

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, January 10, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson; 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Recording Secretary; Solomon Anderson; John Butkovich; Kem Meyer; Erin Shell; Beth Sanford; Nan Tulchinsky

Partner: Mike Hastings, UND

Guests: Karl King, Leigh Hayden, Lou Weber, Holladay Corp.: John Phair, Paul Phair, Doug Hunt, Lauren Quiet, Jackie Green

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, LuElla Webster

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:35 p.m.
- II. Minutes Approval: October 2021 Minutes approved.
- III. Financial Report: Kisha Hoover reported the 2021 end of year balance was \$28,391.50.
- IV. President's Comments: Bill Stenz reported that the Food Pantry received an \$8,000 anonymous grant through the Community Foundation.
- V. Five Corners Multi-Family Rental: Paul Phair and team members from Holladay Corporation presented an overview of the Five Corners mixed-use project planned for the southeast corner of State Rd. 23 and Corby. The proposed 4 story building will house 103 apartment units with a small amount of commercial space. The development will include 2 interior single level garages with 86 spaces and another 59 exterior spaces. The breakdown of apartments is 16 studio units, 56 one-bedroom units and 31 two-bedroom units. Proposed entrance to the project will be through the alley from Campeau. The plan is to expand the alley to 24 ft. and pave it. Because of concerns raised about the climate impact of the massive building on the immediate neighbors, Holladay had a study done. Paul shared a model of shadow effect for all four seasons which showed minimal impact. Marguerite asked if Holladay has approached homeowners for input. Paul responded that Holladay plans to drop off information to nearby homes and will be reaching out to the School Corporation and Housing Authority to learn of any issues. Marguerite commented that she feels the development is invasive to the residential neighborhood and she hopes the new residents will assimilate. Solomon asked about the amount of rent to be charged. Paul said the projected monthly rents will be \$925/studio; \$1380 - \$1800/1 bedroom; \$2100 - \$2470/2 bedrooms. Beth asked about type of screening to be used. Paul said they are looking at landscape options.

V. Special Reports

- a. Crime Report. Capt. Joe Leszczynski emailed that the Police Dept. is still watching the 600 – 700 block of Frances St. because of high crime. He also wanted to pass the message that motor vehicle theft is up due to people warming their vehicles while leaving the doors unlocked.
- b. Notre Dame report. Mike Hastings reported that students returned to campus over the weekend and that class will be starting on schedule. There continues to be robust Covid testing.
- c. Food Pantry Report. Nan Tulchinsky reported that the Pantry received \$29,000 in donations during the past year. This has allowed the pantry to serve residents city-wide.

The Pantry has also purchased and is distributing 30 adult winter coats and boots in various sizes.

d. NNRO. No report

e. COSB. Patty Walsh gave a short report on the quarterly Neighborhoods Consortium Meeting held on January 5th. It was attended by Patty and LuElla. It was a hybrid format with representatives from each neighborhood, city facilitators and Mayor Mueller. Priorities to be addressed are grants for improvements & projects, economic growth, and gun violence & public safety. There was a news report from each neighborhood and a city report from Mayor Mueller.

f. Back the Bend 2022. Bill Stenz announced that this event will be back in 2022. . . more to come.

VI. New Business. No new business

VII. Open to the Community. Meeting guest Lou Weber expressed concern over difficulty crossing Rte. 23. Beth Sanford (our representative to city planning) said she would share this concern and information. Lou also requested city contact for bike lanes. Bill responded that Chris Dressell is the planner to contact.

VIII. Adjournment: 6:30 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

February, 14, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, February 14, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson; 2nd Vice President; Patty Walsh, Recording Secretary; Solomon Anderson; John Butkovich; Beth Sanford

Guests: Leigh Hayden, Lou Weber, Tracy Weber, Paul Phair, Karl King

Excused: Mike Hastings, Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, LuElla Webster

