



MINUTES
CITY COUNCIL SPECIAL MEETING
COUNCIL CHAMBERS – HUTCHINSON, KANSAS
January 29, 2019
9:00 a.m.

1. The Governing Body of the City of Hutchinson, Kansas met in special session at 9:00 a.m. on Tuesday, January 29, 2019 in the City Council Chambers with Mayor Inskeep presiding. Councilmembers Dechant, Daveline, Soldner and Piros de Carvalho were present.

2. The Pledge of Allegiance to the flag was recited.

A prayer was offered by Councilmember Dechant.

3. Ordinances and Resolutions

a. Consider Resolution acknowledging and approving the St. Elizabeth Apartments Housing Development. Amy Allison, Senior Planner, spoke.

Clint Nelson, Director of Housing Development for Interfaith Housing, said the building was gifted to them in 2016 after two failed auction attempts by the owner. He said the building has now set vacant for a year and a half; and they have had some problems with vandalism. Mr. Nelson said Interfaith Housing approached the Manske's about a year ago regarding this project; and said that Hutton Const. has done early design work. He said they are excited about the possibility of offering a wider variety of housing options than what they currently have. Mr. Nelson said it is very competitive at the State level; and he appreciates the support from the council.

Councilmember Daveline asked about their timeframe once applications are submitted. Jay Manske, with Manske and Associates, said they should know by the end of May if their project has been approved; and an approximate start date would be in November, 2019. Councilmember Dechant asked if a specific number of units will be set aside for each income level. Mr. Manske said that is correct; and that the lower 40% level touches on an interesting market that usually needs a subsidy. He said a fixed income senior should be able to afford the rental without a subsidy or voucher. Councilmember Piros de Carvalho asked about the process for applying for Historical Tax Credits. Mr. Manske said the building does not have the historical designation at this time; but sees no issue with it being registered as a historic building. He spoke further about the process. Mr. Manske said something needs to happen with the building or it will need to be demolished. Additional discussion ensued.

Motion by Councilmember Daveline, second by Councilmember Piros de Carvalho, to approve the recommendation of the Housing Commission to provide a Letter and Resolution of Support for the St. Elizabeth Apartments Housing Development; and authorize the Mayor to sign. The motion passed unanimously.

b. Consider Resolution acknowledging and approving the Disability Supports of the Great Plains Housing Development. Amy Allison, Senior Planner, spoke.

Rick Staab, President and CEO of Disability Supports of the Great Plains, said this would be their seventh property; and this exact footprint is currently being built in McPherson. He said they currently have a waiting list; and all of the units will be full on day one. Discussion ensued. Mr. Staub said it's interesting to listen to each request, as everyone is worthy. He said if they are not successful this time, they will try again. Councilmember Daveline asked if this project is contingent on the tax credits being approved. Mr. Staub said that was correct, as it is not possible to build otherwise; and have the rent costs where they need to be. Additional discussion ensued.

Motion by Councilmember Piros de Carvalho, second by Councilmember Soldner, to approve the recommendation of the Housing Commission to provide a Letter and Resolution of Support for the Disability Supports of the Great Plains Housing Development; and authorize the Mayor to sign. The motion passed unanimously.

c. Consider Resolution acknowledging and approving the Commerce Gardens Phase II Housing Development. Amy Allison, Senior Planner, spoke. There was no one in attendance to speak about the project. Discussion ensued.

Motion by Councilmember Dechant, second by Councilmember Daveline, to approve the recommendation of the Housing Commission to provide a Letter and Resolution of Support for the Commerce Gardens Phase II Housing Development; and authorize the Mayor to sign. The motion passed unanimously.

Mayor Inskeep said these are all great projects; and each one is deserving and worthy.

4. Adjournment

Motion by Councilmember Soldner, second by Councilmember Dechant, to adjourn. The motion passed unanimously.