

**Housing and Third Ward Revitalization Task Force  
Minutes  
October 17, 2022  
6:30 p.m.**

The Housing and Third Ward Revitalization Task Force held a meeting on Monday, October 17, 2022. Due to the flood, the meeting was held virtually. The meeting commenced at 6:33 p.m. and adjourned at 8:05 p.m.

**Voting Members Present:**

Byron Price – Chair  
Ariel Gardner  
Christopher Flood  
Susan Murray  
Christina Dancy  
Patricia McQueen  
Mayela Zambrano  
Linda Peoples-Jones

**Voting Members Absent:**

Craig Hughes

**Staff Present:**

Brooke A. Smith, Deputy City Manager/Dir. of Economic Development

**Others attending:**

None

**Adopt Agenda**

Deputy City Manager Brooke Smith suggested added to the agenda for someone to be elected Vice Chair, stating that the purpose is for someone to run through the agenda when Chair Price is unable to do so. Smith stated that while she had been doing it, she really shouldn't be as the staff liaison.

Linda Peoples-Jones asked if the motion was being made for the individual or just to add it to the agenda. Smith answered that it was just to add it to the agenda at this time.

Motioned by Linda Peoples-Jones to add to the agenda the election of a Vice Chair and to adopt the amended agenda. Seconded by Susan Murray and carried by voice vote.

**Minutes**

Chair Byron Price moved to approve the minutes from the September 19, 2022 meeting. Seconded by Ariel Gardner and carried by voice vote.

**Public Comments**

Chair Price called for public comments.

One public comment was submitted by email and is incorporated into the minutes.

Deputy City Manager Smith stated that one attendee had their hand up for public

comments. She reminded the task force that typically for virtual meetings, public comments are to be submitted via email, but noted that the body could chose to hear from the attendee at this time. Chair Price asked if there were any objects to allowing the attendee to speak. There were none.

### **Patrick Fox, 1309 Purdue Avenue**

Mr. Fox thanked the task force members for allowing him to speak. He shared his concerns about using third ward funds for hiring a consultant. He discussed his concerns, including that the full cost should not come from the third ward for a city-wide program. He also acknowledged that the next Tuesday is the opening of Costco and it would be nice to put something forward to residents for the third ward. He explained why.

Deputy City Manager Smith noted that two more hands were up from attendees. Smith moved Councilmember Bwayne Smotherson over for public comment.

### **Bywayne Smotherson, 1243 Purdue**

Councilmember Smotherson expressed his appreciation for the task force's work in the last come of meetings. He stated that he is probably only Councilmember that was part of the original group that started this development. He discussed this further, noting this started 6 years ago and it started by addressing housing. He also stated that as of the previous Council meeting a city-wide plan was eliminated from the task force's responsibility, noting that it was on the Council agenda as of the last meeting. He also noted that he asked the Mayor to serve as the Council liaison for the task force. He reiterated that this was about housing and the task force should stick to that.

Susan Murray asked Councilmember Smotherson for a brief summary of the meeting last week with Costco management and third ward residents. Councilmember Smotherson provided an update.

Susan Murray asked if any third residents had been hired by Costco. Smotherson said he knew of one person. He provided additional information on this topic.

### **Hilary Hunt, 8217 Appleton Drive**

Ms. Hunt noted that she had been attending some of the meetings because she is interested in what's happening in her neighborhood. She discussed her review of the 2002 Northeast Neighborhood Plan and said she looks forward to the results the third ward study. She listed some of the information she would like to see and discussed some of her concerns.

### **Updates from Task Force Members**

Chair Price called for updates from Patricia McQueen, Ariel Gardner, and Mayela Zambrano. The task force members provided updates on their activities since the last task for meeting.

Chair Price noted that University City used to have a resident association when he first moved to the city and that it was very helpful. He said he did not know what happened to it.

He explained how it was helpful to residents. Patricia McQueen and Susan Murray discussed what they remembered about this entity and its role in the community.

Deputy City Manager Smith asked if her guests joined the meeting today because there were additional attendees on the meeting. Patricia McQueen stated that her guests did not attend. Smith noted that Chris Flood had his hand up.

Chris Flood provided information on SHED which current exists in the third ward, noting that he currently serves on the board.

Patricia McQueen then discussed the two items she requested be added to the agenda, which were investors buying up single family homes and leveraging of the TIF funds. McQueen discussed the articles she submitted for the task force to review and why she believes its important for the task force to discuss these matters.

Linda Peoples-Jones and Christina Dancy discussed the framework document on the Google Drive and asked if anyone had made any edits to the document. The task force discussed the purpose and importance of this document and editing it.

Mayela Zambrano requested the link to the document. Deputy City Manager Smith agreed to include the link in the reminder email.

Chair Price requested that the public comments be included with the agenda. Deputy City Manager Smith said those public comments get incorporated into the minutes. Chair Price asked that the comments be added to the Dropbox.