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.
- II. Minutes Approval: January 2021 Minutes approval deferred, quorum not present.
- III. Financial Report: No report.
- IV. President's Comments: No opening comments but Bill will discuss status of old Madison Center Children's hospital later in the meeting.
- V. Special Reports
 - a. Crime Report. Nothing new reported. Beth asked about status of substation at Eddy Street Commons. Bill thinks it is a space for police to complete paperwork, etc. and it is not officially accessible to the public. He will ask Mike Hastings to be sure.
 - b. Notre Dame report. No new updates because Mike Hastings was excused from the meeting. Bill recalled Mike's comments from the last NNRO meeting that only 2 people on the Notre Dame Campus were in quarantine and no new Covid cases reported in the entire student, faculty and population affiliated with Notre Dame. Beth asked about 7 Notre Dame properties on Turnock. Bill said that the 3 lots on the north end of Turnock are designated for Habitat builds with the involvement of ND architecture students and will potentially be a Notre Dame build. There is still preliminary site work to be done with possible groundbreaking yet this year. The 4 lots on the south end of Turnock will most likely be developed as affordable housing under the Community Land Trust or Habitat. There will possibly be one market rate home built in that corridor to help finance the development.
 - c. Food Pantry Report. Bill reported about \$1,000 in Food Pantry donations during the past month
 - d. Firehouse Report. Bill reported that there is approximately \$18,000 left in the restoration budget. He anticipates it will be used for Food Pantry needs, additional interior painting etc.
 - d. NNRO. The NNRO owns a lot on the west side of Turnock on the south end. They hope to break ground this year for the first Community Land Trust (CLT) affordable home. Basically, this is an owner occupied home built on leased land. The land will remain under continuous NNRO ownership which will, hopefully, keep the home affordable even after changing ownership. This is the first CLT program in the state of Indiana.
 - e. COSB. The City issues a monthly Neighborhoods Newsletter outlining activities in each neighborhood. Patty will circulate to the Board. Bill mentioned the Community Learning Center being built on the Southeast side. It is currently under construction, and he feels it is comparable to the Robinson Center.
 - f. Back the Bend 2022. Marguerite said there is an upcoming planning meeting. We will have more information by the March meeting.

VI. New Business. Madison Center. Bill updated us on the status of the old Madison Center Children's Hospital. The facility is now owned by Dave Matthews who is proposing to convert it into a hotel primarily for travelling sports teams and their families. It is currently rented to about 30 transients with rent paid by the county. The building is laid out in pods with 6 separate bedrooms surrounding a common bathroom. There are no food preparation facilities. Matthews is proposing to convert the bedrooms into hotel rooms but keep the common bath area (similar to dormitory style living). Due to neighbors' remonstrance at the BZA hearing, Matthews withdrew and tabled his hotel plan. Bill noted that a later news broadcast indicated that Matthews would continue moving forward with his current occupancy. Lou Weber commented that the facility could be a potential asset to the neighborhood and asked what a good outcome might look like. Karl King gave a brief history of the building which was originally designed as an inpatient hospital for troubled children. The individual rooms with no plumbing is not a practical setup for a hotel. The investment to retrofit would be astronomical.

VII. Open to the Community. Lou Weber asked about repairs of the East Bank Trail support damage at Leeper. Beth said she heard that city engineering finally looked at it and that repair would be in process. She will gather more information and share at our next meeting. Lou also asked about sidewalks that aren't shoveled (mostly in front of unoccupied homes). Pedestrians, instead, are walking in the street. Bill responded that the best option is to either contact the owner or call the city.

Adjournment: 6:20 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

March 14, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, March 14, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Kisha Hoover, Treasurer; Patty Walsh, Recording Secretary; Solomon Anderson; John Butkovich; Beth Sanford, Robert Stanley, Nan Tulchinsky,

Guests: Leigh Hayden, Lou Weber, Karl King

Excused: Kem Meyer, Chuck Nelson, Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, LuElla Webster

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:35 p.m.

II. Minutes Approval: February 2022 Minutes approval deferred, quorum not present. Mike Hastings corrected a statement in the February Minutes (V.b. last sentence). The 4 lots on the south end of Turnock will most likely be developed as affordable housing under the community land trust or Habitat. There will possibly be one market rate home built in that corridor to help finance the development.

III. Financial Report: Kisha Hoover reported the balance at end of February was \$35,865.14.

IV. President's Comments: Bill gave update on Madison Children's Center. At their previous Monday meeting, the City Planning Commission reversed their decision and changed their favorable recommendation to unfavorable based upon further information revealing problems with the current group housing use of the property. The variance request was tabled. Although a quorum was not present, there was a motion to support of the City staff's position. Among the Board members present, there was unanimous support. Patty was asked to contact the remaining board members for their vote. If a quorum votes to support, Bill will draft a letter of NENC support to the Zoning Administrator.

V. Special Reports

a. Crime Report. Nothing new reported.

b. Notre Dame report. Mike Hastings reported.

1. Irish Realty has acquired the property on Turnock and State Rd. 23. They wish to build 20 apartment units on that property. Irish Realty will contact NENC for opportunity to present their plan to the Board.

2. A large acquisition has closed which includes the Notre Dame Apartments and several student rentals in the neighborhood. The owner and investors are all Notre Dame Alumni. They plan to improve these properties and enhance security. Mike has encouraged them to contact the NENC to introduce themselves and discuss the plan.

