

## Minutes

Northeast Neighborhood Council, Inc.  
803 N. Notre Dame Avenue  
Monday, January 8, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Mozell Arthur Bowens; Derrick Perry; Beth Sanford; Nan Tulchinsky.

**Guests:** Mary McAfee (COSB), Leigh Hayden (DPAC), Lou Weber

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

II. **Minutes Approval:** Approval of November 2023 Minutes deferred to next meeting, no quorum present.

III. **President's Comments:** Bill mentioned that Mary Fran and Jay Brandenberger are the new tenants on the second floor of the Firehouse. Mary Fran is using it as a workspace for looms and potentially a community art space.

IV. **Financial Report:** No financial report.

### V. Special Reports

- a. Crime Report. On January 5<sup>th</sup>, an off-duty Notre Dame PD officer witnessed two burglary suspects leaving a home on the 1300 block of Corby. He confronted them and there were shots fired. The suspects escaped.
- b. Notre Dame report. No report. Bill will inquire about a new representative at the next NNRO meeting.
- c. Food Pantry Report. Nan reported that the Pantry saw more families on Tuesday, the week prior, than ever. 28 families were served that day. There were significant donations including \$15,000 from Gurley Leep, \$10,000 from an anonymous donor through the Community Foundation and numerous family donations. The Pantry is keeping up with the increasing demands.
- d. NNRO. The annual meeting was well attended. The Spirit of the NNROB Award was given to Monk Malloy who was present. The first CLT house on Turnock sold with another Turnock home still offered.
- e. Quigley Park/Ignite Grant. Mary McAfee reported that the NENC grant proposal will be reviewed by the board on January 19<sup>th</sup>.
- f. COSB. Mary McAfee presented the events for the upcoming Reverend Martin Luther King holiday. The breakfast at Century Center was filling up quickly and those wishing to attend should immediately contact Gladys Muhammad.
- g. Harter Heights. Bill spoke about the NYT article (previously circulated to the board) that discussed housing issues in University neighborhoods. Harter Heights was one of the featured neighborhoods. Affordability of homes in these areas, including assessed values and rising property taxes is a national problem. Bill cited median prices of homes as reported on Realtor.com: The St. Joe County median price for a single family home is \$218,000. In the 46601 zip code, the median price is \$153,000. Granger is \$465,000. North of Notre Dame, in the 46637 zip code, it is \$290,000. In our 46617 zip code, median is \$555,000. Bill commented that the only thing we can do is deal with it and continue working with the NNRO housing repair program and the affordable housing efforts that are underway.

VI. **Open to the Community**

VII. **Announcements**

VIII. **Adjournment:** 6:33 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting  
February 12, 2024 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, February 12, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Kisha Hoover, Treasurer; Solomon Anderson, Beth Sanford; Erin Shell; Nan Tulchinsky.

**Excused:** Patty Walsh

**Guests:** Harry Gilbride (COSB), Lou Weber

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

II. **Minutes Approval:** Approval of January 2024 Minutes deferred to next meeting, no quorum present.

III. **President's Comments:** Bill plans to test out the Owl for hybrid meetings at the upcoming NNRO meeting next Wednesday. If successful, the purchase of an Owl and laptop (maybe screen) will be considered. Bill anticipates the expense will be between \$1,000.00 and \$2,000.00.

IV. **Financial Report:** First Source account: January beginning balance: \$24,834.73. January expenses: \$4,640.89. January deposits: \$11,528.52. January 31<sup>st</sup> balance: \$31,722.36.

### **V. Special Reports**

- a. Crime Report. No report.
- b. Notre Dame report. No report.
- c. Food Pantry Report. Nan reported that the Health Inspector was at the Pantry last week. He observed the process of providing clients with their preferences of available options and was impressed. He found no infractions. Nan said January was a good month, overall. Bill mentioned that one of the toilets had developed a crack and leak, probably due to plumbing freeze several years prior. The toilet is being replaced.
- d. NNRO. The affordable home at 709 Turnock is still available and listed at \$159,000. Qualified buyers who meet guidelines could get in with a mortgage for \$115,000. Interested buyers should be directed to South Bend Heritage. The affordable housing program will be addressing issues at 3 homes this summer. Work is now out for bidding.
- e. Quigley Park/Ignite Grant. Beth reported no update on status of our grant application. Harry Gilbride said information is still being compiled and we will hear as soon as final decision is reached. Bill mentioned that the Urban Trail will turn from Notre Dame Ave., then west on South Bend Ave. at Quigley Park. He has not seen the plans yet but has been assured that on-street parking will be maintained on both sides of Notre Dame Ave.
- f. COSB. There were questions about a splash pad at Perley (Coquillard) Park. Erin reported that she spoke with LuElla who confirmed through John Martinez that the splash pad is scheduled for completion before the East Side Reunion at the end of July (July 25-28).

