

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, January 13, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson; Gwen O'Brien; Erin Shell; Nan Tulchinsky.

Guests: Leigh Hayden (UND DPAC), Mary McAfee (Director EEE, COSB), Harry Gilbride (COSB), Sgt. Jarvier Bourne (SBPD), Lou Weber, Karl King

Excused: Kisha Hoover, Beth Sanford, LuElla Webster

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

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

III. **President's Comments:** A new laptop has been purchased for the Food Pantry and Bill plans to purchase an Owl device shortly to set up for hybrid meetings. We should be able to meet in both person and on Zoom by the spring. Bill updated the board on Felicia Caponigri's efforts to have Harter Heights designated as a Conservation or Historic District if neighbors agree.

IV. **Financial Report:** No report

V. Special Reports

- a. Crime Report. Sgt. Jarvier Bourne was in attendance. He announced that SBPD will be hosting a Citizen's Police Academy beginning on March 4th. It is a 9-week course. Applications are available. He encouraged us to contact his office for issues such as recurring traffic problems so extra patrols can be assigned to monitor (sbpdoutreach@southbendin.gov). Erin asked about the status of a problem house on the 1200 block of Miner. Officer Bourne said he would find out and report back. He also emailed the December crime stats to Patty for circulation to the Board.
- b. Notre Dame report. Gwen will update us on plans to welcome the football team back after the National Championship game. Planning is also underway for the UND tables at the Martin Luther King Jr. breakfast.
- c. Food Pantry Report. Nan reported that the Pantry served a record number of clients on a recent Tuesday. 30 families were served in one day which translates to 140 people. During that same week, 54 families, 220 people total were served. Nan and her staff are busy but able to keep up with the demand.
- d. Holladay Properties. Paul Phair and James Randolph were not able to attend but sent us the following report on the 5-corners project:
We are nearing completion of the framing of both buildings and should be done with that task by the end of this week. Siding and exterior masonry should start in the next few weeks contingent on the weather, but most of the immediate work is being completed interior to the buildings. There are currently 2 of 4 condo units under contract in the building on the corner, and we have a few very early prospects for the commercial space (1st floor of the corner building) but no tours yet. Most potential users are waiting to submit anything until we have an enclosed space that they can visualize. The corner building is scheduled for completion in May of this year. In addition, we are starting to receive phone calls for apartment units in the south building. We are providing as much information as we can to those who call, but we do not plan to start active marketing of the rental units until June of this year which is about 6 months prior to completion. At that point, we will add information to our website and set rents for the units.

- e. NNRO. Karl King spoke about the NNRO 2.0 document which was developed 5 years ago. He and Gwen are working on a draft of an updated document which will be circulated for comment. The NNRO fact sheet and the NNRO page on the South Bend Heritage website haven't been updated since 2020. Karl emphasized the importance of getting this done, as well, to reflect the accomplishments of the CLT and Owner Occupied Rehab programs among many other updates.
- f. Quigley Park, Ignite Grant. Property lines still must be defined, particularly on the west side so the fence bearing our neighborhood sign can be erected. A boundary survey will be conducted. Karl will find out if the title work needs attention.
- g. Turnock Street Development. The ranch CLT home is at the framing stage with other work moving along nicely.
- h. NENC Website. Our ".org" website will be live soon. There was discussion about the need for a social media presence. Karl pointed out that social media is the best way to draw people to the website. He noted that Facebook is the main interaction lower income people have with the internet. Gwen recommended developing a strategy for the type of page we want and how open or closed it should be. Harry Gilbride suggested we also consider Instagram. Harry, Gwen and Karl will work on this.
- i. COSB. Mary McAfee and Harry Gilbride were present. Mary announced that the city wants to celebrate and honor the neighborhood associations of South Bend. Harry asked our group to consider what type of celebration might be appropriate. Mary thanked us for our leadership and hard work.
- j. Annual Meeting. The Annual Meeting and holiday celebration was a success. It was an evening of fellowship, good food and reflection on the accomplishments during the past year. Two of our community leaders were honored with the Monk Malloy award for their outstanding contributions: Beth Sanford and Karl King.

VI. Open to the Community. No announcements

VII. Announcements. No announcements

VIII. Adjournment: 6:30 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

February 10, 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 10, 2025

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

Guests: Harry Gilbride (COSB), Officer Brian Meador (SBPD), Lou Weber, Karl King

Excused: LuElla Webster

I. This meeting was called to order at 5:31pm

II. **Minutes Approval:** Bill gave a brief correction on the January Minutes, Turnock section. Just a single family home is in the process of construction right now, not a duplex. He will talk more about this during the Turnock Street discussion. The correction was made and January Minutes were approved.