3. Mike reported that a single family residential development on Georgianna just west of the Triangle is on the horizon. The intent is to build two story homes similar in architectural style to the properties on the east side of Georgianna. Notre Dame is seeking bids from past participants in the Notre Dame housing program. They now have a short list of pre-qualified bidders to take over the lots and begin development.

c. Food Pantry Report. Nan reported that the Pantry continues to serve clients outside of the 46617 area. She also reported an increase of 46617 clients.

d. Firehouse Report. Wifi is now available at the Firehouse for everyone as "Firehouse Guest" the password is "Firehouse". A new phone system now runs off the WiFi, eliminating the previous problems of interrupted service. All of the old copper wiring has been removed. The driveway curb cut has been widened making deliveries and pickups

easier. Also, the drive-around eliminates the difficulty pulling in and pulling out. Peeling kitchen tiles will soon be fixed. After that, there may be some money left in budget for odds and ends .

e. NNRO. The NNRO unanimously supported the City Planning Commission's unfavorable recommendation on the rezoning request for the Madison Children's Hospital property. A letter of support was sent to the Zoning Administrator.

f. COSB. The latest Acts of Kindness report acknowledged the new Food Pantry refrigerator.

g. Back the Bend 2022. Scheduled for April 2nd.

h. East Side Reunion. Planning is underway. The recent fundraiser was a success. The reunion will take place the last weekend of July (29th – 31st).

VI. New Business.

1. Beth spoke with Venues Parks and Arts about repair of Leeper Trail at the bridge. Once AEP completes their work, repairs will proceed, probably at the end of summer.

2. Bill congratulated Nan on her retirement after 31 years as scorekeeper for Notre Dame Basketball.

3. Marguerite congratulated Solomon on his promotion at First Source Bank.

VII. Open to the Community.

Adjournment: 6:15 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

April 11, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, April 11, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Recording Secretary; Solomon Anderson; Gary King; Beth Sanford; Robert Stanley; Nan Tulchinsky,

Partner: Mike Hastings

Guests: Lou Weber

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, Erin Shell, LuElla Webster

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:33 p.m.
- II. Minutes Approval: January, February and March 2022 Minutes approved.
- III. Financial Report: Kisha Hoover reported the balance at end of March was \$34,758.88.
- IV. President's Comments: Irish Realty was unable to present their plan for the development at 749 South Bend Ave. Bill considered various issues associated with new multi-family and apartment developments that potentially use properties where affordable housing exists. This housing can potentially be upgraded through various programs. The city has a home repair program and the NNRO offers help to elderly homeowners who cannot afford essential repairs. He expressed concern that workers who service the University and local businesses are slowly being forced out of the neighborhood due shrinking availability of affordable housing.
- V. Special Reports
 - a. Crime Report. Nothing new reported.
 - b. Notre Dame report. Mike Hastings reported that Douglas Road is temporarily closed from the Twykenham roundabout to Ironwood to complete the first phase of widening Douglas to accommodate 4 lanes of traffic. He also updated the group that the 5 or 6 Turnock properties closest to South Bend Ave. (east side of the road) will be part of the Community Land Trust program and the 3 lots closest to Corby will be Habitat builds, likely breaking ground next Spring.
 - c. Food Pantry Report. Nan reported that the Pantry is serving a record number of clients, emphasizing the growing need for food. One Friday in March, the Pantry served 14 families in one hour. The demand exceeded the Pantry's supply and the doors closed at 3pm that day. Nan said that the Harter Heights IPorch group replenished the shelves with 685 lbs of food. The Pantry will spend its generously donated funds to insure adequate supply for our increasing client base.
 - d. Firehouse Report. No report.
 - e. NNRO. No report.
 - f. COSB. The S.B. Common Council postponed it's April 14th open meeting on affordable housing. New date to be announced.
 - g. Back the Bend April 2, 2022. Marguerite reported a successful day with a nice program for the Seniors including a movie and lunch.
 - h. East Side Reunion. Scheduled for the last weekend of July (29th – 31st).
- VI. New Business. Gary King announced that his family will be moving to Michigan. He also mentioned that an elderly homeowner on Eddy needs help with his plumbing. Bill said the NNRO home repair program will investigate.

VII. Open to the Community.

Adjournment: 6:20 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

May 9, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, May 9, 2022

Attendance: Bill Stenz, President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Recording Secretary; Solomon Anderson; Nan Tulchinsky,

Partner: Mike Hastings

Guests: Lou Weber, Doug Hunt, Tom Panzica, Paul Phair, Leigh Hayden

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, Erin Shell, LuElla Webster, Kem Meyer, Marguerite Taylor

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.

II. Minutes Approval: Approval of April 2022 Minutes deferred, quorum not present.

III. President's Comments: The NNRO is planning an open house at the Firehouse in June. It will be both indoor and outdoor with refreshments furnished by Notre Dame. Also, the city wants to hold a meeting with neighbors about the intersection of Notre Dame Ave., South Bend Ave., and Campeau. They are interested in feedback. Date to be announced. Locks will be changed at the Firehouse to digital keypads. This includes locks to 3 food storage areas.

IV. Financial Report: Keisha Hoover reported the balance at end of April was \$35,340.69. Withdrawals totaled \$1,899.81 and deposits totaled \$2,481.62.

