

**ECA Board Meeting  
June 14, 2021 @ 6-7pm**

**Minutes**

**1. Welcome & Call to Order (President)**

- Meeting called to order at 6:03 pm by Dakota Riehl-Davis

**2. Approval of the Agenda & Minutes**

- **Motion** by Pamela Goderski. **Seconded** by Liz Girgen.
  - *Motion carried unanimously - Agenda & Minutes approved*

**3. Guest Introduction(s)**

- Jazz McKinney - GR Pride Center (5 min.)
  - i. Not able to attend this meeting
- Jason Wheeler - Wheeler Development Group - 1407/1409/1417 Robinson Rd. (20 min.)
  - i. Presentation
    - Robinson Flats Plans as provided by Wheeler Development Group
      - [https://drive.google.com/file/d/1WQdkG\\_nDklyUi5erAKBk\\_7llf5LnNasG/view?usp=drivesdk](https://drive.google.com/file/d/1WQdkG_nDklyUi5erAKBk_7llf5LnNasG/view?usp=drivesdk)
    - By-right development, so no zoning changes needed
      - Allows for 4-story tall building, with set number of units, parking limits, etc.
    - Desire for retail on the first floor, new release for all-retail on the ground floor as an option
      - Potential impact to parking requirement, could require a variance, still TBD
  - ii. Board and community questions and input
    - Robinson Flats Bricks and Mortar Notes for reference
      - <https://drive.google.com/file/d/1Giy1GcE44y5Qb3QCZUTG1hWFgrYssgu/view?usp=sharing>
    - Linda
      - Traffic concerns raised. That will be part of the process once we go through the initial phase. That would be part of the design team meetings
    - Cami
      - Question around the current occupancy rates of the other two projects
      - Any plans for the existing buildings
        - (i) No, given the current state of the buildings and site plan
    - Brigid
      - Affordability concerns and questions around connection with Aquinas
        - (i) Studio: 850-995 (80% median income)
        - (ii) 1 Bed: 1150-1350 (80% median income)
        - (iii) 2 Bed: 1550-1800

- (iv) No official affordable housing units
- Letter of support criteria
  - Presentation to Bricks and Mortar
  - Community events required
  - Then a conversation between ECA, neighbors, etc.
- Ingrid
  - Question around decision around residential vs retail
  - Will be based on retail need. Retail is a preference if possible
    - (i) Current retail tenants are being given the opportunity to participate in the new project
- Two community engagement sessions are scheduled for community input
  - 21st and 28th at the parking lot on the site at 5:30 pm
- Amanda Stauffer
  - Retail price/sq foot based on comps \$25 NNN
- Questions around exterior design and nothing is set in stone, so discussions can be done
- iii. The letter of support from the ECA is to help with the brownfield funding request, which could include the burying of the power lines
  - Neighbor Enterprise Zone funding would also want a letter of support
- iv. Board discussion
  - Concerns around parking with the new units
    - Existing on-street parking is a challenge, and with the Kingsley building parking has become an issue
    - Employee parking

#### 4. [Financial Report \(Treasurer\)](#)

- According to the May [Financial Statement](#), there is a net revenue of -\$1,823.09 (compared to \$1,832.29 in April) as of May 31, 2021.
- The 2022 CDBG grant application contract paperwork is in progress.
- The ECA Request for Proposals for DREI consulting deadline has been extended to June 14 at 5pm. The NPTA grant proposal was previously tabled until July.
- There is a cash balance in the bank accounts totalling \$64,129.71 (compared to \$68,194.80 in April) as of June 1, 2021. Dumpster Day raised just over \$860 in donations.
- The tenant lease renewal for July 1st was signed on June 4, 2021. Rent was increased by \$100 to \$1,100 and there is currently a non-refundable annual pet deposit of \$250 + \$50/mo pet fee.

#### 5. [Operating Updates \(Executive Director\)](#)

- The Wealthy Road Resurfacing letter was signed and submitted along with the Special Use Permit letter for Fight Back Strike Club in the Ethel Lot.
- The Access newsletter content deadline is June 15
- There is an opportunity to submit grant applications for the [Neighborhood Match Fund](#) (due June 30), [Rotary Community Impact Grant](#) (due July 15), and [American Rescue Plan Funding](#) (due TBA).
- To date we have not received any proposal from consultants for DREI strategic planning.
  - i. Emma will follow-up with Staci on next steps

#### 6. [Committee Updates](#)

##### [Executive Committee \(Staci\)](#)

- Reviewed the building plan for managing the ECA house. Good progress is being made.
- Discussion around the Eastown Residents Page, and appropriate use of the page including group rules.

