

2022-01-23 Minutes Arbor District Annual Meeting

The meeting was held by Zoom, Jane Adams hosting. 21 attending

Attending: Board members Judy Ashby, Peg Falcone, Jane Adams, Chuck Litecky, Sarah Buila, Kyle Miller, Brian Swoboda. Members Sandy Litecky, Father Bob Flannery, Nina Maether, Dan Finnegan, Peter Fadde, Mike Kimmel, Viki Kreher, Pheral Lamb, Benjamin M., Francine Wien-Frankowski, Nora Ewing, Ulrich Reichard, Brandi-Trever's Mom Brown, unnamed phone

Vice President Judy Ashby called the meeting to order at 4:05 p.m.

Nominations for officers and board members for 2022:

Judy Ashby proposed re-election of current board and officers. The office of President is open.

D. Gorton nominated Kyle Miller, President.

D. Gorton volunteered for board.

Nominees: Kyle Miller, President; Judy Ashby; Vice President; Peg Falcone, Treasurer; Jane Adams, Secretary; at-large Chuck Litecky, Sarah Buila, Brian Swoboda, D. Gorton.

Sandy Litecky moved the nominees, Bob Flannery Second. Passed unanimously

Agenda item 1. TIF discussion:

Jane showed area of proposed expansion of TIF #2 (Downtown) into the Arbor District and 2 other neighborhoods, using maps from City Consultant Moran's TIF report, summarized how a TIF works, and critiqued the potential of the proposed TIF expansion for homeowners. It primarily supports investors and without an overlay district it risks exacerbating the problems we face. She suggested the formation of a historic district to protect the area.

Sandy Litecky: February 2 meeting about TIF. Required under state law. The proposal then goes to City Council which votes on it. She advocates supporting TIF, also a follow-on for overlay district.

Discussion followed:

Pheral Lamb: Council needs to provide more support for homeowners, potentially collective groups of homeowners. Lukewarm on potential of TIF to make a difference for homeowners. Try to negotiate a better package.

Peg Falcone: We need the TIF, also overlay district – But one thing at a time.

D. Gorton: Promotes "New Urbanism" concept for walkable neighborhood. Rejects current suburban zoning of the neighborhood. Need an overlay district. Noted crises facing city: 160+ Fisher properties just went on the market, City may lose home rule. Mistrust of City government and administration

Chuck Litecky: A number of new homeowners in the neighborhood because houses are a good value. TIF may help them. Current TIF#2 has \$25,000 that can be used in our neighborhood (anywhere in the expanded TIF).

Brian Swoboda: Support the TIF. An overlay or historic district is outside of TIF – pursue historic district designation. Arbor District is strong supporter of TIF – too late to withdraw support.

Sarah Buila: Supports TIF as a baby step, need overlay, market homeowner incentives.

Several speakers: Need additional supports for homeowners: New person, Mike, administering housing programs: Rental Conversion program (15-20 a year @ \$5,000 each), Down Payment Assistance @ \$3,000, Curb Appeal Program. Need neighborhood participation in TIF governance.

There was also discussion of the nature of TIF financing: Can a group of homeowners negotiate a contract, or only individuals? How does TIF financing actually work?

Decision: Have a board meeting after the Feb. 2 City meeting on the TIF District

Agenda Item 2. Fuller Dome Home Museum & 2424 solar eclipse

Judy Ashby, Fuller Dome Home Board, reported that the home is nearly complete and ready to open as a museum. The board is looking for a location for an interpretive center/offices, with the dome itself open only as a museum.

Judy reminded everyone that Carbondale is the site of the 2424 solar eclipse.

D. Gorton noted that the vacant lots on Cherry Street between Forest and James is part of the property the Fishers have put on the market. He said that he and his wife are willing to put up a substantial amount to purchase the lot, to be called the Arbor District-Buckminster Fuller Park (or some variation thereof) if the Bucky Dome and Arbor District wish to own that property and potentially donate it to the Park District or the City.

Agenda Item 4. Spring clean-up day

Judy Ashby urged residents to join in the spring clean-up day, probably in April, and to carry plastic grocery bags and pick up trash when walking about the neighborhood.

Agenda Item 5. How and to whom to report neighborhood problems

Sarah Buila reported considerable disturbance at a house across Forest St. from her home. The place now has a notice posted on the front door and it looks vacant, but it has been the scene of several incidents involving the police.

D. Gorton reported a theft of a garden (gorilla) cart from in front of the house that Jane was in the process of retrieving. The police ID'd the thief, who abandoned the damaged cart and two bicycles in the alley south of Cherry Street. A resident in the nearby apartment reported the man had been looking in her windows and stole her wallet, providing the officers with video of him. He is blond, probably in his 30s, and was wearing baggy black pants. He is known to the police.

Kyle Miller reported that a resident on James St. is forming a Neighborhood Watch. A number of residents expressed concern about the level of crime in the neighborhood.

Sandy Litecky stated that the police don't apprehend people like the cart thief because they get objections from advocates for the homeless. Jane Adams observed that this sort of crime degrades the quality of life in the neighborhood and needs to be addressed.

Report incidents to the police 618-457-3200 or 911 for emergencies, Building and Neighborhood Services 618-457-3248, on NextDoor <http://nextdoor.com>, and on SeeClickFix on your app store.

Agenda Item 6. Membership benefits and annual dues

COVID-19 has stopped in-person get-togethers so a lot of memberships have lapsed or never begun. The Arbor District will have an outdoor gathering in the spring where people can pay their annual dues: \$5.00 individual, \$10.00 household, \$100 lifetime.

Jane Adams, Secretary