

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, January 9, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Mozell Bowens; Beth Sanford; Erin Shell; Nan Tulchinsky

Guests: Paul Phair (Holladay Properties), Daschane Gills (COSB), Karl King, Lou Weber

Partner: Mike Hastings

Excused: Chuck Nelson, Kem Meyer, 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: November 2022 Minutes approved.

III. President's Comments: Bill was pleased that so many board members were able to attend the Annual NNRO Meeting at the Robinson Center on December 16th. He also announced that we will continue to meet on Zoom at least until Spring. There will be daylight when we adjourn. Bill hopes to hold the meetings hybrid with both in-person and Zoom options available.

IV. Financial Report: Kisha reported the First Source balance at the end of December: \$25,713.53. December donations totaled close to \$8,000, mostly directed to the Food Pantry. We sent Cultivate a check for \$500.00 as they continue to provide quality frozen dinners for the Food Pantry.

V. Holladay Properties: Paul Phair gave a brief update on progress with the Five Corners development. There are no major changes to the plans. They are working on the budget which will soon be finalized. The Hayes family purchased the property directly to the east which will allow for additional parking. They have filed for rezoning. The family who owned that property will relocate to a newly built home on the north side of Corby. Paul hopes for construction to begin this spring or summer.

VI. Special Reports

a. Crime Report. No issues reported.

b. Notre Dame report. Mike Hastings receives weekly officer reports for Eddy Street Commons. It has been quiet for the past month or so. Closing will take place within a week for the conveyance of the Turnock property to Habitat that will be the site of two Habitat builds. In a week or two there will be a public announcement so the community is aware of opportunities for Habitat residency. There will be additional discussion about the NNRO/South Bend Heritage development on the east side Turnock closer to 23. Beth Sanford inquired about the possibility of a new Legal Aid Clinic building. Mike replied that the University is evaluating this opportunity subject to university fundraising constraints for new capital. The existing Legal Aid Clinic on Howard is dated and the Law School has a minimum of 6 – 8 clinics to serve the community, primarily the underserved. It is a priority for Law School to enhance those programs and consider a centralized location. Karl King commented that they are a tremendous asset to the community. They have a site identified close to campus but not on campus. Mike will keep us abreast of developments.

c. Food Pantry Report. The Pantry received substantial donations in the month of December. Food purchases totaled \$2,300. Deals were made with Martins and Trader Joes for milk and eggs regularly and frozen meat from Martins. The Pantry continues to run smoothly.

d. NNRO. During the next few months, there will be CLT training and seminars for people interested in buying a house in the neighborhood on land trust property. Bill encouraged us to share this information with people who are interested in buying a new, moderately priced home in the Northeast Neighborhood. Beth inquired about availability of affordable lots in the Triangle. Bill replied that there are two lots available but there is some disagreement with the South Bend Housing Authority about how to proceed as a joint project with the NNRO. Since the original agreement about 20 years ago, staff and leadership at the Housing Authority has changed. Karl King expressed frustration that the current Housing Authority director maintains that the contract signed 20 years ago is not what they agreed to, causing a standstill with development. Beth then asked how many affordable homes are in the Triangle. Bill replied that 5 of the 15 originally designated lots have been sold at market rate leaving 8 affordable homes and the 2 vacant lots previously mentioned. There was nothing in place, at the time, to protect the affordability of the 5 low-income homes that sold. Now, the CLT program is designed to protect the affordability status of future low-income developments.

e. COSB. The Spring Ignite Grant applications will be accepted starting in April with review in May.

VII. Open to the Community.

VIII. Announcements. Lou Weber mentioned that his son played Futsal in the old Madison Center gymnasium. Bill commented on the good news that the space is being used for kids.

IX. Adjournment: 6:07 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

February 13, 2023

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, February 9, 2023

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

Guests: Daschane Gills (COSB), Derek Perry

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: January 2023 Minutes approved.

III. President's Comments: No comments.

IV. Financial Report: Kisha reported the First Source balance at the end of January: \$25,574.17. With the addition of the recent Community Foundation grant of \$10,000 to the Food Pantry, the balance will be over \$35,000. Bill mentioned that this year's grant was the largest we ever received from the Community Foundation. He credited Nan and her team.

V. RiverRail: Bill reported that the RiverRail website has been updated and improved and suggested that anyone interested should take a look: www.theriverrail.com. Doug Hunt is actively seeking stakeholders to fund a study for this project. Jeff Rae and the Chamber of Commerce are not interested in supporting this study.

