

Arbor District board meeting minutes

24 September 2022, 4:00 p.m., zoom

Present: Kyle Miller, Jane Adams, Brian Swoboda, D. Gorton, Judy Ashby, Sandy Litecky (proxy for Chuck), Pheral Lamb, Sarah Buila. Peg Falcone, Chuck Litecky absent.

D. moved, Brian second, approve agenda

Board minutes: Defer till next meeting

TIF passage: City Council passed TIF, effective immediately

Report on our memo regarding neighborhood committees to advise on proposed TIF projects:¹ Kyle got no response from Council members except acknowledgment from some. He spoke with economic development director Steve Mitchell, who is responsible for managing the TIF and TIF projects/contracts for the city. Mitchell saw a possibility of one over-all advisory committee, but not ones in each neighborhood. Sandy reported that there is one prospective project on the NW neighborhood. She stated that Planning staff has nothing to do with TIF projects unless zoning issues are involved.

Board discussed how to pursue the issue. Board members felt a need for neighborhood advisory committees to assure that projects conform to community standards.

Decision: Bring up during Citizens Comments at City Council meetings.

D. Gorton brought up issues with Clearwave damaging people's property due to untrained workers – who had to work in extreme heat, many without the ability to communicate in English. He noted that the City did not communicate with residents concerning planned installation nor provide information regarding who to contact if problems arose.

Redevelopment of Arbor District – next steps.

The City created a Housing Trust, but it is not a redevelopment organization. Sandy noted that the City can't do anything until after vote on Home Rule. She noted that the Neighborhood Alliance brought up the idea of a redevelopment corporation at its last meeting. After considerable discussion, the Board decided to bring ideas to the next board meeting and to research more thoroughly what is a redevelopment corporation? How would it be structured? Specific to the Arbor District?

¹ The Arbor District proposed an advisory body in each neighborhood, created by each neighborhood organization if one exists, to review and make recommendations regarding each project in their neighborhood, with a body drawn from the 4 area advisory committees to address use of TIF-generated funds (propose projects, recommend distribution of funds). This proposal was sent to every Council member, the mayor, the city manager, the economic development coordinator, and the director of the Community Development Department.

Brian urged the board to communicate with our members and the larger community to get our name out there again: Feature places sold to young kids. Publicize incentives. Sandy reported that so far this year the City has done 13 rental conversions.

Kyle proposes: Brian's proposal – everyone brings one idea to next meeting, discuss them. Decided for next meeting.

Bucky Dome celebration: Judy reported that the Bucky Dome board has acquired 3 lots on SE corner Cherry & Forest. House will be razed after salvaging all possible architectural features. Plans are to build a visitor center, a parking lot, 1 geodesic shelter dome, and a small art park. Aim to complete by April 2024 eclipse.

It was noted that the contractors who are tearing down homes owned by SIH are salvaging architectural materials and might be able to help with the Bucky Dome salvage operation.

D. proposed a joint meeting between Arbor District and Bucky Dome boards. Kyle – table till after the event.

Sat. Oct 22 celebration will be a celebration of getting the ARPA grant with the Arbor District followed by a memorial service and celebration of founder Bill Perk's life. Specific time to be determined.

Adopt a spot: thro Keep Carbondale Beautiful – Walnut Street from Oakland to University Avenue. Events to consider: Homecoming (Oct. 14-15), Bucky Dome celebration (Oct. 22). Maybe clean up other streets. KCB will provide bags, gloves, other equipment.

Decision to do cleanup on Saturday, Oct. 8., 9:00 a.m. Sandy will organize it, with Sarah helping.

Holiday gathering: Sandy will host. Tentatively 10th Dec.

Welcome student signs: Make sure we have them by January.

Sandy will find old sign Kevin designed – will send to D. D. will order them.

D. - House corner of Poplar and Walnut was rented for a fraternity party. Need to watch that house. Sandy – send letter to university about it. Kyle will talk with new neighbors.

Next board meeting date: 6:00 p.m. Nov. 2 Wednesday. Zoom it.

Jane – move to adjourn. Sarah second. Adjourn.