

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, September 14, 2020

Attendance: Bill Stenz, President; Solomon Anderson, Treasurer; Patty Walsh, Recording Secretary; Beth Sanford; Nan Tulchinsky; Ella Williams.

Partner: Mike Hastings

Excused: Marguerite Taylor, Jean Hanrahan, Mattie Hoover, Kem Meyer, Erin Shell

Guests: Troy Warner, Robert Stanley

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.
- II. Minutes Approval: Approval of the August, 2020 Minutes deferred to October meeting because forum not present.
- III. Financial Report: Solomon reported the balance at the end of August was \$29,337.27. The NENC Certificate of Deposit was due on September 3rd. Solomon rolled it into an 8-month special at .35%. The current value is \$23,908.14. It was mentioned that the board should consider spending some of the fund on a worthy program.
- IV. President's Comments: Bill informed the board that a petty cash account for the Food Pantry will be opened. Nan Tulchinsky requested this for purchase from certain providers who prefer cash transactions. Insurance is due later in the month (approx. \$600.00). Bill talked about the possibility of a controlled Facebook presence for the NENC. Elizabeth Leachman of South Bend Heritage has offered her assistance and is looking for volunteers from the NENC. Robert Stanley, attendee at this meeting, volunteered to help.
- V. Special Reports.
 - a. Crime Report. No police officers present. Troy Warner, our councilman, filled us in on activity at Coquillard Park which has been the site of crowd gatherings, drag racing and "hanging out." Police have stepped up their patrols in the area and a police car has been parked on Campeau just west of Walsh. Officer Keenan Lane told Troy that they may be parking a car by the park on weekends in the foreseeable future. There has also been a proposal to install "No Parking After Dark" signs on the north side of the park.
 - b. Notre Dame report. Mike Hastings reported that Eddy Street Phase III is in progress. Demolition at the old Robinson Center site will commence soon and he will communicate with the NENC when that activity begins. Meanwhile, infrastructure work has begun. He is unable to announce tenants at the new, mixed-use development planned for that site. Mike also reported the number of current active Covid cases at Notre Dame was 48. The first home football weekend was considered a success with good student cooperation.
 - c. Food Pantry Report: Nan Tulchinsky reported that the Pantry received a perfect inspection report from the St. Joseph County Health Department. The Pantry is going through a lot of food with 285 people served in August including 79 families. In the past week alone, 80 people were served. She has received many comments on how beautiful the outside of the building looks as it undergoes renovation. She reported that air conditioning is working well after a difficult summer.
 - d. NNRO. Bill Stenz reported that the four committees working on NNRO 2.0 each recently met for the first time. As they get their bearings, the Affordable Housing Committee is

committed to identifying owner-occupied homes in dire need of repair assistance in the 2.0 area. The committee is also working on an affordable housing plan using a community land trust to allow these homes to re-sell at affordable rates rather than market rates. The Wellness Committee plans to meet the first week of October. A committee to nominate NNRO officers will meet in October. Lisa Wine, CFO of the South Bend Clinic, will step into Tim Sexton's position as President of the Board. Tim will remain active on the executive committee.

e. Firehouse Restoration. Bill Stenz showed the board the latest site plan which included a revised parking plan on the south side of the building. The existing drive will be expanded to the south to accommodate 3 parking spaces, including a handicapped spot. These spaces will be angled to the east. Approaching vehicles can enter the drive, circle around behind the building and pull into the spaces. Upon departure, they will back out and face the street. Beth Sanford inquired about parking overlap with the second-floor law tenant and clients. Bill said that we will be picking up one additional parking space on the street which will help with the overlap.

f. City of South Bend. No report. Ryan Ryker not present.

g. Zoning request for family development. Bill Stenz did a screen share of the Rask family compound site plan that was presented to the BZA. It differed from the initial plan made available to the neighborhood. The plan includes demolition of two homes (suitable for restoration), combining the two nicely sized lots into one and the construction of one very large home on the combined property leaving a 33' lot which would not be appropriate size for development in the future. The zoning overlay allows a maximum of 70' frontage and the Rask plan would include 100 feet of frontage including 33 feet of the southern area proposed for no use. The plan also included a carved out area at the single car garage, to house a power station to serve 3 houses. The BZA could not vote on this plan during September because it needed a 3 of 5 vote and only 3 members were present, voting 2-1 "for." Bill expressed great concern that allowing buildable lots to be combined for large, expensive homes would set a bad precedent in the neighborhood, resulting in rising land prices and a market unaffordable for most. He is worried that double lots in the neighborhood may be hoarded and later sold at inflated prices. The two lots in the Rask development sold for \$400,000. He stated that this not only sets the stage for gentrification, it goes against the existing zoning overlay. Bill will distribute the BZA materials, when available, at the end of the month.

VI. New Business. No new business.

VII. Announcements. No announcements

VIII. Adjournment: 6:30 p.m.

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
October, 12, 2020
South Bend, IN 46617