### **VI. Open to the Community**

- a. Lou Weber inquired about snow removal along South Bend Ave. Bill responded that snow removal is the property owner's responsibility for either side of all streets. Discussion is ongoing within the city about who will maintain the new urban trail. Bill did the recent snow

- removal in front of Quigley although technically it is City owned but the NNRO usually maintains it.
- b. Beth asked about the properties on Twyckenham between Chalfont and Campeau where two homes have been demolished and properties cleared of trees. Bill responded that the two lots have been combined and sub-divided into 3 single family lots. He did not know the type of homes that would be built there.
  - c. Erin inquired about the home on the northwest corner of Miner and Walsh where major work is being done. Bill had no information.

VII. **Announcements**

VIII. **Adjournment:** 6:15 pm

Respectfully Submitted,

Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

March 11, 2024 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, March 11, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozel-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 mail 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>

## Minutes

Northeast Neighborhood Council, Inc.  
803 N. Notre Dame Avenue  
Monday, April 8, 2024

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

**Excused:** Chuck Nelson

**Guests:** DaLonda Blake (COSB), Paul Phair and James Randolph (Holladay Properties)

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

**II. Minutes Approval:** January, February and March 2024 Minutes approved.

**III. President's Comments:** Bill congratulated Nan on her nomination to the Indiana Basketball Hall of Fame. The honor ceremony will take place later this month in Indianapolis.

**IV. Holladay Properties:** James Randolph reported on Five Corners Development. Preparation work has begun. The site is secured, fence is up. The NENC is invited to the groundbreaking ceremony on Thursday (April 11<sup>th</sup>). As their construction schedule develops, they will keep us informed.

**V. Financial Report:** No report.

### VI. Special Reports

- a. Crime Report. No report.
- b. Notre Dame report. No report.
- c. Food Pantry Report. Nan reported that the Pantry is doing well. She has coordinated with Greenbridge Growers program to plan and prepare a meal. They will collaborate with RCLC and IPorch for ingredients and preparation.
- d. Frances Street Subdivision. Notre Dame owns 10 lots on the west side of Frances between Corby and Howard. Within the last week they have gone before the City Planning Commission to replat to 7 lots for detached single family homes similar to the development on Notre Dame Ave.
- e. NNRO. The preliminary site plan for the CLT development on the east side of Turnock is going before the NNRO executive committee. It will take place on 3 lots donated by the University of Notre Dame. Included will be five owner-occupied dwellings, one detached single-family home, and two duplexes. There will be a new alley behind these homes providing off-street parking, one space per unit. We will receive regular updates on this project.
- f. Urban Trail. Construction is scheduled to start soon, especially on Notre Dame Ave. There will be bump-outs on all streets crossing Notre Dame Ave., South Bend Ave., and Hill Street. The bike lane and pedestrian walkway will be on the north side of South Bend Ave. and the west side of Hill Street. Both streets will be narrowed somewhat to make room for the walkway.
- g. Quigley Park. Funding has been approved for Northeast Neighborhood signage. The project must be completed within 1 ½ years with quarterly updates. Quigley Park property is partially owned by both the NNRO and the City. The City may consider gifting their portion of the parcel to the NNRO. Kristin Givens is looking into an additional grant to fund benches and tables.
- h. COSB. LuElla attended the Spring Neighborhoods Consortium meeting. 13 neighborhoods attended. LuElla reported on the many Northeast Neighborhood

projects including Five Corners, Urban Trail, and CLT development. There was a presentation on the lead remediation program in the city which was very informative. DeLonda said that the Neighborhood Toolkit can be accessed on the City website under Department of Community Investment.

- i. East Side Reunion. Kisha reported. The 20<sup>th</sup> 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 from Twyckenham to Campeau to Jacob then to Perley Park. Sunday will close with church services in the park.
- j. Back The Bend. LuElla reported that 700 students participated in projects throughout the city including work at Kelly Park. 41 senior citizens participated in the bus trip which included stops on the Notre Dame campus beginning at the Stadium and on to the International Peace Plaza, the Grotto, the Raclin Murphy Museum. Food was sponsored by Real Services.

