

NOTES from MFCDC Economic Development Committee Meeting

held on Sept. 3, 2014 3 PM

Please note these are not the official minutes, just my personal notes.

The Regal Apartment Building

The Regal is located at 3603 Washington BLVD. They are putting in low income house tax credit application through the City, if funded construction will start next spring. Dr. Jonathon Ting, ENT doctor, purchased the property a couple years ago, currently there are 31 units, after construction there will be 36 1 bedroom units. The owner aims to renovate to LEED Platinum standards. This will not be a historical preservation rehab on the interior. They have already received \$130,000 from the City for lead based paint remediation. They are looking for neighborhood input on how to invest \$100,000 in off site improvements to gain more points for the tax credit application. The offsite improvements must be within ¼ mile of the property. Some examples of off site improvement include bus shelters, nutrition program, sidewalks, street scaping, gardens, food pantry's. Rent will not be section 8, but rent will be capped based on income. Contact Crossroads Development & Consulting Company, Mark Young (317)514-6298 Input for off site improvements must be in by the end of first week of October.

Jack Singh, proposed gas station at 32nd and Central

Mr. Sing or his representative failed to appear.

Discussion took place between, MFCDC staff, MFCDC's Economic Development Committee members, concerned neighbors, and MFCNA's President, Vice President, and Secretary.

Jack Singh has adjusted the footprint of the building and is now within compliance and does not need a variance. There is no more red tape for them, they can build if the community does come together in opposition. We have 60 days from the application of the building permit to submit a petition to the City to request that they take another look at the land use and reconsider whether a gas station is an appropriate development. Filing a petition requires a \$1650 filing fee.

What increases chances of petition going through?

Strong community support, from neighbors, neighborhood associations, the MFCDC, neighborhood businesses and other neighborhood organizations, such as churches.

Who is advising the MFCDC on the legalities of this issue?

Currently, the MFCDC General Board and planning staff from the City.

Would it be advisable to find attorney's to take on issue pro bono, to make sure we are lined up for petition?

Yes, we will get with contacts and talk to Attorney on MF CDC Board to see if we can line up counsel.

Has a building permit ever been successfully petitioned in the past?

Yes, a gas station was prevented from being built in Carmel.

What was done with the BP in Carmel that prevented it from coming in, could they talk to us?

Leigh says, that is my next step, it is usually done through petitioning the City. It comes down to mobilizing opposition and telling the story.

Who hears the petition?

The Metropolitan Development Commission, currently, William Selm, Dorothy J. Jones, Bruce Schumacher, Cassie Stockamp, Lena Hackett, Tim Ping, Adam Kirsch, Scott Miller.

I assume we will take that step and file a petition, do we need to raise funds?

The MF CDC sees this as such an important issue they will insure the filing fee is covered from their general funds, but the load should be shared to show solidarity and community commitment.

What was the date of application?

They have already applied, but we do not know the exact day because it has not been scanned into public record yet.

Can we have visuals to show what the MF CDC and neighborhood wants to do with the property?

Absolutely, it is much more preferred to be high density residential.

Next Steps:

- Mobilize community, collect names on a petition, collect letters of opposition from businesses and organizations, and collect funds for filing fee.
- Seek counsel.
- Find neighborhood resources who could advise on the issue.
- Contact those who successfully appealed in Carmel.