

**Elm Heights Neighborhood Association
General Membership Meeting
17 October 2021**

Board Members Attending: Jon Fiedler, Martha Harsanyi, Abe Kim, Regina Moore, Betty Rose Nagle, Eric Ost, Jeff Richardson. Absent: Sarah Clevenger. This meeting was conducted online using Zoom.

The meeting, which was recorded, was opened by outgoing President Jon Fiedler at 1:00 pm EDT.

TREASURER'S REPORT

Outgoing Treasurer Jeff Richardson reported that we have recently received \$700 in dues, at \$10 per member, with several neighbors promising payment soon. Our current balance is \$3924.12.

NEW EHNA OFFICERS

The confirmation of the slate of pro-tem Board members was handled through an on-line poll function in Zoom. All 22 people who voted (out of about 32 who attended the meeting) unanimously confirmed the slate:

President: Eric Ost

Vice-President: Regina Moore

Treasurer: Abe Kim

Secretary: Martha Harsanyi

At-Large: Sarah Clevenger, Jon Fiedler, Betty Rose Nagle, Jeff Richardson.

REPORTS ON DEVELOPMENTS IN THE NEIGHBORHOOD

THE INKWELL (formerly, Subway)

The Inkwell is replacing the Subway at the southeast corner of Atwater and Woodlawn. It will be open from 7:30 am to 3:00 pm, with a menu similar to their restaurant on the Square. Abbey Stemler, Wally Ouedraogo, and Tracy Gates from the Inkwell spoke briefly, and reported that they hope to have a soft opening at the end of October.

THE ELM

The Elm restaurant, which is replacing the Bloomingfoods store on Second Street, is still under development.

JACOB'S PROPERTY ON SOUTH BALLENTINE

David Jacobs, who endowed the Jacobs School of Music at IU, owns land on the east side of Ballantine Road between Hunter Ave and Second Street where he proposes to build a single family residence; the address will be 507 S. Ballantine. The Elm Heights Historic District

sub-committee approved the building plan in March of this year, as did the City's Historic Preservation Commission. There has been no further action since then.

CONA

The EHNA is a dues-paying member of the Council of Neighborhood Associations. This organization meets monthly and liaisons with the City, including the Housing and Neighborhood Development department, on issues of mutual concern. All members of the Elm Heights Neighborhood Association are also members of CONA.

EAGLESON AVE TRANSITION

Mike Stewart, from the City's Engineering Department, will be contacting those people who are affected with this name change from Jordan Avenue, which will take effect on February 1, 2022. Contact Mike Stewart at 812-349-3913 or michael.stewart@bloomington.in.gov.

ELM HEIGHTS HISTORIC DISTRICT REVIEW SUB-COMMITTEE

A map of the EH Historic District, which is bounded roughly by Hunter to Maxwell and Woodlawn to Jordan, is available on the EHNA web site, as is the 40-page booklet, "Elm Heights Historic District Guidelines." Anyone in the District who is planning any changes to the exterior of their home should consult that document. There are vacancies on the Elm Heights Historic District sub-committee. Members of this sub-committee must be residents of the Historic District. It was pointed out that last year some State Legislators started a movement to eliminate all zoning regulations except for historic districts. If such legislation is eventually adopted more homeowners may be interested in their properties becoming part of a Historic District.

ACCOMPLISHMENTS, OPPORTUNITIES, AND INITIATIVES

NEIGHBORHOOD MATCHING FUNDS AND STAND ALONE GRANTS

There was some discussion of the need to keep a reasonable balance in the EHNA treasury for use as matching funds for City-sponsored grants and for possible consultation pertaining to legal rights and responsibilities. The neighborhood association may also want to consider giving out grants even if no match is offered if it helps address some immediate concerns. For example, sidewalks are the individual homeowner's responsibility and some people may not be able to afford to repair (e.g. even out) their sidewalks. This is where the neighborhood association could step in and provide grants on a need basis. We may even want to consider grants to not-for-profit organizations that the association would like to support (this could be done on a rotating basis).

City grants can require sweat equity (volunteers) as well as matching funds. Grants have been used in past years for planting trees in neighborhood tree plots, which are areas between the sidewalk and the street.

