



HAMMOND CITY COUNCIL

PUBLIC HEARING MINUTES

312 EAST CHARLES STREET

HAMMOND, LOUISIANA

August 10, 2020

5:30pm

I. CALL TO ORDER: Councilwoman Gonzales, called Public hearing to order at 5:30pm

II. ROLL CALL: Kip Andrews (P), Carlee White Gonzales (P), Devon Wells (P), Sam DiVittorio (P), Steven Leon (P)

III. PUBLIC HEARING:

Proposed 64 unit public housing development subsidized by The Louisiana Housing Corporation

Councilman DiVittorio thanked everyone for attending and wanted to inform the residents of a large project (64 units) coming off the corner of Natchez and Corbin I wanted the residents to be informed. The project is known as the "The Burrow" funded by tax credits through the Louisiana Housing Corporation. This project could have at least 200-300 residents that will impact this area and needs to look at the impact it has on the District and City. This area is a commercial and industrial use think it has more growth to create jobs. The City has issues with similar development and need to look at long term effects.

Public Comments

James Johnson, 703 Natchez Street, Hammond live 2 blocks from this area and opposes this project - crime is on the rise in this area and placing 64 units in the area is not a good idea.

Rewndy Wells, 109 Grant Street, Hammond lives in the neighborhood and opposed because of the crime -lived in this area for 50 plus years. There are too many of these developments in this area.

Samuel C. Paul, 103 Garrett Drive, Hammond worried about crime- opposed to project

Lemar Marshall, 1104 Rue Chalet, Hammond asked about Mayor's vision of comprehensive plan

Mayor, vision is to keep it what it is today. Mayor Panepinto stated he did not give a letter of recommendation and the City does not want more issues. Management is key to these type of developments and Willa Villa is a problem with management. This area is more industrial which would bring jobs.

Lemar Marshall, the Louisiana Corporation initial approval has gone thru August 20th, 2020 for the next phase. How do we stop to proceed for the community?

Councilman DiVittorio, this is why this Public Hearing was setup to have involvement from Citizens

Counsel, Andre Coudrain, City has not received application

Tracie Schillace, only received site plans

Lemar Marshall, the project is in a "Hub Zone" this area is potential for new business developments and more for commercial that will bring jobs to the community. There is no plan for redevelopment of the community and let us see how we can make this a desirable community and the answer is home ownership being the focus.

Dee Parker, Hammond La. asked about projection of SWRR Ave., this is project supposed to be a 51 one bedroom and 31 two bedroom complex.

Councilman Devon Wells, stated he attended the Planning and Zoning Board and an Engineer said nothing to be done to stop the SWRR Ave., project.

Osa Betts, 700 Natchez Street, lives 4 blocks from project and oppose this development. Mrs. Betts stated she contact the LHC and they stated the board passed Phase I and there are future meetings. Mrs. Betts asked why was this area chosen.

Counsel Chris Moody, 910 Greenlawn represents the developer, client did not get notice of hearing and he does not have all the information. Clients are quality builders, and a quality company - asked that everyone to keep an open mind as this goes through the process.

Councilman DiVittorio, worried that once these are built and later the City will be having to deal with the issues of this property.

Tracie Schillace, on September 10, 2020 there is a Planning and Zoning Board Meeting

Osa Betts, lived in home 40 yrs., and do not intend to move - this is a poor decision to place this in the area. This is 4 blocks from her home and this should not be in this area.

Steven Quinn, stated he grew up in the District 3 and just finding out about this project. On the border of District 3 is all commercial the inner City is run down. He stated he left to serve in the United States Army and when he returned District 3 - still no change. Phoenix Square was named after his grandfather and he is strongly against and opposed to a so called housing projects on the borders or in the inner part of the District 3.

Sal Nicolosi, 3607 Hwy., 190 West, need houses not multifamily units

Lemar Marshall, LHC has a huge initiative to build homes in communities rebuilding the community with vacant lots builds wealth in our communities would like to see homeownership much better than rental infrastructures.

Councilman DiVittorio going back to the problem of 64 units this is a Hub Zone for commercial industrial use.