V. Riverrail Project update. Doug Hunt and Tom Panzica attended and updated the group on the proposed modern streetcar project. The project designers continue to seek funds to conduct a study on the concept which now include routes east of the river, downtown and west to the airport. The cost of the study is \$300,000. The vision is to build a connection between housing and community through transit. Also, a connection to the South Shore would give people easy access to nearby towns and give visitors easy access to culture in South Bend. Doug thanked the NENC for its early support of conducting a study.

VI. Paul Phair of Holladay Properties gave a brief update on the 5-Corners Project. The are currently in the design phase of the project's interior and will be planning landscaping and paving soon. He hopes to have drawings available in June. Groundbreaking is projected for September with minor infrastructure work beginning soon after. This should not cause any disruptions.

VII. Special Reports

a. Crime Report. Patty Walsh reported two catalytic converter thefts on the 1100 and 1200 blocks of McKinley.

b. Notre Dame report. Mike Hastings reported that commencement for the Class of '22 takes place on May 15th and a special ceremony for the Class of '20 will be held over Memorial Day weekend. He also reported that Kite and the City have collaborated on a security plan for the area of Napoleon near Brothers. The restaurants are encouraged to close at 1:00 a.m. and the police sub-station will be activated a bit more. This will hopefully reduce nuisance activity. He gave an update on residential developments. Negotiations are underway to build a few single family, detached homes on Georgianna and Napoleon near the Triangle; this is the last component of ESC Phase I. Two town home buildings near Trader Joes on Frances should be done this fall. Construction on the remaining two town home buildings should begin this time next year. ND owns approximately 6 lots on the west side of Frances. They hope to reopen the ND housing

program for these lots. On Turnock, groundbreaking for the Habitat homes should happen about this time next year. There is also property on Turnock which will hopefully be developed under the Community Land Trust.

c. Food Pantry Report. Nan reported that the Pantry continues to do well with donations of \$981.62 in April. Lots of people are coming to the Pantry and everybody who shows up continues to be served. Nan also mentioned she is up to date on referral information for Pantry clients who need other services.

d. Firehouse Report. The celebration is previously covered under President's comments.

e. NNRO. Tim Sexton had a scheduled surgery and is doing well. He will return home in a few days. Jessica McGray, Triangle resident, will take over as NNRO president in January of 2023. She will be working with Tim until then.

f. COSB. Meeting about the SB/ND Ave. Intersection with Chris Dressel (City Planner) forthcoming.

g. East Side Reunion. Event scheduled for the last weekend of July (29th – 31st).

VIII. Open To the Community. Leigh Hayden, Director of Marketing at the DeBartolo Performing Arts Center (DPAC), reported that the 2022/2023 Presenting Series Season was announced on April 27 at the Yo-Yo Ma & Kathryn Stott performance. The final performance of the season was a Children's Theater presentation held during the Cinco de Mayo celebration at St. Adalberts. She reminded us that the pandemic is still greatly affecting the performing arts and securing artist dates. DPAC plans to engage with a wider array of the SB Community and would love to hear from members of the Northeast Neighborhood to better understand how to connect with the ND Arts gateway.

IX. Announcements: Robert Stanley announced that he will no longer be able to serve on the NENC Board because he will be graduating from Notre Dame and leaving the community. Bill congratulated Rob and thanked him for his contributions.

X. Adjournment: 6:30 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

July 11, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, July 11, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Recording Secretary; Solomon Anderson; Mozel Bowens; Erin Shell; Nan Tulchinsky,

Partner: Mike Hastings

Guests: John Lou Weber

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding, Kem Meyer, Beth Sanford

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.

II. Minutes Approval: Approval of May 2022 Minutes deferred, quorum not present.

III. President's Comments: Bill commented that the gathering celebrating the completion of Firehouse restorations was a nice event. We held the annual NENC meeting where officers were elected: President, Bill Stenz; 1st VP, Marguerite Taylor; 2nd VP, Chuck Nelson; Treasurer, Keisha Hoover; Recording Secy, Patty Walsh. Nomination of our new board member, Mozel Bowens, was approved. The Monk Malloy Award was announced. Our honoree in 2022 is board member, Meleah Pustelak whose service as Food Pantry volunteer has contributed immeasurably to the Pantry's success, especially during challenging times.

IV. Financial Report: No report.

V. Irish Gold. Mike Hastings introduced John Kennedy, ND Alum and a founder of Irish Gold, an off-campus student housing provider. John informed us that Irish Gold owns 80 properties serving over 500 students. The properties are all existing rentals. Irish Gold is committed to invest significantly to bring these properties into good condition, providing students with a clean, safe environment in addition to improving the neighborhood. Since work began last January, 24 roofs have been replaced, and several properties have new siding and landscaping. Other initiatives include requirement for students to do timely outdoor party cleanup, student safety measures such as nighttime security patrol, ADT security systems, ample smoke and carbon monoxide detectors and pro-active maintenance. John introduced his partner, Justin Kain, who has been in the property management business since 2009. Justin lives in the neighborhood and is always available to handle issues. John hopes to check in with the NENC on a regular basis to provide us the opportunity to "hold them accountable."

