

West Central Neighborhood Association
Association Meeting Minutes
February 18, 2019, 7:00pm

Call To Order – 7:03pm, 37 attendees

Old Business

- 801 West Berry
 - WMW Development, partially owned by Ben Wahli
 - The final product will be 5-6 luxury condos with a full restoration of the front porch
 - 24-month project
 - All of the “Stop Work” issues have been put to rest
- Brick Street and Alley Repair
 - There have been several meetings with the City including the director of Public Works
 - The City has money to spend
 - They prioritize the worst brick alleys and streets based on a rating system
 - They also prioritize if the neighborhood contributes money or matches the City’s contribution
 - This is something the WCNA board is looking into
 - The team who met with the City agreed on the worst alleys and the City is reviewing and will involve engineering
 - Once engineering conducts their report, Ben will share that with a potential ask for funds
- Electric Works
 - June 30th deadline for closing
 - They expect to start construction soon after that
 - The parking garage north of the tracks will likely start construction in 2020
 - City money and legacy funds don’t come into play until all the other funding is finalized
 - They’re currently 20% over the required minimum amount of leased space at this point in the project
 - A WNCA resident expressed concern about the design of the parking garage, and the routing of traffic through Area 3
 - Roger said he and PJ Thuringer are currently discussing other ideas for the traffic flow
- Home & Garden Tour
 - They recently had their kick-off meeting
 - Tyler Bowers is spearheading the committee this year
 - They’re always looking for more volunteers and committee members – contact Tyler at 812-314-1050

New Business

- Neighborhood Homes & Apartments Project
 - 5 properties in West Central: 1320 Swinney, 1404 Stophlet, 1208 Taylor, 1422 Taylor, and 1440 Taylor
 - These homes were demolished and the lots given to HANDS and SCAN as an investor
 - Ideal Builders (Kevan Biggs) was awarded the contract to build and manage the properties
 - Tenants can lose occupancy if they don't cut their grass and adhere to strict rules
 - They will be lease-to-own properties with the option to buy after 15 years
 - Applicants must be in a specific income bracket
 - Kevan's company will be contractually obligated to manage the properties for the entire 15 years
 - Roger Bell and Mike Anderson have been working with Kevan to revise the plans so the properties look like they belong in this area instead of looking like small suburban homes
 - They've changed the front look and elevation quite a bit from the original designs
 - Kevan's company won't budge from having attached garages
 - They're greatly concerned with the look of the home on Stophlet because it will be seen on multiple sides
 - There are 11 more of these properties in Fort Wayne, but none of them are in West Central
 - They're finalizing the design plans very soon
- Upcoming Events
 - April 13 – Clean Up Day, 8-11:30am, corner of Wilt and Van Buren
 - June 14 – Tire & TV Day, 8-11:30am, corner of Wilt and Van Buren
 - June 21-23 – Association Yard Sale
 - August 24 – West Central Block Party, 11am-2pm
 - August 31 – Clean Up Day, 8-11:30am, corner of Wilt and Van Buren
 - September 7-8 – Home & Garden Tour
 - October 29 – Tire & TV Day, 8-11:30am, corner of Wilt and Van Buren
 - December 16 – Christmas Party, 7-9pm
- Special Events
 - July 14-September 8 – Emmanuel Lutheran Art Show
 - Entries due June 16
 - Juried art show
 - Must be a member of Emmanuel Lutheran or a resident of West Central
 - Saturday, March 23 – Fix It Fair
 - People can bring in broken items and volunteers can fix it
 - Chairs, computers, clocks, etc

- At Emmanuel Lutheran Church
 - They're looking for volunteers who have special skills to fix things
- Gift for Bob Cowan
 - Bob is very sick
 - A WCNA resident said they would like to purchase a \$100 gift card for Bob to Hall's Restaurant
 - Unanimously approved

Guest Speaker – Geoff Paddock

- Neighborhood Homes & Apartments Project
 - Geoff said he just learned about this project just a week or so ago, and he's going to look into it some more
 - A WCNA resident said they were told by the City that neighbors would be the first to be allowed to purchase these lots
- Washington and Jefferson Traffic
 - They've talked with the police and traffic engineering to do some studies
 - Washington Elementary has asked for a flashing light in front of the school
 - There have been requests for traffic-calming measures entering the neighborhood
 - Beautification, landscaping, lighting, etc
 - Tom Cain said they have a plan that's been sitting dormant for years, just waiting for funding
 - Geoff said he would like to help in moving this forward
- Brick Streets & Alleys
 - They have about \$500,000 to spend on this per year
 - City engineering has identified some areas, and they're hoping to get some cost estimates
- Convenience Stores and Gas Stations
 - Areas of the city are seeing more and more of these popping up
 - Councilman Heinz is coming forward with a proposal that would force any conceptual plans that go in front of the Board of Zoning Appeals to also go in front of City Council so they can scrutinize and weigh in on it
- Saint Joseph Hospital Tear-Down
 - A WCNA resident is concerned that they might tear down the old hospital and back out of building the new one
 - Current plans are to build the new hospital first before tearing down the old one
 - We've request more communication between the hospital designers and the neighborhood

Concluded – 8:16pm