VI. Special Reports

a. Crime Report. No issues reported.

b. Notre Dame report. Mike Hastings was excused from this meeting. Bill encouraged everyone to follow the link to the affordable housing article published by Notre Dame: <https://publicaffairs.nd.edu/news/notre-dame-joins-with-habitat-for-humanity-to-increase-access-to-affordable-housing-in-south-bends-northeast-neighborhood/>. It provides a clear explanation of the Habitat Housing project on Turnock. Just south of the Habitat project, the NNRO will be developing 3 lots as part of the Community Land Trust program. It is possible that one of these properties could be developed for rental. The structures may end up as duplexes with one potentially becoming a 4-plex. This is yet to be determined.

c. Food Pantry Report. Last week, the Pantry served 33 families (16 were out of district). A total of 123 people were served; a high number for a pantry of our size. The pantry was able to take care of everyone. Last month, almost \$2,500 was spent on food and a few clothing items, diapers and wipes. Milk and eggs were purchased from Trader Joes because they had the best price. Margarine and \$450 worth of hamburger meat were purchased at Martins. 24 split chickens were obtained at the Farmers Market and nice food donations were received from Cultivate.

d. NNRO. Bill informed us that the woman approved for a chairlift will have that installed in the coming few weeks. There are four other applicants for assistance in the pipeline. Grants to the affordable housing program have been received from the Bradley Corp. (\$5,000), Great Lakes Capital (\$5,000) and AEP. Other grants will be coming from 1st Source Bank programs that are specifically targeted for handicapped improvement projects.

e. COSB. Beth received information that the Urban Trail project is scheduled to begin mid-March with expected completion of the area around Notre Dame Ave. and South

Bend Ave. between May and August. The Urban Trail is a multi-use path that will connect Notre Dame and downtown South Bend. Beth shared drawings of the trail plans at different streets along the way. The trail begins at Angela Blvd., then drops south on Notre Dame Ave. to South Bend Ave. where it turns west to Hill St. then south to Lasalle St. and across the bridge to Martin Luther King Blvd.

Daschane Gills from the City of South Bend reminded us that the Spring Ignite Grant applications will be accepted starting in April with review in May. Beth commented that she received construction documents on the Campeau Streetscape Project. That and the Urban Trail design will define our planning for the Quigley Park improvement. Our Ignite Grant application will cover improvements/restoration to the park. Another Historic Preservation grant will be sought to repair/restore the centerpiece of the park, the horse trough. Old photos show a very ornate trough with gaslights and urns. Beth said she will reconvene the Ignite committee after a meeting with Kristin from South Bend Heritage.

VII. Open to the Community.

VIII. Announcements.

- a. Marguerite introduced Derek Perry and nominated him to become a member of the NENC Board. She made a motion to elect him to the Board and it was seconded by Nan. The board unanimously approved and congratulated Mr. Perry, our newest board member. Derek introduced himself and gave a brief background. He was born and raised on Bissell Street. He graduated from Adams in 1992 and joined the Marines. As a Marine, he travelled the world. He made a brief return to South Bend, then spent time in Indianapolis. Upon return to South Bend in 2007, he started an internet café on Mishawaka Ave. Because of the poor business environment at that time, he closed the café and has been working in mental health since. He moved back to Bissell Street two years ago.
- b. Nan shared Marguerite's note of thanks to the board for their support.
- c. Solomon inquired about the new home construction in the 1200 block of Corby. Bill replied that it is being built by the family whose property further east was purchased by the Hayes family to make way for the construction of the 5-Corners development.

IX. Adjournment: 6:20 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

March 13, 2023

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, March 13, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Mozell-Arthur Bowens, Derrick Perry; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky, LuElla Webster

Guests: Daschane Gills (COSB), Bianca Tirado, Leslinda Wilson, Kathaleen Phillips

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: February 2023 Minutes approved.

III. President's Comments: Because of Campeau Street project and construction mess, we will continue to hold meetings on Zoom, at least for the near future.

IV. Financial Report: Kisha reported the NDFCU balance as of February 28th is \$781.11. The First Source balance as of February 28th is \$34,110.30. Purchases included Food Pantry needs and a new lock for the office door. Bill suggested that we might consider putting some of the balance into a short term CD.

V. Bill recognized Marguerite, Solomon and LuElla for recent distinguished honors. Marguerite will be receiving an honorary Doctor of Law degree from Notre Dame at this year's commencement. Solomon was an honoree at the 8th Annual Black History Month Awards ceremony and LuElla received the Rosa Parks award at Martin Luther King Jr. breakfast celebration.

VI. Special Reports

a. Crime Report. Bill reported that a laptop was stolen at Walsh and Madison. Mike Hastings receives weekly reports from the S.B. Police relating to the Eddy Street area. It has been quiet for the past several weeks.

b. Notre Dame report. Mike Hastings updated the group on the four Habitat builds on Turnock St. Everything is going as planned with foundation work on the first two beginning in May and June. Habitat is now conversing with interested and qualified applicants. They are closer to having something to present on the parcel closer to State Road 23, which could include affordable townhomes and, potentially, an affordable 4-plex apartment rental. When ready, community input will be sought. He shared screen on the plans for the new Notre Dame Clinical Law Center. The University currently has 6 law clinics in various locations. The new building is intended to consolidate these clinics at one location near Eddy Street Commons. The clinics serve individuals, families and small business in the area who cannot afford legal support for such issues as housing, mediation for child custody issues, exoneration, intellectual property & entrepreneurship. The proposal is for a 3 story building with 8 off-street parking spaces. Ground-breaking is planned for this summer and the project should be complete within 15 months. The location is Frances and Howard Streets. He shared a screen shot of the actual placement of the building and parking area on the southeast portion of the parcel. The University will request new zoning from the current Urban Neighborhood to Community Center which better matches with Eddy Street Commons. The building style and appearance is intended to blend with the residential area directly west of Frances. The Planning Commission will address the rezoning request on March 20th followed by the City Council on March 27th. Mike mentioned that the NNRO sent a letter of support for this project. He is seeking NENC

support tonight. Beth made a motion to approve the Law Center plan as presented by Mike Hastings. Nan seconded and there was unanimous support. Patty will send a letter of support to the Planning Commission and the City Council.