VII. Special Reports

a. Crime Report. Erin Shell reported a home invasion by Coquillard (Perley) Park. The same person tried to break into her home while she was there. There was a police incident at a home on Madison and Arthur where there are frequent problems. Erin also reported a rash of car break-ins.

b. Notre Dame report. Mike Hastings had no major University news to report. Local residential projects are progressing well. He and the affordable housing committee met earlier in the day to discuss development on Turnock. The committee expects to be able to present 2 or 3 concepts for consideration by August.

c. Food Pantry Report. Nan reported. An appreciation lunch was held for the dedicated volunteers. Bill Stenz attended and remarked that a great group was assembled that had genuine interest in helping. The pantry has been extremely busy. In one week alone 30 families/121 people were served. The pantry was closed for 2 hours to restock. Food

options continue to be balanced and healthy with milk, eggs, fresh produce among the offerings.

d. Firehouse Report. Bill commented that Karl King was instrumental in getting the project off the ground and thanked Karl for that effort.

e. NNRO. The affordable housing committee is working with a few clients and awaits project estimates. The committee emphasizes helping retired neighborhood residents to age in place by providing necessary repairs for function and safety. The current budget allows the committee to invest approximately \$25,000 per year allowing 2 or 3 homes to be addressed annually. The committee recently met and discussed long term strategies involving the Community Land Trust program and keeping the price of housing in the program affordable. The NNRO is first in the state of Indiana to initiate this program.

f. COSB. The Northeast Neighborhood Plan is nearing completion after a final presentation and opportunity for neighborhood input.

g. East Side Reunion. LuElla reported plans are in place with a meet and greet and party at the Doubletree downtown on July 29th. Saturday, July 30th will be at Perley (Coquillard) Park and on Sunday, Pastor Lee Ross will officiate at church services in the park.

VIII. Open To the Community. No comments.

IX. Announcements. No new announcements.

X. Adjournment: 6:34 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

August 8, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, August 8, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Solomon Anderson; Mozel Bowens; Beth Sanford; Erin Shell; Nan Tulchinsky.

Partner: Mike Hastings

Guest: Karl King

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Kem Meyer, Alfreda Redding, Patty Walsh

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.

II. Minutes Approval: Approval of May 2022 and July 2022 Minutes deferred, quorum not present.

III. President's Comments: Chris Dressel, Senior City Planner, is holding a follow-up meeting with neighbors regarding the Campeau/South Bend Ave./Eddy Street intersection. The meeting is planned for August 25th, 4:30pm – 7:00pm. The city will send notice.

IV. Financial Report: Bill reported that there was approximately \$33,000 in the NENC checking account at the end of July. The executive committee met and agreed that this was too much money to sit in checking. Bill put \$10,000 into a CD at Notre Dame Credit Union (2.2% for 24 months). We have a few more CD's invested that mature at different times with a \$20,000 CD maturing in January. Bill commented that expenditures are mostly dedicated to the Food Pantry. He also mentioned that we might consider some type of annual grant to the NNRO since they have been covering utilities at the Firehouse. Perhaps the NNRO could then apply these funds to help support some of the subcommittee work that is dedicated to the wellbeing of our residents. He will bring this up with the NNRO. Marguerite asked Bill what amount might be considered for this grant. Bill replied that the NNRO has already covered up to \$5,000 in utilities this year. He suggested that we could consider an annual grant of \$2,500 or up to \$5,000. More thought will be given to this idea and the board will be consulted before a final decision is made.

V. Special Reports

a. Crime Report. No report.

b. Notre Dame report. Mike Hastings commented that campus is quiet with first day of classes to be held on Tuesday, August 23rd. Welcome Weekend for first year students will take place the weekend prior. Mike also reported that there is more traction on the Habitat for Humanity builds on the northeast side of Turnock. Eventually there will be 4 homes with two foundations expected by spring of 2023. Mike will continue to give updates on the reasonably priced homes planned further south on the east side of Turnock. Potentially, 10 to 14 families could benefit from the Turnock housing projects. Marguerite asked about a house under construction on the southwest end of Turnock. Mike replied that it was a South Bend Heritage project. Beth asked Mike for an update on the ND owned Georgianna sites. Mike replied that this land has been vacant for quite a while but is earmarked for 9 single family, permanent residency homes, similar in design to the Triangle homes. They are close to finalizing a partnership with a developer and are working to keep costs as low as possible. Mozel asked what "affordable" housing on Turnock might look like. Bill responded that is still to be determined as various concepts are being examined. Karl King mentioned that higher density might be a consideration for the same footprint of a single-family, detached home. He suggested this might offset the skyrocketing price and shrinking availability of land in the Northeast Neighborhood. Mozel commented that higher density on the east side of Turnock could present a traffic problem because there are no driveways on the west side with street parking only. Mike said that

the higher density concepts presented did not include street parking. Mozel floated the idea of Turnock becoming a one-way to partially alleviate traffic problems due to narrow street and parked cars. Bill commented that might be an idea worth considering and that some alleys in the same area have recently been designated one-way.

