

Herron-Morton Place Association
General Membership Meeting February 4, 2008
Meeting Minutes

- I. Welcome/Introductions- Meeting was called to order by President Larry Gregerson at 7 PM. All attendees and hosts for the annual Progressive Dinner were thanked for their participation in that event!
- II. Approval of the Minutes- January 2008. Minutes unavailable, no vote
- III. Reports
- a. Carl Clark- Neighborhood Liaison. Carl brought an invitation to the Mayor's Night Out where Mayor Ballard will host a community forum and meet with residents, learn about challenges, concerns, etc. The Mayor and other city representatives will be on hand. Please call Carl with any questions at 327-4139 and please be patient with MAC staff as they are currently running with 50% of the staff they usually do during this transitional time.
 - b. Larry Gregerson reported that Olgen Williams, new Deputy Mayor for Neighborhoods, has a long history of community involvement and will attend the April HMPA meeting.
 - c. Larry Gregerson officially welcomed Julie Brooks who has replaced Tiffany Berkson on the Board of Directors.
 - d. Treasurer's Report- Jason Hummel. Jason noted that \$8,000 was recently transferred into a 6-month CD. This amount and time was determined by the funds we usually have available, plus the desire to have the fund mature before we need to set the next budget. Our year to year comparison to 2007 is on par.
 - e. Membership- Jason Hummel. Jason reported that we are currently at 65 paid members, with an additional 4 joining prior to the meeting and 6 or 7 who recently joined at the Progressive Dinner and need to be updated.
 - f. Crime Prevention- Julie Brooks. Julie reported that she has met with reps from FCP and ONS to seek guidance on the committee. Our three orgs are currently sharing info through a separate listserv that Julie then forwards the relevant emails on from- such as "Be on Lookouts". This group is also coordinating a larger meeting with IMPD and will keep us informed on that meeting.
 - g. Publicity & Children & Family- Becky Ruby. Becky thanked all the Progressive Dinner hosts and attendees and noted that the Easter Egg Hunt will be March 15 in the park, with a rain/snow/cold location TBA.
 - h. Newsletter- Larry Gregerson. On behalf of Tom Forman Larry noted that the deadline is next Wednesday to get articles to Tom Forman.
 - i. Clean Up & Beautification- Russ Newton. Russ reported that he is working on a date with KIB for a dumpster and will then schedule a spring clean-up.
 - j. Land Use- Jonathan Chumley. Jonathan reported that the committee met and took the following positions:
 - i. 2127 Penn- replacing non-historic garage door- supported COA
 - ii. 2016 Central- new construction- applicant has agreed to build replacement roof over original non-compliant roof. No other alterations are being required. Land Use supports the IHPC decision.
 - iii. 22nd & Talbott- ReDev & Dave Gibson new construction- Mixed-use 2 floor proposal. Except for some window alterations, Land Use voted to approve COA

Eric Dannenmaier moved to support the Land Use committee in these decisions. Gloria O'Shell seconded. Motion carried, no abstentions or oppositions.

Jonathan presented the Caregivers/1910 N. Delaware proposal as it came before Land Use. It was also previously brought to the Board of Directors meeting. At Land Use, two representatives from Caregivers as well as their attorney and project manager came to present. The project is 1910 N. Delaware (3 lots) and 2 lots on Talbott that currently have a 1970s variance in place to be a parking lot for the nursing home. This project would require a COA. At the meeting, the view of the neighbors and Land Use was that they were against the use as commercial, as supported by the Green Book definition of uses in the neighborhood. The Green Book stipulation was that if the nursing home ceased to exist, the properties should revert to residential. Jonathan noted that the attorney was not pleased with this position and made remarks to the effect of the new mayor not supporting historical preservation, so they would wait until he replaced the leadership at IHPC and then apply to use the building as commercial.

Jonathan noted that the desire is to keep Delaware from 16- 22 from turning into Delaware 13th- 16th, where the abundance of businesses take away from the family-friendly goal.

Currently, the IHPC staff has requested a continuance. There is no need to attend a meeting until at least March unless it is continued further. This will be a meeting that neighbors SHOULD attend if they have opinions.

The following are some of the comments and questions regarding this issue:

Julie Brooks- Are there any compromises available, such as that they could use the building if the two Talbott lots were not used for parking?

Jonathan- Creating only street parking is not the best option (Land Use has explored), plus, this would also promote "compromise." If we don't want that building used for commercial that is the position that we need to take.

Julie Brooks- in looking at the price is seemed to be such that there might be other interest in the property

Jonathan- Especially because it represented 5 lots available

Larry Gregerson- At last check it was listed at \$375,000

Eric Dannenmaier- This is not a community use that would even serve members. No matter the cause, we don't want the office building in our neighborhood. The lots beg to be redeveloped. Would support "no compromise" and ask for public record of comments at the Land use meeting, especially from the lawyer, so that we can pose the question on historical preservation to Mayor Ballard. Please remind neighbors when the IHPC meeting is.

Amos: Wondered if they could apply under different organization type (ie in-house care) and then change later

Jonathan: The original plan called for adult daycare, but it was changed at the 11th hour to be only admin. There are approximately 100 employees of which 15-20 are there daily and the rest are in and out to drop off paperwork. The language of the COA did not change except for the use of the building. Their only request is for parking- not submitting anything for the exterior at this time.

Jennifer Jones- asked to clarify fencing, where on the original submission it looked like they were planning a fence in front Jonathan- that plan was misread as similar markings were used for fence and property line. They are only planning a fence in back and are open to different types

Jennifer- to the North, every person has at least 2 cars they park in the street. This would create a parking problem.