### **Scope of Work for Consultant RFP/RFQ – Update**

Chair Price asked Deputy City Manager Smith to provide an update.

Deputy City Manager Smith provided an update on the Scope of Work for the Consultant, noting that the City Manager presented this information to the City Council on October 10<sup>th</sup>. Smith noted the information was forwarded to Finance to create the RFP but noted there was no timeline in place yet. Smith explained how the process will go after the proposals are received, noting there would be a joint meeting with the City Council to receive presentations from the top two candidates. Smith discussed the final Scope of Work and encouraged the Task Force to watch the Study Session where the City Manager presented to the City Council.

Further discussion was had on this topic.

Christina Dancy said she wanted to put it on record that she disagrees that this task force should be responsible for the full city plan and should not pay for it. She said she was not clear on the meaning of the City Council deciding who will participate in the city-wide housing strategy. She expressed her concern that the city is in need of a city-wide housing plan and intends to use the money meant for the 3<sup>rd</sup> Ward on that initiative.

Chris Flood said he reiterated what Christina Dancy said. He said he listened to the study session meeting and he had a couple of issues, including that he did not believe the task force's recommendation received the kind of voice he thought it would when presented to

the council. He said the task force needed to think about how they will communicate to the city council in the future, including presenting their recommendation at the public meeting. Chris also discussed his understanding of how the consultant will work. Smith noted that the consultant will work for the city and will not report to the task force, but will be available to the task force to work through its tasks. Chris noted that the continued minimization of the task force's role in this process was concerning to him.

Linda Peoples-Jones agreed with Christina and Chris and asked if there as any way to break up the scope and let it be two different RFPs. Linda said she wanted to hear from Councilmember Smotherson again, saying she was curious to hear his thoughts regarding all of this because he has been clear that the task force was brought together just for the third ward.

Smith reiterated that the resolution passed by the Council as a body included a city-wide housing program.

Linda Peoples-Jones stated her belief that for item 2 of the Scope of Work, creation of a housing program for the 3<sup>rd</sup> ward should be explicitly stated as part of creating a revitalization strategy for the 3<sup>rd</sup> Ward. Smith said she would take that recommendation back to the City Manager and suggested the task force take an official action to make the recommendation.

Motioned by Linda Peoples-Jones that number 2 for the Scope of Work for the consultant be spelled out to include Housing for the 3<sup>rd</sup> Ward. Seconded by Mayela Zambrano.

Ariel Gardner said if that was being added to the second point, then the first should be amended to include "city-wide."

Smith asked if Linda Peoples-Jones would like to amend her motion to include Ariel Gardner's suggestion. She said yes.

Motioned by Linda Peoples-Jones to define item one "the creation of a housing strategy" to include "city-wide" and for number two to include "housing strategy for the third ward. Seconded by Mayela Zambrano.

Chair Price said from a budgetary standpoint, the funds that come from the Costco development should not be included in a city-wide strategy, noting that is a budgetary item that comes from the General Fund. He said that money would be spent anyway.

Linda Peoples-Jones asked if she could revise her motion. Chair Price said yes.

Motioned by Linda Peoples-Jones to have two separate Scopes of work or two separate RFPs, one strictly for creation of a city-wide housing strategy that this task force would have nothing to do with and then to have one just for number two only that would include revitalization and housing strategy for the third ward only.

Mayela Zambrano stated that is what was done last time, and it was ignored.

Susan Murray asked if the task force's housing strategy needed to coordinate with "theirs" Several task force members answered no.

Discussion was had on this question.

Mayela Zambrano brought up the payment breakdown for the consultant. Smith reiterated what was previously stated by the City Manager, which was if the consultant worked on both a city-wide housing program and the third ward revitalization, the payment would be split and would not all come from the TIF funds.

Discussion was had on this topic.

Susan Murray suggested the task force tell the Council that the housing strategy be paid for 100% percent by the city, noting that the third ward's share of the housing strategy should also be paid for by the city and not out of the TIF funds. She also discussed the timing of the planning.

Discussion was had on this topic.

Susan noted that the task force should be able to see all of the proposals. She also discussed additional amendments to the scope of work, noting that the task force should not limit itself to local consultants. She explained her thoughts on this.

Deputy City Manager Smith reminded the task force that there is a motion on the table that needs to be acted on. She reminded the task force of what the motion was and noted that the discussion at this time should be surrounding that motion.

Mayela Zambrano noted that she did not second the last motion made by Linda Peoples-Jones.

Deputy City Manager Smith also reminded the task force that staff was already underway with the RFP process, but noted the task force that they always have the ability to make recommendations.

Linda Peoples-Jones asked if it would be out of order to have Councilmember Smotherson speak. Deputy City Manager Smith responded that if Councilmember Smotherson intends to speak as a Councilmember, that will need to be scheduled. She added that for these meetings, he is attending as a member of the public and has the opportunity to speak during the public comment section. She also reiterated that the resolution from the Council as a body is what the task force has been tasked with.

