

Ryan Waller

From: Ryan Waller
Sent: Monday, August 13, 2018 6:40 PM
To: Steven Richardson
Cc: Kelly Shaw; Ryan Waller
Subject: Re: Blight in my neighborhood

Mr. Richardson,

Below is the second response that I referenced in my last email. I hope this information helps.

Have a great evening!

Ryan



Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: [515.962.5274](tel:515.962.5274)
[110 N. 1st Street – Indianola, Iowa 50125](http://110.N.1st.Street-Indianola.Iowa.50125)

From: Steven Richardson <mustangsoa954@gmail.com>
Date: Aug 12, 2018 at 7:53 PM
To: Ryan Waller <rwaller@indianolaiowa.gov>
Cc: Kelly Shaw <kshaw@indianolaiowa.gov>
Subject: Re: Blight in my neighborhood

Hi Ryan,

You certainly could have waited to answer my e-mail. Vacation and family time is a priority! I am sorry to interrupt.

I did not see this e-mail. Since incompatible land uses are part of the blight mentioned in your resolution, and the changes made to the area then put me a blighted area, correct? **THE BOUNDARIES OF THE URBAN REVITALIZATION PLAN HAVE NOT CHANGED. AS NOTED IN THE LAST EMAIL, YOUR PROPERTY HAS BEEN INCLUDED IN THE URBAN REVITALIZATION PLAN SINCE AT LEAST 2009. THE BLIGHT STUDY HAS CONFIRMED EXISTENCE OF BLIGHT IN AREAS OF THE COMMUNITY. YOUR NEIGHBORHOOD WAS IDENTIFIED BY THE CONSULTANT'S STUDY WHERE INCOMPATIBLE USES CONTRIBUTES TO THEIR FINDING.** I was not in a blighted area in the original Urban Revitalization plan.

Also I forgot to ask one other question. At the bottom of page 3 under the tax chart of the FAQ's it mentions 9 acres. Are those a specific 9 acres and if so where would those 9 acres be? **THIS WAS A RECENTLY APPROVED SUBDIVISION - HERITAGE HILLS NEAR THE INDIANOLA COUNTRY CLUB. THE 9 ACRES WAS SUBDIVIDED INTO 17 LOTS.**

Thanks again and sorry to interrupt your vacation

Steve Richardson

On Fri, Aug 10, 2018 at 5:38 PM Ryan Waller <rwaller@indianolaiowa.gov> wrote:
Good afternoon, Mr. Richardson.

Thank you for your email. I had provided a response on Monday, August 6th at 2:53 pm. In looking at my sent folder it appears to have gone through to you, Mayor Shaw and Finance Director Andy Lent. My apologies if it has not made it through to you.

I'm on vacation and will attempt to resend that message shortly. In that response, as well as the initial response to you it was noted that the consultant that performed the blight study specifically noted incompatibility of land uses (non-residential uses in close proximity to residential uses) as one of the contributing factors in your neighborhood.

The blight study may be found in the agenda packet at the following link at - http://indianolaiowa.gov/AgendaCenter/ViewFile/Agenda/_11202017-664.

Again, I will resend the August 6th email as soon as possible.

Have a great weekend.

Sincerely,

Ryan



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On Aug 10, 2018 at 4:45 PM, <Steven.Richardson> wrote:

Hi Ryan,

I thank you for sending me the information on the blighted area near where I live. I did respond and said my home is north of E. Euclid. I also asked at that time what were the determining factors to declare the area in which my home lies a blighted area?

Since I had not received a response from you, I went online and pulled off Section 404.1(2) to see what constitutes blight. Based on that Section of the Code I am hoping you can tell me what specifically, in the section of town in which I live, meets one or more of the definitions of blight. The reason I am so interested in this issue is in discussion with some of my neighbors, if we are in a blighted area by State Code definition, we would like to see what we can do to resolve the blight in our area.

I also understand the City had a blight study done and was completed last fall. Could you forward that study to me as well? I would be happy to pay any copy fees if necessary.

Thank you again.

Steve Richardson
611 N. 6th Street Place
Indianola