

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

Call To Order – 7:03pm, 47 attendees

Old Business

- 2020 Board Elections, presented by past President Mike Anderson
 - President – Ben Wahli
 - Vice President – Tyler Bowers
 - Membership – Cindy Brandt
 - Secretary – Roger Bell
 - Treasurer – Greg Brandt
- Additional Nominations
 - Steve Miranda nominated for Vice President
 - Tyler and Steve both spoke to the Association
- Association Vote
 - Tyler Bowers was voted in with approximately 30 votes
 - The rest of the board was voted in unanimously
 - Mike Anderson thanked outgoing board members Kelly Benton (Secretary) and Joel Sauer (Treasurer) for their service

Reports

- Treasurer – Approximately \$187,072 in the bank
- Membership – 39 households, 28 seniors, 17 individuals, 12 businesses/organizations, 1 lifetime member
- Secretary – October association meeting minutes provided to view

New Business

- 1315 Rockhill
 - The resident passed away and the son wants to sell the house
 - The asking price was \$50,000 and they lowered it to \$30,000
 - Most of the board has toured the home
 - The board is looking to purchase the home for \$30,000, stabilize it over the winter, and resell it for just enough to recoup the investment
 - If the Association votes no, the owner could list it or they could let it foreclose, and it could be purchased by someone who does a poor job fixing it up
 - A nearby home recently sold for \$145,000 and is being gutted
 - Mike Anderson believes it could sell for as much as \$260,000 once completely renovated
 - He thinks the Association could sell for \$75,000 in the spring
 - Questions from the Association:
 - What kind of work would we need to do?

- New partial or full roof
 - Patch an old coal chute
- Does it have working heat we could turn on to keep it from deteriorating over the winter?
 - It has a relatively new furnace
- What's the current mortgage on the house?
 - They're not sure, but guessing high \$20,000s
- What kind of requirements would be set to sell the property?
 - Not sure, but some ideas: it has to remain a single family home, they have to vote yes to a LHD expansion, they can't tear out the windows, they have to put it on the home tour, etc.
- Joel Sauer pointed out that one part of our mission is to save and protect historic homes, however he's nervous we'll sit on that home for too long. He's wondering if there are other more worthwhile homes we could look at.
- Why are we considering this home if none of the other flippers in the neighborhood were even interested?
 - It was presented to the neighborhood before being presented to the public, so there very well may be some flippers who are interested, but they weren't aware of it
- There was a motion to move forward with trying to purchase the home for less than \$30,000 with the plan to stabilize it and resell the home as quickly as possible
 - There was an amendment to the motion that an exit strategy is defined
 - The Association will put out an RFP to find the right buyer
 - The vote was unanimous and the Association will move forward with the purchase

Guest Speaker – Aaron Hendricks, Lutheran Hospital

- Road Closures & Parking
 - Jackson is closed through tomorrow
 - 117 weeks of various street closures beginning tomorrow
 - There will be on-site security at night
 - Van Buren will be one way going north starting tomorrow, through the completion of construction
 - There are 14-20 spaces available in the St. Joe Lot #3 for anyone on Jackson or Berry who needs parking
 - They're making tags for residents to use
 - There will be snow removal in the lot throughout the winter
 - They're working with the city to get a crosswalk put in with a presence flasher on Main Street
 - They've opened up the parking garage for employees to park in so they don't take up street spaces

- Construction Phasing
 - December – foundation
 - March-August – steel structure
 - September-March – main exterior work
 - April and beyond – interior work
 - New building opens
 - Demolition of the old building
 - Winter 2022 – New parking lot where the old building stood
- Neighborhood Benefits
 - More emergency services
 - Tyler Bowers is now a member of the Lutheran Board so we can have a direct link
 - They're looking into some options for putting a pharmacy on the campus
 - They'll be doing seismic monitoring for homes near the construction site
 - This includes pre-construction assessments inside homes to document their structural status
- Other Buildings
 - They said they've had quite a bit of interest in the nurses dorm, but no solid plan yet
 - The medical building will remain and be updated

Upcoming Events

- Monday December 16 – Christmas Party, at the Phoenix, 7-9pm

Concluded – 8:13pm