Further discussion was had on the topic.

Chair Price explained that he believes the housing strategy is what continues to cause confusion for the task force members and suggested this be expressed to the Council. He further explained his position on this topic.

Linda Peoples-Jones asked if the task force's recommendations are being submitted to Council as is or are they changed before they get there. Smith answered that the recommendations are submitted as is. Chris Flood, who viewed the study session on the scope of work, explained how the scopes of work were presented to Council.

Linda Peoples-Jones said at this point she wanted to withdraw her motion and requested that Councilmember Smotherson come to the next meeting to provide clarification. Chair Price said he would like to request Mayor Crow to come to the meeting as well, explaining that he is still confused. He also said Councilmember Stacy Clay should be invited to the meeting as well. Deputy City Manager explained how they will handle the request, which was for the chair to write a letter inviting them to the meeting. Chris Flood asked if that letter could also include the different funding sources for this, noting that only the third ward housing strategy should be considered for TIF Funding.

Susan Murray asked how the RFP would be advertised or promoted. Smith answered that it would be advertised publicly, sent out to organizations, and posted in public forums for a specific length of time. Chair Price responded that the city has a protocol for putting out a RFP and it's not the task force's purview to venture down that road on how they should advertise. Discussion was had on this topic.

Motioned by Susan Murray that the task force be allowed to see all the proposals that come in and that the task force tells the Council they do not want TIF funds for any part of the city-wide housing strategy.

Chair Price asked Susan to separate the motion, noting the task force has no authority to reject proposals and in his opinion the task force will be overstepping its boundaries because staff will following the city's protocol for purchasing. He suggested she amend the motion only to include the second party.

Susan Murray withdrew the first part of her motion.

Susan Murray moved to recommend that no portion of the TIF funds should be used to pay for any portion of the city-wide housing plan. Chair Price seconded the motion.

Chair Price called for discussion. Mayela Zambrano asked wasn't that already supposed to be the case. Chair Price said when he's reviewed the minutes, he did not see that. He explained his position.

Chris Flood noted that the exact issue was discussed the study session and that legally the funds are not restricted to the third ward, but politically, the Council committed them to the third ward. Discussion was had on this.

Chair Price Called for a roll call vote. Votes were as follows:

Christopher Flood - Y  
Susan Murray - Y  
Ariel Gardner - Y  
Craig Hughes - Absent  
Christina Dancy - Y  
Patricia McQueen - Y  
Mayela Zambrano - Y  
Linda Peoples-Jones - Y  
Byron Price – Chair – Y

Motioned passed.

Mayela Zambrano said she wanted to make sure the task force's frustration is on the record, noting that it has been confusing combining the city-wide housing strategy with the revitalization of the third ward, noting that every conversation since the beginning has been about getting clarification and that clarification is really needed.

### **Request Report of Flood Event**

Chris Flood requested information on the flood event that occurred on July 26<sup>th</sup>. Deputy City Manager Smith provided background on the request, noting that the task force needs to take an official action to make the request.

Motioned by Chris Flood to request the information as presented in his email to Deputy City Manager Smith which is included in the task force members' packets. Seconded by Linda Peoples-Jones and carried by voice vote.

### **Reschedule January 2023 Meeting**

Deputy City Manager Smith stated that it was brought to her attention that the January meeting falls on Martin Luther King Day and that she is recommended that it be rescheduled for the next day, Tuesday January 17<sup>th</sup>, at 6:30 p.m.

Motioned by Chris Flood to reschedule January's meeting for Tuesday, January 17<sup>th</sup> at 6:30 p.m. Seconded by Linda Peoples-Jones and carried by voice vote.

### **Vice Chair**

Chair Price asked for recommendations for a Vice Chair. Linda Peoples-Jones moved to recommend Christina Dancy serve as Vice Chair. Seconded by Chris Flood and carried by voice vote.

### **Task Force Member Comments**

Chair Price suggested the task force members speak to their Councilmembers and have them clarify their meaning for city-wide housing. Linda Peoples-Jones said she was looking forward to Councilmember Smotherson attending the next meeting to provide clarity.

Patricia McQueen stated that she mentioned in the first meeting that she has been waiting for this task force to come about to steer the money to revitalize the third ward. She said in discussions to have the 170 and Olive project coming to be, it was always intended to have money for housing in the third ward until the administration muddied the water, noting the \$10 million was supposed to see about revitalizing the third ward with housing because there was a lot of vacant houses and problems with investors buying up houses. She said housing should be at the very front and the city-wide thing was not part of the earlier discussions. She said she believes the Council members will have different views of this and she will be very interested in the discussions at the next meeting.

Deputy City Manager Smith also encouraged the task force members go listen to the study session for themselves.

## **Adjourn**

Motioned by Linda Peoples-Jones, seconded by Susan Murray to adjourn. Carried by voice vote.

Meeting adjourned at 8:05 p.m.