

Highland Park Community Council Board Meeting
May 2, 2019
Union Project

In attendance:

*Betsy Rogerson
Karin Manovich
Mac Lynch
Monica Watt
Stephanie Walsh
Sam Albano
Glen Schultz
Justin Sandherr
Dave Grasso*

Absent:

*Christine Adams
Dave Atkinson
Mary Beth Green
Paul Miller*

Proceedings:

Call to Order:

The meeting was called to order at 7:08 P.M.

Board Elections

The Annual Meeting will take place on June 20th. Elections need to occur at the meeting. There are open Director positions: President and Secretary. Stephanie plans to run for President. Monica is interested in going back on the board. Discussed potential candidates for Secretary and Vice President. Karin interested in going back on board or serving in some other non-Secretary role. Will put out a call on the listserv, Facebook, and an article will appear in May newsletter.

Earth Day Clean-Up.....Justin Sandherr

8-10 bags of trash collected with great participation by children. Will participate in the City's Garbage Olympics later in the summer.

Lawsuit Update.....Monica Watt

Negotiating terms with SubOxone Clinic. Added the clean-up of property. Business is meeting terms so far.

Finance Committee.....Glen Schultz/Mac Lynch

Glen distributed the proposed budget and reviewed each line item and identified the reasons for changes from the 2018 Budget. Total expenses are at \$26,600, with Income at \$19,900 with an \$8,600 deficit.

Motion: To accept the proposed budget as amended (with \$1,100 for Bryant Street Festival income).

Motion by: Monica Watt. Seconded by: Stephanie Walsh

Motion Passed unanimously.

Spring Fling.....Stephanie Walsh

Four hours. First part for kids; second part for adults with beer tasting. Live music, door prizes, trivia, kids games, contests, donated food from Bryant Street Market and Food Glorious Food, book signing. Board members asked to take shifts and distribute flyers.

Negley Run Grant.....Stephanie Walsh

Donation of \$2,000 has been offered to the HPCC in thanks for Stephanie's work on the project.

Girls Hope.....Monica Watt/Stephanie Walsh

Stephanie provided zoning information (attached) from HPCC's attorney David Toal regarding the

legal avenues that Girls Hope could use to locate a boys home in Highland Park.

SWOT Analysis Update.....Stephanie Walsh
Stephanie provided a summary of the March meeting SWOT Analysis exercise (attached). Survey participation has been low. Will push out via NextDoor, website, and Facebook to increase participation.

Membership.....Stephanie Walsh
Stephanie hopes to have Neon up and running in June.

Welcome Sign Damage.....Monica Watt
Stanton and Highland "Welcome to Highland Park" sign damaged in car accident and was subsequently stolen. Paul checking on HPCC insurance for replacement of sign. Monica to check insurance of drivers involved in accident to see if they can cover the replacement cost.

Investments.....Glen Scholtz
Paul will talk to James Bish and ask for a full board presentation on June 27th for investing an additional \$15,000 from the checking account. Ask him to spin out \$1,500 each year to fund events.

The meeting was adjourned at 8:45 PM.

The next board meeting is scheduled for June 27, 2019 at 7:00 PM at Stephanie's house(1315 N. Sheridan St.)

May 2, 2019

HPCC FY 2019 Proposed Budget

	FY 2019 Proposed Expense	FY 2019 Proposed Income
Administration	\$3,000	\$0
Beautification	\$ 100	\$0
Bryant Street Festival	\$3,500	\$1,000 1,500
Children's	\$ 600	\$0
Education	\$ 500	\$0
House Tour	\$4,500	\$4,500
Marathon	\$1,200	\$ 600
Membership/CRM	\$2,100	\$7,000
Newsletter	\$3,600	\$1,500
Public Safety	\$2,500	\$0
Reservoir of Jazz	\$ 500	\$3,300
Special Events	\$3,700	\$0
Web Site	\$ 950	\$0
Welcoming	\$ 150	\$0
Yard Sale	\$1,200	\$1,900
Zoning	\$ 500	\$0
TOTAL	\$28,600	\$19,900

Notes from Stephanie's conversation with David Toal on Girls Hope proposal & zoning

May 2, 2019

DISCLAIMER: These notes are based on my best understanding of what David explained to me today. I may have misunderstood or unintentionally misrepresented what he said. Also, he did not have time to do a thorough and complete review of the codes or Girls Hope's proposal, so it's possible that with more time and research, he could amend what he said. Therefore, this information is intended to be informative but not conclusive.