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

IV. **Financial Report:** Bill reported. Another large CD is coming up for renewal. We received almost \$5,000 in donations for the Food Pantry last month

V. Special Reports

- a. Crime Report. Officer Brian Meador attended and reminded the NENC that the monthly crime stats meeting would be held on Wednesday, February 12 at the Police Station at 6:30pm . Public is invited to attend. He was happy to report crime reduction for the 4th year in a row due to GVI strategies. Bill mentioned that we signed up for a grant to get security cameras at the Firehouse. Officer Meador will check into that for us.
- b. Notre Dame report. Gwen provided the date for Back the Bend, March 29th. The ribbon cutting for the Link will take place on April 24th outside of the Firehouse at 10:30 a.m. At 10:00 a.m. a walk will begin at Notre Dame Ave. and Angela proceeding to the Firehouse. Gwen announced that the RCLC has received a 3.7 million dollar grant from Lilly to expand the "Talk With Your Baby" program. The parent curriculum will grow from a singles module of 8 lessons to 4 modules of 32 lessons delivered in both English and Spanish. This grant will also allow the program to expand into Elkhart, LaPorte and Marshall Counties. Another grant from Early Learning Indiana will support the expansion of licensed pre-school programs and teachers. Gwen reminded us Mozell asked if children within the 46617 zip code might have priority access to these programs and how families can apply. Gwen said that the 46617 children do have priority, their families just need to apply. She will discuss ways of getting information to neighbors with Susan Devetski, RCLC director. Solomon asked if there would be an anniversary celebration at the RCLC this year. Gwen will check but said emphasis would be on the 25th Anniversary celebration next year.
- c. Food Pantry Report. No report
- d. Holladay Properties. Paul Phair and James Randolph were not able to attend. Bill mentioned the visible wall of concrete on the north face of the building. He said this will be remediated although he did not know the plan.
- e. NNRO. Karl King and Gwen O'Brien are working on updating the NNRO 2.0 document originally published in 2020. They would like to re-visit several items in the original document that haven't yet been addressed. One such item involves identifying ownership of properties on the east side of Eddy Street. Karl and Gwen will provide the Board input while Marco and Kristin will offer staff input on creation of the NNRO 2.1 plan. Karl hopes to have a version of 2.1 prepared soon for the NENC Board to review. He will have much more to report in the coming months.

- f. Quigley Park, Ignite Grant. We await property survey results in order to proceed with planned signage. The hope is to have something in the works to highlight Quigley as an important site along the Link Trail in time for the April ribbon cutting.
- g. Turnock Street Development. The ranch CLT home is at the framing stage with other work moving along nicely.
- h. NENC Website. Gwen and Karl recently met with Coleen Wilcox, a colleague of Gwen. They discussed developing a strategy to improve outreach to neighbors, including a social media presence. The existing NENC website is now updated and will eventually be migrated to the new, more interactive site.
- i. COSB. Patty reported that she, LuElla and Marguerite attended the Neighborhoods Consortium meeting last week. The city is looking for citizen input on updating the city website. There is also a tree canopy initiative which includes tree giveaways to residents. This includes trees for planting on private property. Harry Gilbride said this is part of a large USDA grant to plant several thousand trees in various locations identified around the city. Mozell inquired whether the city can help repair a large divit caused by construction on Turnock. Harry will reach out to see what can be done. Mozell also asked if there is a source for ordinance code. Harry located a brochure on the city website that he will forward to Mozell. Officer Meador also said to Google South Bend Municipal Ordinance and a resource (library.municode.com/south_bend/) will pull up with a complete listing.

VI. Open to the Community. No announcements

VII. Announcements. Marguerite announced that Derrick Perry is being honored on the billboard on South Bend Ave. for Black History Month. Derrick was congratulated by everyone.

VIII. Adjournment: 6:22 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
March 10, 2025 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 10, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Mozell-Arthur Bowens; Derrick Perry; Gwen O'Brien; Beth Sanford; Erin Shell; Nan Tulchinsky; LuElla Webster

Guests: Lou Weber, Councilwoman Rachel Tomas Morgan, James Randolph (Holladay Properties)

Excused: Patty Walsh

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

II. **Minutes Approval:** February Minutes are not yet circulated.

III. **President's Comments:** Bill congratulated Marguerite who will be an honoree at the 100 Black Women History Month Celebration on March 20th at the Charles Black Center.

IV. **Financial Report:** Bill reported renewal of a CD last month with another coming up later in March. We have 4 separate CDs maturing in this year alone. \$11,000 in donations were received in February for the Food Pantry.

