

Arbor District Neighborhood Association Board Meeting Minutes 15 June 2022, home of Judy Ashby.

Present: Kyle Miller, Judy Ashby, Jane Adams, Pheral Lamb, D. Gorton, Chuck Litecky. Absent: Sara Buila, Brian Swoboda, Absent: Peg Falcone (out of town)

Guests: Susan Metcalf, Sandy Litecky

Meeting called to order 5:40 p.m.

Jane moved, Sarah second, Approve agenda

Brian moved, Pheral second, Approve minutes

President Kyle Miller expressed appreciation to D. and Jane for hosting the neighborhood spring potluck in their garden - before the rain began.

Neighborhood Watch: Kyle introduced Susan Metcalf, who gave background on effort on James St. to start a Neighborhood Watch. The block of James Street between Walnut and Cherry is especially problematic, with dog pens in front yards with barking pit bulls. Many of the residents in the area are older and concerned for their safety should they express concerns. A few people in the neighborhood met with Randy Mathis, retired police officer who came back as a civilian into his former job heading up Neighborhood Watch. So appealed to the Arbor District to pick up the issue.

Discussion: Active neighborhood Watch several years ago when crime was rampant. When the City got a new police chief it did help police apprehend and head off criminal activity. Also promoted crime mapping and resident notification of crimes. The neighborhood is so transient it's hard to organize a real block by block Watch. Map Your Neighborhood Disaster Preparedness overlaps issues and geographies of Neighborhood Watch. Meetings among neighbors are good to create greater social inter-reliance.

D. moved, Sarah second – The Arbor District supports Susan's Neighborhood Watch efforts.

Designate Susan as lead on the issue. Passed.

Action: Jane will announce efforts to create Arbor District Neighborhood Watch, provide links to sign-up for police press releases, and Susan Metcalf's contact information on the Arbor District email list, after approval by Susan.

Library for Alternate Futures project: Pheral outlined their "business plan", with updates on progress: Have received 501(c)3 status; collaborating with Cristaudos for a pop-up, but need permanent space for library. Looking for members and volunteers. Eventually plan to hire staff to manage collections, their lending, and activity space. They are developing skill-share space in their back yard – build greenhouse, learn garden skills, educational materials. Community informational meeting around July 10.

Safe Housing Ordinance: Update on City Council action adopting several Safe Housing codes that will enable to City to encourage landlords to enforce codes, make it easier for landlords to evict residents who violate laws – addendum to leases. Neighborhood Watch can help these

efforts by reporting houses with tenants who appear to be creating a nuisance, and vacant properties that are not secured.

TIF. 1) SIH development plans. D. urged Kyle to arrange a meeting with Rex Budde regarding SIH plans for development around their campus. Discussion: SIH interest in neighborhood issues re. making the area safe and inviting to employees and people who come hospital. Quality housing where critical staff can walk to work. Potential donor to redevelopment corporation revolving loan fund. Seek a public meeting with Budde regarding their long-term plans.

2) Governance of a) TIF funds; b) Approval of projects. Discussion: The residential TIF came about through the Arbor District's efforts to ameliorate blight and convert rental housing into owner occupied housing, inspired by the Enos Park, Springfield, efforts. But it's now an ungainly overlay district with four distinct sets of interests: Downtown Business, Northeast, Northwest, and Arbor District.

a) TIF Funds. Unless clear guidelines are established for choosing projects using TIF funds, these four areas will be set in competition with one another, undermining community cohesion and opening the door to using these funds for patronage and more serious corruption.

b) Approval of development agreements: In the initial discussions with the City, the Arbor District would oversee all requests for TIF agreements to develop properties in the neighborhood. That power is now lodged entirely with City staff, with no community involvement.

D. moved, Brian second: Circulate Jane's memo re. TIF history and governance to the Board for formal approval. The board will then meet with City Manager Gary Williams and Steve Mitchell at City Hall. This will be followed by a general meeting of Arbor District members. Before the August 9, 2022.

Sandy Litecky announced that she has been appointed by the City to be the Community Representative to the TIF Review Board (a body required under Illinois law)

Design Standards: Sandy passed out the Design Standards adopted by the City Council at its previous meeting. (editorial comment by Secretary: The adopted standards are not mandatory nor is the TIF mentioned in the text).

Update on ARPA Grant: June 28 decision

Date of next meeting will be set via email.

D. moved, Brian second, Adjourn. Time 7:20

Jane Adams, Secretary