There are Three Ways Girls Hope could locate in Highland Park:

1. **Claim to be a "Community Home" for the Disabled**

- Community Homes for the Disabled are allowed residential uses in HP zoning districts. No hearing or use variance would be required.
- A Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. In this context "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h). The definition is as follows:
 - i. (1) a physical or mental impairment which substantially limits one or more of such person's major life activities,
 - ii. (2) a record of having such an impairment, or
 - iii. (3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
- An organization could make this claim and receive its occupancy permit without the Zoning Board verifying whether the residents are disabled. If that happens, neighbors would have 30 days to appeal the decision with the Zoning Board.
- If approved, as residents move in and out over time, there is no enforcement mechanism to ensure that they continue to serve disabled residents.
- Dormitories, Fraternities, and Sororities are not permitted uses in HP zoning districts.

2. Locate in an RM zone as a "Multi-suite Residence"

- Multi-Suite Residence means a building or portion thereof, containing rooms rented as sleeping or living quarters, without private kitchens and with or without private bathrooms. Lodging or meals or both are provided for compensation on a weekly or monthly basis. This provision stems from what were traditionally known as "boarding houses".
- David does not believe that there are any RM zones (multi-family) in HP, but when I looked at the zoning map, it seemed that there is a small area. If there are such zones in HP, Girls Hope could acquire a property there and operate as a multi-suite residence with no hearing or use variance required.

3. Apply for a use variance

- Use variances are site specific. It is not possible to get an umbrella permit for a certain type of variance that would apply to an entire neighborhood.
- They could sign a purchase agreement for a property with a clause saying that the sale is provisional based on approval of a use variance. This is a standard provision for developers.
- Neighboring property owners would be notified and there would be a hearing before the zoning board to determine if the variance should be granted.

Infrastructure		Activities & Community Building		Beautification		Health & Safety		HPCC Connectivity		HPCC Membership Engagmt	
Points	Element	Points	Element	Points	Element	Points	Element	Points	Element	Points	Element
33	Advocate to fix crumbling infrastructure	28	Adult Social Activities	22	All Bryant St.	16	Trash	31	All Connectivity	13	Engage members more
25	Affordable Housing		Adult Activities (5)		Bryant St. (12)		Recycling/Refuse (9)		General (9)	7	Rethink newsletter
	New Affordable Housing (13)		Love Your Home (5)		Euclid/Bryant vacant lot (10)		Neighborhood cleanups (7)		Parks	2	Branding & marketing
	Mnt of Affordable Housing (12)		Culture and Diversity (5)	15	Tree Coverage	12	Safe Streets		Conservancy (1)		
6	Access to Farmhouse		Adult Sports (2)	4	Neighborhood Decorative Lighting		Traffic calming (7)		Public Works (2)		
12	Parking		Book Club (2)				Pedestrian safety (5)		Port Authority (6)		
			Open Mic Night (1)				Crime		HP Merchants (2)		
			Garden Club (1)				Overgrown sidewalks		City Council (4)		
			Social Events (7)				Rodent control		Adjoining neighborhoods (7)		
		12	Children's Activities								
		10	Kids Sports								
			Children's Sports (6)								
			Morningside Sports (4)								
		6	Digital Community Building								
76		56		41		34		31		22	

Summary by Category		
% Points	Points	Category
29%	76	Infrastructure
22%	56	Activities & Community Building
16%	41	Beautification
13%	34	Health & Safety
12%	31	HPCC Connectivity
8%	22	HPCC Membership Engagmt
	260	Total Points

Summary by Element		
% Points	Points	Category
13%	33	Advocate to fix crumbling infrastructure
12%	31	All Connectivity
11%	28	Adult Social Activities
10%	25	Affordable Housing
8%	22	All Bryant St.
6%	16	Trash
6%	15	Tree Coverage
5%	13	Engage members more
5%	12	Parking
5%	12	Children's Activities
5%	12	Safe Streets
4%	10	Kids Sports
3%	7	Rethink newsletter
2%	6	Access to Farmhouse
2%	6	Digital Community Building
2%	4	Neighborhood Decorative Lighting
1%	3	Crime
1%	2	Overgrown sidewalks
1%	2	Branding & marketing
0%	1	Rodent control