

Benton Park West Neighborhood Association – Board Meeting

Tuesday, August 14, 2018

Call to order – 6:30 pm

1. Roll Call
 - a. President, Scott McIntosh, Present
 - b. Vice Present, Alison Hillman, Absent
 - c. Secretary, Ashtyn Baldas, Absent
 - d. Treasurer, John Simons, Absent
 - e. Member At-Large, Jason Hillman, Absent
 - f. Member At-Large, Tim Thomas, Present
 - g. Block Link, Chris Schmidt, Present
 - h. Communications, Scott McIntosh
 - i. Membership, Charlene Young, Present
 - j. Beautification, Stephanie McKinney, Present
 - k. Community Garden, Linda Hennigh, Present
 - l. Dog Park, Jeni Poole, Present
 - m. Facilities, Bill Byrd, Present
 - n. Fundraising, Vacant
 - o. Quality of Life and Safety, Vacant
 - p. Youth Outreach, Darren Young, Absent
 - q. Cherokee Street Liaison, TBD
2. Review and acceptance of July Board Meeting Minutes – Bill Byrd moves, Stephanie McKinney seconds, passes
3. Review August Treasurer’s Report and 2018 Budget – No report; John was on vacation
4. Guest Presenter: Sam Stephens, DeSales Community Development Corp
 - a. Sam Stephens from DeSales Community Development came to talk about a letter of support for 2839 Ohio. They are applying for CDA funding. They currently have the property under option. The building is in pretty rough shape and will be an expensive project. Same funding model as 2842 Ohio (single family home). 2839 will hopefully have some historic tax credits. The hope is to have 2 simple townhomes, with 4 bedrooms, 3 ½ bath each. They have both the building and adjacent lot on option and plan some carports in the back. The building has 4600 square feet. There will be a new contractor for them, Ladd Suydam contracting LLC. He’s from Fox Park and has done a lot of work around the city. The funding application is due August 24. They’d hoped to do it before now, but it’s available now. They are hoping to ask about \$220,000 or \$230,000 per townhome. Because they are seeking historic tax credits it will be managed by Jefferson Broadway Historic Development LLC.
 - b. Bill moved to offer a letter of support. Charlene seconded. Passed.
5. President’s Report
6. Vice President’s Report
7. Standing Committees
 - a. Block Link
 - b. Communications
 - i. Social Media has been going since 2014. Scott gave a report about click rates, which indicates an annual dip across the board during the summer. Regarding real estate, a photo of a nicer house will make a higher click rate. In general, the click rates are really good.

- ii. It might be helpful to give a reminder for folks to put their yard signs out just before the neighborhood meeting.
 - iii. Bill will try to have a Porch Review ready for the September membership meeting. He is looking for information that needs to be added to the newsletter, particular calendar items.
 - c. Membership - There was a discussion about the difficulties of sharing membership information on social media.
- 8. Special Committees
 - a. Beautification
 - b. Community Garden
 - i. Some of the plots were damaged from a car accident. Benton Park's neighborhood garden uses cinder blocks instead of wood, and actually plant inside of the holes. Only one developed plot was truly destroyed in this accident. Two other beds were prepared for planting soon. Linda will reach out to Gateway Greening to see if they might be able to help with the cost to replace building materials and dirt (outside of their routine grant applications).
 - ii. -There is an opportunity to apply for a grant for Expansion Plans. To qualify we need to have gardeners volunteer for 15 man hours. Stephanie suggested the possibility of having a "Friends of the Garden" membership because it's hard to get gardeners to volunteer at other gardens, but there are some neighbors who aren't gardeners who are sometimes willing to get their hands dirty for a few hours.
 - c. Our Neighborhood Garden
 - i. 8am Saturday August 25 we'll consider having a work day to start earning volunteer hours (we need 15) to qualify us for the Gateway Greening application (due August 19) for the garden on Arsenal and Jefferson. Scott needs to check his calendar to see if this will work.
 - ii. Bill is willing to weed eat the tree lawn for the Neighborhood Garden with his battery operated weed eater. Scott will also ask if the folks who own the new Yoga Studio across the street if they have an outside outlet that he can use with his own weed-eater.
 - d. Dog Park
 - i. A member held a birthday party for her dog and gave a \$40 donation to do so.
 - ii. We also briefly discussed a membership option for "Friend of the Dog Park"
 - e. Facilities
 - f. Housing
 - i. Scott and Linda met with Will Lieberman's partner to talk about building on an LRA lot in the 3100 block of Nebraska. They hope to build to match houses in the neighborhood. (For sale properties, but income restricted.) They are looking for a letter of support. Bill would like to hear more from them before giving full support. Scott will share his notes from the meeting with Bill in hopes to answer some of those questions. Bill wants folks to come to board meetings to have questions answered, when everyone can be here. This is an issue because there are no longer Housing Corporation meetings since there is such a limited housing stock in BPW at this point. In the future we will try to have all issues like this brought to the BPWNA board meeting. At the end of the discussion, Bill was fine with short notice meetings if there are enough people to make an informed decision.

- g. Youth Outreach - Today we had the Welcome Back to School event at Fanning Elementary. We'll be doing it again on Friday morning at Roosevelt High School with doughnuts and juice as well as goodie bags.
9. Discussion Items
- a. Fall Festival - Alison will e-mail a report to Scott about the Safety Fair before the general meeting on Thursday.
 - b. Gateway Greening Land Trust
 - i. Scott has come around to recommending that we do not purchase the garden lot because he is really the only one who takes care of it at this point and it will fall into neglect if he can't work it any more. Additionally given that property in BPW isn't as available as it has been in the past it might be sold for building. Bill is generally an opponent to purchasing through the Land Trust because of liability and following the rules of the Trust. Jeni says that she thinks it would be a good investment for the neighborhood itself. Land is being sold in our neighborhood and if Scott doesn't want to work it we could sell it at a nice profit. LRA properties in general in our neighborhood might go for \$8-10,000 if we purchased it as an individual. If we bought it through the Land Trust we would have to pay for insurance and possibly property taxes.
 - c. Litter Clean Up and Social Hour, Sat. August 18 @9-10am
 - i. William Cook will bring a group to help with the clean-up.
 - d. P&G Volunteers, Fri August 24 @ 9am-2:30pm, 15-20 volunteers
 - i. Linda will work on a list of tasks.
 - e. Board elections
 - i. Scott will remind people that elections are in October and they need to be aware of that at the September meeting.
 - ii. You must be a paid member to vote, so memberships need to be updated.
10. Review August Neighborhood Association Meeting Agenda
- a. Add: Roosevelt High School event on Friday
 - b. Consider removing: the Safety Festival event meeting if Alison doesn't get information to Scott before then
 - c. Guest Speaker: Tim Williams about the Boys and Girls Club
 - d. Change the date for the Community Outreach meeting to September 13 on the agenda.
11. Open Forum
12. Adjournment – moves, seconds, passes at 8:10 pm