

Minutes
Northeast Neighborhood Council,
Inc. 803 N. Notre Dame Avenue
Monday, May 13, 2024

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

Guests: Gwen O'Brien (Director of Community Relations, UND), Marco Mariani (SB Heritage), Jessica McCrea (NNRO), Leigh Hayden (UND DPAC), Felicia Caponigri

- I. Bill Stenz hosted this meeting on Zoom. He called the meeting to order at 5:35 p.m.
- II. Minutes Approval: No quorum present for approval of April Minutes.
- III. President's Comments: No comments
- IV. Financial Report: No report.
- V. Special Reports
 - a. Crime Report. No report.
 - b. Notre Dame report. Gwen O'Brien introduced herself. She is the Director of Community Relations in the Office of Public Affairs at Notre Dame. She will be our partner with Notre Dame. Commencement will take place this upcoming weekend. Road construction will begin on Angela east of Notre Dame Ave. to South Bend Ave. where turning lanes at Notre Dame Ave. are being removed for safety reasons. The road will be reduced from two lanes to one on busy game days with the remaining lane reserved for parking. On non-game days, the road reverts to two lanes. Construction will begin soon on the South Bend Notre Dame Urban Trail.
 - c. Food Pantry Report. Nan reported that Holladay Properties generously donated \$1,500 to the Pantry upon groundbreaking for the 5-Corners development. Nan expressed gratitude.
 - d. Turnock Street Development. Marco Mariani, executive director of South Bend Heritage, attended to explain and discuss the most recent developments. The NNRO is partnering with South Bend Heritage to develop parcels on Turnock donated by the University of Notre Dame. The development will be affordable homes on Community Land Trust (CLT) property. The CLT property is owned by the NNRO and leased to the owner which makes it possible to sell the home at an affordable price into the future. Upon sale of the home to a future income-qualified buyer, the property remains under the ownership of the NNRO. This keeps the homes affordable in perpetuity. Marco did a screen share showing the location of the first two CLT homes, now completed. The home at 705 St. Louis is occupied by a single mother with her daughter. The second home at 719 Turnock will soon be occupied by a family with 3 children. The lots donated by Notre Dame were specifically earmarked for affordable housing. Marco proceeded to explain how this property will be maximized for affordable housing while allowing for increased population density. The proposed development will include one detached 3-bedroom bungalow and two duplex townhomes. The city has approved the duplex design. A four-plex rental will be constructed on a fourth lot owned by South Bend Heritage. These units will have 2 bedrooms each and there will be back patios. There will be a private drive behind the homes and apartments to access the parking pads behind each unit. Rents will fall within HUD fair market guidelines. There will also be universal accessibility following

ADA guidelines. This development will require rezoning as a subdivision instead of single family. Habitat for Humanity is also building a home on Turnock just south of the development. The public will have an opportunity to speak in support or opposition at the Planning Commission meeting on June 17 and the City Council meeting on June 20th.

- e. NNRO. Report covered under item d.
- f. Harter Heights. Felicia Caponigri gave an update. There has still been no redress for neighbors affected by last year's tree canopy cutting in preparation for the Rockne house move. Harter Heights succeeded in reaching an agreement with the city forester and the move commenced with communication among the house mover and the Harter Heights list-serve. After a few glitches, the house was successfully moved to its current location on Foster. Harter Heights is thinking of forming a welcoming committee to foster neighborhood spirit. They are also considering a request to extend the NE Neighborhood overlay district to include the northwest corner of the neighborhood.
- g. Holladay Properties. No report.
- h. Annual Meeting, Monk Malloy Award. The annual meeting will be moved to the Fall. A committee will be formed to discuss the Monk Malloy award.
- i. Meetings. For now, the monthly meetings will continue to be held on Zoom.
- j. NDSB Urban Trail. Construction about to commence
- k. Quigley Park/Ignite Grant. The city will transfer ownership of the park to the NNRO. This will take place after completion of the Urban Trail.
- l. COSB. No report.
- m. East Side Reunion. The 20th reunion will be held the last weekend of July beginning with a family event on Thursday at Generations. Friday will be the Meet and Greet. Saturday will be a day in the park beginning with a parade. Sunday will close with church services in the park.

VI. Open to the Community

VII. Announcements:

- a. Erin Shell reported that Troy Warner is working on the traffic issue at Twyckenham and Corby where the stop sign is often ignored.
- b. Marguerite announced that the mural of Uncle Bill's Colored Girls baseball team will be unveiled at Foundry Field in a ceremony on May 20th. Marguerite's mother, Renalda Robinson, is in that mural. There is one team member still living, Doris Gray who is 101 years old.
- c. Jennifer Beaudert will be honored at a retirement party at Robinson Center on May 29th beginning at 4:30 pm. We are all invited.

VIII. Adjournment

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

June 10, 2024 5:30 pm

Join Zoom Meeting

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