c. Food Pantry Report. Nan reported that 44 families were served the previous week, which accounted for 144 individuals. This is an all-time record. In an effort to offer more healthy options, the pantry is introducing yogurt to see if clients like it. Meleah reported that the Pantry is handing out information to clients about Olivet Clothes Closet, open on Tuesday and Wednesday afternoons.

d. NNRO. Bill reported that the vacant lot next to Quigley Park on South Bend Ave. is up for silent auction within the coming days. The NNRO plans to bid on it. Jean Hanrahan's bungalow on St. Louis was auctioned last week and sold for \$231,000. The owner-occupied repair program completed its most recent project, installing a chairlift. A few more applicants are in the que. If we know anyone needing help in the project area (mainly east of Eddy, west of Twyckenham and south of Perley) have them contact Kristin Givens at South Bend Heritage: KristinN@SBHeritage.org. The program mainly targets elderly, low-income homeowners to allow them to stay in place.

e. COSB. Daschane Gills reminded us that the Spring Ignite Grant deadline is coming up and the Neighborhoods Consortium will be on April 5th.

f. Campeau Street Project. The project schedule has been circulated. The project will continue through the summer.

g. Ignite Grant. Beth reported that she is currently working with Kristin on various ideas and will soon discuss with the larger group. Kristin is assisting with the grant writing. Beth has some questions regarding curb removal at the Campeau St. project and sidewalk expansion. Beth also has questions regarding Quigley Rock placement.

VII. Open to the Community.

VIII. Announcements.

IX. Adjournment: 6:35 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

April 10, 2023

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.
4803 N. Notre Dame Avenue
Monday, April 10, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson; Mozell-Arthur Bowens, Derrick Perry; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky, LuElla Webster

Guests: Lynette Michel, Lou Weber, Leigh Hayden

Partner: Mike Hastings

Excused: Jean Hanrahan, Kisha Hoover, 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: March 2023 Minutes approved.

III. President's Comments: Bill attended the Affordable Housing Panel at Notre Dame the week prior to this meeting. The panel members included Lori Hamann (SB City Council), Anne Mannix (Housing Matters LLC), Sam Centellas (Exec. Director CDFI), Caleb Bauer (Director of Community Investment, COSB). Bill's takeaway, from the reaction of attendees, is that there is a perception that the Northeast Neighborhood does not have an affordable housing problem and that the neighborhood has benefitted from millions in government funds. Bill clearly stated that private money has supported neighborhood changes and growth and government funds have not favored the Northeast over other neighborhoods. He maintains that we have an affordable housing problem like other city neighborhoods in addition to a vacant homes problem with many homes that are only occupied when students are present or for weekend rentals. There is also an appraisal gap that contributes to the perception that we don't have a housing problem (homes in our neighborhood would be appraised for much less if located in other areas of the city).

IV. Financial Report: Bill reported on behalf of Kisha. At the end of March, our First Source balance was a little over \$32,000. Our NDFCU balance was about \$700.00. One of our First Source CD's just matured. Bill renewed this CD at NDFCU at a 4.14% fourteen-month rate (First Source only offered a .2% rate). He withdrew about \$5,000 from our First Source checking and added to the CD making it a \$30,000 CD. Our monthly expense was \$2,700 for the Food Pantry. Donations to the Pantry totaled \$1,000. NDFCU required an additional signatory on the account. Bill authorized Patty Walsh since she is also a signatory on the First Source account. Bill introduced meeting guest, Lynette Michel from Sunnyside Presbyterian Church. He recently met with Lynette and Pastor Joel to discuss potential partnerships. Specifically, Lynette wants to work with us on Quigley Park improvements through the Rotary Club.

V. Special Reports

a. Crime Report. No report.

b. Notre Dame report. Mike Hastings thanked us for supporting rezoning for the N.D. Law Clinic's new facility. The new 3-story building at Howard, near the Robinson Center and Trader Joe's will soon be under construction. Notre Dame commencement will be over the weekend of May 19th with finals completed by May 12th. He announced that he is transitioning to a new role within the University and assured us that there will be a new Notre Dame representative within the next few months. He reported that all affordable housing initiatives on Turnock are moving forward. Bill thanked Mike on behalf of our group for his thorough reports and involvement in the neighborhood.

c. Food Pantry Report. Nan reported being very busy. The Pantry saw 21 families in two hours on the previous Friday, accounting for 68-72 people served. The trend for

growing need continues. Yogurt is now added to the offerings and there has been positive response to this new option. A large food purchase was made at Costco and miscellaneous items were purchased from the Dollar Tree to fill the gap between iPorch deliveries.