**VII. Open to the Community**

**VIII. Announcements:**

- a. Instead of an anniversary celebration, the RCLC will hold its award presentations at Kelly Park on April 25<sup>th</sup> between 5pm and 7pm. The community is invited.
- b. Erin Shell called attention to the stop sign at Twyckenham and Corby where drivers often fail to stop. DeLonda suggested that we make a concerted effort to call 311 to complain. There is a better chance of getting results if we make noise.
- c. Beth mentioned that Renalda Robinson will be featured on the outfield wall mural at Foundry Field at Southeast Park (Fellows St. at Wenger). (There will be a celebration on Monday, May 20<sup>th</sup> at 4pm).

**IX. Adjournment: 6:25 pm**

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting  
May 13 , 2024 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, May 13, 2024**

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> 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 20<sup>th</sup>.

- 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 20<sup>th</sup> 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 20<sup>th</sup>. 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 29<sup>th</sup> 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>

## Minutes

Northeast Neighborhood Council, Inc.  
803 N. Notre Dame Avenue  
Monday, June 10 , 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozel-Arthur Bowens; Derrick Perry; Erin Shell; Nan Tulchinsky.

**Guests:** Gwen O'Brien (Director of Community Relations, UND), Paul Phair (Holladay Properties), Leigh Hayden (UND DPAC), Dakota DeCocker (COSB), Emily Sullivan

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

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

III. **President's Comments:** Bill announced that our board member Meleah Pustelak is moving out of state. Meleah was a great asset to the NENC and especially the Food Pantry. She will be missed.

IV. **Financial Report:** The First Source account balance at the end of May was \$29,219.11. Notre Dame Credit Union account has an approximate balance of \$800.00. One CD renewed at 5.15%.

### V. Special Reports

- a. Crime Report. No report.
- b. Notre Dame report. The construction staging area on State Rd. 23 near the Linebacker will be moving to the north side of campus this summer. The Raclin Murphy Museum of Art is open to the public and no admission is charged. There are activities for children and they have a nice coffee shop. There is plenty of seating inside and outside. Gwen O'Brien reported that Public Affairs is working on the BeyoND Initiative an effort to show what the University is doing beyond campus. Search BeyoND on Instagram.
- c. Food Pantry Report. Nan met with city traffic officials and informed them that access to the Food Pantry driveway is required during construction phase of the Urban Trail. She suggested moving the barricade to the north side of the driveway and they agreed to do that. This has worked well so far.
- d. Holladay Properties. Paul Phair reported that construction at 5-Corners has begun. They have started pouring foundations and footers. The construction activity will move from the south end of the property to the north. He anticipates that the corner building facing Corby and State Road 23 should be ready to open the second quarter of 2025. The main apartment building should be ready by the end of 2025.
- e. NNRO. Bill reported on the Home Repair program. The roof on the 1200 block of E. Corby is nearly complete with much structural replacement involved. Extensive site work is required before construction begins at the Turnock CLT development. Much of this is now out for bid. Some signage has gone up announcing affordable housing efforts in the neighborhood. One sign is at Eddy and Miner and another near the Turnock project.
- f. NDSB Urban Trail. No update.
- g. Quigley Park, Ignite Grant. There is some delay in transferring ownership to the NNRO. Some survey work needs to be done. The project will not move forward until completion of that portion of the Urban Trail. There will be separate pedestrian and bicycle trails.
- h. COSB. No report

- i. East Side Reunion. The reunion will be held the last weekend of July. There is some concern about the availability of utilities at Coquillard Park. The hope is that construction at the park will be complete by the end of July.
- j. Turnock Street Development. Mozel asked about a 1-way designation and the possibility of parking permits on Turnock Street. Bill replied that the NNRO wants to make a separate issue of traffic. He suggested that the NENC form a subcommittee to work on the street and parking component. Mozel wants to start by bringing Troy Warner into the conversation.

**VI. Open to the Community**

- a. There are some funds remaining from the past sale of the Daisy Hall Pocket Park at Miner and Arthur. These funds were earmarked for the NENC and will soon be transferred. Chuck suggested that the funds be donated to the Quigley Park project.
- b. Emily Sullivan attended and spoke about the alley condition near her home at 1225 Corby on the north side of Corby and Howard. There is high traffic daily through that alley and it is in terrible condition. Bill will mention this situation to Troy Warner when they speak.

