August 7, 2023

The Board of Public Works & Safety met on Monday, August 7, 2023, at 10:00 a.m. in the Marion City Council Chambers. Present were Alex Huskey, Cindy Cunningham, Brian Flynn, and secretary to the Board.

Approval of the minutes for July 3, 2023- moved to next meeting.

Approval of the minutes for July 17, 2023- Cindy Cunningham; Alex Huskey. Motion carried.

Transportation- Opening of bids for the sale of equipment

Chuck Martindale: Uh the City of Marion Transportation Department purchased some maintenance equipment back in 2009 with a federal grant and through INDOT, and uh they were used for many years and uh have now outgrown their usefulness and they are obsolete and they have been replaced in many cases. And we would like to dispose of them through the normal federal channels through INDOT. So, we advertised for bids uh in both newspapers in general circulation and we would like to open those today and then after the opening we'd like to, Jeff and I would like to recess for a while back in the room or something to where we can review them and then come back after number five on the agenda if that pleases the board. And make our recommendation.
Brian Flynn: I think that will work. We can do that. Um while you are opening those. What type of equipment are we talking about?
Chuck Martindale: There is seven pieces of equipment that we advertised in the paper. It is actually the original buy was about seventeen to eighteen pieces of equipment. Some has already been disposed of.
Cindy Cunningham: They are not able to hear you in the back. I'm sorry.
Chuck Martindale: Okay. Does that help?
Cindy Cunningham: Does that help?
Chuck Martindale: The original purchase was for about seventeen or eighteen pieces of equipment. Some of them have already been discarded because they got broken, (inaudible) and uh these seven items, one is a tire balancer, ten ton service jack, a break (inaudible), 144 volt power lubricator. An adaptor kit, a break (inaudible) backing plate, and a ram clamp tire changer. So a balancer and a tire changer and they need to have a ten percent surety and they also need to um the successful bidder needs to dispose of the property within thirty days. Come and get it and haul it away.
Brian Flynn: Thank you.
Chuck Martindale: Any other questions?
Alex Huskey: Since the bids are required to have ten percent surety, are you only going to present those bids that met that requirement?
Chuck Martindale: Yes, sir.
Alex Huskey: Thank you.
Chuck Martindale: Bradley Evans 108 Factory Street, LaFountaine, IN the bid is for $100. There is a cashier's check in the amount of $10. That was Mr. Evans's bid. This is a bid by Stan Irvin 587 E. 100 South, Warren, Indiana and the there is a bid for $1,000 and the surety is $100. (Inaudible) There is a cashier's check in the amount of $100. We would like to take these under advisement, is that okay. And we will come back with our recommendation.

Brian Flynn: Yes. Please do.
Chuck Martindale: We will be ready to come back (inaudible) taken care of.

Marion Housing Authority-Project update

Steve Sapp: Good morning. Uh I actually brought our co-developer with us Tim Martin. Go ahead and come on up Tim and join me. Um Tim is um the co-developer Advantix Corporation and uh he is also acts as the general contractor for our development and we understand that you might have had some questions for us. We, we'd be glad to answer any of those about the development. Um I will have Tim just go ahead and give us some an update of where we are at with current construction and then if you have questions you can let us know.
Tim Martin: Good morning. Tim Martin Chief Executive Officer, Chief Operating Officer excuse me I gave myself a promotion. Don't tell my boss. Advantix Development Corporation, Evansville, Indiana, 500 South East 10th Street. Um our project is called Thirty Eight South. There are forty four units of new construction multi-family housing, single family duplex, and triplex type construction. As of today's date I believe we have twenty two of the off-site single family, duplex, triplex units under roof. We are currently installing the mechanicals, installation, drywall, and we are making now some utility connections for domestic water and sanitary sewer. There is a multi-family site again another twenty two units that are that is under construction. We have three of four of the building pads poured. They are framing subject to the weather. Three of the four buildings that are ready and uh there is inspections for four and also the community building that are scheduled for today as I understand it. So, I would be happy to answer anymore subsequent questions. I did not bring anything with me sorry I did not know this, I am sorry this is my first time speaking to this body but I do want to say I appreciate the opportunity. Always glad to come and meet new people and hope to see you guys again in the future. I invite you to come out some times, we will have the ground breaking, I mean a ribbon cutting in the future and we will work through Steve and his office to coordinate making invitations for anybody that is interested.
Brian Flynn: Okay. Board do you have questions?
Cindy Cunningham: It seems like the questions that uh that somebody asked last time was that we didn't somebody mention apartments?
Alex Huskey: Yes, so the question was uh when we when we originally heard about this project it was it was we knew about the single family dwellings but we had questions about the apartments. Are these market rate apartments or what type of apartments are they?
Tim Martin: These are all affordable housing units. They are funded with low income housing tax credits so they are available to people at the section 42 income levels. So up to sixty percent of (inaudible) median income.
Alex Huskey: So, in a lot of residential areas we are putting in um affordable housing products?
Steve Sapp: If I am not mistaken the question is regarding the some that are duplexes and they are not single family so we have because the I guess the plots we that we have got were large enough that we could have two developments or maybe three on them. Um but those are they are not the single family but those would be the duplex or triplex. Is that correct, I think that is what you are asking about like on uh on Branson Street down the road here on the corner I can't remember. Branson and Sherman maybe I think there is a
Alex Huskey: Yeah, there's one 31st at 31st and Washington. One then back behind that. And that was the questions because we are putting them all so close together then are we changing the dynamics, I mean I know we are doing some new development in this community but are we