d. NNRO. Bill reported that the Affordable Housing Committee met earlier in the day. The owner-occupied repair program was discussed. There are currently no applicants in the que. Bill asked the group to let people in the target area know about this program and to contact Kristin at South Bend Heritage to apply. Two new homes will be up for sale under the CLT program. The listing price is not yet determined but it should be around \$160,000 to \$165,000. There could be a \$45,000 forgivable grant applied bringing the price closer to \$100,000. Applicants within 80% of the median area income are eligible and should contact Kristin at South Bend Heritage: KristinN@SBHeritage.org. Mike Hastings added that applications are being accepted for the first two Habitat homes on Turnock. Interested parties should reach out to Habitat for Humanity.

e. COSB. No report.

f. Campeau Street Project. No update

g. Ignite Grant. Beth reported that she and Kristin Neeley met with Lynette Michel to discuss some ideas regarding the Rotary Club Community Impact Grant for \$15,000. Beth and Kristin plan to meet with Aaron Perry to further discuss this grant opportunity. Beth also met with Marty Mechtenberg to discuss the \$10,000 Inspire Grant. Beth and Kristin are nailing down a few items before meeting with the grant committee. The Rotary Club Grant application is due on May 5th, the Inspire Grant is due just after the July 4th holiday. Items under consideration include seating, use of the horse trough and accessibility. The intent is to make the corner into a gateway destination. Nan expressed concern for the safety of people using that area because of current traffic flow. Beth replied that there should be much more control once the Campeau improvements are complete. In addition to a 4-way stop, there will be a raised intersection. Lynette inquired about the land up for auction next to Quigley. Bill replied that the NNRO bid on the property but learned that the reserve was not met. Disposition of this property is still pending.

h. Annual Meeting. Bill proposed that we meet in person at Kelly Park on our regularly scheduled meeting date. The group agreed and LuElla was nominated to organize with a volunteer committee.

i. Neighborhoods Consortium. The group met on April 5th. Patty, Marguerite and LuElla attended and were asked to speak with the group of neighborhood representatives about the NENC and our continuing success as an organization. There were several representatives just starting their groups. Marguerite gave a history of the NENC going back to her involvement with LBJ's war on poverty. She also spoke about how the relationship formed with Notre Dame over many years due to the persistence of community members, not because of privilege. LuElla offered key suggestions for building and prospering such as: meeting consistently (the NENC has done that since 1968, even through the pandemic), getting to know the officers serving the neighborhood, engaging with churches and business in the area. Let the neighbors know you are organizing for a purpose and stick with it as a group. Patty covered recent successes including the Food Pantry and honors distinguishing our board members Marguerite, LuElla and Solomon. The Consortium is seeking nominees for election of officers at the July meeting, especially a Secretary.

VI. Open to the Community.

VII. Announcements. LuElla announced that we are all invited to the May 16th celebration at the Robinson Center of Marguerite's 80th birthday and her upcoming honor as she receives a Doctor of Laws degree at Notre Dame Commencement. The Festivities begin at 6 pm.

Luella reported that Back the Bend was a huge success. The Senior Bus Trip visited One Roof Resource Center at Fellows and DuBail (one block north of Riley High School). The Center houses multiple agencies including Real Services, Wick and Headstart. There is also a pharmacy onsite. The large playground is state of the art with equipment imported from Switzerland by an anonymous donor. The seniors also visited the Notre Dame campus with another trip planned for the summer.

Bill updated the group with recent developments at Lafayette Square on Eddy Street. Irish Realty is converting the student rental apartments into owner occupied townhomes which was the original intent for these buildings. They are currently being marketed to mid-range buyers.

VIII. Adjournment: 6:35 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

May 8, 2023

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.dv
4803 N. Notre Dame Avenue
Monday, May 8, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Kisha Hoover; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky.

Guests: Lou Weber, Daschane Gills (COSB)

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

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:40 p.m.

II. Minutes Approval: Approval of the April Minutes was deferred to next meeting for a fact check and correction.

III. President's Comments: Bill reminded us of the celebration honoring Marguerite's 80th birthday and her honor of a Doctors of Law degree from Notre Dame. The celebration is on May 16th at the Robinson Center beginning at 6pm. He also announced that the Annual Meeting will be held at Kelly Park on June 8th. Bill shared Leigh Hayden's invitation for neighbors to join the Juneteenth celebration at the Irish Green and the DeBartolo terrace on Friday, June 16th from 3:30 to 6:30 pm.

IV. Financial Report: There was no financial report because statements had not yet been reviewed. Bill re-negotiated the AT&T bill back to \$80 per month. This includes both wi-fi and the landline.