V. Special Reports

- a. Crime Report. Beth reported a shots fired incident coming from an Airbnb at 511 Howard Street (about 38 rounds of gunfire). The home at 917 Lawrence had a bullet penetrate the fence and house. Neighbors observed individuals running from the scene. LuElla reported a young man was assaulted at Howard and Hill Streets. Seven individuals jumped the victim and beat him with a brick. The victim was seriously injured and lost his eye.
- b. Notre Dame report. Ribbon cutting for the Link will take place at 10:30am on Thursday, April 24th outside the Firehouse. There will be refreshments served.
- c. Food Pantry Report. Nan reported that the Food Pantry is very busy. Martins gave Nan permission to purchase 10 dozen cartons of eggs at a time. The cartons are split in half and half a dozen are given to each family.
- d. Holladay Properties. James Randolph joined the meeting. Bill mentioned that the north façade of the building is a huge blank wall in front of the parking area. James said there is internal discussion about this issue and the wall will be fully clad perhaps with a brick veneer and other creative ideas. He anticipates that the first units will be available for occupancy in November. He may be able to arrange an NENC tour of the site sometime in early May.
- e. NNRO. Gwen reported that the NNRO will be circulating a neighborhood survey as part of the effort to update the strategic neighborhood plan. Residents will be notified in a variety of ways: text, postcards, signs, social media etc. The goal is to have data collected on resident needs by August. Bill reported that Karl King is working on expanding grant writing opportunities for the neighborhood affordable housing effort. The concept is to raise between \$500,000 and \$1,000,000 for the purpose of working on multiple homes at once. The hope to generate some return for foundations willing to support this project. The Senior Housing project on Eddy Street is starting to gain momentum with negotiations underway for two parcels.
- f. Quigley Park, Ignite Grant. We now know the property lines and are in the planning stage for design. The Ignite grant is for a fence on the west side of the park which will display a sign identifying the Northeast Neighborhood. Hopefully, the fountain and trough can be cleaned up, perhaps lit and protected from further deterioration.

- g. Back the Bend. Gwen mentioned that there will be a crew of students assigned to both Kelly and Quigley parks. LuElla is planning the annual Back the Bend bus trip that takes 56 seniors to tour various locations around the city. In addition to sites on the Notre Dame campus, a planned stop this year was the Martin Luther King Dream Center. That stop was cancelled because of preparations for the dedication ceremony a week later. She asked for alternative ideas. Beth suggested the Morris and Palais Royale.
- h. Turnock Street Development. Mozell said progress is being made on several of the units. He also said that the divot he reported last month in front of 826 Turnock has now turned into a crater and poses a hazard to vehicles. Councilwoman Rachel Tomas Morgan was in attendance and advised that Mozell and other neighbors call 311 to get this problem on record so there can be follow-up.
- i. NENC Website. No report.
- j. COSB. No report

VI. Open to the Community. Erin Shell recently attended a Robinson Center advisory committee meeting. She asked if children in the 46617 zip code were given priority in the RCLC programs. The answer is yes but they need to apply, meet the criteria and pay the fees. LuElla said she has personally reached out to 46617 residents but they need to follow up. If residents need information they should call the RCLC and ask for her, Miss Ty or Miss Susan. Solomon suggested that we invite Miss Ty to a board meeting to further explain the programs and fee structure.

VII. Announcements.

VIII. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting

April , 2025 5:30 pm

Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, April 14, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson; Mozell-Arthur Bowens; Gwen O'Brien; Beth Sanford; Erin Shell; Nan Tulchinsky; Kem Meyer; Lou Weber; Harry Gilbride (COSB); Leigh Hayden (DPAC); James Randolph (Holladay Properties); Officer Brian Meador; Jill Stenz.

Excused: Kisha Hoover, LuElla Webster

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

II. **Minutes Approval:** February and March Minutes were approved..

III. **President's Comments:** A proposed duplex project in the 1200 and 1300 block of Campeau (near the tennis courts at Coquillard Park) was given favorable recommendation by the BZA . The two lots are 40' and 50'. The duplexes are about 80' long including porches, 15' wide and 2-stories. There is no information whether they will be for sale or rentals. Mozell asked if we can expect more of these developments in the neighborhood. Bill responded yes, this is in line with the city plan for higher density.

IV. **Financial Report:** Bill reported the balance at Notre Dame Credit Union is about \$3,500. This account is used for non-Food Pantry items and is funded through interest earned on our CDs. Nan reported the monthly donations to the Food Pantry were \$1,395.84 bringing the total fund at First Source to \$17,551.40.

V. Special Reports

- a. Crime Report. Officer Brian Meador was present. He reported that there have been no homicides so far this year and there is a 100% solve rate for all homicides over the previous 2 years. Bill reported that the city grant for security cameras came through and cameras are now installed at the Firehouse. Officer Meador will inform the coordinator at the police department so she can integrate with our cameras in case of an incident. Gwen asked about an upcoming meeting at the police department for Airbnb operators. Officer Meador replied that recent crimes at Airbnb rentals have prompted this meeting. Local residents (Elkhart and South Bend) are renting Airbnbs for parties and 2 of them have turned into shootings. These rentals are typically in low crime areas with fewer police patrols. The department reached out to Airbnb and were informed there is a safety and security portal where hosts can report problem renters. The SBPD hopes to educate hosts on what to look for in a guest. He also forwarded the March crime stats which Patty circulated to the board.
- b. Notre Dame report. Ribbon cutting for the Link will take place at 10:30am on Thursday, April 24th outside the Firehouse. Everyone is invited to attend. Father Dodd and Mayor Mueller will be present.
- c. Food Pantry Report. Nan reported that the Food Pantry is doing well, as usual. The current effort is to anticipate how tariffs might increase need so the Pantry staff and supply can be prepared.
- d. Holladay Properties. James Randolph joined the meeting. He reported good progress on both 5 Corners buildings. Masonry is rapidly going up on the smaller corner building. Some site utilities will be going in soon which will require lane closures. They will circulate information on an approved traffic mitigation plan in advance. James anticipates holding a walk-through opportunity by mid-June instead of May for safety reasons.
- e. NNRO. Gwen reported that the Health and Wellness Committee has arranged 3 events. The first will be held at the Robinson Center at 6pm on Wednesday, April 16th. Oak Lawn

will be hosting this event on managing anxiety. The Affordable Housing Committee will be addressing two homes. A home on Stanford needs help with tree removal and a home on Campeau needs roof work. Both the CLT and Turnock Street projects are moving along.

