

West Central Neighborhood Association

Meeting Minutes

May 20th, 2024, 7:00pm

Attendance: 27 people

Kelly Benton (Vice-President) welcomed everyone to the meeting, introduced board members, and reviewed the mission and vision of the WCNA:

The vision of the West Central Neighborhood Association is to create a friendly environment that is rich in history, culture, diversity, and community that is valued by its residents, business owners, and visitors.

Guest Speaker: Derek Camp, Wayne Township Assessor & Tammy Smith, Senior Real Estate Appraisal Deputy

- <https://www.allencounty.in.gov/201/Wayne-Township-Assessor>
- Provided a Fact Sheet
- West Central is due to re-assessment in 2 years. These are physical assessments of exteriors completed every 4 years. Updated photo, making sure garages, etc are all accurate
- They do annual trending based on sales of homes
 - This is done on a mass basis (i.e. whole neighborhood goes up or down the same percentage)
- You can appeal individual property assessments.
- Tammy is the rental specialist. Income information for landlords must be updated every 4 years.
 - Gross rent multipliers- sale price and rent collected
 - These can also be appealed
- She recommends looking at comps online (on the Wayne Township Website) before filing an appeal.
- Last year, there were not enough sales to change the neighborhood factor. If your house wasn't remodeled (pulled a permit), it isn't being compared to remodeled homes
- Discussion and Q&A:
 - Q: How do they factor in all of the nuances (location, etc)? A: for mass appraisals, they can't
 - For every sale, they are in-person on the property within 30 days
 - Q: Long-term v short term rental? A: Short term (less than 30 days) is assessed like a homeowner rather than landlord

- DLGS cost tables (brick patio vs concrete patio, ex) under 50 sq ft is not considered an added value
- Q: Do values ever go down, or only up? Yes. And why? Sale prices have gone down
- Q: You have a large staff. How do you maintain uniformity? Q: All staff are required to obtain a Level 2 training. Tammy and Derek do quality control.
- Q: Former multi-family home has been converted back to single family but still has multiple meters, can it be considered single family? A: Yes, contact the office to file a document stating it has been converted
- Q: How is a living area measured? A: It is measured from the exterior. Unfinished v. finished attics and basements add different amounts of value
- Homestead deduction was just increased.

Artist Recognition Sculpture

- Joel is at the HPC meeting tonight where this is under discussion.
- No renderings available tonight because changes are still happening.
- The height was reduced to 30 feet total based on feedback from the neighbors bordering the triangle. The sculpture itself was reduced to 26' in order to stay below the tree line for residents on Swinney Place.

Safety Sunday Recap

- It was the last weekend in April on Sunday at 4pm
- Encouraged everyone to go outside, meet neighbors, exchange phone numbers, etc
- Feedback from the group:
 - Discussion of neighbors meeting new neighbors that day
 - Ellen sent text message reminders
 - Others didn't see anyone
 - The board discussed designated Block Captains to take the lead on forming connections and rallying participation
 - Suggestion: get an ice cream truck to get people outside or a bell, Brooklyn Pints bike ice cream truck with a bell
- Another one is scheduled for October (pre holiday-season)
- Send any more feedback to the board via email!

Neighborhood Cleanup Recap

- The dumpster filled up quickly!
- Unwrapped mattresses took up a lot of space. Bags for mattresses are cheap and could be used for bulk pick up rather than taking up space in the dumpster.
- Send reminders about bulk trash rules?

Tour Update provided by Ellen Sauer

- Tour Stops: 7 stops currently; soon to reach goal of 10-11
- Sponsorships:
 - Currently have 21 sponsorships \$14,200
 - Committee needs 1-2 more volunteers
- ArtsFest:
 - Artist apps sent & 14 responses so far (deadline is July 7th- this is sooner than last year!)
 - East side vendors: non profits, non art, \$3k sponsors
 - Food trucks- similar set up and a truck for saturday night
 - Music- headliner has been booked!
- ArtsSpaces: These are homes or studios of artists in the neighborhood that are also open during the tour.
- Marketing:
 - Online ticket platform ready for june resale
 - SM began, will ramp up later (please share posts when you see them!)
 - Community calendars etc start in June
- Friday ticket pickup location will be at Chapman's Brewery, rather than the traditional pre-tour party. This will save lots of volunteer energy and money!

Upcoming Events:

- Yard Sales: June 7th-9th
 - Homeowners make their own hours
 - We will post on social media and put out signs.
 - Feel free to do your own signage
- Block Party: July 20th, 11am- 2pm
 - Volunteers needed- contact Tyler Bowers
 - tyler.bowers713@gmail.com

Neighbor concern: someone's car was ticketed. Official city law is that cars must be moved every 24 hours. It is complaint driven. It is possible that as a neighborhood, we have raised concern about parking issues in the neighborhood (at the hospital, EW) and this has increased patrol. There is no reserved parking for residents in the neighborhood! Joel attended a meeting with the City last week about potential permit parking. The board has no position at this time- Joel will report back on the outcome of this.

Concluded: 8:00 pm