

## Minutes

Northeast Neighborhood Council, Inc.  
803 N. Notre Dame Avenue  
Monday, March 11, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozell-Arthur Bowens; Derrick Perry; Beth Sanford; Erin Shell; Nan Tulchinsky.

**Excused:** Chuck Nelson

**Guests:** Paul Phair and James Randolph (Holladay Properties), Lou Weber

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

II. **Minutes Approval:** Approval of January 2024 Minutes deferred to next meeting, no quorum present. February minutes will be available by next meeting.

III. **President's Comments:** No comments

IV. **Holladay Properties:** Paul Phair reported that ground will be broken for the 5-Corners project within the next week. He also said that someone from Holladay will attend our meetings during the construction process to be completed by the 3<sup>rd</sup> quarter of 2025. The address of the main building which will house 108 apartments is 1144 Corby. The address of the 2-story mixed use building will be 1016 South Bend Ave. The mixed-use building will offer approximately 5,000 square feet of retail space on the first floor with condos on the second floor. The condos will be priced in the \$950,000 range while the apartment rentals in the main building will range from \$900/month for the studios to \$2,400/month for the 2 bedrooms. The contractor is Horizon Construction. Paul will share slideshow with Patty to circulate to the Board.

V. **Financial Report:** First Source account: February ending balance: 29,973.51.

### VI. Special Reports

- a. Crime Report. No report.
- b. Notre Dame report. No report.
- c. Food Pantry Report. Nan reported that all is going well and there is a good relationship with the new renter on the second story of the Firehouse. The leaking toilet has been replaced and the kitchen sink leak fixed. Bill is addressing pooled water in the alley. He suspects debris is blocking drainage.
- d. NNRO. There are 3 applicants being reviewed for the CLT homes on Turnock. The affordable housing program is planning to do HVAC repairs on one home and a new roof for a home on Bissell. Repairs have been requested for a third home on Notre Dame Ave. but the plans have been withdrawn because there is no lien on that home (required for the program).
- e. Quigley Park/Ignite Grant. The Ignite Grant has been approved for signage at Quigley Park. Completion is required within 1 ½ years. Kristin will apply for a \$25,000 Challenge Grant which could provide the funding for picnic tables and benches. This project will be under the NNRO with the grant money assigned to the NNRO.
- f. COSB. No Report
- g. Urban Trail Update. Concern was raised about how the Urban Trail plan would affect the intersection at Notre Dame and South Bend Avenues. Currently, the stop sign location and bus stop sign seem to be reversed because the Bus Stop is closest to the intersection. Bigger buses have difficulty turning right to head east on South Bend Ave. from Notre Dame Ave. There is great difficulty seeing oncoming traffic from the stop sign locations and the proximity of the new home on the southwest

- corner to the street also causes sight-line difficulty. The actual plans are not yet posted publicly.
- h. Coquillard Park. The splash pad at Coquillard Park will be completed by May 1<sup>st</sup>.
  - i. East Side Reunion. The dates are July 25-28. Derrick reported that more events are being planned including an outing to the Adventureplex (behind the Family Express on Edison Road)
  - j. Back The Bend will take place on March 23<sup>rd</sup>.

**VII. Open to the Community**

**VIII. Announcements:**

- a. Beth announced that she has been named Chairman of the Board for the VPA.
- b. LuElla sent information that there will be assistance available for tax preparation at the Robinson Center on March 23, April 6 and April 13.

**IX. Adjournment: 6:49 pm**

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

April 8, 2024 5:30 pm

**Join Zoom Meeting**

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