V. Special Reports

a. Crime Report. Patty reported crowd gathering and other incidents in the Madison/McKinley area.

b. Notre Dame report. The N.D. Habitat project is still seeking applicants.

c. Food Pantry Report. Because of the street closure, Nan plans to set a card table and chairs in front where she will meet with clients rather than in the entryway. The driveway will be closed and food will be brought out through the front door. The staff will use carts to bring food donations in from the street barricade. The Pantry will stay open.

d. NNRO. An open house is to be held shortly for the NENC and NNRO boards to tour the new homes which are almost complete on Turnock and St. Louis. Bill will have Patty circulate information as soon as the date is announced. Councilman Canneth Lee will hopefully attend the next NNRO meeting. The status of the remaining lots at the Triangle and the Housing Authority will be discussed. Canneth is on the Housing Authority Board. Applicants for the owner-occupied repair program are still being sought. The program's main intent is to help elderly homeowners age in place by offering major repairs to qualified applicants.

e. COSB. Daschane reported that the Ignite Grant application releases at the end of May and is due on August 15th.

f. Campeau Street Project. Discussed earlier in the meeting regarding impact on Food Pantry.

g. Quigley Park Improvements. Beth reported that we will apply for the Rotary grant next cycle because deadlines were too tight for current cycle. Beth and Kristin (S.B. Heritage) are scheduling meetings with Adam Toering from the Historic Preservation Commission , Jordan Gathers (interim director of Venue Parks & Arts), John Martinez (Director of Facilities and Grounds VPA) and others before finalizing the Ignite Grant application.

h. Annual Meeting. The annual meeting will be held in person at Kelly Park on June 8th. We will elect/re-elect officers, have a review of the year's activities and announce the recipient of the Monk Malloy Award. Refreshments will be served. LuElla will head the planning committee, assisted by Patty and Bill.

VI. Open to the Community.

VII. Announcements

VIII. Adjournment: 6:15 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
Annual Meeting June 5, 2023
Kelly Park 5:30 pm

Minutes

Northeast Neighborhood Council, Inc.dv
4803 N. Notre Dame Avenue
Monday, July 10, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Mozell Bowens; Kisha Hoover; Derrick Perry; Beth Sanford; Erin Shell; Nan Tulchinsky.

Guests: Lou Weber, Daschane Gills (COSB), Paul Phair (Holladay Properties), Leigh Hayden (DPAC), Lou Weber, Kael Kanczuzewski, Harter Heights neighbors

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

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

II. Minutes Approval: April and May minutes were approved.

III. President's Comments: Bill commented on the property on the southwest corner of South Bend Ave. and Notre Dame Ave. A single-family home with 6 bedrooms and 5 baths will be built there. There are no recent variance requests, but he believes they want the garage (facing Notre Dame Ave.) closer to the street than the required 18-foot setback. This would pose a danger because a car pulling out would be right up on the sidewalk before a pedestrian or cyclist can be seen by the driver. If a variance request comes before the zoning board, he will let us know. .

IV. Financial Report: Kisha Hoover reported that the First Source Bank balance at the end of June was \$21,000. The NDFCU account balance was \$371.00.

V. Special Reports:

a. Crime Report. No report.

b. Notre Dame report. A representative to replace Mike Hastings has not yet been appointed. It may take a few months before we have someone in that position.

c. Food Pantry Report. Nan reported that the Pantry received \$1,856.19 in cash donations for the month. The Pantry closed for the first week of July to give the staff a much-needed break. It reopens on July 11th. Nan shared her experience with a client who came in feeling unwell. When Nan suggested the client be seen at the hospital, the client said she did not have enough gas to get there. Nan gave the client a \$20 gift card for gas that she had saved for urgent needs. Two weeks later, the client visited the Pantry and thanked Nan for saving her life. She was having a stroke.

d. NNRO. There will be an update at the next NNRO meeting on the two CLT homes nearing completion. Beth reported that there are a few applicants for one of the homes. This is the first active Community Land Trust Program in the state of Indiana.

e. COSB. Daschane Gills reminded us of the Linden Ave. pop up markets at the Charles Black Center. The next markets are scheduled for Aug. 12 and Aug. 14th. For more information: www.southbendin.gov/food-security.

f. Quigley Park Improvements: Beth reported that Marty Mechtenberg said the Ignite Grant application can be completed with ballpark amounts on the various aspects of our plan. One proposed part of the plan would be large letters, cut from steel, spelling out Northeast and placed along the fence. Beth is also in touch with 2 masons who will look at the trough with historic preservation in mind. The application is due on Aug. 15th and will have response by October. Prior to submitting the application, Beth will call together interested Board members for feedback.

g. Campeau Street Project. No report

h. NDFCU Account. Per the Credit Union's request, the Board was asked to approve an alternate owner for our account. Bill proposed the board approve Patty Walsh. Bill is the primary owner on the account. Bill made a motion to add Patty to the account, Nan Tulchinski seconded and the motion was unanimously approved.

i. Rockne House move. Several neighbors attended who were affected by reckless tree trimming performed by a non-licensed company, without a city permit. The "trimming" was in preparation for the Rockne House move from St. Vincent St. to Foster St. Bill commented that the Tribune article about the loss of canopy along St. Vincent and part of Foster gave a good explanation of the issue

(<https://www.southbendtribune.com/story/news/local/2023/06/30/south-bend-urban-canopy-cut-for-knute-rockne-home-relocation/70369106007/>).

He opened the floor for neighbors to speak. Kael Kanczuzewski lives near the Foster site where the house will be placed, his trees remain intact but the city arborist indicated that the 100 foot tree on his property may have to be removed. He has heard nothing yet. Another neighbor commented that a different, much larger home, was moved a few years ago and tree branches were responsibly trimmed as the home moved along its route. Homeowners were upset that they were not notified in advance of the drastic tree trimming. Also, if trees die because of irresponsible trimming, there is concern over the cost of removal since homeowners are responsible for tree maintenance. The neighbors seeking information and answers have not yet heard from Irish Realty or the city. Bill said this issue will come up at the next NNRO meeting. The city forester is Brent Thompson and he was not consulted before the trimming action.