- f. Quigley Park, Ignite Grant. The park is now nicely cleaned up thanks to Back the Bend. Requests for quotes are going out to fencing companies. Our NE Neighborhood signage will be installed on the fence. If there are funds remaining, some ideas are being considered for the fountain such as lighting and landscaping.
- g. Turnock Street Development. A small group recently toured the one-story home currently under construction. Bill was impressed by the spacious feeling of this compact home with 9' ceilings on the first floor.
- h. NENC Website. Lou Weber is developing but he is currently prioritizing family matters after the death of his father.
- i. COSB. Harry Gilbride said that the city is planning to host another Neighborhood Roundtable that will include all members of the neighborhood organizations in the city. The focus will be next-steps for newly formed organizations. The time and date will be announced.

VI. Open to the Community. No comments.

VII. Announcements. Marguerite welcomed Kem Meyer back to the NENC.

VIII. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
May 12, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.
Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, May 12, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Gwen O'Brien; Derrick Perry; Beth Sanford; Erin Shell; Nan Tulchinsky; Lou Weber; Paul Phair (Holladay Properties); James Randolph (Holladay Properties); Jill Stenz.

Excused: LuElla Webster

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

II. **Minutes Approval:** April Minutes were approved.

III. **President's Comments:** Bill mentioned that the Cottages on Arthur proposal that was circulated to the Board will not be moving forward. The developer plans to redesign the project to 4 units facing Arthur. We will receive updates.

IV. **Financial Report:** The Notre Dame Credit Union account balance at the end of April was \$2,840.99. The First Source account balance at the end of April was \$5,222.42. We have a CD coming up for renewal in July.

V. Special Reports

- a. Crime Report. Gwen attended a South Bend Police Department meeting for Airbnb operators. The meeting was organized to inform operators about recent violent parties at Airbnb's locally. The police offered some ways to help identify problem renters such as one-night rentals and local renters. The parties are usually gang related and advertised through TikTok. The location is not announced until an hour before the party and then immediately taken down. These gatherings generally include a crowd of people, alcohol, weapons and large amounts of cash. They pose danger to the community, police officers and potential property damage.
- b. Notre Dame Report. Notre Dame commencement will take place on Sunday, May 18th. The President's breakfast will be held on Tuesday, June 3rd.
- c. Food Pantry Report. No report.
- d. Holladay Properties. Paul Phair and James Randolph joined the meeting. James said that there needs to be more site improvement before inviting the NENC for a walk-through. This is to ensure everyone's safety. There have been days when one lane of Campeau is closed to traffic. He asked to be contacted if there are any issues regarding the closures. Paul reported that they are starting to receive inquiries regarding rentals. They are hearing from grad students, people downsizing and people relocating for jobs.
- e. NNRO. Gwen reported that she, Karl King, Kristin Givens and Marco Mariani are working on a survey to be distributed to Northeast Neighborhood residents to determine what services are needed, which homes are owner occupied, and which are rentals in addition to various other data. The survey will be circulated through mail, flyers, and Facebook.
- f. Quigley Park, Ignite Grant. The fence portion is out for bid with a few contractors. There may be an opportunity to restore the fountain/water trough and perhaps install some solar lighting. The Ignite Grant provides \$10,000. An additional \$10,000 is available from Daisy Hall Park which was recently earmarked for Quigley Park improvements.
- g. Turnock Street Development. The single-family house is framed in and should be ready for walk through this summer. Foundation work on the four-unit apartment is occurring on the south end of Turnock.
- h. NENC Website. No report.

- i. COSB. Bill mentioned that the city is reviewing and possibly revising the noise ordinance. He expressed concern to Troy Warner and Rachel Tomas-Morgan that some issues specific to our neighborhood involving student parties may be overlooked.

VI. Open to the Community. No comments.

VII. Announcements. Marguerite announced that a Yoga class is being held at the Robinson Center on Wednesday evenings between 6pm and 7pm.,

VIII. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
June 9, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.
Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, June 9, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Karl King; Kem Meyer; Gwen O'Brien; Derrick Perry; Paul Phair (Holladay Properties); Beth Sanford; Dr. Amber Selking; Erin Shell; Jill Stenz; Lou Weber; LuElla Webster;.

Excused: LuElla Webster

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

II. **Minutes Approval:** May Minutes were approved with revision under Turnock Street development.

III. **President's Comments:** The variance request for 114 Pokagon to increase the size of the house and change the setback from 20' to 5' has been withdrawn.

IV. **Financial Report:** The Notre Dame Credit Union account balance at the end of April was \$2,756.14. The First Source statement not yet available.

