*MINUTES / ACTION ITEMS FROM TRUSTEE MEETING*

24 JULY 2018

***The meeting was held at 7:00 PM at Omega Baptist’s Salem Ave. building. The entire Friends of the Triangle list was invited (by e-mail) to attend; they came at various times between 7 and 7:30. Given a little uncertainty as to affiliation, the tentative count is 7 trustees, 8 speakers or Omega/OCDC-affiliated people, and 18 neighbors.***

***Housekeeping – 7:00***

Call to order – Ellen

“Minutes” of previous meeting – Ellen

*No one had corrections.*

Treasurer’s Report & WCC contributions – Ellen

*Ellen read out our balance ($1,492 in checking, $3,186 in our CD), and noted that our contribution to the WCC for the year had been made.*

***Old and New Business – 7:10***

Police matters – any/all

*DPD Officer Vince Carter made his first visit to the DVTF. He had nothing exciting to report; questions to him ranged from what could be done about the kids on ATVs (not much – the cops are not allowed to pursue them) to the planned security for the Good Sam property (mostly the Phoenix cops, plus hourly or so checks by the after-midnight shift). Ami mentioned that drug sales had suddenly spiked at the corner nearest her; others said they’d seen a drop, if anything.*

NWPB report – Ezra

*Ezra was not present. Ellen mentioned the planned NWPB picnic (August 4th), and need for school supplies.*

Report on Phoenix Next Advisory Committee meetings – Ellen

*Ellen said the committee had no meetings planned for July, but she would keep people apprised of progress after the August meetings.*

Mayor’s Porch Tour and Commissioner’s Walk – Ellen, Lori

*We have no date for a rescheduled Commissioner’s Walk – possibly it won’t happen till spring! The Mayor’s Porch Tour will be held on October 2nd. As for its location, Ellen explained that the Northwest Library was not available on that date, but she had talked to a representative of the Bold Believers, who are now worshiping in the former Beth Abraham, and was hoping that the Porch Tour could be held there so that we could welcome the congregation to the Triangle.*

September trustee meeting topics and location – Ellen

*The trustees were reminded that the meeting would be in Mike Mangan’s garden, and Ellen warned everyone that the future of the DVTF would probably be the principal topic.*

Calendar for rest of 2018 – all

*Ellen pointed out that we need to decide whether to have a Community Meeting, or consider the Mayor’s Porch Tour our Community Meeting. If the latter, she will need to pull together a print newsletter at the end of August! An e-mail decision will be needed.*

Reminder that addresses of possible empty houses needed for districts not yet covered – Ellen

* District 3
* District 5

*Lori has walked District 5 (in addition to her own), and will report shortly. Leona and Marco promised to walk District 3.*

***Report on “Senior Lofts” – 7:30***

*Pete Schwiegeraht* of Miller-Valentine will tell us about the senior housing planned for behind Roberts Hall.

*Mr. Schwiegeraht provided us with a limited number of copies of an updated campus layout (which still shows the basketball court, despite many promises that it will NOT be included) and the front elevation of a previous project that he says the Senior Lofts will strongly resemble (except for being four stories high rather than three). (The first is not currently available electronically; the second is.)*

*His initial presentation dealt with the number of units planned (81); the expected residents (55+ only); the location (the building has had to move somewhat eastward and noticeably southward, because they found the hills, swales, and drainage would be a problem where they had originally hoped to build); and the exterior looks (the “front” facing Burroughs and Cornell will be something like 60% brick, to match the houses on Cornell; the sides will have less; the “back” will have only 25% or so). Apparently it was the City of Dayton that suggested including senior housing on the campus!*