VI. Open to the Community. Paul Phair of Holladay Properties gave a brief update on the 5 Corners Development. They are currently working on financing with lenders and awaiting confirmation of tax abatement. Nothing has changed in the site plan and they hope for groundbreaking in September or October.

VIII. Adjournment: There was a motion to adjourn, seconded and unanimously approved at 6:35 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

August 14, 2023 5:30 pm

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.dv
4803 N. Notre Dame Avenue
Monday, August 14, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson, Mozell Bowens; Kisha Hoover; Derrick Perry; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky, Lu Ella Webster.

Guests: Paul Phair (Holladay Properties), Mary McAfee (COSB Director of Engagement and Economic Empowerment)

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

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

II. Minutes Approval: July minutes were approved.

III. President's Comments: A sinkhole appeared by the back door of the firehouse resulting in water in the basement. The water drained and there was no damage. The NNRO is bringing in a contractor to look at it. Meanwhile, there may be a concrete slab poured by the back door to help with food pantry carts rolling in and out.

IV. Financial Report: Bill reported on behalf of Kisha Hoover. The First Source Bank checking balance at the end of July was \$19,133.95 The NDFCU checking account balance was \$371.81. Our \$30,000 CD matures at the end of the month and Bill will roll into a new CD at the best deal he can find. He will deposit the interest into our NDFCU checking. Some of that money is being used to put new, larger wheels and casters on the food pantry carts.

V. Special Reports:

a. Crime Report. No report.

b. Notre Dame report. A representative to replace Mike Hastings has not yet been appointed. Bill hopes that one of the 3 Notre Dame Representatives on the NNRO board will be appointed.

c. Food Pantry Report. Meleah reported that the numbers are so high that 4 people are working every shift. Until the pandemic our pantry has served clients in the 46617 area. The pantry has served clients from the entire city since the pandemic. Nan reported serving 6,188 individuals/1,705 families last fiscal year. That is 971 more individuals and 278 more families than the year previous.

d. NNRO. The price was lowered on one of the CLT homes to attract lower-income buyers. The NNRO has lost two stakeholders (Trinity and South Bend Clinic). Notre Dame has increased its annual contribution from \$150,000 to \$200,000. The decision was made to increase funding to the CLT program. Marguerite mentioned that the application process for the home repair program is difficult and overwhelming. She suggests simplification and offering assistance with the application process.

e. COSB. Mary McAfee, the Director of Engagement and Economic Empowerment for the City, introduced herself and expressed appreciation for what we are doing. She offered her assistance if we need anything.

f. Quigley Park Improvements: Beth is working on an Ignite Grant proposal to create a "Northeast Neighborhood" sign worked from metal to be installed in Quigley Park. She will have more information by next meeting

g. Campeau Street Project. No report

h. Back to School Picnic. The date is set for September 8th. LuElla reported that she will contact Tim Sexton requesting a \$1,000 donation to help fund the picnic. Plans are under

way to have a Joy John on site, to have the Music Village entertain, and to have Kimani Anderson and the S.A.V.E. group (Stand Against Violence Every Day) donate and grill the food. This group is part of Goodwill Industries. Other things being explored are getting the Fire Safety House onsite for the picnic and having cotton candy. Patty and LuElla are seeking a permit to close Howard St. during the picnic.

i. Turnock Street. Mozel spoke of concerns arising from the new construction on Turnock. It is a narrow street where parking has always been a problem. The addition of new housing will compound that problem. Mozel offered 4 suggestions: 1. Permit parking on the west side of the street. Residents on the west side have no driveways and must park in the street. Presently, they often must park down the street because non-residents are parking in the spaces immediately in front of their homes. 2. Direct the construction workers to a parking area so they don't take up valuable spots on the street. 3. A portion of the alley from Corby to Kolorama is named Hillcrest Street. Look into paving that stretch to give residents better access to potential parking areas behind their homes. 4. Make Turnock a 1-way street going south. Mary McAfee will ask city engineering to contact Mozel about these concerns.

VI. Open to the Community. Solomon inquired about the Tennis Courts being torn up in Coquillard Park. Beth said she heard that they were putting in Pickle Ball Courts. Neighbors were not consulted or informed about this decision. LuElla pointed out earlier planning meetings where the community had input on improvements yet there is no known status of the requested improvements. Pickle Ball was never discussed.

LuElla was contacted by Lt. Dombrowski of the South Bend Police asking for contact information for businesses in our area that may want to connect camera information with the police department.

VIII. Adjournment: There was a motion to adjourn, seconded and unanimously approved at 6:40 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

September 11, 2023 5:30 pm

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, September 11, 2023

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson, Mozell Bowens; Kisha Hoover; Derrick Perry; Meleah Pustelak; Beth Sanford; Erin Shell; Nan Tulchinsky, Lu Ella Webster.

Guests: Mary McAfee (COSB Director of Engagement and Economic Empowerment), Harry Gilbride (COSB)

Excused: Kisha Hoover, Patty Walsh, 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: August minutes were approved.

