

**PUBLIC AFFAIRS COMMITTEE
MINUTES**

FEBRUARY 28, 2008

The meeting was called to order by Ms. Sellers at 6:00 p.m.

MEMBERS PRESENT: Leah Sellers, Debbie Groat EXCUSED: John Marshall

OTHERS PRESENT: Kathy House

AGENDA:

- Elect a Chairman

Ms. Groat nominated Ms. Sellers as Chairperson. Voice vote was unanimous.

- Review Council Rules of Procedure

Ms. Groat noted the one change that was proposed cannot be made without a Charter change. The proposed change was to reduce the vote to waive a reading from $\frac{3}{4}$ to $\frac{2}{3}$.

Ms. Sellers suggested creating a new rule which would allow citizens to speak at Committee meetings. She feels it's important that citizens have a place where they can always come to speak to Council as a body. Committees serve the role of flushing out issues, and the committee meetings are a place where citizens can speak to part of Council on specific topics as they're being reviewed and discussed. Create a rule stating parameters, time, place and manner in which to speak. It could be up to the discretion of the chairperson to set time limit. If there is a time constraint involved with having to adjourn the meeting, set up a second meeting so that all citizens can be heard. Ms. Groat agreed with Ms. Sellers's proposal to allow residents to speak and set a reasonable amount of time for them to be able to speak. Five minutes was suggested. Draft language – Citizens will be permitted five minutes, at a minimum, to speak at committee meetings. No prior notice is necessary. Amount of time will be subject to the discretion of the chairperson, but no less than five minutes. Ms. Groat would like the president to have the discretion to entertain pro comments and anti-comments, and when those are over, you cannot return to hear more pro comments. The chairperson has the

right to tell the citizens they are repeating what's been said. Committee would like to avoid redundancy in what the citizens have to say.

Ms. Sellers disagreed. She feels citizens should be heard. The rule can be changed at any time if it doesn't work out. Ms. Sellers will work on the language and bring it to Council for their review.

Rule 16. Ms. Groat said David Creviston would like to see the language removed giving Planning Commission the ability to sponsor their zoning amendments. The reason this language was changed to allow Planning Commission to sponsor legislation was because the Planning Commission recommendation would come to Council for legislation, and Council would not have any knowledge of the recommendation, thus making it difficult to find someone to sponsor the legislation. The current language states: "Planning Commission may sponsor legislation specific only to zoning amendments or mandated recommendations to Council, only if unable to secure a sponsor from the Mayor or Council members." The Committee proposed keeping the rule as is, but remind Planning Commission members that they are to approach the Mayor or Council members to see if they wish to sponsor the legislation before having to put Planning Commission on as a sponsor. This way, Planning Commission can give some background information about the recommendation, so the Mayor or Council can decide whether or not to sponsor.

- Marysville Senior Housing Partners, LLC

Ms. House explained the letter that Council received is the notification of the legally organized portion of the development that is scheduled for Milford Avenue, west of Milford View or Milford Estates. Ms. House said she met with them previously, and they expressed desire to put together low-income senior housing in that area.

Ms. Groat asked if Ms. House had a phone number to contact them. She had called directory assistance and they were not listed. Ms. House said she did have a contact name, but did not have it with her then. Ms. House said this letter is the initial stage in setting up the entities that have to be in place in order for them to be able to use the Ohio Housing Finance Agency for development of this property.

Ms. Groat expressed concern for the limited timeframe in which Council has to object. She spoke to the managers of Windsor Manor and Helen Evans. Both are currently at 100% occupancy, but in a business such as theirs, you have to maintain a fluid waiting list because of the turnover being so high. One of those two entities

had to have HUD write a waiver to drop the age limit to stay 100% occupancy. The age limit of Helen Evans is 62 or disabled. They have applied for and received a 55 or disabled waiver. There will be competition for the same clientele. Both entities are in Ward 3, as well as the proposed development. Allowing this development to come in is not only allowing competition, but will concretely damage two existing operating businesses. Ms. Groat would like to object to this until the burden of proof is on them to prove with a market study that Marysville needs them. Ms. House feels this is one of the steps of the process. Council only has two weeks to object. Ms. House confirmed that objection would be to the formation of this LLC, not necessarily to the project. There are a lot of steps to follow where the City can object to the project. Ms. Sellers agreed that Council needs to critically look at each step of the process.

Ms. Sellers confirmed the date on the letter is February 13, 2008. Council has 30 days in which to submit a written statement of disapproval or objection, and it must be received by the OHFA within 45 days of the date of this letter. The objection is specifically to the formation of an LLC that has the intent or purpose of low-income senior housing development, not as to location or any other issues. Ms. Groat says the letter is presented as being quite definite on location, suggested rent, targeted income. Ms. House said this information is a requirement of the tax credit program.

Ms. Sellers asked what the benefit is. Ms. House said the way it was explained to her is there is a Federal program wherein if they build to a certain standard, the facility can be used for handicapped, as well as the elderly. The rent level and income must be monitored so they can get a tax credit on the construction. They must also have a non-profit partner to operate the facility.

Ms. House talked to Jim Cesa, Community Action, because it seemed like a logical non-profit entity that may be interested in partnering. He said they are very interested in the program and are already involved in operating two other facilities, one in London and one in Richwood.

Ms. Sellers said there is no time for Council to object. Ms. Groat said there is nothing Council can concretely do legally. Council can object, but it won't be legally binding.

Ms. House suggested inviting the people to a meeting to discuss the issue. Ms. Sellers agreed.

Ms. Sellers said Council does not realistically have time to act as a body on this. She'll report on this meeting at the Council meeting tonight, then if an individual Council member has a concern, we'll give them the deadline in which to object. This will bring public attention to the issue.

Public Affairs Committee will meet on Thursday, April 17, 2008 at 6:00 p.m. Individuals from this housing organization will be invited to the meeting.

Meeting adjourned at 6:40 p.m.