

REGULAR MEETING

June 20, 1961

THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, met in the Council Chambers in City Hall, at the hour of six-thirty o'clock (6:30 P.M. C.S.T.) on Tuesday, June 20, 1961, in regular session with Mayor Thos. L. Lemon presiding.

Members present: Sikes, Chitwood, Peace, Graves, Hickman, and Shertzer.

Members absent: Faucett.

Councilman Graves opened the meeting with a prayer. Councilman Peace moved, seconded by Councilman Chitwood that the minutes of the last regular meeting of June 20, 1961 be approved as submitted to each individual councilman; motion unanimously carried.

Councilman Sikes moved, seconded by Councilman Chitwood that Ordinance No. 19, 1961 be advanced to second reading by title only. Upon a roll call vote the motion was unanimously carried. After second reading by title only, Councilman Sikes moved, seconded by Councilman Graves that Ordinance No. 19, 1961 be amended as follows: Section 11-5 be deleted in its entirety, and renumber other sections accordingly and that Ordinance No. 19, 1961 be read in its entirety. Upon a roll call vote the motion was unanimously carried. After reading, Councilman Hickman moved, seconded by Councilman Shertzer that Ordinance No. 19, 1961 as amended be duly adopted. Upon a roll call vote Ordinance No. 19, 1961 was unanimously adopted.

Mrs. Margaret Woolard presented the Council with a petition in protest against Federal Urban Renewal.

Jack Fellows read the following report and requested it be entered into the minutes of this meeting:

June 15, 1961

OPEN LETTER TO MAYOR LEMON, MEMBERS OF THE CITY COUNCIL, MEMBERS OF THE REDEVELOPMENT COMMISSION, THE URBAN RENEWAL BOARD OF TRUSTEES, AND THE MEMBERS OF THE PUBLIC HOUSING AUTHORITY

Greetings:

You will find enclosed a one page summary of a recent report given here in Bloomington by Mr. Clarence Woods, Director of Housing, Flanner House Homes, Indianapolis, Indiana.

I hope you have time to read it carefully. It seems to me that here is a close at hand ten year old established program of what I have been proposing as an alternate plan for housing improvements in our area of Bloomington.

It is unfortunate that an attempt has been made to draw political implications from my statement. The mayor, and others of his associates, should know how I have tried in every way possible for over three years to work together and how I have appreciated this working relationship.

My work has brought me in close contact with a large enough portion of our northwest community to lead me to believe that the majority do not want to be subjected to the results of an area renewal type of project. I have also observed that a good portion of our residents will make necessary improvements under satisfactory and cooperative arrangements.

Some have tried to label our efforts as an impractical solution to the housing situation. I remind you that ours was simply a pilot study, and that alone. We did exactly what Flanner House did before they developed their extending housing program.

I'll not attempt to prove any points in this letter to you. I do feel that our two year pilot study has been sound. (Please read the last paragraph of the condensed Clarence Wood report)

I have notarized pledges of \$20,000. I secured these in about four hours one day last month. This, I believe, could be expanded without too much effort to match the \$200,000 of Flanner House Homes.

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I had hoped that my Board might wish to enter into this expanded program, but because of the problems of the past few weeks, this may be impossible. This is not to say that the newly appointed Board will or will not enter into an expanded program. However, if it continues to be a fight over a choice of two or more programs, I am sure that they will try to remain neutral. If the program should return to the cooperative undertaking promised by Mayor Lemon in his last campaign and on other occasions, something might come of our two year pilot study.

If you will grant permission for the privilege of home rule (the people being directly concerned), I feel some organization could do for Bloomington what Flanner House Homes has done for Indianapolis. If I can share anything I have learned either as director of the Center for four years, or as a result of my experiences in our pilot study, please call on me.

Most sincerely,
Jack B. Fellows

June 9, 1961

Condensation of Report Presented by Mr. Clarence Woods, Director of Housing
FLANNER HOUSE HOMES, Indianapolis, Indiana.

"Flanner House Homes still retains as its basic objectives the building of homes through cooperative planning and cooperative work. We stress the fact that we seek to build homes rather than houses. This objective cannot be realized until the houses have been completed and the families move in - only then does the full impact of owning a home strike the families."

"To date we have completed construction of 237 homes. In the near future, we shall complete an additional 45 homes. (JBF note: These 45 homes will have been completed with volunteer self-help groups in one (1) year and three (3) days) This group of 45 homes is the largest single project group carried from beginning to completion.

The following facts relating to Area A are worth noting. Only fourteen of the 181 homes in the area have had to be re-sold in the ten years. The following reasons for the sales were given:

Foreclosures	3
Leaving City	2
Divorce	5
Speculation	2 (These two were forced to sell)
Desire for better neighborhood	1
Death of Spouse	1

FLANNER HOUSE HOMES has been in existence for slightly over ten years. (1950)"

They have been building F.H.A. rated houses of \$12,000 - \$12,000 levels and because of the self-help cooperative plan they have been able to sell the houses to participating members with mortgages of around \$8,000. This "Sweat Equity" of around \$4,000 has enabled "renters" to become "owners."

They started with \$200,000 provided by the community, and have used this as a revolving fund over the past ten (10) years to build over \$1,250,000 worth of houses and an untold amount of better homes.

This is proof that what I have been trying to show with the two year old pilot study in the Christian Center area can be done here on a much larger scale with the right kind of finance and backing, adequate advisory groups, skilled supervision, and the desire on the part of the people in this area to have better facilities for themselves and their families.

Jack B. Fellows

Dr. Ramsey again spoke against Federal Urban Renewal.

A petition for a street light was read by the Clerk-Treasurer in the area of 724, 725, and 726 West Dixie. Councilman Hickman moved, seconded by Councilman Peace that this petition be referred to the Street Lighting Committee for investigation and report.

Councilman Chitwood moved, seconded by Councilman Sikes that the petition for voluntary annexation by the Bloomington Newspapers, Inc. be referred to the City Attorney and City Engineer for description and the preparation of a proper ordinance for annexation and to be presented at the next Council meeting; motion unanimously carried.

Councilman Graves moved, seconded by Councilman Hickman that a street light be installed in the alley at 505 East Kirkwood between 5th and 6th and Dunn and Indiana and that the public Service Company be advised accordingly; motion unanimously carried.

Councilman Peace read the following proposal from the Traffic Commission and moved, seconded by Councilman Graves its adoption and that the work be done when the funds are available and that the Traffic Schedule of the Traffic Ordinance be amended accordingly; motion unanimously carried:

Proposed, that for a trial period of ninety-days from date of installation, that these streets be directionalized in the following manner:
Sixth St. be made one-way east from Adams St. to College.
Seventh St. be made one-way west from Washington to Adams.
That during said requested trial period these streets receive a complete study by the Traffic Commission and by the Public Safety Committee of the Common Council and that at the end of such trial a complete report, together with recommendations be submitted to the Common Council for final action.

Fire Department report was received and placed on file for the Month of May, 1961.

Councilman Sikes moved, seconded by Councilman Peace that the Common Council meet on July 3, 1961 at its regular meeting time inasmuch as the next regular Council meeting falls on July 4th; motion unanimously carried.

Councilman Chitwood moved, seconded by Councilman Peace that the claims presented for payment June 21, 1961 be allowed as submitted; motion unanimously carried.


Mayor Lemon requested that all stand for a moment in silent prayer in memory of the death of a former Councilman, George Donham.

Meeting adjourned.



Presiding Officer

ATTEST:



Attest: Clerk-Treasurer

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