

West Central Neighborhood Association
Association Meeting Minutes
May 15, 2017, 7:00pm

Call To Order – 7:05pm, 38 attendees

Neighborhood News

- 1222 Jackson - one month into construction, framing and walls are up
- 1130 Nelson - almost done with renovation
- 1206 West Jefferson - building a garage, both stories framed today
- YWCA had 2 homes on Garden that used to be hope houses, and will now be converted to single family homes
- West Washington & College (under construction on last year's home tour) – renovations are complete and the owners are now living there

Unfinished Business

- May 8 board meeting with some GE developers – They expressed interest in working with us as a neighborhood. We expressed our need for residential friendly development. We expect a future association meeting to be focused on the GE project, once they have their plan a bit more hashed out.

Officers' Reports

- Secretary
- Treasurer – total assets of approximately \$150,000
- Membership – we currently have 54 memberships (includes households) for 2017

Speaker – Jill McDevitt, Executive Director of ARCH

- What is ARCH?
 - Arch is a non-profit organization that focuses on protecting and preserving historically and culturally significant assets and buildings in Allen County and northeast Indiana.
 - ARCH took on their first commercial renovation project last year on Broadway (Canton Laundry)
- Indiana Residential Historic Tax Credit
 - Adjusted gross income tax credit for the rehab of a historic residential property. The tax credit is equal to 20% of the qualified expenditures that the taxpayer makes for the preservation or rehab of the historic property.
 - The qualified expenditures must exceed \$10,000. Any permanent fixtures (floors, walls, windows, siding, etc) are eligible.
 - The property must be 50+ years old and on the state historic register.
 - The property must be owned by the taxpayer and be the taxpayer's primary resident.

- Work must be completed in 2 years and adhere to the Secretary of Interior's Standards for Rehabilitation (view at nps.gov).
- The applicant must own the property for 5 years after the project, and can't make any non-appropriate alterations during that time.
- A portion of an approved credit may be carried forward on the taxpayer's subsequent tax returns for up to 15 years.
- The application is available on the DHPA website (State Form 50743)
 - Establish the property's significance
 - State your plan for preservation or rehabilitation
 - Show proof of completion and submit costs and photos
- Questions? Contact ARCH or David Duvall at dhpa@dnr.IN.gov
- You can apply in retrospect if you have the proper documentation.
- Additional residential tax credit: State Form 49567, for homes over 50 years old

New Business

- Business of the Month, Reboot
 - 528 West Berry Street, across from Plymouth Congregational Church, 13 year old company, moved to the neighborhood 2 years ago
 - Retail hours are 12-6pm Monday-Friday
 - Residential and commercial work
 - Reboot Bar - \$25 gets you 25 minutes of service and training (IE how to work iphoto, fix minor malware, sync email on tablet, etc). Walk in with your computer any time during retail hours.
 - Also do hard drive service or upgrading, Windows and Apple service, remote work, and on-site service.
 - Get constant malware monitoring for \$29 per year.
 - Live drive cloud backup - half off through the end of June with West Central flyer, \$35 for one computer
 - Also sell refurbished macs - half the price, a couple years old, perform like new, 2 year warranty
 - Will recycle most electronics for free
- Great American Cleanup
 - May 20, 8am-12pm
 - Dumpster location changed to College & Swinney
 - Cleanup volunteers and drivers needed (meet at the dumpster)
 - Drop offs welcome, no electronics or paint

Concluded - 7:57pm