

CITY OF BURTON
LEGISLATIVE SUB-COMMITTEE MEETING MINUTES
APRIL 21, 1999/9:30 A.M., COUNCIL CHAMBERS

MEETING CALLED TO ORDER BY CHAIRMAN CHARLES CROSS AT 9:31 A.M.

MEMBERS PRESENT: Cross, Cox and Centilli

MEMBERS ABSENT: None.

OTHERS PRESENT: Jeff Major, DPW Director; Dennis Lowthian, Assessor and Julie Adams, Clerk's Office.

PURPOSE OF THE MEETING: DISCUSSION AND POSSIBLE RECOMMENDATIONS CONCERNING
THE FOLLOWING ITEM:

1. Discussion and review of proposal for Shelter of Flint regarding PILOT Ordinance for low-income housing of Maple and South Saginaw Street.

PRESENTATION:

Mary A. Rolfe of Mary A. Rolfe and Associates, Inc. and Consultant for Shelter of Flint proposes a development of 104 family units and 34-second phase townhouse units. Mrs. Rolfe discusses the criteria for rents and median level income percentages that would apply. The Shelter of Flint also is proposing a tax abatement on this development. The lender will be the Michigan State Housing Development Authority. The Shelter also proposes a day care facility on this development. The property is currently zoned C2 commercial. The Shelter of Flint will not be requesting multi-family zoning on the entire property, leaving an area on Saginaw Street for the development of office space and the day care facility. The project is in excess of \$7 million to construct and different avenues of funding through grants and tax credits are discussed. Also discussed are the services that make this area a valuable area to develop. The cost for this land is \$350,000.

Mr. Cross asked for a background on the organization.

Patricia Motto, CEO of Shelter of Flint, spoke on the background of the organization.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh Street, commented on the school district and other projects that the Shelter of Flint has in progress. She also asked about the PILOT Ordinance being good for only one area.

John Stapish, PO BOX 19134, asked whether this organization would receive any profits from this project.

Mrs. Rolfe discussed the developer fees, service fees and tax credits.

Mr. Cross stated that a PILOT ordinance is never done citywide. It would be site specific.

Doug Searrels, 4435 Lawnwood Lane, spoke against low-income housing and is concerned with added crime.

Mr. Cross asked about the transportation options.

COMMITTEE DISCUSSION:

Mr. Centilli discussed the difference between \$2,600 in property taxes that the proposed pilot development would bring into the City compared to commercial property that would bring in approximately \$35,000 a year if developed.

Mr. Cox asks if Piper Realty will be managing the property.

Mrs. Motter indicated yes.

Mr. Cox asked if the Shelter of Flint plans to continue to be the holding agent for this.

Mrs. Rolfe stated that under the law, they have to be for a minimum of 15 years and in order to keep the tax credit allocation in place, and that they must agree at the initial closing to hold it for 30 years.

Mr. Cox and Mr. Cross briefly discussed the yearly decline in Bendle students.

Mr. Cross said that there are additional criteria that need to be researched, such as population and jobs of the applicants that will live in this housing development. He also asks if these people that will qualify have to be a resident of Genesee County to be considered.

Mrs. Rolfe said no.

Mr. Centilli discussed with the panel, the sewer system problem in that area, currently being 5 times past its limit and the odor that comes from it when there is an overflow of raw sewage caused by rain.

COMMITTEE RECOMMENDATION
AND/OR ACTION:

Moved by Cox, seconded by Centilli to more carefully review all information received regarding this development before making a decision.

Motion carried 3-0.

Mr. Cross stated that no decision would be made today and called the next meeting April 30, 1999 at 9:30 a.m. in Council Chambers.

Mr. Centilli requested that an authority from the Drain Commissioner's Office be present.

MEETING ADJOURNED AT 10:40 A.M.

AM