

COMMUNITY DEVELOPMENT COMMITTEE
Chaired by Council Member Johnson
Committee Members: Johnson, Andrew, Cook, McKiver
October 8, 2024 – 4:00 P.M.
Council Chambers – Municipal Building
211 S. Hamilton Steet

Community Development Committee - Council Member Johnson, Chair

CALL TO ORDER

Chairman Johnson called the Community Development Committee meeting to order at 4:00 p.m. and stated all Committee Members were present.

Present: Chair Tyrone Johnson, Council Member Tim Andrew, Council Member Amanda Cook, and Council Member Vickie McKiver

PRESENTATION OF ITEMS

2024-400 **Consideration of a Resolution Conveying Real Property to a Nonprofit Corporation**
City Council is requested to consider a Resolution conveying 813 and 817 Vail Avenue properties and authorize the appropriate City Official(s) to execute all necessary documents.

Don McKnight, Assistant Community Development Director, provided the staff report for this item. He indicated the conveyance was intended to continue infill housing development efforts in the Core-City and to facilitate affordable housing. He said the lots would be conveyed to Empowerment Headquarters in the Southside community.

In response to Committee Member Andrew, Mr. McKnight said this was the first time the City had worked with Empowerment, but indicated that they had a good track record with development in other municipalities. In response to Chair Johnson, he said the company had been in business since 2015.

A motion was made by Chair Johnson, seconded by Committee Member McKiver, to approve agenda item 2024-400.

Motion carried with the following vote:

Aye: Chair Johnson, Committee Members: Andrew, Cook, and McKiver

2024-401 **Local Codes Strategic Plan Update**
Staff will provide a Local Codes Strategic Plan update.

Kaylie Parish, Interim Code Enforcement Manager, provided the update. She indicated that in September of 2024 there had been 24 minimum housing cases, 215 public nuisance cases, and 73 zoning cases.

She spoke on the discussion regarding a proposed text amendment to the sign ordinance in reference to the feather banners and flags. She said the department had been working with staff in the Planning & Development Department to make sure the enforcement component was in place before making any changes.

She said inspectors had been removing crates and debris from medians to discourage panhandling.

She shared an example of how the Code Enforcement Department was working to reduce blight in city neighborhoods, specifically, the inspector-initiated 910 Randolph Street case and the Repair or Demolish Order issued in May of 2023. She indicated the property was sold in May of 2023 and shared before and after photos showing the improvements that had been undertaken.

Chair Johnson said these were the types of updates that they liked to see.

In response to Committee Member Andrew, Ms. Parish said the party who originally purchased the property intended to renovate and flip the property, and said the new owner was currently residing in the property.

In response to the concerns of Committee Member Cook about using the term “safety hazard” without evidence regarding the debris in the medians, Ms. Parish said the term was used as a cautionary term. She said there was no evidence indicating the debris had been a safety hazard in the past, but said she would look into it and let the Committee know.

In response to questions from Committee Member Cook, Ms. Parrish explained the process for a property to be issued a Repair or Demolish Order. She said if a citizen felt a property needed to be inspected, they could call her directly to make a complaint. She cautioned that the details of the complaint, including the identity of the caller, could be publicly disclosed.

For Information Only

2024-363

Leonard Street Affordable Housing Update

Staff will provide an update on affordable housing options for the 1009 Leonard Street site.

Craig Stone, President of Wynnefield Properties, presented the item. He said that they had just received the award announcement for The Flats at Old Winston Road and thanked City staff for all the hard work in securing the funds. Chair Johnson said the Committee was happy to hear the news about the project.

Mr. Stone passed out some handouts outlining some affordable housing options for the site. He said that Wynnefield Properties had been working extensively on the site and spoke on incorporating lifestyle amenities like bocce fields, community gardens, soccer fields, and a playground. He indicated funds were being set aside to help incorporate community gardens.

In response to Chair Johnson, Mr. Stone said the plans were for 102 units right now due to the limitations in parking. He said those unit numbers could fluctuate as the project moves forward.

In response to Committee Member McKiver, Mr. Stone said they were limited by local and state requirements in reference to parking availability.

Greg Ferguson, Deputy City Manager, explained the current option was consistent with the 2045 Comprehensive Plan, but that it was not the only option for the site. He indicated the plan would be a starting point to see if the proposed amenities or other amenities could work on the site.

ADJOURNMENT

There being no further business to come before the Community Development Committee, the meeting adjourned at 4:22 pm.

Respectfully Submitted,

Tyrone Johnson, Chairman
Community Development Committee

Attest:

Alison Glynn, Deputy City Clerk