

West Central Neighborhood Association

Meeting Minutes

March 17th, 2025, 7:00pm

Attendance: 45 people

Joel Sauer (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.

Announcements:

- New Member Welcome
- Porch parties are a great way to meet new neighbors!
- WCWC: West Central Wine Club. First and third Thursday of the month at Electric Works from 6-8pm. This month will be at Crane Bar.

Yesterday's West Central: Lost treasures of West Central

- Joel found addresses of parking lots and found photos of what used to be there.
- 208 West Berry Street: William Hahn House
- 618 West Wayne Street: Charles Orr House (maybe?)
- 435 West Berry Street: Residence of JH Bass
- 400 W Berry Street: William Ewing House
- 100 Block W Berry: The Anthony Hotel, plus interior
- West Wayne from Webster (old library)
- 223 W Jefferson: Old Greyhound Bus Terminal (demolished in 1992)
- Broadway at West Wayne: Theodore Franke Home, Ely Hoffman (Baltes) Home
 - Demolitions on this block to build the St Joe parking garage is what inspired the beginning of ARCH
- Showed several houses, now located on W Berry, that were relocated
 - Former house on these lots was the William Rockhill House (torn down to build a parking lot for the hospital)
- Takeaways:
 - Never look at a downtown parking lot the same way!
 - Once they're gone, they are gone forever.
 - Nothing is ever "safe"
 - Historic Preservation matters!
- ARCH (Michael Galbraith) will be our April Guest Speaker!

Guest Speaker: Kevan Biggs (Elex) & Chris Faurote (Weigand)

- Apartments are on schedule, first units coming online late July. This will be Building B (along Broadway): 75 units, 59 of which are affordable, all 55+ age restriction
- Prices for Market Rate will be firmed up in the next 2-3 months
- Kevan thanked the neighborhood for tolerating the construction mess
- The rest of the project (Building A) will start leasing toward the end of the year
- Q: Will there be a model unit available to see? A: There will be 2 furnished model units available for the public to walk through. A specific date is not available now, but likely in the middle of June. Will test out an AirBnB model in Building A market rate units.
- Q: Will they all be Broadway addresses? A: Building B is a Broadway address. Building A is a Lavina address.
- Q: Do the units come with parking? A: Affordable units come with 1 spot included in rent. Market rate units pay for spots with an additional fee.
- Q: At what point will the brick return on College north of the tracks? A: probably next summer (2026) after all construction is done because construction traffic is very hard on the brick
- Q: Is there any commercial business going in the Elex? A: The daycare is going in, and there are 2 retail spaces available that plan to be a fitness gym and the other is TBD
- Update on logistics changes. The tower will come down May 27. Lavina will be closed from Broadway to Jackson. No parking on Lavina from Union to Laykoff. Jackson from Wilt to Lavina. There will be 15-20 semi trucks come through to take the crane away. Will take about a week.
 - We will post this photo with closures on the WCNA website.
- All site work will be done by the fall!
- Applications will be open in the middle of April.
- Marketing materials were passed out.

Announcements:

- Easter Egg Hunt! 4:00pm on Sunday, April 13th, 2025 at Moody Park.
 - The eggs go fast!
- Block Party: July 26th- 11:00am to 2:00pm at Moody Park
- Green Team Formation: Mike Rogers is gathering volunteers to help clean up trash around the neighborhood. He is asking all walkers, nature lovers, and anyone who wants to keep West Central clean.
 - Adopt a street
 - We provide equipment (grabber tool, bucket, safety vest, etc to keep at your home

- Clean on your own schedule when it's convenient for you!
 - Contact: greenteam@westcentralneighborhood.org
- If anyone is interested in being involved in home tour planning, email us at info@westcentralneighborhood.org

March Gift Direction

- Each meeting we designate \$250 to be donated
- January: Plowshares
- February: Friends of the Parks in Allen County
- Suggestions for March: Washington Elementary food pantry, Washington Elementary clothing bank, Settlers, Wellspring
- Motion suggested to donate to Washing Elementary and let them decide between food bank and clothing. Seconded.
- Vote: Washington Elementary

Concluded: 8:03 pm