

West Central Neighborhood Association

Board Meeting Minutes

November 16, 2023, 6:00pm

Call To Order –6:03 pm

- Attendees: Joel Sauer, Kelly Benton, Bethany Pruitt, George Taylor, Terry Taylor, Connie Mettler, Al Hofer
- Absent: None. Full quorum present.

Letter of Support for Elex

- Joel emailed this letter to the Board for approval on 11/6/2023
- Letter attached to the end of the minutes. For clarification, Elex is the mixed residential building that is part of the Electric Works Development.

HPC Direction (Historic Preservation Committee)

- Joel provided feedback on direction as requested by Craig Leonard at last membership meeting. The feedback was available for the board members to review.
- Discussed including LHD expansion goals in their work. They can reach out to Tyler Bowers (former President) to get information and resources on his past work on this.

Holiday Party Update

- All vendors have been secured and the party is currently under-budget by ~\$180

13th Step House

- Murray Hunt, Director, reached out to Joel about purchasing 915 College to expand their organization. They are planning to invest in the home and have 5 residents living there to start. Joel moved that we support the project. Connie seconded. Board discussed the organization guidelines and factors impacting the neighborhood. Voted unanimously in favor of supporting the project. The board feels that the long history of the current four homes in the neighborhood with no issues weighed heavily in its decision to support their expansion. Further, while the Association may support the expansion, individual neighbors have the right to oppose it. Last, the motion and approval is contingent on satisfactory answers to some board questions that were raised that Joel will seek answers to from the Director.

H&G Tour Branding

- In years past, we have paid an artist from Saint Francis to create art for our brochure, tickets, and other various marketing materials. If we are going to do this again, they need to know within the next couple of weeks. Discussed

options. Board agreed not to partner with Saint Francis this year and instead ask Diane Groenert if we can use a painting of hers, of her choosing.

Investment Strategies

- George Taylor reports Old National, our current bank, does have a 6 month CD, but the rates are well below the 9- and 15- month rate of 4.91%. George Proposes investing \$25,000 in a 9 month CD every 3 three months on a rolling basis to allow for most accessibility to our funds as possible.
- Discussed options for high yield savings account. George will look into online high yield savings and Three Rivers Credit Union. Joel made a dual motion to approve 1) the 3 month rolling CD investment or 2) investment in a high-yield savings account if a preferable rate is found. Passed unanimously.
- By using this strategy the Association will only tie up a maximum of \$75,000 at any given time, which is well less than half our total savings, allowing that portion to receive higher interest payments and returns.
- Discussed need for continued stewardship of our resources. Pat Oppor of Targeted Services is our accountant of record. Joel proposed that we hire her for additional services. Will continue discussion.

Liability Insurance

- We currently have General Liability, but we could get broader protection from an Errors & Omissions Policy. Al Hofer recommends we get a quote for an E&O policy.
- Discussed having David Lupke come to a board meeting to present the options with a quote.

November Membership Meeting Agenda

- WCNA Officer's Election
- Fort Wayne Police Department Speaker
- Allen County Dept of Environmental Management Speaker
- Ticket giveaway for Williams Woodland Holiday Home Tour

Concluded - 7:20 pm



November 6, 2023

Mr. Jim Cook

President

Allen County Fort Wayne Capital Improvement Board of Managers

jim.cook@starfinancial.com

Dear Mr. Cook,

The West Central Neighborhood Association (WCNA) supports The Elex project, which is within our association boundary that includes over 50 percent of the Downtown Improvement District. WCNA is unique in that it includes both a local historic district designation and a neighborhood on the National Register of Historic Places. We have a diversity of residents, businesses, and opportunities, which is one of the primary reasons we support this community and economic development project.

What was once a blighted section of the Broadway and an important gateway to our neighborhood and downtown can be a model of mixed-income and mixed-use development, that will catalyze further private investment along the Broadway corridor. Providing thoughtfully designed affordable, workforce, and market rate housing, day care/early childhood education, health and wellness, commercial space and structured parking will increase density and efficiency of land use and create positive community and economic impact.

The developers have provided substantial outreach to our WCNA members, leadership, and other neighborhood residents for input on the project. The Elex is consistent with our neighborhood vision and goals, and we believe those economic development goals of Fort Wayne and Allen County, by providing a diversity of housing and employment opportunities.

Our community has provided recent subsidies to downtown housing which benefits a select few. West Central is one of the great assets of Fort Wayne and Allen County, as a core urban neighborhood to live, work, and increasingly shop and play, for a diversity of people. We support The Elex and encourage the Capital Improvement Board's investment in West Central as a catalyst to transform the Broadway corridor, generating community and economic impact for all.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Sauer". The signature is stylized and cursive.

Joel Sauer
President, Board of Directors

[West Central Neighborhood Association PO Box 13151 Fort Wayne, Indiana 46867-3151](#)