

Working Group for the Samuel Madden Homes Downtown Redevelopment

February 19, 2002

Meeting Minutes

Committee Members Present:

Mayor Kerry Donley
Councilman Bill Euille,
Councilman David Speck,
A. Melvin Miller, Chairperson, ARHA Board
Carlyle Ring, Vice Chairperson, ARHA Board
Donna Fossum, Planning Commission
Phil Sunderland, City Manager
Bill Dearman, CEO, ARHA
Mark Jinks, Assistant City Manager
Connie Lennox, Director of Development, ARHA

Others Present:

Mildrilyn Davis, Office of Housing
Eileen Fogarty, Department of Planning and Zoning
Lori Godwin, Assistant City Manager
Marye Ish, ARHA
Beverly Jett, City Clerk
Kim Johnson, Department of Planning and Zoning
Archie Morris, ARHA
Sandy Murphy, Assistant to the Mayor
Arnold Peoples, TAG Associates
Lori Putscher, TAG Associates
Beverly Steele, Special Projects Coordinator
Daniel Abramson, A&A Partnership
Pete Jones, Citizen
Others (names not available)

The meeting was called to order at 5:45 p.m.

ARHA Board Chairperson A. Melvin Miller disclosed that his son is an associate in a national law firm representing one of the bidders, but that his son's work is not connected with this aspect

of the law firm. Mr. Miller further stated that, according to the City Attorney, he has no conflict of interest.

ARHA Vice Chairperson Carlyle C. Ring similarly disclosed that his daughter-in-law is a senior associate in health care at a law firm representing a particular bidder, but would not benefit indirectly or directly from this project. He further stated that he has no conflict of interest.

Beverly Steele presented a proposed process and schedule for selecting the off-site units. Donna Fossum suggested that it would be best to keep the Planning Commission apprised of what's going on as early as possible, via special briefings. It was also agreed that information would be brought back periodically to the Working Group. Methods of keeping the public informed were also discussed.

Following a brief presentation of scheduling issues by Lori Putscher, there was considerable group discussion of the relationship, in terms of timing, between the off-site and on-site processes. There was general consensus on the process and schedule for identifying the off-site locations, but no decision was reached on the process or schedule for acquiring the sites, in light of issues related to the on-site units. Issues discussed included the timing of land use approvals for the off-site units, timing of tax credit applications for the on-site units, and source of funds for acquiring the off-site units if needed prior to the approval of tax credits for the on-site units. It was agreed that every effort would be made to develop a tax credit application for the on-site units by the March 2003 application deadline.

Plans for the March 2 and March 9 development workshop were discussed.

The next meeting was scheduled for April 2 at 4:30 p.m. in the Council Workroom.