V. **Timothy Saylor, Innovative Communities.** Mr. Tim Saylor attended to introduce the proposed Cottages on Arthur. His group is seeking a variance to construct 4 homes on the two lots on the southwest corner of Arthur and Sorin. He displayed the site plan for these homes which would all face Arthur between Sorin Street and the east/west alley off Arthur. The 2 bedroom homes would be 2-story, each measuring 16 x 28 feet. The attached garages measure 12 x 20 feet. They are requesting the lots to be rezoned from U1 to U2 to accommodate the structures on 2 lots currently zoned for 1 home on each. When asked about the demographic they are targeting, Tim responded that it would likely be Notre Dame parents, students or empty nesters looking to downsize. Neighbors and board members voiced overwhelming objection to this proposal citing years of major issues with student housing in the neighborhood. Other problems were cited: Arthur is a very narrow street and overflow parking could cause a hazard when emergency vehicles need access to that street. A zoning variance to U2 could be a precedent for further developments of this type to pop up in the part of the neighborhood designated for single family dwellings. It would not be likely that empty nesters or senior citizens would have interest in a 2-story home. The home immediately west of the development would be deprived of sunlight during certain parts of the day. The approximate price tag of \$330,000 would not attract young families with moderate incomes. Property taxes would increase. Immediate neighbors were not approached by the developer as is customary in the NEN. A host of other concerns were expressed during this prolonged discussion. It was agreed that neighbors and NENC participants remonstrate at the Planning Commission meeting on the following Monday when the variance proposal would be addressed.

VI. **Special Reports:** Because of the lengthy discussion regarding Cottages on Arthur, these items will be addressed at the July NENC meeting.

- a. Crime Report.
- b. Notre Dame Report.
- c. Food Pantry Report.
- d. Holladay Properties.
- e. NNRO.
- f. Quigley Park, Ignite Grant.
- g. Turnock Street Development.
- h. NENC Website.
- i. COSB.

VII. Open to the Community.

VIII. Announcements.

IX. Adjournment: 6:35 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
August 11, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, July 14, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Felicia Caponigri; Harry Gilbride; Gwen O'Brien; Leigh Hayden (DPAC); Paul Phair (Holladay Properties); Erin Shell; Jill Stenz; Lou Weber.

Excused: LuElla Webster; Beth Sanford

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

II. **Minutes Approval:** The June Meeting Minutes were approved.

III. **President's Comments:** The "Cottages on Arthur" rezoning request has been withdrawn for now. The project will probably be revised and presented again hopefully with neighbor input at a special meeting and provisions similar to the Corby-Lawrence townhome project. Bill expects that there will be a meeting with the NNRO about project plans going forward. At 1022 St. Louis, a large home is going in on a 70' wide lot. The LLC owner had asked for a variance to accommodate a three-car garage (footprint of 900 sf) to accommodate an accessory dwelling. That request has been withdrawn and will probably go before the BZA in August after discussion with the NNRO. The foundations for both structures are in the ground. The Selking request for variance to accommodate an attached garage that goes all the way to the alley did not pass.

IV. **Financial Report:** Bill reported. First Source Bank: The balance at the end of June was \$2,613.98. A \$30,000 CD matures before the end of July. \$15,000 will be renewed and \$15,000 will be deposited into the account to carry us through the rest of summer and into fall. \$4,700 was spent and \$3,000 was deposited. Notre Dame Credit Union: The balance at the end of June was \$2,448.29.

V. Special Reports:

- a. Crime Report. No report
- b. Notre Dame Report. Gwen announced that the Flick on the Field event will take place on August 29th, at 7 pm at the stadium. It is a free and family-friendly event. Rudy will be shown.
- c. Food Pantry Report. Nan reported that she is apprehensive about possible cuts in food programs such as school lunch and food stamps. This could make a huge impact on the Pantry. Nan and staff are in discussion about this issue but have no plan yet. She presented fiscal year figures (June 2024 – June 2025) compared to the prior fiscal year (June 2023 - June 2024). The total number of families served this year was 1,868 compared to last year's total of 1,318 (an increase of 500 families). The total number of individuals served this year was 6,832 compared to last year's total of 6,188 (an increase of 700 individuals). Nan feels the Pantry is doing a great job with 30 wonderful volunteers. Marguerite commended Nan and the volunteers for treating the clients with dignity and respect.
- d. Holladay_Properties. Paul Phair reported. The corner property (commercial and condo) is almost complete. Paul anticipates that it will begin to be occupied in August. Half of the first floor will be occupied by Trueblood Real Estate. The second-floor condos will be occupied in early August. The owners are Notre Dame affiliated but not permanent residents. Ten of the apartment units will be available for occupancy in November with the balance ready in February. The alley running north to Campeau should be paved by football season.
- e. NNRO. Gwen reported. Proposed dates for the annual meeting and 25th Anniversary Celebration are either December 5th or December 14th. The featured speaker to be

announced. The affordable housing committee is hoping to have two roofing projects completed by the end of the year.