Jonathan- Parking on the street is not a workable solution

Janette Smith- Also, south of 19th is also full with cars usually. Clarified that they are only asking for permission to keep parking on Talbott at this time?

Larry- Clarifying that they are seeking to re-zone that property

Jonathan- They are currently operating under a variance (for nursing home and related offices). IHPC will need to reaffirm this variance. Caregivers is asking for neighborhood support.

Jennifer- Noted the building has been bought and sold many times but the parking has always been an issue.

Jonathan- Current owner apparently owns all 5 lots, whereas that was not always the case, creating the issues.

Ryan Iannuci- Regardless of parking can they still use the building?

Eric Dannemaier moved to strongly support committee in opposition to COA *with a friendly request for written notes from that Land Use meeting

Gloria O'Shell seconded

Motion carried, no opposition or abstention

Eric- confused about how the variance seems to have been grandfathered in perpetuity when it should have reverted when nursing home closed. Requested someone come in and speak on that issue.

Jennifer- Same issue with the billboard that originally had a different purpose and was grandfathered. But this is a totally different use of the building, so it needs to be researched

Jonathan- will request to IHPC on this topic and also look into it

Eric- requested a copy of the vote on the variance

Jennifer- can pull that variance for the neighborhood

Gloria- Noted that the Green Book is the whole foundation for historic coverage

Julie- Especially when price, etc would suggest that there is another use for the property- that reuse as residential is possible

Jonathan- King Park was also not aware of this and has suggested other venues around the neighborhoods outskirts that are more appropriate. Noted that the problem here is not with Caregivers. They are not the ones drawing opposition- rather, the proposal of commercial in a residential area.

Jason Hummel- noted that this was mentioned at Board meeting and other ideas given

Becky Ruby- noted that at that time, the Caregivers staff did not seem receptive to the idea of another location

Chris Bull- noted that the price (fairly low for property) may be a factor in that

Jennifer- noted that the property still has not closed, it is unfortunate they have invested in it

Larry- the current owner (seller) apparently has lots of vacant properties in many cities, all attracting Health & Hospital-type citations.

Father Stevan- noted that the problem is that we don't hear about it until they have gone quite away. If we knew about potential properties like this that people might be looking to work with, we would be proactive.

Jonathan- reminded all to be nosy neighbors. Check neighborhood listings for "historic" designation and such so that we avoid unfamiliar people coming in and not being aware of possible limitations

Larry- noted it was unfortunate because they should have come earlier, before spending the money

- k. IMPD representative- Officer Matt Jennings. Officer Jennings brought more blue cards and took time to answer neighbors questions.

Julie Brooks questioned if someone can legally go through our garbage cans. The answer is complicated because if it is near the house or middle of the property, no. If it is off the property, yes. It comes down to where the cans are and what the implication is- if they have to walk up onto your property to get to them, then no. But, if they are placed out by the edge of the alleys/driveways it implies you have "thrown it out" and is fair game. Basically if they can reach it just walking down the alleys it is a grey area. Office Jennings noted that they are usually looking for cans- if you put them out separately they will just take them and leave the trash alone.

Jennifer Jones noted this gets into Search & Seizure territory as well, but you are safe if you ask them to leave/stop going through trash once, and then call cops.

Jonathan- Reminded all that DPW has asked people to pull them back towards houses- not leave out by alleys.

Officer Jennings- if they are on your property, ask them politely to leave and then call the cops.

Gloria- For the benefit of the new neighbors, a big problem with the old cans and dumpsters used to be illegal dumping. Officer Jennings noted that if you see anyone dumping, try to get a plate number and a description for the non-emergency line.

Jeanette noted that the apartments on Delaware to the south have been broken into and also that their Dumpster is overflowing. Officer noted that this is a MAC report.

Jennifer asked about updates from any other neighborhoods he has been to- Officer Jennings reported that they have had lots of burglaries. Set up the block clubs! Lots of A/C, downspouts, etc that are getting taken. Call Annie Kerns at 327-6200 and ask her to come to future meeting to help with block clubs. Also, look for people who are knocking on the side and back doors- there is no reason to be doing that- that is deemed suspicious activity and warrants a 911 call.

Kellie asked if they had caught the guys in the white van? Officer Jennings noted that this is one of the problems with such a large area- he is unsure what she is talking about. He had also just become aware that the apartments on 16th were the place where the Hovey street guns (at least 1) were from.

Larry noted that he heard Van Rooy is taking over management of that property. Officer noted that they also have started a trespassing list- a good start- and are possibly getting security. This place plus 42nd & Post are two other sites are now in line for police presence due to rate of crime.

1. Foundation Report- Jane Root. The annual meeting will be Wednesday Feb 20th at Herron High School. Reception 6:30- 7 with food and wine (provided by Talbott St) and meeting at 7 pm. The speaker is J. Barry Wood from the assessment department who will speak on the property tax discussion. Jackie Nytes has also been invited as well as Olgen Williams. Jonathan noted this is great way to see Herron, who has a great article about their ISTEP results today. Regarding the Foundry- advised that the space is available for lease and they are accepting proposals for single or subdivided tenants. They have finished work on the outside until better weather. So far, \$40K has been spent in stabilizing. It is \$25 per person, \$50 for a house, and \$100 for a business to join the Foundation .

Larry reminded all that Olgen Williams will attend April meeting. Next meeting is Monday March 3. Jason Hummel noted that the Art Fair will be June 14-15.

Jennifer Jones moved to adjourn. Too many seconds to name ☺ Motion carried, no abstentions or oppositions.