c. Food Pantry Report. Nan opened her report with a congratulations to the East Side Reunion Committee for a well-organized event and beautiful opportunity to be together and share community. The Pantry has seen bigger numbers than ever during the last five months. Clients are thrilled with the good, healthy food now available. Fresh produce is plentiful.

d. NNRO. Bill updated the group on the Affordable Housing Committee activities. So far, they have taken on 7 projects, all helping senior neighbors age in place in their own homes. A new roof has been started at 1205 E. Madison for Marilyn Jenkins. The committee is looking into a stairlift for Kathryn Williams at 1245 E. Cedar. More extensive work is planned for Mattie Hoover's home on Howard St. with needs including heating, cooling and bathroom updates. A flat roof repair was just completed on Sommers Street. Marguerite encouraged the consideration of installing chairlifts, commenting that she could not stay in her own home without the recent addition of a chairlift.

e. COSB. No report

f. East Side Reunion. Solomon attended the Saturday and Sunday events and commented on how nice everything was, including the Church service in the park and reuniting with old friends. Marguerite had family attending from 4 states and remarked that the event was "absolutely great" with perfect weather.

VIII. Open to the Community. No comments.

IX. Announcements. No new announcements.

X. Adjournment: 6:30 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

September 12, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUkZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, September 12, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Solomon Anderson; Mozel Bowens; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky.

Guests: Paul Phail (Holladay Properties), James Randolph (Holladay Properties), Marie Spoonhower

Excused: Mike Hastings, Jean Hanrahan, Mattie Hoover, Bill Berry, Kem Meyer, Alfreda Redding, Patty Walsh

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.
- II. Minutes Approval: May 2022, July 2022 and August 2022 Minutes approved.
- III. President's Comments: No comments until later in the Agenda.
- IV. Holladay Properties Update on 5-Corners Development. Paul Phair introduced James Randolph, project manager at Holladay. They attended to share updates on the building project. They have been working on design revisions partly due to rising interest rates and construction costs. The one-story commercial out-lot initially proposed will now have 3 stories with the 2nd and 3rd floors housing a total of 4 residential condos. A commercial tenant for the first floor has not yet been identified, but they are hoping for a restaurant. The condos will be priced between 850 and 950 thousand. There will now be one parking garage in the main building. A small amount of 1st floor commercial space has been eliminated to accommodate additional parking. The 2nd garage has been eliminated to accommodate 5 more rental units. More spaces have been added to the North and East surface parking. Holladay hopes to be able to lease additional parking area nearby, perhaps for employee parking. There will be a total of 108 rental units with rentals ranging from \$1,100 to \$2,700. The building façade will no longer be solid brick. Other materials have been added to give the building more aesthetic interest. Holladay hopes to attract graduate students, young professionals, empty nesters, and University affiliates.
- V. Financial Report: Bill reported that there was approximately \$22,681.80 in the NENC checking account at the end of August. In the past month, insurance was paid (about \$724) and there was about \$3,000 in Pantry food expenses. The Pantry also received about \$3,000 in donations. The NENC holds a new CD at the Notre Dame Federal Credit Union (NDFCU) because they offer a higher interest rate. Joining NDFCU requires a formal process to include the NENC Board Members in their field of membership. There was a motion to approve, it was seconded and passed. Anyone on the board wishing to be a member of NDFCU may do so.
- VI. Special Reports
 - a. Crime Report. No report.
 - b. Notre Dame report. Mike Hastings was unable to attend and asked Bill to share updates. Construction will begin next year on 2 Habitat homes on Turnock . There are 2 additional lots on Turnock but development is not in the University's plan for next year.
 - c. Food Pantry Report. Nan explained that the substantial August donations were due, in part, to the wishes of Patricia McAdams, a recently deceased loyal donor. The Pantry was listed in her obituary and there were 17 donations received in her name.
 - d. NNRO. Chuck Nelson reported. There will be a new person representing the city on the board because Alkeyna left employment with the city for another opportunity. There is an emphasis on increasing the activity of the committees. The Wellness and

Empowerment Committee recently met and will be holding monthly events to be announced. The Affordable Housing Committee announced recent completion of a new roof on a neighborhood home and some major home improvements on another. Most of the budgeted funds have been used and new projects will be sought when additional funding becomes available.

e. COSB. Chuck Nelson mentioned that there is an Ignite Neighborhood Grant which will award neighborhood associations up to \$10,000 on projects that will benefit the community. Some ideas were discussed to potentially upgrade Quigley Park (next to the firehouse). Suggestions include: resolving tree issues (removing and planting), restoration of fountain, add a play area, include raised vegetable beds. Beth Sanford offered her help to prepare the proposal. Grant submission deadline is November 2nd.

f. Back to School Picnic. LuElla reported that she discussed re-introducing the Back To School Picnic with several board members and the Robinson Center staff. The response was positive, Tim Sexton committed \$1,000 from the university. The date was set for September 23, the location is Kelly Park. The event plan is scaled back from previous years.