changing the dynamics of the community to the point where we are starting now to to push others out? And I knew that was a question that was posed to me because everyone thought that they were going to be originally single family dwellings and so when I when we start seeing the multiple family dwellings a lot of the folks that I live near started asking a lot of questions. Because that is not what they thought it was going to be.
Steve Sapp: So when we uh, we made the submission, we submitted the actual plans um and the majority of them are single family. So of the plots as you have seen are are (inaudible) or two units and um I can't remember which actually has the triplex that has three units on it.
Alex Huskey: The one there at 31st and Nebraska.
Steve Sapp: Okay, yep. I just have to follow my list and
Alex Huskey: Trust me I have been following the list too because people have been calling me.
Steve Sapp: Sure and any time don't hesitate to call me. You can contact me at my office as well as anybody about answering those questions, directly.
Tim Martin: And if I may add to that I will say that you know. This is the project. The project has not changed since the application, now almost two years ago. So that was property that was submitted, that is what was approved by IHCDA for funding. That is also the same project configuration that was brought to the city to obtain permits. So from the respect of the property itself there has not been any change since during the process of construction. Change of the building types, you know these are the buildings that were presented, this is what the product is. Um the sites that we are building on obviously were blighted, uh vacant sites that had been empty for some period of time. So, you know I hear the concerns. We hear these in every space we go. When we start talking about more than one unit in what was a primarily single family area um there is always those concerns. Uh but these units again there are not vertical they are a shared wall. They don't have a tenant above them. Everyone body has their own isolated space and um that is a little bit different then just stacking apartments on apartments. I do understand the questions.
Alex Huskey: Yeah, I at the end of the day. With the city's program to make sure that we take care of the blight and sell the properties, vacant properties to adjacent properties, that has been the concern that a lot of people did not know. And, I have had homeowners say hey I would have invested and bought that property had I know that there was going to be a multi-family dwelling put there and not just a single family dwelling. So that, that is one of the things I am hearing, and so people have asked me to ask the question so then that they can start looking at the list and start trying to make purchases of their own to protect their communities. I mean in the spirit of transparency that is what I have heard.
Steve Sapp: And actually I think for the for me from my stand point I think for the community I think that is a great uh it would be good for the community. I know there's some owners that have done that when we were going through this process. Uh when we had that opportunity some said hey I want to buy this property, so I think from the community's stand point that would be good. Our ultimate goal is one to provide housing but two we have got these vacant lots we can put homes on it and put these back on the tax rolls for the community's stand point. Um which is a benefit.
Alex Huskey: It is just that people are concerned about who is going to be living in those properties.
Steve Sapp: I understand.
Alex Huskey: Okay. That helps.
Brian Flynn: Other questions? Okay. Thank.

Tim Martin: Thank you. Nice meeting you.

Building Department- 522 N. Washington St.

Jerry Foustnight: Good morning. Um I have before you two properties today. Uh the first property would be at 522 N. Washington Street. Um this was a a uh two story structure uh again uh we have had numerous complaints on this uh property uh we started the process with an individual and uh now went to a tax sale and uh we did have conversations with a um Johnny Jones which was the purchaser of the property at the tax sale. The redemption period I believe ended on August the 4th where he can get possession of the property. Uh we did again have a meeting with this individual explaining the process. We have went through and we advertised in the paper uh concerning uh the demolition process. Um Mr. Jones indicated in the meeting that he did now know if he was actually going to take the property because of uh uh he had never looked at the property prior to uh the auction or the tax sale and uh so we did invite Mr. Jones I don't believe he is here to be here today if he would like to speak on this property. As you can see un in the paper or in the pictures it indicates the condition of the property uh there (inaudible) we would like to move forward with a uh approval of a demo on this property.