*Lots more information came out as Mr. Schwiegeraht answered questions. The 1-bedroom apartments will be 650 square feet, the 2-bedroom 850. The income limitation for eligibility is 80% of the Montgomery County median, which comes out to about $60K of income for a couple – assets aren’t counted. A manager will be on site during the day. They will move the access from Cornell to the current powerplant driveway, and take out the driveway that is too close to Catalpa. When it comes to maintenance of the grounds, MVAH will be responsible for the 2 acres on which the Senior Lofts will sit, but Mr. Schwiegeraht said that almost certainly they would share a landscaping contract with Omega, and merely pay their share of the costs.*

*The whole building will meet Enterprise Green standards, with all EnergyStar appliances. MVAH (Miller-Valentine has restructured itself) will pay for water, while the residents will pay for electricity and communications. The building will be designed for independent living only; there will be no central meals (though there will be a community room with kitchen for parties and special events). The Lofts will meet “visitable” requirements (wide doorways, no steps) and will be built so that any ADA-type equipment can easily be added or accommodated.*

*While the funding is progressing well, it’s not certain that they will be able to start construction this fall. Rev. Vanessa Ward added that it was possible that construction on the Hope Center would also start this fall! Or both might be postponed till spring, depending on the weather. Mr. Schwiegeraht noted that he for one was hoping that there would be some intergenerational activities involving the children in programs at the Hope Center and the seniors in the Lofts. In response to a question, he also said that MVAH’s almost-completed Riverside Senior Lofts, on Harshman, were very similar to the planned construction (though much smaller), and anyone curious could check them out.*

***Presentation on Gem City Market – 8:10***

*Kenya Baker* will update us on GCM’s plans and progress.

*Ms. Baker provided an overview of Gem City’s history and progress, explained its “hybrid” co-op nature (it’s not limited to members), and took questions. Some of the information she provided might not be well known, and is included here: The building is expected to be 15,000 square feet, though they don’t know yet whether the empty art-supplies building currently on the property can be incorporated or will have to be torn down. They have $1.9 million of the $2.7 million funding they believe they need (although they don’t have to have it all in hand before they break ground).*

*Gem City Market already has 1600 members, which is more than 75% of the number they feel they need to proceed with building. The market will be 70% owned by the workers, and 30% by the community; once it’s solvent enough to pay dividends, the workers and members will receive them in that proportion. Non-members can shop there, but won’t receive the special discounts (or dividends). Frontline came and did a report on the market; Ms. Baker will let us know when it is expected to air.*

***Adjournment – 8:30 goal*** *(but we will finish up anything left from DVTF Business before we leave)*

*There was no leftover business, and the meeting was adjourned by fiat about 8:30 so that people could talk to Ms. Baker about GCM membership.*

# REMAINING PLANNED 2018 DVTF MEETINGS AND ACTIVITIES

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **DAY** | **DATE** | **MEETING/EVENT** | **LOCATION** | **TIME** |
| *Friday* | *August 24?* | *Likely newsletter article deadline if the Mayor’s Porch Tour substitutes for the Community Meeting this fall* | *--* | *--* |
| *Fri-Sun* | *September 8-9?* | *Mailing prep if the Mayor’s Porch Tour substitutes for the Community Meeting* | *Ellen’s? Other?* | *TBD* |
| **Tuesday** | **September 25** | **Trustees’ Meeting** | Mike M.’s garden | 7:00 PM |
| *Friday* | *Sept 28?* | *Article deadline for newsletter publicizing a Community Meeting in late October/Nov* | *--* | *--* |
| **Monday** | **October 2** | **Mayor’s Porch Tour** | ?? | 5:30 PM |
| *Fri-Sun* | *October 5-7?* | *Newsletter & fall mailing prep, if there is a Community Meeting in late October/Nov* | *Ellen’s? Other?* | *TBD* |
| ***Friday?*** | ***Oct. 26?***  ***Nov 2?*** | ***Fall Community Meeting???*** | ***Northwest Library?*** | ***6 PM??*** |
| **Tuesday** | **Nov. 27** | **Trustees’ Meeting** | Omega/Emerson | 7:00 PM |