VII. Open to the Community. No comments.

VIII. Announcements. No new announcements.

IX. Adjournment: 6:50 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

October 10, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, October 10, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Solomon Anderson; Mozel Bowens; Keisha Hoover; Beth Sanford; Erin Shell; Nan Tulchinsky; LuElla Webster.

Guests: Dominique Edwards (COSB), Dashane Gills (COSB), Leslinda Wilson (President, Neighborhoods Consortium), Marie Spoonhower

Partner: Mike Hastings

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Kem Meyer, Alfreda Redding

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:30 p.m.

II. Minutes Approval: September 2022 Minutes approved.

III. President's Comments: After two conferences with City designers, the plan for Campeau/Eddy/ND Ave. intersection is at the printer and up for bidding. Bill expressed his reservations about the plan because of the attention given to pedestrian and bike access without addressing the limited street parking. The plan for the LaSalle Streetscape is now available. It reduces traffic to a single lane with turning lanes provided only at Hill St., Eddy St., and Niles Ave. Bill is concerned that this will not only impede traffic but will cause problems when emergency vehicles are passing through. This plan can be viewed on the City's "Together South Bend" site: <https://together.southbendin.gov/lasalle>. On the west side of Twyckenham between Campeau and Chalfont there are two lots that will be converted into four to provide more in-fill housing.

IV. Financial Report: The September statement was not yet available. The estimated balance is a little over \$20,000. \$1,000 was received from Notre Dame to support the Back To School Picnic. It was deposited into the recently opened Notre Dame Credit Union account. The debit card for that account will be earmarked for miscellaneous Firehouse needs.

V. Special Reports

a. Crime Report. No report.

b. Notre Dame report. Mike Hastings reported that the students were in midterms with Fall Break beginning the next week. He also reported that land on Turnock is being staked to prepare for Habitat construction which will begin in the Spring. Ground will be broken for another Habitat-built home in the Spring which will be market rate to help subsidize the future build of two more Habitat homes (projected for 2024 construction). Notre Dame also met with South Bend Heritage regarding the larger lot near South Bend Ave. to propose construction of two townhomes serving two households each which could be eligible for the Community Land Trust program. Further south a for-rent option is being considered for four dwellings in a single building. This would not be part of the Community Land Trust program. The University entered a partnership with Century Builders to develop two larger lots (owned by the University) on the west side of Georgianna, south of Napoleon. Nine single-family, two-story homes are planned for this property with construction beginning in the spring. These homes will average 1,600 to 2,200 square feet with the architectural style largely matching the homes on the east side of the street. The buyers are required to be residents.

c. Food Pantry Report. Nan reported that the Pantry is doing well and very busy. The Pantry received \$4,176.00 during the month of September, largely due to the Pantry

mention in Patricia McAdams' obituary. These funds help the Pantry continue to provide a large variety of healthy food items including fresh vegetables, fruit and dairy products.

d. NNRO. The first two affordable Community Land Trust homes on Turnock and St. Louis Streets are coming along with completion expected in the spring. Mozel Bowens inquired about the Community Land Trust program and who the target customer is. Karl King explained the program is for low to moderate income households who meet the criteria of 80% or less than median income. If an affordable home in the program is subsequently sold, it must be sold to someone meeting these guidelines in perpetuity. Interested individuals should contact Marco Mariani at South Bend Heritage. The NNRO is sponsoring a Fall Festival at Perley (Coquillard Park) on October 29th between 12pm and 3pm. There will be booths highlighting neighborhood resources and crafts and games and fun.

e. COSB. Bill asked for a show of hands in approval of The Northeast Neighborhood Plan. The response was unanimous. We will let City Council know that the NENC is in support of the plan.

f. Ignite Grant. Grant applications of up to \$10,000 are due by November 2nd. Beth is forming a group to develop a plan for Quigley Park improvement. Dominique Edwards encouraged the grant proposal work group to meet with her and Marty Mechtenburg for help and guidance. Dominique introduced Dashane Gills, one of the new members of the city's engagement and empowerment team.

g. Back To School Picnic. LuElla Webster reported that the Picnic was a huge success despite the short notice. Over 300 people attended with numerous attractions and activities. Bill commented that Kelly Park was a perfect venue with kids playing everywhere.

VII. Open to the Community. Leslinda Wilson, president of the Neighborhoods Consortium, was in attendance and encouraged participation in the various city programs available to neighborhoods. Marguerite commented that she and Leslinda recently attended an informative meeting on Redlining at the Charles Martin Center. LuElla Webster commented on how bright the streets are now at night because of the new LED streetlights.