Brian Flynn: Okay and I will remind the audience that if someone is here and wants to speak on this topic please come to the mic identify, yourself, and we will give you appropriate time to address this. Seeing no action on that um board do you have questions for Jerry. I would call for a motion on this property then.

Motion to approve the demolition at 522 N. Washington St- Cindy Cunningham; seconded Alex Huskey. Motion carried.

Jerry Foustnight: Thank you. Uh the next property I bring before you is 1718 S. Branson Street. Again, uh uh this property we have had complaints concerning this property uh we did take and uh uh we did advertise this property in the paper and we did send out notices with no uh confirmation on the notices so we did send out the we did advertise this in the uh two papers as required by uh law. Uh as you can see with the pictures of uh that was dated on the third of uh this month you can see the pictures of this property. Again, due to the condition and everything we would ask that uh you would affirm our request for a demo on this property, please.

Brian Flynn: Is there anyone who would like to speak on this property? Seeing no action from that. Board do you have any questions, comments? Hearing none I would ask for a motion.

Motion to approve the demolition f 1718 S. Branson Street- Cindy Cunningham; seconded Alex Huskey. Motion carried.

Jerry Foustnight: Thank you very much. Have a good day.

Brian Flynn: Okay we will go back to uh the transportation and the opening of the bids, and a decision.

Chuck Martindale: Thank you. Um we reviewed the two bids and we recommend that the bid be awarded to Mr. Stan Irvin 587 East 100 South, Warren, Indiana. In the amount of $1,000. The ten percent bid surety is here in the form of a cashier's check and Mr. Irvin will have thirty days to remove all of the equipment and um if he does not do that then he would not be responsible and then I would recommend that the bid ultimately awarded to Mr. Bradly on Factory Street.

Brian Flynn: Board comments, questions? I would call for a motion to approve the decision on the bid.

Motion to approve the bid for Stan Irvin for $1,000- Cindy Cunningham; seconded Alex Huskey. Motion carried.

Brian Flynn: We are at the point of the meeting for public comment. Again, if you have anything that transpired today that was on today's agenda please rise and come to the to the front to the microphone and identify yourself and um give the information you are seeking to share.

Public Comment

Robin Fouce: Good morning.
Brian Flynn: Good morning.
Robin Fouce: I just wanted to support um Alex contingent I too have gotten several calls about the properties. Certainly we need affordable housing in our community. We don't want to encroach upon the homes and the residential owners with multi-family dwellings. Um I should say we want to do it in the best way to sustain the integrity of our community. I have gotten a lot of feedback saying they inquired about the properties, the property but they were told it wasn't available and um that kind of thing so I wanted to support what he said and make that a matter of record. And, and up through today I continue to get those concerns and that feedback. I think in transparency it would be good that we seize an opportunity with um affordable and anyone else to not only bring it before the Board of Works but before the council, sometimes information um will help um folk um understand differently or better and so no um no negative towards anyone whose efforts; we need affordable housing in Marion um, however, we want to make sure the playing field is even for everybody. So I wanted to make that a matter of record. Thank you I am councilwoman Fouce district 4.
Brian Flynn: Thank you for the comment, appreciate it.
Alex Huskey: Mr. Chairman, I would just like to say uh Councilwoman I didn't know that you were receiving such phone calls as well but I, I will just tell you that the minute the property there at 31st and Nebraska started going up and the one there on Gallatin my phone literally started to ring off the hook. And people were furious because what they felt like they were told is that they would be single family dwellings and they felt like the multifamily dwellings were never brought to the light and they felt like it was a bait and switch and so that's the only reason why I brought that up to the meeting. I think it is a matter of public record that that is the opinion the people have had in the community and especially some of the older people who cannot afford to just pick up and move who have been living in their homes for sometimes forty or fifty years they feel like it is all around them.
Brian Flynn: Thank you. I appreciate the comments. And I think it is important that we share that type of information so that in the future and as we go forward with these projects um the lines of communication are open and very clear and um there is not a sense that I think he used the bait and switch term you know where we are telling them one thing and then something else develops. So, again I appreciate all of the comments from everyone. We just need to make sure as we move forward we keep those lines of communication clearly open. With that the uh next item in adjournment.

Motion to adjourn-Alex Huskey; seconded Cindy Cunningham.

Meeting adjourned.

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Brian Flynn- Vice President

Board of Public Works & Safety

ATTEST:

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Aisha Richard- Secretary
Board of Public Works & Safety