

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, September 9, 2024

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Patty Walsh, Secretary; Mozel-Arthur Bowens; Derrick Perry; Beth Sanford; Erin Shell; Nan Tulchinsky.

Partner: Gwen O'Brien (Director of Community Relations, UND),

Guests: James Randolph (Holladay Properties), Leigh Hayden (UND DPAC), Kathaleen Phillips

I. This meeting was called to order at 5:30pm

II. **Minutes Approval:** Deferred to October meeting

III. **President's Comments:** Bill made a few announcements: The construction staging area on South Bend Avenue and Twyckenham is now cleaned up and currently used as a designated tailgate area for ND games. The construction project at 1705 South Bend Ave. will resume work this winter with another zoning request coming up this month which includes bathrooms and a meeting area on the 5th floor rooftop space. There is a proposed development at 734 Notre Dame Ave. (currently a vacant lot). The proposal is for a 3-story, 4-unit condo with parking off the alley. Bill remarked that this brings up a larger issue of the need to address the poor condition of alleys in the neighborhood. Gwen mentioned that The Belfry and Darby Row have been purchased and will be converted into townhomes with the price of a 4-bedroom unit estimated at \$850,000. Bill also commented that there are several vacant student homes in the neighborhood.

IV. **Financial Report:** Bill reported that the balance of the First Source checking account at the end of August was \$21,114.33. First Source deposits totaled \$1,584.72. Withdrawals totaled \$4,495.48 (all Food Pantry purchases). The checking account balance at Notre Dame Credit Union was \$1,940.37. A \$30,000 CD yielded \$1,400 and was renewed at 4.5%.

V. Special Reports

- a. Crime Report. No Report
- b. Notre Dame report. Gwen O'Brien reported that the Urban Trail project may be completed by the week of October 7. She said that the asphalt paving of Notre Dame Avenue between Angela and South Bend Avenue should be complete by then. Utility poles still need to be installed along Hill Street. Although there will be a soft opening, ribbon cutting will not take place until spring.
- c. Food Pantry Report. Nan reported that the Pantry served 54 families in the previous week. To better manage the unprecedented traffic, Nan distributed a letter to clients stating that the Pantry is returning to the pre-Covid standard of serving clients once monthly. Marguerite asked if a return to only serving clients in 46617 is being considered. Nan said no that we have the resources to handle much more.
- d. Holladay Properties. James Randolph reported that framing on the second building at 5-Corners would start within the next 1 ½ weeks. After that, framing on the larger building will begin. He reports everything is going smoothly.
- e. NNRO. A new family moved into one of the Habitat Homes on Turnock. Marguerite and Mozel welcomed the family. A lengthy discussion ensued regarding the threat posed to affordable residential areas by high-end new construction. Bill commented that our role is to try to keep the fabric of the neighborhood together by remaining in communication with each other and expressing our concerns to elected officials about steering zoning and other issues to be fairer to local residents. Derrick Perry reported that he has been researching median housing prices and the median price in 46617 was more than \$500,000. It is \$126,000 on the west side in 46613. He asked how we stop the bleeding of rising housing costs to the rest of the city. Bill responded that there is no easy answer.

- f. NDSB Urban Trail. Addressed under Notre Dame Report V.b.
- g. Quigley Park, Ignite Grant. The paperwork is signed and the completion of Ignite Grant portion is designated for October 2025. The Daisy Hall funds of \$10,000 will be used for further Quigley Park development. Other grants are being sought.
- h. Turnock Street Development. Mozel was emphatic about starting now to address and prioritize neighbor's issues. He feels the number one concern is parking. He pointed out that the "alley" on the west side is identified as Hillcrest Road on Google Maps. He would like to get to the bottom of this. He would also like a resolution to the street parking issue for property owners on the west side of the street where there are no driveways.
- i. COSB. No report
- j. Back To School Picnic. Scheduled for Friday, October 4th.

VI. Open to the Community. No comments

VII. Announcements:

VIII. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
October 14, 2024 5:30 pm
Join Zoom Meeting

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