- f. Quigley Park, Ignite Grant: The property survey is complete, and measurements established. The original design included a fence, but the project is now leaning toward signage alone identifying the Northeast Neighborhood. This is now in the design stage.
- g. Turnock Street. Foundations are in for two CLT duplexes and one is framed in. The three-bedroom CLT ranch home is about to go on the market (around \$165,000).
- h. NENC Website. Bill requested help developing a Facebook presence. There was nothing new to report on the website development.
- i. COSB. Harry Gilbride reported. The next Linden Ave. Farmers Market will be held at the Martin Luther King Dream Center on August 9th. Vendor opportunities are available and there is no vendor fee. He recommends walking around town to view the great new murals.
- j. Back To School Picnic. The picnic is scheduled for September 26th.

VI. Open to the Community.

VII. Announcements.

VIII. Adjournment: 6:25 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
August 11, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, August 11, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Kisha Hoover, Treasurer; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Harry Gilbride; Gwen O'Brien; Derrik Perry; Beth Sanford; Erin Shell; Nan Tulchinsky; Leigh Hayden (DPAC); Paul Phair (Holladay Properties); Jill Stenz; Karl King; Elita Matovina; Rachel Tomas-Morgan; Lou Weber.

Excused: LuElla Webster

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

II. **Minutes Approval:** The July Meeting Minutes were approved.

III. **President's Comments:** There will be discussion of the Corby/Sorin project at the upcoming NNRO meeting on items such as privacy fencing, wording of deeds, and owner-occupancy. Hopefully, the developer will meet with immediate neighbors within the week. Karl King suggested discussing the formation of a homeowner's association for this property. The variance request for a 3-car garage at 1022 N. St. Louis has been tabled until September. The property is two combined lots with total frontage of 66'. A large foundation has already been poured. The city is not in favor of granting a variance.

IV. **Financial Report:** There was no report on account balances. A \$30,000 CD matured in July. It was renewed for \$15,000 and \$15,000 was deposited into the First Source checking/debit account to provide resources for the Food Pantry.

V. Special Reports:

- a. Crime Report. No report
- b. Notre Dame Report. Gwen reported that University classes begin on August 25th. Move-in is over the weekend of the 22nd. The film Rudy will be shown at the stadium at 7pm on September 30th. The event is free and open to the public.
- c. Food Pantry Report. Nan reported that everything is going well.
- d. Holladay_Properties. Paul Phair reported. The corner property of the 5-Corners development is nearing completion with final touches to the exterior. The 2nd story condo units will begin occupancy within the next week. Trueblood Realty will occupy 1/2 of the first-floor space. The south building apartment units will open for occupancy in about 6 months. Active marketing of the apartments will begin in September/October when they will begin to make reservations.
- e. NNRO. The neighborhood resident survey is now closed. Karl King will be compiling the results and will report when complete.
- f. Quigley Park, Ignite Grant: Beth and Gwen spoke with a muralist about designing a sign, perhaps in a brick and mural motif. Tree removal fees will not be taken from grant funds.
- g. Turnock Street. Bill reported that the city will not designate 1-way traffic on Turnock. The city is leaning towards designating parking on the west side of the street only. Mozell would like residents on the west side to have priority parking in front of their homes. Bill said this should be addressed as a separate issue.
- h. NENC Website. Lou Weber reported that recent minutes will be posted within the next week or two.
- i. COSB. Harry Gilbride reported. The Sustainability team recently received a grant to replace trees damaged by recent storms at Harrison. They are considering tree replacement at Coquillard (Perley) Park as well. This grant may cover smaller items such

as playground equipment, benches and grills. Harry will report once there is more information. Councilwoman Rachel Tomas-Morgan was present and announced that the first meeting for the city budget process is on Wednesday, August 13th at 5:30pm. It is open to the public. City offices will move to the new building in September. Rachel encourages everyone to participate in the budget survey which is posted at www.southbendin.gov/budget. Rachel is chair of the Public Health and Safety Committee which meets Thursday, August 14th. The topic is BB and Pellet guns. After restrictions were removed at the state level, the city is discussing how to insert restrictions into city ordinance. The public is invited.

j. Back To School Picnic. The picnic is scheduled for September 26th.

VI. Open to the Community. Elita Matovina expressed concern over the growing number of Airbnb properties. Bill commented that, although there is no known way to limit these, thought can be directed towards addressing vacant housing for short term rentals.

VII. Announcements.

VIII. Adjournment: 6:25 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
September 8, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, September 8, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Harry Gilbride; Gwen O'Brien; Beth Sanford; Erin Shell; Nan Tulchinsky, Jill Stenz; Lou Weber, Officer Jalen Lee (SBPD)

Excused: Kisha Hoover, LuElla Webster

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

II. **Minutes Approval:** Approval of August Minutes deferred to next meeting

III. **President's Comments:** The Board of Zoning Appeals (BZA) denied the variance request for a 3-car garage at 1022 N. St. Louis. This decision is in line with the Northeast Neighborhood Zoning Overlay district (NNZO). The BZA also denied a setback variance for the property on the southwest corner of Howard and St. Francis. This decision also upholds the NNZO.

IV. **Financial Report:** Bill reported. The Notre Dame Credit Union account balance at the end of August was \$2,993.63. The First Source balance was \$21,746.29. A CD at First Source matures later in September. Bill may roll that over for another few months.