- Tenants didn't want to pay the pet fee, but we pushed back, and they signed the new lease
- Fundraising ideas continue to be discussed
  - Capital campaign for raising money for large ticket items for the house
    - Looking at potentially having an intern create a "history of eastown"
  - Potential donations for using the conference space
  - Potential home improvement loan

### **Bricks & Mortar (Liz & Christian)**

- Wheeler development - met on June 1st - meeting notes below
  - <https://drive.google.com/file/d/1Giy1GcE44y5Qb3QCZUTG1hWFgfrYssgu/view?usp=sharing>
  - Looking to start construction in 6-9 months
  - 12-16 month construction period (including some street closures)

### **Community Engagement (Noah, Christian)**

- Meeting this Thursday - Drew will be leading the meeting

### **Events/Fundraising/Marketing (Pam & Brigid)**

- BizBaz Pop-up Market planning is underway.
  - Additional funding / sponsorship needed so board members are being asked to help reach out
    - <spreadsheet>
    - Looking to get signed up before July 1 for Bizbaz and other future events
  - 4 performers have been lined up
  - 60 applications for vendors were submitted
    - 36 were approved
  - Dakota, Staci, Amanda working on a small Beer Garden from street to garden
  - Painted bricks will be available for purchase including a history of the building, etc.
  - Potential opportunity for a custom designed sign that people can buy prints
  - ECA will have tent for selling pop, water, etc.
  - Looking for leads on balloon artists, fun things for kids, characachers
    - Drew to talk with Chris on characachers
- Eastown Cookout Event
  - Similar to national night out, but not partnering with the GRPD
  - Community-focused, on a Saturday
- Streetfair
  - Emma working on the music setup
  - We have Potato Babies
- Upcoming Event Summary
  - Dumpster Day: May 22 @ 8am-12pm (Ethel Lot) - Recap
  - Meeting: May 27 @5:30pm @ Pamela's house - Recap
  - Bizarre Bazaar Pop Up Art Market - July 24 @ 9am - 5pm (Ethel Lot)
  - *Tentative* Eastown Cookout -August 7 @ 5:30-9pm (Sigsbee Park)
  - Eastown Streetfair - Sept. 11 @ 9am-10pm (Wealthy St)
  - Howl-O-Ween Pawty - Oct. 16 @ 12pm-5pm (Wilcox Park)
  - Bourbon Day - TBD
- Next Meeting: Thurs. June 24 @ 5:30pm
- Uptown Church event on June 26th - Details to follow

### **Garden (Mike)**

- Plants in the ground, things are looking good from an organization and clean-up standpoint
- Additional clean-up always appreciated
- Be careful with weeding as some of the things are not weeds

### Uptown (Dakota)

- Working to hire a full time staff person to work with businesses as a liaison person
- DEI training has been occurring
- Strategic planning phase for the year has started
- If any board member has any feedback for Uptown, let Dakota know.

### **EBA (Steven)**

- Discussed issues with Eastown Sports Bar and challenges with
- Jeremy Huffman was on the call as he dealt with this in previous years
- Building tenant manager was on the call as well
- Discussion got heated, but sounds like progress was made

### **7. Other Business/Action Items**

- Staci
  - i. We need to keep the Race Equity work continuing
  - ii. Will be asking for folks availability for discussion groups on White Fragility
    - How quickly do we want to move forward through the books
  - iii. Looking for book needs - can use Uptown Funds for this
- Dakota
  - i. Would like to have a discussion on the development review process and any feedback board members may have.
- We are looking to start in-person meetings again in July
  - i. We need to figure out a good way to do hybrid meetings moving forward.

### **Action Items**

- **ACTION:** Dakota to update temporary use permit support letter to include Street Fair dates
- **ACTION:** Emma to confirm how long the temporary use permit will be good for and how
- **ACTION:** Emma/Dakota to confirm hours of operation and whether Strike Back has talked to the neighbors
- **ACTION:** Emma/Dakota will post information on Facebook around the temporary use permit to let neighbors know.
- **ACTION:** Board to review Host Neighbor Corner write-up for ECA Newsletter

### **8. Adjournment**

- Meeting adjourned at 7:16 p.m.

### **Next Meeting Date: July 12, 2021 @ 6pm**

In attendance: (7 required for quorum)

- ~~Dakota Riehl-Davis, President~~
- ~~Staci Rickman, Vice President~~
- ~~Steven Martinez-Thiel, Treasurer~~
- ~~Rion Hollenbeck, Secretary~~
- ~~Brigid Avery~~
- ~~Mike Bopp~~
- ~~Gavin Cornwell~~
- ~~Drew Fisher~~
- ~~Liz Girgen~~
- ~~Pamela Goderski~~

- Noah Joseph
- Christian Verley
- Emma Heemskerk, Executive Director

(Left click twice on an individual box, then right click and select check mark)