III. President's Comments:

- a. Survey work is underway for the Urban Connector between Notre Dame and Downtown (Angela to N.D. Ave, south on N.D. Ave. to South Bend Ave, South Bend Ave. to Hill St., Hill Street to LaSalle).
- b. Some Harter Heights residents have asked to meet at the firehouse on October 2nd to discuss recent events.

IV. Financial Report: Bill reported for Kisha. First Source Account: Beginning balance was \$19,133.95. Ending balance was \$15,383.07. Expenses were \$4,768.38. Most of the expenses were for the Food Pantry and there were a few Picnic expenses including \$150.00 for the Porta-Potty rental. NDFCU Account: Beginning balance was \$371.81. Ending balance was \$690.09. There were approximately \$200.00 in expenses for Food Pantry equipment including replacement wheels for the aging carts. There was a \$500.00 deposit which was the interest accrued from a matured \$30,000 CD. The CD was renewed for 18 months at 4.25%.

V. Special Reports

- a. Crime report. LuElla reported that a fight erupted in front of 5 Guys at Eddy Street Commons on the previous Saturday night. It involved about 100 juveniles and was started by girls. These were local juveniles.
- b. Notre Dame report. A representative to replace Mike Hastings has not yet been appointed.
- c. Food Pantry Report. Nan reported. She is happy that the street in front of the Pantry is now open, including access to the driveway and side door for loading. The workers no longer must haul deliveries to and from the barricades. She looks forward to a better flow. Nan pointed out confusion with parking and Bill concurred that there is no accessible parking in front of the Pantry. He recalled several public meetings with the city where he and others emphasized the need for parking near the Firehouse/Pantry. Harry Gilbride said he would take our concerns to the appropriate city departments.
- d. NNRO. Beth reported that there are 11 applicants for the home repair program and 1 candidate for the affordable home on St. Louis with hopes to close soon.
- e. COSB. Harry Gilbride introduced himself as our new liaison to the City. He joined the city team a short time ago. He lives in the NE Neighborhood on Walsh near Coquillard (Perley) Park. He looks forward to working together.
- f. Quigley Park Improvements. Beth presented a proposal for the Ignite Grant application. She suggested a wooden fence backdrop, about 5' high to give definition

to the park space. The fence would border the west end of the property and span about 100 feet. This backdrop would support large metal letters spelling out Northeast which would be warmly backlit at night with solar lighting. Because part of the property is owned by the city and part of it owned by the NNRO, Beth asked about getting it surveyed. Bill suggested contacting Abonmarche because they are already involved in surveying the Urban Connector which will pass by the park. Perhaps they could identify the specifics.

- g. Campeau Street Project. No report
- h. Back To School Picnic. Lu Ella reported that the picnic was a huge success. Everyone attending, from children to adults, had fun. The S.B. Fire Department brought out the Safety House which was a big hit with the kids. Kimani Anderson came out for the S.A.V.E. program and barbequed free hot dogs and burgers. S.A.V.E., through Goodwill Industries, provided the hot dogs, buns, chips free of charge. S.A.V.E. is the acronym for Stand Against Violence Every Day. The Music Village entertained all evening. Their highlight was the N.D. Fight Song which they learned to accompany the cheerleaders and Leprechaun when they arrived. Lu Ella and Patty suggested a donation to both S.A.V.E. and the Music Village to support their community efforts. Lu Ella concluded that the event will be even bigger in 2024.

VI. Open to the Community.

- a. Marguerite suggested that we buy a table at the upcoming South Bend Alumni Assn. Awards Dinner. She would like us to support Jim Kapsa who is a Hall of Fame inductee this year. Bill made a motion to purchase a table and to approve the August minutes. The motion was seconded and approved. Marguerite will coordinate the attendees.

VII. Adjournment: There was a motion to adjourn, seconded and unanimously approved at 6:30 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

October 9, 2023 5:30 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/83549818267?pwd=RXp3WEg1K2RVbkxKUkZIWkVxeW9LZz09>

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, October 9, 2023

Attendance: Bill Stenz, President; 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson, Mozell Bowens; Kisha Hoover; Beth Sanford; Erin Shell; Nan Tulchinsky, Mattie Hoover.

Guests: Harry Gilbride (COSB), Paul Phair (Holladay Properties), Paul Phair

Excused: Marguerite Taylor, LuElla Webster

I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:40 p.m.

II. Minutes Approval: September minutes were approved.

III. President's Comments:

- a. The city received a 1.8 million dollar grant from the U.S. Forest Service for an urban tree program. The goal is to double the tree canopy in South Bend by 2050. Community partners will be consulted regarding locations that would benefit from additional trees. The city is also seeking nursery sites for banking trees.
- b. South Bend Plan Commission will meet on November 16th. Two area projects will be discussed. Eddy Square Townhomes is proposing to subdivide the existing property into 33 lots. The lot at 1119 Twyckenham backs up to the lake. The proposal is to create three 31' lots at that location with 8' setback between the houses. This is part of the overall effort to densify the neighborhood. Neither project requires a public hearing.