**VII. Announcements:** no announcements.

**VIII. Adjournment:** 6:12 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

July 8, 2024 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, July 8, 2024

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

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

**Guests:** James Randolph (Holladay Properties), Officer Brian Meador (SBPD), Carl Hetler (Homelessness Coordinator, COSB), Leigh Hayden (UND DPAC), 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 June and July minutes deferred to August meeting, quorum not present.

III. **President's Comments:** Bill expressed the need to form a nominating committee for the recruitment of new board members.

IV. **Financial Report:** Kisha reported. The Notre Dame Credit Union statement was not yet received. The First Source account balance at the end of June was \$29,000. Deposits were \$9,000, \$4,500 was withdrawn. There was a \$5,000 donation to the Food Pantry and the donor asked that \$1,000 of that amount be designated for Food Pantry emergencies.

### V. Special Reports

- a. Crime Report. Officer Brian Meador attended and introduced himself. He is in charge of 2<sup>nd</sup> shift patrols on the East Side of South Bend. In response to Patty's report of repeated crowd gatherings and shots fired in the Madison/Walsh/Mckinley area, he provided a detailed explanation of how crime and nuisance properties are identified and eventually handled by law enforcement. For a property to be designated a "nuisance", the police look at call volume. If there are 3 verified complaints in a 60-day period, the property owner receives a warning. If there are 5 or more verified complaints, the property owner is subject to fines. Currently, there are 6 properties with this designation in the city. Unfortunately, the state-wide "open carry" law restricts how police can manage those with weapons. Officer Meador also encouraged homeowners and businesses with outdoor cameras to register with the Real Time Crime Center. In the event of a disturbance, the police can set up a "geo-fence" around that area and owners of registered cameras can be contacted by the police to check their cameras for potential footage. If they choose to share that footage, they can download to the Real Time Crime Center. The camera owner is under no obligation to share footage and the police have no access to the camera recordings unless released by the owner. Businesses and non-profits can now apply for a grant up to \$4,500 to help set up their camera and lighting security systems. The requirement is that the business or non-profits invest in their core system or have an existing core system. The Business Security Grant Application can be accessed through the SBPD website: <https://southbendin.gov/sync-south-bend-security-grant>.
- b. Notre Dame report. Gwen O'Brien reported. Sometime within the next few months, progress will begin on an apartment complex on the northeast corner of 933 and Douglas. Work on the Urban Trail (connecting Notre Dame to Downtown South Bend) continues with the South Bend Avenue portion going fast, progress on the Notre Dame Avenue portion is a bit behind because they are working with NIPSCO to identify the gas lines. Father "Bob" Dowd will be inaugurated on September 13<sup>th</sup>. Gwen said we will find him very approachable, and he will focus even more on community engagement. During the week following, Notre Dame will partner with Habitat on an "inauguration build" which involves the construction of 5 homes on Harrison Street.

- c. Food Pantry Report. Bill reported. \$5,000 was anonymously donated by an involved person. \$1,000 of this amount has been earmarked for emergencies such as gift cards for gas. Recently, Nan provided a gas card to a Pantry client who was not feeling well. Nan gave her a gas card so she could get to the emergency room. Weeks later, that client visited Nan at the Pantry to tell her that gas card saved her life. She had a stroke.
- d. Holladay Properties. James Randolph reported on 5-Corners activity. He informed the group that there would be concrete pour early in the morning on Thursday, July 13<sup>th</sup>. Framing scheduled within the following two weeks.
- e. NNRO. Bill reported on the Home Repair program. The roof on the 1200 block of E. Corby is finished after completing structural work. The homeowner at 823 Miner was cited by the city for tree removal. The Home Repair program is looking into taking care of that. The CLT home at 719 Turnock will be closing very soon. This is the first CLT home to be occupied in South Bend. Kisha reported that the Resident Wellness committee is focusing on getting neighborhood seniors active. A fall festival is being planned, perhaps to piggyback with the annual neighborhood picnic.
- f. NDSB Urban Trail. No update.
- g. Quigley Park, Ignite Grant. The city is working with the NNRO to hand over their portion of the park to the NNRO. Funds from the past sale of the Daisy Hall pocket park will be transferred to the NENC and those funds will be designated for Quigley Park improvements. The Ignite Grant allows 1 ½ years for completion of the grant project which includes signage and fencing on the park's west side.
- h. COSB. Carl Hetler, Homelessness Coordinator for the City of South Bend introduced himself. This is his 2<sup>nd</sup> year in the position. He is former pastor at Broadway Christian which taught him a lot about the people in need and various agencies and support services in our community. He encourages communication about places where homeless individuals might rest so he get them the resources they might need. He encouraged us to visit the link on the City website to learn more about resources in the city. We can also follow up with Carl through that website: <https://southbendin.gov/department/community-investment/homelessness/>.
- i. East Side Reunion. The reunion will be held the last weekend of July. It is open to all. This is the 20<sup>th</sup> anniversary of the East Side Reunion. LuElla explained all of the expenses required by the event. Safety is the first priority. Marguerite motioned that the Board approve a \$1,000 donation from the NENC to help cover expenses. The motion was seconded and the board unanimously approved.
- j. Turnock Street Development. Land is being prepared for the upcoming construction of the CLT development. Bill suggested forming a sub-committee to address traffic concerns on Turnock with the city.