V. Special Reports:

- a. Crime Report. Officer Jalen Lee attended and introduced himself. He is the new community resource officer for the east side.
- b. Notre Dame Report. Gwen reported. The Zach Bryan concert was held at the stadium on September 6th and drew about 80,000 fans. She also reported that the Barrio is opening at Eddy Street Commons on September 9th and Legends has a new menu.
- c. Food Pantry Report. Nan reported that there is an increased clientele, and the volunteers are working hard. Everything is going smoothly.
- d. Holladay_Properties. The first layer of asphalt will go down on multi-use trail at N.E. corner Eddy St. and Campeau. It had been torn up for water main work.
- e. NNRO. Bill reported that there are two projects about to get underway. One is a roof replacement, and the other is a tree removal. Gwen reported that Karl King has completed the first draft of NNRO 2.1 which is now available to Gwen and Kristin to edit. 2.1 will outline the strategic Northeast Neighborhood plan for the next 5 years.
- f. Quigley Park, Ignite Grant: Beth explained the proposal that muralist Alex Ann Allen paint a mural on wood to be erected along the west side of the park behind the trough/fountain. She is hoping for some resident input.
- g. Turnock Street. Mozel reported that the CLT project is almost complete. Two duplexes are fully framed and inside work is now underway. There is steady progress on the townhomes with the exterior nearly complete. The street department is getting ready to re-pave Turnock. Mozel is still hoping for dialogue about designating Turnock one-way going south from Corby, and resident parking in front of homes on the west side of Turnock.
- h. NENC Website. Lou Weber reported that meeting minutes are now posted and up to date.
- i. COSB. Harry Gilbride reported. He had no update on the sustainability grant to replace trees damaged by recent storms at Coquillard (Perley) Park. The Linden Ave. Farmer's Market will take place on Saturday, September 13 from 10-2 at the Martin Luther King Dream Center.
- j. Back To School Picnic. The picnic is scheduled for September 26th.

- VI. Open to the Community.** Solomon commented that the reflective spinners added to the stop signs at Corby and Twyckenham are not as effective as flashing solar lights might be.
- VII. Announcements.** Neighbor Jack McMackin shared information about the upcoming performance at the DeBartolo featuring a concert by The Bergamot with the Notre Dame Children's Choir on September 19th.
- VIII. Adjournment:** 6:25 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
October 13, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.
Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, October 13, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 1st Vice President; Chuck Nelson, 2nd Vice President; Patty Walsh, Secretary; Solomon Anderson; Mozell Arthur Bowens; Harry Gilbride; Gwen O'Brien; Derrick Perry; Beth Sanford; Nan Tulchinsky, Jill Stenz; Lou Weber, Heddy Darnell.

Excused: Erin Shell, LuElla Webster

I. This meeting was called to order at 5:40pm

II. **Minutes Approval:** August Minutes and September Minutes were approved.

III. **President's Comments:** A \$5,000 grant was received from the Sullivan Trust. That money will be designated for the Food Pantry. Bill attended (via Zoom) the Community/Campus Advisory Coalition (CCAC) where a recent student party on St. Peter Street was discussed. Bill reviewed some notes from previous years offered by a neighbor that could be helpful in managing the current issues. Bill plans to attend the CCAC meetings on a regular basis.

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

V. Special Reports

- a. Crime Report. No officers were present. Mozell reported that 4 males were spotted running through yards on Turnock shortly after shots were fired on Eddy Street the night of the Texas A&M game. Mozell also reported observing males checking parked cars along the street. Gwen reported that there is increased monitoring on Eddy Street by cameras mounted on a mast on Eddy Street. Beth reported vandals broke a tree off at the trunk at Kelly Park.
- b. Notre Dame Report. Gwen reported that country artist Luke Combs will be in-concert at the stadium on April 18th.
- c. Food Pantry Report. Nan reported that the clientele is steadily increasing. In recent weeks the pantry has served up to 50 families per day representing as many as 175 individuals. She reports increased spending to meet the need. Clients come from all over with many families out of our district. In-district families are getting some additional privileges. The pantry continues to provide fresh foods, some of which are from Trader Joes and Whole Foods.
- d. Holladay_Properties. James Randolph reported that the corner building is now complete and one of the two commercial spaces is now occupied by a real estate broker. Work on the inside of the apartments is ongoing with occupancy anticipated for February 2026. Bill asked how the appearance of the concrete wall by the parking garage might be addressed. James responded that there is not much room for landscaping and bolted-on screening is being considered.
- e. NNRO. Bill reported that the Cottages on Arthur development is on hold because a main sewer line is not available on Arthur Street. The cost of moving the line to Sorin is approximately \$100 thousand and the city has not offered to help with the expense. There is a proposal to split the large lot at 718 E. Napoleon into two and build a single-family home on each lot with a shared drive. The proposal includes lining up the sidewalk with the Greater Holy Temple sidewalk. Greater Holy Temple has agreed if trees are replaced. The developer is willing to pay for a new sidewalk up to St. Louis which would include handicapped accessibility. The Notre Dame Legal Clinic is no longer relocating. The property originally designated for a new clinic is now being subdivided into 9 lots. Capstone Builders will be developing within the NNZO parameters.

