



City of
Shelbyville
Indiana

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1451 w McKay rezoning

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To: ahenderson@cityofshelbyvillein.com

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I previously sent my opposition letter to you to the proposed apartment building project for McKay and S Miller Avenue.

I'd like to add some thoughts.

I read in the news the investor says Shelbyville needs to widen the roads for the traffic congestion issues. Well if it is widened on the south side of the street it would be at the front doors of the Berwick condos. If the North side is widened then there would not be enough driveway for the fire truck from the station to pull out on runs. Are we going to move the water station tower back off the road?

So with this town growing the last thing needed is to take away any land from the middle school or high school as I can foresee future expansions for them where they sit.

I moved here from the east side of Indianapolis where I lived 51 years. Most of these investors come in build up apartment buildings and residents tear up the property don't pay rent then the investors abandoned the property, don't pay taxes and file bankruptcy.

Then the buildings become crime infested eyesores and a drain on tax payers.

The investor was quoted in the news as saying he is not building low income housing. My questions would be how many of the current residents of the two current buildings are section 8? How many are currently behind on rent? How many took advantage of the moratorium on paying rent due to COVID? That would be a good indicator of the future apartments as well.

With the new buildings what if every resident was taking advantage of the moratorium during the pandemic? Would this investor have enough capital to continue upkeep and pay their property taxes?

Also when properties are in disrepair or a renter is arrested or doesn't pay their portion of section 8 the government pulls their portion of the funding and during a pandemic evictions are halted. What plans does this investment company have to ensure they will still pay their taxes and upkeep the area?

I, and every single neighbor I've spoken to, am opposed to this as it will only draw crime, congestion and lower our property values. Not to mention when it fails, and it will, money from the city to repair or demolish!

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Sent from my iPad