**VI. Open to the Community**

**VII. Announcements:** no announcements.

**VIII. Adjournment:** 6:50 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting  
August 12, 2024 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, August 12, 2024

**Attendance:** Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Patty Walsh, Secretary; Mozel-Arthur Bowens; Derrick Perry; Erin Shell; Nan Tulchinsky; LuElla Webster.

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

**Guests:** Harry Gilbride (COSB); Paul Phair (Holladay Properties), Leigh Hayden (UND DPAC), Lou Weber

**Excused:** Bill Stenz, Beth Sanford

**I.** In Bill's absence, Chuck Nelson hosted this meeting on Zoom. He called the meeting to order at 5:35 p.m.

**II. Minutes Approval:** There was a motion to approve both June and July minutes. It was seconded and unanimously approved.

**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 reported.
- c. Food Pantry Report. Nan reported that the back door had been shattered by a bullet but is now replaced. Larry cleaned up all the overgrown shrubs. There was a serious leak from upstairs affecting the storage area. After Nan made several contacts, the problem was fixed. The annual numbers (July 1, 2023 to June 30, 2024) were circulated to the board earlier stating that the number of families served last year was 771. This year the number of families more than doubled, 1,729. The number of individuals served last year was 6,130, this year the number was 8,350. The number of individuals served out of district was 5,159.
- d. Holladay Properties. Paul Phair reported. He said there is progress on the concrete and framing continues. Marguerite asked if the neighbors are being contacted to address concerns as they arise. Paul confirmed that they were and said to provide his cell phone number to any neighbors with questions.
- e. NNRO. Chuck said that the NNRO meets on Wednesday following this meeting so there was no new report.
- f. NDSB Urban Trail. There was discussion about all the inconveniences getting around the area. Chuck said he heard delays were due to Nipsco having trouble locating gas lines but things seem to be moving forward.
- g. Quigley Park, Ignite Grant. Once the Urban Trail construction is completed the Ignite Grant project will move forward.
- h. COSB. Harry Gilbride attended and acknowledged that the Reunion was a great party. He encouraged everyone to come out to the Linden Ave. Farmer's Market on the Saturday following this meeting. It is held at the Charles Black Community Center. Applications for a new Ignite grant are open once again. He also said not to worry about any delays on proceeding with our signage.
- i. East Side Reunion. LuElla and Marguerite reported that the Reunion was a huge success. All "love and hugs" as Marguerite put it. LuElla said that the Thursday event at Generations was a success. About 300 people attended the Friday party and Saturday was a beautiful time beginning with a parade around the park which included a marching band and dancers.

On Sunday about 75 people attended church services in the park. There were no glitches. Chuck commended the planners and said the event is a tribute to the great neighborhood that the people celebrating grew up in.

- j. Turnock Street Development. Mozel emphasized that the main issue is the limited parking on the street. There are no driveways on the west side while there are driveways on the east side. He is strongly suggesting that the city issue parking permits to the property owners on the west side of the street.. He also said the alley is in very poor condition and damaging to cars that pass through. He wants to prioritize the order of concerns during and after the construction phase as: 1. Parking; 2. Alley; 3. 1-way designation. Harry suggested emailing the city's Engagement and Economic Empowerment team. LuElla suggested to also contact Eric Horvath, Public Works Director COSB. Mozel would like to start the groundwork on this issue now so when the subcommittee is formed there is a foundation to work from.

