process of some development work there as well. So it is a good fit for us at the Housing Authority we've been trying to do a lot of different things and uh we struck up a good relationship um and I will just add once we get these lots, once we close we are looking to close on some tax credit development. We are looking to close the first of October so we can start moving ground. We are going to be putting \$180,000 average into these homes. Um so it is a pretty large investment that we are going to be putting into each home. Um we are looking forward to that. We've not asked the city or the county or anybody for tax abatements. They will go back on the tax rolls so they will be charged taxes. So that will be good for the community as well. Um and then um hopefully we will be able to look at a stage two we have been talking and having those conversations and another tax credit application on that as well. Our intention at the Housing Authority is to provide housing to low and medium income families. Um and these homes are going to have a wide range of families that we can assist. Um and we think it is a good thing for the community and we are glad to be able to do this. So, any questions you have for me maybe that I could have touched on?

Linda Wilk: How many bedrooms, will the size vary or?

Steve Sapp: Yeah so they are all going to be three bedroom two bath.

Linda Wilk: Okay.

Steve Sapp: And they'll average around 1500 square feet some a little less, some a little more. As Herb mentioned some of the lot sizes are different. We had to uh, actually we have 4 different plans home plans so it depends on the lot. Um, yeah.

Linda Wilk: And then how will they be, will they be sold to individuals, will they be section 8.

Steve Sapp: So they are lease purchase.

Linda Wilk: Okay.

Steve Sapp: So they will have to qualify and then which in my mind and for what we do we try to do we don't get to do as much home ownership as we would like to and while there is some people that can come up to the point to where they can basically have the money to make their payments but they need that help along the way so uh real similar to like the Spring Hill homes um which (inaudible). 2000 maybe- 2001 something like that.

Linda Wilk: So how will someone qualify for to be involved in the program?

Steve Sapp: So um, there is a wide range of income um so there will be screening and things of that nature as well. Um, the Housing Authority we always we screen from everything from history to drugs, police background and in these cases there will be credit checks and things of that nature as well. Um we are not we work with enough families to know just because they have some stuff on their credit doesn't mean that they can't get help and so um we are trying to help people as much as we possibly can.

Linda Wilk: And will there be, I guess what I am looking for is some criteria like will it have to be you know average, medium income you know poverty rate.

Steve Sapp: Correct so 80% (eighty percent) and then there will be some that will be 50 (fifty), some 30 (thirty). There will be a wide range.

Linda Wilk: Okay. Any other questions anyone want to ask?

Brian Flynn: I do have a couple. Um, since the city is maintaining those properties what is your plan to continue to maintain them until you break ground. Do you have somebody that will somebody coming in to mow, or?

Steve Sapp: Yes so we've told Janet and Herb that we will begin maintaining those lots so they don't have to do that in this time period.

Brian Flynn: Do you have any kind of estimated time frame? Start and finish?

Steve Sapp: So October would hopefully be uh foundation and we will expect a 12 month turn around. Um we are talking homes so some are going to be done faster or earlier than others so it (inaudible) but completion should be twelve months.

Brian Flynn: Thanks.

Linda Wilk: And how will someone know that the houses are available?

Steve Sapp: We will begin marketing those.

Linda Wilk: So I can look you up?

Steve Sapp: You can look me up. You know where I work.

Brian Flynn: That is all I have thank you.

Linda Wilk: Janice any questions?

Janice Adams: No.

Linda Wilk: Okay, well then are there any other questions otherwise I'd ask for a motion.

Herb Spitzer: Can I suggest that we open it up to the public in case there is anybody here that wants to speak since it is a public hearing.

Linda Wilk: A public hearing you are right. Is there anyone in the public that would like to speak to this?

Robin Fouce: Good morning. I am council woman Fouce you may or may not know Steve. Um you are actually getting one of the properties in my district. Um first I was like we are selling fifteen properties to someone out of state um but we certainly need an investment in our community and particular in the underserved areas. We need affordable family housing that is up to par so I am really grateful for that. My only concern is what Mr. Flynn asked um maintaining those properties. The city has done their best effort toward that. You know it is very taxing on the city to maintain those properties so we just want to make sure there is continuity with that and (inaudible) and thank you so much for considering Marion. I hope (inaudible) a relationship and we certainly need affordable housing here in Marion. In my district (inaudible)

Steve Sapp: I (inaudible) on those properties that you are talking about if it feels like or looks like they are not getting taken care of like they should you can contact me in my office at the Housing Authority.

Robin Fouce: I will be happy to do that. Thank you so much.

Linda Wilk: Anyone else from the public? Okay if there aren't any other questions I will ask for a motion to approve exhibit A, the sale of exhibit A for \$14,400 to Advantix Development Corporation.

Motion to approve the sale of these properties for \$14, 400 to Advantix Development Corporation- Brian Flynn; seconded Janice Adams. **Motion carried.**

Linda Wilk: The next one is for Indiana Hospitality Project LLC. 822, 823, 902 S. Boots St.

Janet Pearson: Yes. Um those are vacant lots as well and um the cost is \$2,400. And then we have 3250 S. Branson that is a vacant lot as well for \$800 and then we have 2214 S. Race Street and 2200 Blk S. Race Street and that is vacant as well. They are lots for \$1,000. So we are just asking you to approve these and get them back on the tax rolls.

Brian Flynn: Do we have any idea what the Indiana Hospitality project, what their plans are with these properties?

Janet Pearson: Yes. Um the gentleman purchased 908 S. Washington if you know where that is. I think they refer to it as I think the Thornburg House. It is a beautiful place. He purchased that and we had city lots just adjacent to it so that is what that is for. He is planning on like an event center um those kind of things. So it worked out perfect for him.

Brian Flynn: Thank you.

Janet Pearson: mmm hmmm

Linda Wilk: Any other questions? Anyone from the public have any questions or comments? If not I would entertain a motion to approve the remaining properties, the sale of the remaining properties.

Motion to approve the remaining properties for sale- Janice Adams; seconded Brian Flynn.

Motion carried.

Janet Pearson: Thank you very much, appreciate it.

Linda Wilk: Thank you. It is exciting.

### **Public Comment**

None.

**PAYMENT OF THE BILLS- August 15, 2022**

Linda Wilk: Payment of the bills for August 15, 2022 and it will be for claims from 48840 to 48994 for \$629,103.77. I will say that there were a couple of things that I found odd so I did call and get clarification. Um, one was United States Treasury which was for \$1,654 which says 2021 PCORI fee. This is something, it is a federal voucher and federal regulations for health insurance every other year the city has to pay. It is a fee for each person that is employed in the city. Then I asked about flea meds which was \$2,100 and that is for a six month supply. And then the other one was actually Janet. It said Janet went to lunch for \$326.88 and so I called and said what? They said it was an ambassador's dinner that Jerry spoke at so it wasn't just Janet.

Janet Pearson: Yeah, I didn't eat all of that.

Linda Wilk: You didn't eat off of that. But those are the only ones that I called for clarification. So anyone else anything? If not I would ask for a motion to approve the bills

Motion to approve payment of the bills for August 15, 2022- Brian Flynn; seconded Janice Adams. **Motion carried**

Motion to adjourn- Brian Flynn-

Meeting adjourned.

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Linda Wilk- Vice President  
Board of Public Works & Safety

ATTEST:

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Aisha Richard- Secretary  
Board of Public Works & Safety