IV. Financial Report: Kisha reported that the balance at 1st Source was \$15,300.07 at the beginning of September and \$12,784.63 at the end of September. Kisha did not yet have the NDFCU statement. Bill mentioned that there is a \$20,000 CD at that is up for renewal. 1st Source is offering a 5.05% renewal rate for 11 months. Notre Dame Credit Union is below that rate for a longer duration. The CD will renew with 1st Source.

V. Special Reports

- a. Crime report. No report.
- b. Notre Dame report. No report.
- a. Food Pantry Report. Nan reported. The Pantry is doing well. In an effort to provide healthy food, Nan purchased yogurt at Martins and is getting fresh fruits and vegetables from Greenbridge and Purple Porch. The largest expense is ground beef which she purchases in 1 lb. packs from Martins and fresh chicken from the Farmers' Market. Fresh milk, eggs, margarine, laundry soap etc. are also being purchased. About 30 volunteers come in twice monthly to help.
- b. NNRO. The CLT home at 719 Turnock just went on the market and is listed for \$165,000. There is an offer on the CLT home on St. Louis. There are new applicants for the Home Repair program. The Eddy St. central project for senior housing is still pending due to a property acquisition problem. Colfax will get a new bridge which is in the design stage. Several properties have been assembled where ND Ave. jogs at Sorin. A large project is anticipated for that site although the developer has not yet made any announcements.
- c. COSB. Harry Gilbride reported that all Ignite applications are in. The next Linden Ave. pop-up market will be on Saturday, October 14th from 1-5. The city hosts the market in collaboration with vendors. There will be fun for the kids, good food and live music. It will be at the Charles Black Community Center.

- d. Quigley Park Improvements. Beth reported that the Ignite Grant proposal has been submitted.
- e. Harter Heights meeting. Bill thought the meeting was interesting with a good presentation of the issues by Ross Van Overberghe and Adam Toering from the Historic Preservation Commission. They described possible steps for the Harter Heights Group to consider. The first step is to get all of Harter Heights included in overlay zoning district which offers protections to existing homeowners. Just a small section is not covered at the far northwest end by Angela. After that, efforts to establish a historic district can be pursued. All necessary information is intact. More meetings will be scheduled at the Firehouse. Bill suggested that the NENC upgrade our technology at the Firehouse to better support hybrid meetings and visual presentations. Harry offered to investigate City assistance with that effort. He suggested a tour of the Innovation Meeting Center that is equipped for hybrid meetings and presentations.
- f. Five Corners Development, Holladay Properties. Paul Phair attended and gave a brief update. Construction plans for permitting have been submitted to the State and the City. The appraisal is in to get their loan finalized. Two variances are still needed. They hope to begin construction this year.

VI. The First A.M.E. celebrated its 116th anniversary. Mattie Hoover reported. There was a great turnout, great food, and a musical performance. A very nice day.

VII. Adjournment: There was a motion to adjourn, seconded and unanimously approved at 6:30 pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

November 13, 2023 5:30 pm

Join Zoom Meeting

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, November 13, 2023

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

Guests: Harry Gilbride (COSB), Steve Smith (Irish Realty), Felicia Caponigri, Leigh Hayden,

Excused: Meleah Pustelak

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

II. **Minutes Approval:** October minutes were approved.

III. **President's Comments:** Bill welcomed Felicia Caponigri who was in attendance and is involved in Harter Heights issues.

IV. **Financial Report:** Kisha reported that the balance at 1st Source at the end of October was \$9,399.52. The balance at Notre Dame Credit Union was \$1,244.50 at the end of October.

V. **Irish Realty.** Steve Smith updated the NENC on Irish Realty's proposed townhome project on the north side of South Bend Ave. between Turnock and St. Peter which includes 10 total units. There will be frontage on all 3 streets with access from an east-west alley between St. Peter and Turnock. 6 of the units will be 16' wide and priced between \$400,000 and \$500,000. The remaining 4 larger units will be priced between \$700,000 and \$800,000. Student leasing will be prohibited. The goal is to have the units owner occupied although they are eligible to be purchased as second homes (alumni etc.). The units all have 1 or 2 car garages and parking pads to accommodate one or two more cars behind those garages. The soonest construction might start on this project will be the middle of 2024. Steve attempted a slideshow presentation but had technical issues. He agreed to send a pdf of the presentation for the group to study.

VI. Special Reports

- a. Crime Report. No report
- b. Notre Dame report. No report.
- c. Food Pantry Report. Nan working on turkey, ham, and gift certificates for all clients for the holidays.
- d. NNRO. The annual meeting is scheduled for Friday, December 8th and all NENC board members are invited. The affordable housing committee has 4 clients who are now in the cue for various home repairs. The projects are in the early planning stages.
- e. COSB. Harry Gilbride reported that the city is now trying to get out letters for the Ignite Grant.
- f. Quigley Park Improvements. Beth provided a drawing of the proposed neighborhood sign which Patty circulated. We await Ignite Grant approval.
- g. Christmas Party. There will be no business meeting in December but we will have a get-together which is a potluck. LuElla will work out a date to hold our event at the RCLC.

VII. **Adjournment:** There was a motion to adjourn, seconded and approved at 6:30pm

Respectfully submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

January 8, 2024 5:30 pm

Join Zoom Meeting

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