**VI. Open to the Community.** No comments

**VII. Announcements:** Patty thanked the board for their kindness and generous support after the death of her husband.

**VIII. Adjournment:** 6:13 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

September 9, 2024 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 9, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> 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 5<sup>th</sup> 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 4<sup>th</sup>.

**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>

## Minutes

Northeast Neighborhood Council, Inc.  
803 N. Notre Dame Avenue  
Monday, October 14, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Mozel-Arthur Bowens; Beth Sanford; Erin Shell; Nan Tulchinsky; LuElla Webster.

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

**Guests:** James Randolph (Holladay Properties), Leigh Hayden (UND DPAC), Lou Weber, Karl King, Emma Farnan.

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

**II. Minutes Approval:** Bill offered corrections to the September minutes financial reports. The August and September minutes were approved with changes.

**III. President's Comments:** Bill discussed a few items reviewed by the BZA. A carriage house is proposed at 307 Pokagon with a height of 25' and setback of 2 ½ feet. The staff is not recommending. A garage was built at 2205 Corby without a permit. It is 22' high. The variance request was denied. Erin Shell mentioned a newly built 2 car garage with less than a 2' setback which blocks the view of vehicles pulling out of the alley, endangering pedestrians. Bill recommended calling 311 and reporting the issue. Bill also reported that a restaurant may be located where the old Kramer Rental office was at 812 LaSalle, just across from the High School.

**IV. Financial Report:** Bill reported that the balance of the First Source checking account at the end of August was \$21,114.33. The balance at the end of September was \$16,995.38. Withdrawals were \$4,918.88 and deposits were \$799.93. All purchases, except for the ATT bill, were for the Food Pantry. There was no statement yet from Notre Dame Credit Union. Bill estimated that we have about \$3,000 in that account.

### V. Special Reports

- a. Crime Report. Kisha reported that her mother had her election signs stolen from her Howard Street yard. LuElla said she heard of several signs stolen from her area also.
- b. Notre Dame report. Gwen O'Brien reported that the Urban Trail should be open to car traffic by the end of the week. Lou Weber asked if Gwen had any information about when the lights would be activated on Notre Dame Ave. Gwen did not know but said she would find out. Beth asked who would maintain trash containers along the trail. Gwen replied that she would ask. (A few days after this meeting, Gwen responded to the group by email with answers to these and other questions)
- c. Food Pantry Report. No report.
- d. Holladay Properties. James Randolph reported a productive month at the 5-Corners site. Roof is on the apartment building and the doors and windows are going in. They are about to complete the framing of the smaller building with the roof to follow.
- e. NNRO. Bill reported an NNRO discussion that the NENC needs to step up its outreach to neighbors through our website which is currently outdated. Lou Weber volunteered to work on the site and Karl King offered his help and spoke about the benefits of a site he is managing with the Weebly program. Bill also mentioned that the NNRO will be adding 2 residents to the NNRO Board. Some nominees have been chosen and will be contacted soon.
- f. NDSB Urban Trail. In addition to items discussed earlier in the meeting, Emma Farnan asked who would be maintaining the Urban Trail, especially snow removal. Gwen replied that the city will take care of the path, but the sidewalks would still be the homeowners' responsibility.

- g. Quigley Park, Ignite Grant. The NNRO is ordering a survey of the property to determine property lines. Once completed the fence with signage can be designed and prepared to install. Other improvements may follow as funding from other sources permits.
- h. Turnock Street Development. The paving is installed on the private alley. Mozel will spearhead some ideas about street parking and ask the city about permit parking. Bill looked at Google Maps and Google Earth and noted that Hillcrest and other alleys were labelled as streets. He is not sure if they were ever officially designated as streets.
- i. COSB. No report
- j. Back To School Picnic. There was a great turnout. The picnic was successful. Patty mentioned the need for more help in the preparation and setup. The Board members present were very helpful. Gwen suggested assembling a planning committee for next year.
- k. Annual Meeting. Possibly combine with our December potluck. The agenda would mostly include elections, nominations of new board members and presentation of the Monk Malloy Award. LuElla will lock in the date with the Robinson Center.

**VI. Open to the Community.** Kisha reported that she and Marguerite spoke with a Reith Riley employee near the property on Soiuth Bend Ave. between Turnock and St. Peter. He informed them that 10 townhomes are planned for the property.