VIII. Announcements. Marguerite announced that she, Nan and Luella will be representing the NENC at the annual South Bend Alumni Assn. celebration.

IX. Adjournment: 6:20 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

November 13, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUKZlWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, November 14, 2022

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozel Bowens; Kem Meyers; Beth Sanford; Erin Shell; Nan Tulchinsky; LuElla Webster.

Guests: Troy Warner (SB Common Council), Marty Mechtenberg (COSB), J. Randolph (Holladay Properties), Lou Weber

Partner: Mike Hastings

Excused: Jean Hanrahan, Mattie Hoover, Bill Berry, Alfreda Redding

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:35 p.m.

II. Minutes Approval: October 2022 Minutes approved.

III. President's Comments: One of the St. Joe Pavilion buildings will become the site of a major project to bring more housing to the neighborhood. It will include the existing building retrofitted into 69 studio and 1-bedroom apartments. 20% of these rentals will be affordable and 80% for median income renters. 25 proposed townhomes will be constructed in the current parking area. They will have 2 and 3 bedrooms. These units will be for sale and owner occupied. The project goes up before City Council at 7pm for tax abatement contingent upon 20% of the units set aside for affordable rentals. The city plans to support the project with \$27 million. Troy Warner commented that this is one of the rare instances when a commercial building is being repurposed for residential rather than commercial infringement on residential areas. He said it is a win-win for the city and the neighborhood. On another note, Bill suggested we forgo our December meeting and meet again in January. There were no objections

IV. Financial Report: Kisha reported balances as of October 31st. First Source account: \$22,687.79. Notre Dame Federal Credit Union account: \$1,000.

V. Special Reports

a. Crime Report. Kisha expressed concern about an incident at Rise Up Academy where a stolen gun with a magazine was being sold on the premises.

b. Notre Dame report. Mike Hastings shared updates and reported progress with plans for development on the east side of Turnock. Conversations with Habitat are going well and hopefully at least two builds can begin in the Spring. There has been positive feedback for a South Bend Heritage/NNRO development closer to 23 which will be higher density, more reasonably affordable housing. At Eddy Street Commons, two vacant spaces have potential tenants. A restaurant is seeking approval for a city liquor license with hopes to occupy the space across from Old National. Another restaurant is facing the same issue with plans to locate at the former McAlisters. Wells Fargo moved out and their space will likely be occupied by a woman-owned business. Credit Union 1 has opened near Trader Joes. Solomon asked if there is any concern that a restaurant across from Old National may have the same safety issues that we have had with Brothers. Mike replied that Kite is mindful of community safety and periodic conversations are held with Kite and the S.B. Police Dept. The new 2 a.m. closing hour at Brothers has helped quite a bit. The restaurant will likely have earlier closing hours. Kisha asked if there is any plan for a small pharmacy coming to the neighborhood. Mike replied there are no current plans but he thinks that is a good conversation to introduce with Kite. The fourth building of townhomes behind Trader Joes is coming along. Of the 28 units, 25 are sold. Completion is projected for the Fall of 2023.

c. Food Pantry Report. Nan reported that the Pantry has been very busy. More people are coming from the west side including several Spanish speakers. To that end, the Pantry offerings have been translated into Spanish. The pantry handed out \$20 Martins gift certificates for turkey to our 46617 clients. Nan purchased 30 winter coats from Costco, primarily for women. Granger Community Church donated \$580 which helped pay for the coats. She is hoping to obtain men's coats, as well. Last year 99 out of 100 winter coats were given out.

d. NNRO. At the recent NNRO meeting, the city initiatives for affordable housing were discussed. Grants are being explored to develop a couple of NNRO owned lots. The City is requesting proposals for infill development. The NNRO and S.B. Heritage will be working on that in 2023. The members of the NENC and NNRO are invited to meet at the Robinson Center for the annual NNRO meeting on December 16th with lunch provided. The outdoor Halloween event at Perley Park was well received.

e. COSB. Marty Mechtenberg updated us on Undesign the Red Line which will be fully launched as a display at the Library Gallery space on December 14th. It will be moved to the South Bend Museum of Art in mid-January. Bill said there has been much discussion about the Ignite grant for Quigley Park improvement. To get the most impact from the grant and other funding sources, the grant proposal has been moved to Spring. Various city departments have offered their help. There are photos of Quigley from 1909 which Patty has been asked to forward to the Board. Kisha asked for updates on Perley (Coquillard) Park since she had seen trucks over there. Nothing specific was known.

VII. Open to the Community. Troy Warner reported that plans to improve Angela are underway. Hopefully, work will begin this Spring depending upon availability of contractors. It will be narrowed from Michigan to Twyckenham. The section along the golf course will include a wider bike trail, wider sidewalks, some bump-outs and raised cross-walks. Improvements to this section will be funded by the University and built by the city.

VIII. Announcements.

IX. Adjournment: 6:20 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

January 9, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUkZlWkVxeW9lZz09>