

In the Council Chambers of the Showers Municipal Complex held on Wednesday, July 10, 1996 at 7:30 PM with Council President Sherman presiding over a Special Session of the Common Council.

COMMON COUNCIL
SPECIAL SESSION
JULY 10, 1996

Roll Call: Banach, Kiesling, Young, Cole, Sherman, Pizzo, Service, Sabbagh, Pierce.

ROLL CALL

Sherman gave the Agenda Summation.

AGENDA SUMMATION

The minutes of June 19, 1996 were approved by a voice vote.

APPROVAL OF
MINUTES

Pierce commented that the new council is at a 6 month point in the first year of their first term and that while the Plan Commission has been a major focus for him, it is now time with the approaching budget hearings to focus on what the vision for Bloomington should be.

MESSAGES FROM
COUNCIL MEMBERS

Service congratulated the community on the great 4th of July activities and noted the "passing" of one of Bloomington's oldest buildings with the demolition of the "building within a building" at Lincoln and Kirkwood. The site will be used for a parking lot and Service said, "we need to seriously look at our priorities".

Cole invited the public to attend the Showers Fountain dedication on Friday, July 12 at 6:30 PM and she thanked the Bloomington Arts Commission members for all their hard work in bringing this project to completion.

Young also thanked everyone involved in the July 4 parade and especially his daughters who marched in the parade.

Kiesling, as expected from the recycling queen, thanked everyone who cleaned up after the parade was over.

Sherman offered "orchids and onions" respectively for the people who cleaned the parade site and those that made them work so hard. He also commented on the recent death of Janet Seward Dunn, a longtime community member and Bloomington supporter and offered condolences to her family.

There was no message from the mayor.

There was no public input.

There were no appointments to board and commissions.

It was moved and seconded that Ordinance 96-20 be introduced and read by the Clerk by title only. Clerk Williams read the legislation by title only.

LEGISLATION FOR
SECOND READING/
VOTE
ORDINANCE 96-20

It was moved and seconded that Ordinance 96-20 be adopted. The synopsis and committee recommendation of Do-Pass 8-0 was given. This is a legally advertised public hearing.

Tom Micuda, Planning Department, gave a brief overview of the vacation request, noting that this platted alley behind 321 N. Rogers St adjacent to the Second Baptist Church is requested to accommodate the expansion of the church at that location. The Board of Zoning Appeals has already approved the requested set back and lot coverage variances. All criteria for vacation have been met and the discussions with the Utilities Department have been satisfactorily resolved. There is a 20" water main that the Utilities Dept would need to have access to and an easement agreement has been worked out.

Lynn Coyne, representing the petitioner, thanked everyone for their assistance in this long process.

The ordinance received a roll call vote of Ayes:9, Nays:0.

It was moved and seconded that Resolution 96-14 be introduced and read by title

only. Clerk Williams read the legislation by title only.

RESOLUTION 96-14

It was moved and seconded that Resolution 96-14 be adopted. The synopsis and committee recommendation of Do-Pass 7-1 was given.

Doris Sims, Redevelopment Director, discussed the details of the proposal for the three different housing complexes that will be constructed on this site; Building A and B will be 100% affordable for a 20 year period and will serve persons who are HIV/AIDS patients and Building B will provide desperately needed housing for mental health clients. The townhouses will sell for about \$65,000 to first time homeowners.

It was moved and seconded that the resolution be amended to provide a more accurate address description for the townhouses. 1421 West 6th Street will be replaced with 1421 and 1425 West 6th Street and the area as far west as the Indiana Railroad tracks wherever the phrase appears in the resolution.

The amendment received a roll call vote of Ayes:9, Nays:0.

An extensive discussion followed regarding an amendment to the "Revised Statement of Benefits" filed by the petitioner, as follows: d) The townhouses will be sold to 1st time home buyers at a cost of \$65,000 or less. Subsequent owners of the townhouses shall not be eligible for the remaining tax abatement on the property. This revision was signed and approved by Tim Henke, petitioner.

Henke said that the revision on the statement of benefits will, of course, work but it will present something of a dilemma. It is conceivable that units would be available for resale before other units had sold for the first time, thus making marketing of those new units more difficult.

Sabbagh wondered why we were putting this particular restriction on this particular project. Other tax abatements have not had this provision.

Pizzo was adamant that this was not the proper way to attain what is wanted (if not wanting the units to be rental/student units is the goal, then say they won't be rentals). We have gone to all these extraordinary efforts to provide affordable housing, and second and third owners of properties can use the tax abatements just as much as the first property owner. He disagreed with the revision, strongly. We haven't done this with any other residential units and now we are putting up barriers with low income housing.

Pierce said the purpose of the revision request is to keep the units affordable. If and when the first homeowner sells the property, it is quite possible that it would have increased in value, and if it is then purchased as a rental, then the tax abatement is a very attractive amenity for the new owner and essentially defeats the purpose of making tax abatement available for affordable owner occupied units.

Young thought it defeated the entire purpose and asked if the home was worth more money with the tax abatement. We may be decreasing the cost of building and selling for the first time, but then it will increase with subsequent sales. He asked what we are gaining for affordable housing with this kind of program.

Kiesling said that while we have not added this revision to other statement of benefits it might be worthwhile to do it and see if it works and if it doesn't work, it won't happen again.

The resolution, as amended (the address changes), received a roll call vote of Ayes:7, Nays:2 (Young, Cole). The Statement of Benefits that has been discussed is not voted on as an amendment.

It was moved and seconded that the following legislation be introduced and read by title only by the Clerk for First reading before the Common Council.

LEGISLATION FOR
FIRST READING


Ordinance 96-8 To Amend the Preliminary Plan re: 2080 and 2101 Tap Road (bob Shaw and Ron Rubeck, Petitioners).

Ordinance 96-21 To Amend Title 15 of the BMC Entitled "Vehicles and Traffic" re: Adding Showers Center Municipal Lots: Employee Parking Lots, Lot Fees for 1997-1999 and Administrative Issues. **WITHDRAWN BY ADMINISTRATION.**

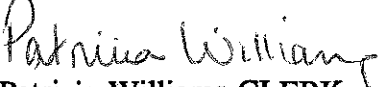
There were no petitions or communications from the public.
The meeting was adjourned at 8:50 PM.

PUBLIC INPUT
ADJOURNMENT

APPROVED;


Jim Sherman, President
Bloomington Common Council

ATTEST;


Patricia Williams, CLERK
City of Bloomington