IU STUDENTS - LONG-TERM RESIDENTS RELATIONS

An IU SPEA class is conducting a survey this semester, in partnership with the Housing and Neighborhood Development department, on relationships between off-campus student renters

and homeowners in near-campus neighborhoods. There will be an emphasis on improving communication. Some of the topics that may be included in the survey are traffic, parking, noise, and trash. Julie Lawson is the EH contact for this project. In the same vein, 22 EHNA volunteers distributed about 75 Welcome bags from HAND in a Good Neighbor Project at the beginning of the semester to new members of the neighborhood.

HOUSING MATTERS

Regarding housing issues, EHNA played a collaborative role in revision of the initial R4 zoning proposing duplexes, triplexes, and 4-plexes in the near-campus neighborhoods to, instead, focus those projects in locations along transportation corridors. Duplexes are now permitted everywhere in the city (with a limit of 15 per year - at least for now), as are Accessory Dwelling Units (ADUs). There is an ADU in Matlock Heights that the City intends to profile, along with others, to promote ADUs in the months ahead. ADUs in the Historic District would have to go through the Historic District review sub-committee. There is currently a proposal to replace a garage with an ADU at the corner of First Street. and Fess. Residents may be interested in forming a stand-alone Housing Committee and/or doing work in the housing arena under the umbrella of a Social Action Task Force to help address housing concerns in the neighborhood and more widely throughout the City. See more about committees and task forces below.

SAFETY

Neighbors can become more engaged in safety issues ranging from uneven sidewalks, to stop signs blocked by vegetation, to clogged and/or inadequate stormwater drainage infrastructure causing flooding and property damage, to people feeling unsafe in their homes. The EHNA can help facilitate neighbors becoming more engaged on these issues as much as neighbors wish, either individually or collectively.

ENVIRONMENT

The EHNA is committed to carrying on the tradition of being engaged with the neighborhood and the City (and private donors) in the planting of more trees, replacing those that die, keeping our parks clean and safe, and enhancing our greenways. We will facilitate these efforts including sharing contact information for the key people in the City that can support us. It was pointed out that MC-IRIS (Monroe County Identify and Replace Invasive Species) is a good source for information on invasive and native plants and trees. Erin Hatch, urban forester, is the person to contact regarding dead and dying trees on city property: 812- 349-3716.

COMMUNICATIONS

Communication can always be improved. There was a suggestion for a neighborhood newsletter (quarterly or bi-annual) to help keep folks updated on what's happening and profile residents with interesting stories. There may be a place for a specific "marketplace" to handle the free/buy/sell announcements that appear frequently on the Elm Heights listserve. The web site can provide up-to-date information about meetings as well as static information (e.g. neighborhood boundaries, etc.). It can also be more interactive. This, too, could be the responsibility of a specific committee or task force. On-line and paper surveys were used

effectively to gather feedback and input regarding the UDO upzoning issues and could be instrumental regarding other matters in the future.

SOCIAL

We are all eager to reconnect socially as neighbors when safe to do so. We hope to have an EHNA Picnic in the spring at Bryan Park. Other possible activities include “progressive” dinners or related events that will bring neighbors together as they explore different homes (and gardens) in different parts of Elm Heights.

ENGAGEMENT

There is much potential in increasing engagement of EH neighbors in our neighborhood association. Several ideas were discussed including the possibility of setting up targeted, time-limited task forces as well as standing committees on various issues discussed above including housing, infrastructure, the environment, safety, social events, etc. We hope to flesh out some of these ideas and share specific recommendations with the neighborhood association in the months ahead..

GENERAL CONTACT INFO FOR CITY GOVT

The City resource uReport (<https://bloomington.in.gov/ureport>) is an efficient way of bringing non-urgent concerns to the City’s attention, especially if you are unsure of the responsible department. They will route your concern appropriately. You can also call the general number for the City: 812-349-3400.

This url links to the recording of the Oct 17, 2021 fall EHNA general meeting:

<https://drive.google.com/file/d/1KbPkUAbBQM-edN30UP78SoVidbdKiPhP/view?usp=sharing>

This url links to the chat log of the Oct 17, 2021 fall ENHA general meeting:

<https://drive.google.com/file/d/1H3HVLjdNQcwQkVNqJKsraQ1bHM9Zluco/view?usp=sharing>

Meeting adjourned at 4:15

Martha Harsanyi, Secretary

UPDATES SINCE THE MEETING:

Jacobs’ Property: They are moving ahead with building permits; once complete, they will submit the final packet to the Building Department.

The Elm: Planning to open in January.