- f. Quigley Park, Ignite Grant: Beth reported that the mural is in the design phase and structural framing work should proceed shortly.
- g. Turnock Street. Street work is underway with grading taking place the day of this meeting.
- h. NENC Website. Lou Weber and Kael Kanczuzewski are working on a Weebly/Google based site where we can potentially migrate our existing site and add additional features.
- i. COSB. Harry Gilbride reported. The new city hall is now open, and the public is invited. It includes a convenient public service center. There is free parking in the garage next door.
- j. Back To School Picnic. The picnic was a great success on a beautiful night. The NENC Board participated generously

VI. Open to the Community.

VII. Announcements.

VIII. Adjournment: 6:30 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
November 10, 2025 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.

Or, Join Zoom Meeting:

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

Minutes

Northeast Neighborhood Council, Inc.
803 N. Notre Dame Avenue
Monday, November 10, 2025

Attendance: Bill Stenz, President; Marguerite Taylor, 2nd Vice President; Patty Walsh, Secretary; Kisha Hoover, Treasurer; Gwen O'Brien; Erin Shell; Nan Tulchinsky, Jill Stenz; Lou Weber, Karl King, Heddy Darnell, Jack McMackin.

Excused: LuElla Webster

I. This meeting was called to order at 5:40pm

II. Minutes Approval: Bill had two corrections to the October minutes: V. h. correct spelling of Kael Kanczuzewski, V. j. finish statement in last sentence to indicate the NENC board participated. Because a quorum was not present, October Minutes approval deferred to January meeting.

III. President's Comments: No comments

IV. Financial Report: Notre Dame Credit Union checking balance October 31st: \$3,940.21. NDFCU CD#1: \$32,170.52 matures in December, NDFCU CD#2: \$30,720.32. First Source checking balance October 31: \$15,405.07. Bill said that when the NDFCU CD matures in December, he will transfer some of that money to the First Source checking for Food Pantry use.

V. Special Reports

- a. Crime Report. No officers were present. No report.
- b. Notre Dame Report. Gwen reported that ACDC will be in concert at the Notre Dame Stadium on September 4, 2026. Country artist Luke Combs will be in-concert at the stadium on April 18th. She reminded the Board of the NNRO 25th Anniversary celebration at the Embassy Suites at 11:30am on December 3rd. So far, 93 RSVPs have been received. Gwen also informed the group that NNRO banners are going up at some locations along Eddy Street Commons and The Link Trail.
- c. Food Pantry Report. Nan reported that the volunteer staff is putting in extra hours to meet the increasing needs of clients. During the week prior to this meeting, 322 individuals were served: a record number. 57 Thanksgiving bags were packed which included a \$50 gift certificate for use at Martin's meat department. These bags were for distribution to active 46617 clients who visited the Pantry during October.
- d. Holladay_Properties. Paul Phair was unable to attend but contacted Bill with a few updates. He reported the resignation of James Randolph. They are still looking for a tenant to occupy the remaining 1st floor commercial space of the corner building. The build-out of the other space for TruBlood Reality is nearly complete. April 1st is the anticipated move-in date for the apartments. Paul is still working on a date when we can tour the building.
- e. NNRO. Covered under Notre Dame report
- f. Quigley Park, Ignite Grant. The support structure for the neighborhood mural is in place but needs to be moved to conform to property lines. The artist, Alex Ann Allen, proposes nature or abstract design complimenting "Welcome to the Northeast Neighborhood". Other design ideas were discussed which would be more specific to neighborhood identity. Gwen proposed a meeting with Kristin Givens regarding options. Marguerite, Kisha, Patty and Bill asked to be included.
- g. Turnock Street. The project is coming along nicely.
- h. NENC Website. Issues are being worked out to renew our Weebly account for NortheastNeighborhood.org. Karl King stressed the importance of improving communication with the neighborhood residents and that we need to move forward with

developing an efficient way to make resources known. The website is an important component of a communications strategy. We have resources available but no way to communicate with neighbors who need those resources.

- i. COSB. No report
- j. Annual Meeting/Christmas Party. The party will be scheduled for early December at the Robinson Center with the date pending RCLC approval. The NENC will provide main courses with no pressure for anyone to bring a dish.
- k. Neighborhood Consortium. Patty reported that the recent meeting was well attended. The city is putting together a digital time capsule for the city's 150th anniversary. Contributions are requested. A Financial Empowerment Center will be opened in the Spring at the Martin Luther King Dream Center. Fiduciaries will be available to help with financial planning, wills etc. This free service will be available to all South Bend residents, regardless of income.

VI. Open to the Community.

VII. Announcements.

VIII. Adjournment: 6:30 pm

Respectfully Submitted,
Patty Walsh, Recording Secretary

Next Northeast Neighborhood Council Meeting
January 12, 2026 5:30 pm
Hybrid Meeting: Firehouse, 803 N. Notre Dame Ave.
Or, Join Zoom Meeting

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