

West Central Neighborhood Association

*Board Meeting Minutes
October 14, 2025 6:00pm*

Call To Order –6:00 pm

- Attendees: Joel Sauer, Kelly Benton, George Taylor, Anita Kuker, Bethany Pruitt, Al Hofer, Jon Paul Pepen
- Absent: None. Full quorum present.

Essex Solutions

- A group from Essex came to discuss the 100th anniversary in 2030.
- There is a construction project coming to their Wall St building.
 - Parking lot renovation for Phenie St lot
- Thursday night is a zoning variance meeting. They are requesting a land use variance for that parking lot. It is currently a stone lot, currently zoned as R2 residential. For more than 30 years it has been a gravel parking lot. They want to pave it and “improve it” with landscaping, lights, etc. Decorative solid fencing (there is currently no fence) with gate access for security at shift changes.
- They could change the zoning to industrial, or get a variance to keep it residential but get a parking lot approved, so that it couldn't be used for industrial use in the future.
- Their goal is to modernize the 100 year old campus. Question from Joel: is there anything historic worth saving on this campus?
 - Answer: they want to use similar materials for new construction so that it matches the historical character of the existing buildings.
 - They showed some renderings and will email all to Joel.
 - There will be a 90ft tower added as part of the new project; currently no windows are planned for it.
- Question from Al: who will continue to use the Taylor St entrance? All semi-truck traffic will move to Taylor only, no longer be on Phenie
- They want to be good neighbors, get feedback on how to engage with the neighborhood

804 W Washington Blvd Parking expansion

- Mark Shaw, property owner (Shaw Properties) joined the meeting to discuss changes at his property
- He wants to expand the gravel parking lot for the purpose of safety. Many vehicles parked on the street on Washington have been totaled by cars driving too fast or missing the lane change
- He is requesting a variance to reduce setbacks for the parking lot. They have

talked to ARCH about their requests to protect the Mary Rockhill Tyler House with something like railroad ties

- Discussed options to make it visually less stark and add greenery/landscaping. Mark discussed putting some plants and flowers up against the fence. Joel requested they keep as much of the setback as possible.

Board Elections

- We have to present a slate of candidates at the membership meeting next week. Four of the five current officers are willing to return. We need a candidate for Treasurer.
- Discussed who should serve as Past President to run this election. Al Hofer was the President in the 1980s; will be willing to fill this role.
- Kelly sent out the postcard to promote the election and October/November meetings

Home Tour Issue

- Ryan Benton reported that the tour was very successful, haven't heard negative feedback. Ticket sales were right on budget. We are under expenses by \$6,700
- We have an outstanding unpaid sponsorship from Electric Works/Chapmans and have not settled the bill for the pre-tour party. Discussed how to handle this.
- Ryan is willing to Chair the Home Tour again in 2026. He will come back in January when we do the budget.

Holiday Party 2025

- Discussed location options. Agreed to book the Barrel Room at the Fairfield.

Green Team Volunteers

- There has been a request for gift cards to recognize volunteers on the Green Team. Board agreed to deny this.

Concluded 7:21pm