Lemar Marshall, yes a hub zone for anyone who wants to invest in Commercial business

Angela Tyrone, 406 Hewitt Road, Hammond moved to the area wanted to be in a diverse area. There has been 3 similar developments in this area and opposes this project - this area should offer home ownership this is important to the community. Why are these ads placed in the classified area of the daily star? Its time to recognize all Citizens, need for homeownership, and it's time to bring people together. The community do not want this development in this area.

Erica Betts Williams, 700 Natchez Street, stated she's an aspiring home owner and she do not want to rent. What are some concrete next steps that's going to happen- wants it plain knowing the community oppose this project

Councilwoman Carlee Gonzales, what is already in our Planning and Zoning, what is allowed, should we review our zoning to determining if large developers are allowed to place certain structures on a property. Let's take a review of our Zoning- if things are already zoned for exactly what they want to do agrees we have trouble defeating this

Councilman DiVittorio, we need to look at the Planning and Zoning maps these are things that need to be revised with a committee.

Damien Strauss, Edwin Neil Way, City could do an overlay district – he is against this project

Tracie Schillace, the Masterplan changed the zoning uses and that is an active plan - the Citizens and the Council should read the Master plan

Osa Betts, need to review what is already on the books and utilize this- look at these projects. Mrs. Betts stated she would like to stop these projects do not wait stop them now

Councilman Wells, need to change Planning and zoning meetings so the Citizens could attend the meetings.

Donald Carter, 1104 Hewitt Road Hammond stated he's from this area, he's a taxpayer and loves the City of Hammond. He ask the Council to listen to the Citizens and do what's right for the community.

Greg Drude, local real estate agent and the developer should have been here to provide information. The UDC a few years ago rezoned all property in the City. If rules change from maps city will be sued- this is bigger than one project.

Lacy Landrum Online Question, even when the Planning and Zoning Commission approves a proposed Development -can the City Council vote against it

Andre Coudrain, City Attorney, generally if the Planning and Zoning make recommendation to the Council then the Council have the final say on some things that are described in the UDC - some things can be approved at Planning and Zoning some things come to the Council like rezoning comes to the Council

Lemar Marshall, LA Housing Corp has dollars to purchase and build these projects - will they give the dollars to the City if they don't want these projects - he stated he doesn't think so

Joe Mier, 44064 High Oaks Trail, the need of the project needs to be fulfilled and somebody needs to buy lots and build houses there are a lot of people that are in need of housing. The community can take the entrepreneurship in this area.

Chris Moody, on behalf of the developer thanked everyone who came and stated the developers are watching. He asked the Council to keep an open mind and the client will not be asking for a zoning change- cannot change the rules midstream -this will serve the needs of some people that cannot afford homes.

Councilman DiVittorio who actually evaluates the Planning and Zoning Maps

Tracie Schillace, we did not make changes to the map and zoning at all we made changes to the uses in each one of the zoning districts. Master Plan 2011 the UDC created in 2014 the zoning are the same the uses have changed. The Planning and Zoning have made some changes to uses and took commercial uses out of mixed use neighborhoods. There is a process of changing

Lacy Landrum on Line Question: What about moratorium as an option

Andre Coudrain, can't just pick and choose a project- if you want to stop all developments and take a broader look this can take a while and delay projects which will be all projects- would like a deeper conversation if this is under consideration

Councilman Wells, thanked everyone who came out and thanked Councilman DiVittorio for putting this together and thanked everyone who invested in the Community.

X. ADJOURN: There was a motion by Councilwoman Gonzalez and second by Councilman Andrews to adjourn the meeting all members were in favor. The public Hearing was adjourned.

CERTIFICATION OF CLERK

I TONIA BANKS, CLERK OF COUNCIL DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT RECITATION OF THE BUSINESS TRANSACTED

AT THE PUBLIC HEARING OF THE CITY COUNCIL HELD August 10, 2020

BEING 4 PAGES IN LENGTH

TONIA BANKS
HAMMOND CITY COUNCIL
CLERK

PRESIDENT, CARLEE WHITE
GONZALES HAMMOND CITY
COUNCIL

Persons needing accommodations or assistance should contact City Council Clerk Tonia Banks at 985-277-5610. Request should be made at least 24 hours prior to the scheduled meeting.