**VII. Announcements:** Patty announced that LuElla graduated from the Citizen's Police Academy required by her role on the Police Review Board. LuElla encouraged everyone to attend the academy. The next one will be held in February of 2025.

**VIII. Adjournment:** 6:20 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

November 11, 2024 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 11, 2024

**Attendance:** Bill Stenz, President; Marguerite Taylor, 1<sup>st</sup> Vice President; Chuck Nelson, 2<sup>nd</sup> Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Mozel-Arthur Bowens; Derrick Perry; Beth Sanford; Nan Tulchinsky.

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

**Guests:** James Randolph (Holladay Properties), Leigh Hayden (UND DPAC), Lou Weber, Travis Parisi

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

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

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

**IV. Financial Report:** Bill and Kisa reported. The end of September balance at the Notre Dame Federal Credit Union was \$2,867.72, expenses included \$250.00 for the new website. The end of September balance at First Source bank was \$16,995.38.

**V. Parisi's Ristorante Property.** Travis Parisi attended to present a future plan for Parisi's Ristorante property. He is the son of Roberto Parisi, now retired. The restaurant has been in business for 44 years, 36 years in its current location at 1412 South Bend Ave. Roberto plans to close the restaurant sometime later in 2025. Travis and Roberto are working with local architectural and design firms on a plan to develop the property as residential with two 4-story buildings comprising 36 condominium units. He emphasized that the units are For Sale not For Rent. The buildings would connect with a skywalk. Travis displayed renderings of the proposed buildings. The exterior would be a traditional brick façade similar to the architectural style of the University. There would be a set-back rooftop deck for the owners' use. Parking entrance would be off Jacob allowing approximately 1.6 – 1.7 spaces per unit. The units would be mostly 2 bedrooms and a few 3 bedrooms. The approximate price point would be between \$700,000 and 1 million. Neighbors on Garland have been consulted on the project. To mediate neighbor's concerns about lights, a variance will be sought to construct a 6' fence, there will also be a gate at the parking entrance. Travis said the restaurant will be open through May, 2025 to accommodate graduation reservations. Groundbreaking could happen by June. Marguerite asked where the market is for this development. Travis responded that some local people are interested and they will be marketing towards the alumni demographics. Variance requests have not yet come before the BZA.

## **VI. Special Reports**

- a. Crime Report. There were shots fired incidents at Sorin and Walsh and the 1200 block of Miner. Damage to cars was reported.
- b. Notre Dame report. Gwen O'Brien shared photos of the inaugural walk organized by the Student Government on The Link (Urban Trail). About 50 students walked from Notre Dame to an event at the Lauber. The path is now fully lighted. The ribbon cutting will take place in the spring when all the trees and signage are in place.
- c. Food Pantry Report. Nan reported that everything is going well.
- d. Holladay Properties. James Randolph reported that construction is going smoothly.
- e. NNRO. Marguerite reported that the new residential board members will take their positions on Wednesday following this meeting. Mozel Bowens will join the NNRO as a board member.
- f. NDSB Urban Trail. Officially named "The Link". Now complete with the exception of some trees and signage.
- g. Quigley Park, Ignite Grant. No report.

- h. Turnock Street Development. Information will be available after the Wednesday NNRO meeting.
- i. NENC Website. The NENC now has the domain NENC.org. We will continue to hold the domain of NENC.com. Lou Weber is looking for content and ideas. He and Karl King are developing a vendor/contractor referral form. There was discussion about reaching out to the community to introduce the website. One possibility is targeted postcard with information, and another is a Facebook presence. Gwen offered to look into developing a Facebook page.
- j. Annual Meeting. The Annual Meeting is scheduled to take place at the Robinson Center during our holiday celebration on December 9<sup>th</sup>. New board members will be nominated and the Monk Malloy awardee will be announced. Gwen O'Brien will be joining the Board. A potluck dinner will follow.

**VII. Open to the Community.** Kisha inquired about the property at St. Peter St. and South Bend Ave. Nothing specific is known but Bill thinks there is a typical request before the BZA. Marguerite would like to explore nominating the NENC for inclusion on "the wall" at the Century Center.

**VIII. Announcements:**

**IX. Adjournment:** 6:40 pm

Respectfully Submitted,  
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

January 13, 5:30 pm

**Join Zoom Meeting**

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