

**West Central Neighborhood Association**  
*Association Meeting Minutes*  
*March 15, 2019, 7:00pm*

**Call To Order** – 7:08pm, 29 attendees

**Old Business**

- St. Joe Hospital Nurses Dorms
  - Had a meeting with executives, Connie Haas-Zuber from ARCH, and Rick Hayden from Indiana Landmarks met on April 2
  - The plan had been to demolish the structure, but they're open to saving it
  - It's 40,000 square feet of space
  - Vincent Village is interested in the property for transitioning families
  - Indianan Landmarks has an Exterior Easement Program
    - They're currently maintaining the exterior of 1,000 historic buildings in Indiana
  - Next step is to set up a tour of the building
- Home & Garden Tour
  - Looking for a party planner for the pre-tour party
  - Looking for a coordinator for the arts festival
  - The committee just met for the 3rd time
  - 7 homes are locked in – still looking for 3-4 in the Wayne/Washington/Berry area
  - A trolley will be used this year to shuttle attendees around
  - Pre-tour party moving to The Phoenix on Broadway
  - Sponsorships requests will start in May
  - Tickets go on sale in May

**New Business**

- Moody Park Future Development
  - Met with Steve McDaniel with the Parks Department
  - 100% of Home & Garden Tour Ticket proceeds will be earmarked for Moody Park enhancements
  - Possible improvements over the next 2 years could include:
    - Splash pad - \$400,000 with \$50,000 annual maintenance and utilities
    - Restrooms - \$250,000 with water and electrical hookup
      - We'll have the option to only have them opened during designated events
    - Additional lighting, benches, playground equipment
    - Parking lot on southwest corner
- Home Beautification Program
  - Partnering with NeighborLink, who are providing some funds
  - Program led by Greg Brandt and Bobbie Gatchell

- Incentive to do outside, street-facing projects
- Projects could include:
  - Soffit, gutter, or porch repair
  - Exterior painting
  - Concrete steps and walkway replacement
  - Street side landscaping
- Any West Central homeowner or renter can apply, but they need to be members
- A resident asked for the Board to consider solutions for the corner of Van Buren and West Wayne
- A resident asked about the large bump at College & Swinney
  - Ben said the city was going to keep working on College, but it got put on hold because of Electric Works
- A resident suggested that every house get a letter or reminder about paying their dues

### **Guest Speaker – Paul Spoelhof, City of Fort Wayne**

- Promenade Park
  - Grand opening June 21-23
  - Huge 3-day party with tons of free activities, art, music, and programs
- What happens after Promenade Park? Phases II and III
  - Hoping to leverage public dollars to facilitate complementary economic opportunities reflecting the aspirations of the citizens of Fort Wayne
  - Partnered with Land Collective to narrow down some ideas
  - Currently halfway through the master planning for the Riverfront area
  - By the end of the summer, they'll have construction documents to build
    - Tie Promenade Park to the rest of the Riverfront area
    - Create conceptual designs for outlying areas like Guildlin and Bloomingdale Parks
  - Looking beyond the immediate Riverfront region to the buildings that will go in immediately next to the public spaces
    - Making sure they're utilizing their locations to the best use for everyone
  - Also looking at the Hydrology of the river – how it moves and floods
  - They're currently doing tons of outreach with the surrounding neighborhoods, citizens, and organizations
- Some market studies
  - Food and beverage establishments in downtown Fort Wayne are major attractions to people who live outside the central region
  - There's an interest in urban home ownership options that don't currently exist or aren't at accessible price points
- Guiding principles: foster inclusion, diversify activities, design to adapt, expand outward, create identity, and work together
- Placemaking drives value

- Underpass activation – the space under the tracks is important to connect the riverfront to other important areas like the arts campus and downtown
- Confluence activation
  - Celebrating the infrastructure and architecture of the existing water treatment plant
  - Opening up the view from the Columbia Street bridge
- Floodable parks – create resilient parks that are still useful and beautiful
- Urban stitch – creating opportunities for development across a wide span of land
- How to stay engaged:
  - [www.riverfrontFW.org](http://www.riverfrontFW.org) – information and volunteer opportunities
  - Sign up for the riverfront newsletter
  - Look for invitations to events in your email
  - Email them at [riverfrontFW@cityoffortwayne.org](mailto:riverfrontFW@cityoffortwayne.org)
  - Engage on social media
    - Facebook – RiverfrontFW
    - Instagram – riverfrontfortwayne
    - Twitter - @riverfrontfw
- A resident asked for an update on the Hive project after the developer backed out
  - The city asked for ideas from developers, and 6 companies contacted them
  - The city chose 4 and sent them an RFP
  - It's moving very quickly – will probably break ground in 2020

**Guest Speaker – Andrew Hoffman, NeighborLink**

- Background of NeighborLink
  - For the past 15 years, they've been mobilizing volunteers to help citizens in need on home-type projects
  - They want to facilitate neighborhood development by helping people live independently and keep up with home maintenance
  - It's less about neighbors not wanting to help each other, and more about people not knowing there's a need
  - Example: 46802 had 110 posted projects in 2018, and 37 were completed
- What makes a healthy neighborhood, healthy?
  - Hired the Community Resource Institute of PFW to help them define this so they can continue to develop programs for every neighborhood, no matter their specific needs
  - Quantitative data on West Central (the entire neighborhood according to city boundaries)
    - .96 square miles of area
    - Total population: 3,589
    - Median age: 35
    - Gender: 58% men, 42% women

- Race: 74% white, 14% black, 10% hispanic
- Education: 17% don't have a HS diploma, 25% have a HS diploma, 31% with some college or associate's degree, 24% have a bachelors degree or higher
- Employment by industry: 50% in service, 14% in manufacturing, 7% in retail service
- Median household income: \$27,000 (compared to \$48,000 for the whole city)
- Owner-occupied housing value: \$85,000 (compared to \$112,000 for the whole city)
- Housing tenure (of 2,300 units): 16% owner-occupied, 63% rentals, 21% vacancies
- Monday, May 20 from 6-8pm – full data review and feedback from residents
  - What do you want to change about WC and what don't you want to change?
  - West Central is one of 5 neighborhoods they're studying
    - They will be doing a second set of data for us that will focus more on the single-family homes west of Broadway
- Ben and Tyler were interviewed for the NeighborLink podcast in regards to West Central development
  - Listen to the full episode using the link on NeighborLink's facebook page

### **Upcoming Events**

- April 20 – Egg Hunt, 10am
- 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

**Concluded** – 8:23pm