

West Central Neighborhood Association

Association Meeting minutes

January 20, 2020 7:00 PM

Call to Order - 7:10 PM 38 Attendees

Old Business

Ben Wahli presented a slide of the 2020 Officers of WCNA.

These Officers were elected and approved in the November 2019 meeting.

President – Ben Wahli

Vice President – Tyler Bowers

Membership – Cindy Brandt

Secretary – Roger Bell

Treasurer – Greg Brandt

Mike Anderson – Past President

Al Hofer – Advisory Board Member

Connie Mettler – Advisory Board Member

PJ Thuringer – Planning Committee Chair

2019 Recap of Activity (for a complete listing see our website)

- Worked with city to have light poles painted
- Worked with city to prioritize the W. Jefferson Calming Project
- Worked with the City to have a brick street restored-Wilt Street
- Launched the first Neighborhood Beautification Program, partnering with NeighborLink
- Worked with the city to pave the way for Moody Park development and earmarked funds from the 2019 Home and Garden Tour for a Moody Park development fund
- Met with Lutheran Hospital Leadership and successfully negotiated changes to construction plan
- Supported Electric Works through presentations, showing support at key meetings
- Formed new partnerships with area churches (St.Johns, Trinity English Lutheran)

New Business

2020 Goals

- Continue to support and work with Electric Works
- Address traffic concerns including Washington Blvd. Jackson Street, Wayne Street, Swinney Ave.
- Regularly meet with Lutheran Hospital Leadership as construction continues-Tyler Bowers is serving on the Lutheran Construction Board
- Continue to regularly meet with the City to accomplish brick street restoration
- Establish the Master Plan for Moody Park development
- Consider crime reduction measures - Concerned Citizens Watch (CCW)
- Wrap selected electrical boxes with association approved artwork
- Establish a defined Local Historic District expansion in Area 3 (Phase 1)
- Design a Gateway sign at the entrance of West Central on Jefferson near Garden St.

2020 Program Budget Items

\$3,000 – Security Light and or/Security Camera Reimbursement Program

\$20 reimbursement for the light. \$40 reimbursement for the camera

\$5,000 – Sidewalk Reimbursement Program

The city reimburses 50%, WCNA reimburses 25%, Homeowner pays 25% (see Joe Francis)

\$5,000 – Home Beautification Reimbursement Program

WCNA reimburses 50% of paid expenses to beautify the front of a home

\$300 max payout per project. In 2019, there were approximately 20 projects!

\$2,000 – Upgrade West Central Website

Kelly Benton, our past secretary, is a graphic artist and photographer.

She lives in the neighborhood and also provided the lowest proposal

** Motion to accept the budget by Jo Buffalino and second by Tom Cain, Unanimous Yes Vote

NOTE: Home Beautification. This is WCNA's project at work.

Last year NeighborLink also had a program, but is not granting to us this year so we are doing it!

- Ben also showed the Treasurer balance sheet of \$189,060.
- Patrick Vondreau asked if the recent purchase of 1315 Rockhill (Save A House) was reflected in that total.
- Resident Tom Cain explained on the balance sheet that it was included.
- We have 90 WCNA paid members to date.

Electric Works Update

Ben Walhi reported several items that have all been in the newspaper in the last 6 weeks.

- Remediation is done.
- A recent request to extend the funding deadline has been made due to the developers reaching and exceeding the square footage City requirement by landing an anchor tenant. More time is needed to secure this tenant and develop new plans for their unique floor space.
- Call Mayor Tom Henry for his support if you are in support of this deadline extension
- Ben does meet with the developers monthly and sometimes more frequently.
Ben represents WCNA support as well as our concerns.
- Resident Tom Cain explained many safe guards that are in place to WCNA when development like this takes Place such as the National Historic Registry designation and FW City historical neighborhood designation.
- EW is also seeking getting the GE buildings on the National Register.
- Much of the EW funding is tied to Federal and State funding with historical restrictions.

Local Historic Designation (LHD) - Presentation by Ben Wahli and Tyler Bowers

Tyler presented the map, the process and phases. Some of the reasons and benefits are as follows:

1. Protect houses from demolition
 2. Increase house values
 3. Discourage low quality house flippers
 4. Increase your home equity
 5. Tax credits are available, Indiana and Federal
 6. Supports local City Historic Ordinance and designation
- A resident had many questions about the understanding and benefits of the criteria for LHD.
 - Guest speaker Creager Smith (City Historic Planning Committee Staff member), explained much of the criteria and their willingness to work with residents in the past and in the future.
There have been many success stories among our residents.
 - Several residents expressed personal positive experiences working with the HPC and Creager and Don Orban.
Each gave specific examples of their improvements and requests and what they did to get approval.
Creager summed it up by saying: " It's not so much What you, as much as it is – How you do it".
 - Resident, Tom Cain, added many helpful clarifications, simplifications and explanations of how the City HPC organization works and how it has benefited WCNA.

- Creager Smith said Electric Works funding will undergo many design reviews to be in compliance with historical designations because several of their funding sources are tied to historical legislation.
- A resident suggested that WCNA should continue to work closely with Electric Works so that adherence to all of these historical designations followed.

- Several Area 5 residents (RR tracks to Taylor Ave.) expressed concern that while Area 5 does not qualify for the City historical guidelines they remember discussions in the past about a designation that gives other types of protection. Creager confirmed that this is called a Conservation District designation. This CD designation can be found in their criteria and guidelines on the City's website.
- The Area 5 residents are planning to meet with Creager to discuss the process to get the Conservation District in motion if it is helpful to residents and the neighborhood at large. Creager did say it will take 51% of the residents' approval to get a CD.

YMCA

Amanda Fall from the YMCA spoke to the recent overwhelming desire to make improvements to the downtown YMCA . This came from a survey of downtown residents 6 months ago. Most of the ideas came from new residents and the demographics of residents now occupying downtown properties. There will be focus groups next week, T,W,TH from 6 to 7 pm at the Public Library. Jan 28,29,30. Please go to YMCA website to learn about the community ideas of improvement and expansion. At this point the YMCA is in the gathering stage only.

Meeting concluded at 8:30 PM