College Hill Partnership Board of Directors Meeting Minutes

January 8, 2018

CHP Office, 2:30 PM

X = present

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| --- | --- | --- | --- |
| x | Andy Fuchtman, President, At-Large | x | Kamyar Enshayan, At-Large, Vice President |
| x | Kathryn Sogard, CHP Coordinator | x | Doug Johnson, Treasurer, At-Large |
| x | Becky Hawbaker, Secretary, Resident |  | Alex Funke, At-Large |
| x | Chris Martin, Resident |  | \_\_\_\_\_\_\_\_\_, UNI Student Government |
| x | Ryan Kreiner, Landlord |  | Mike Hayes Ex-Officio City Liaison |
| x | Chris Wernimont, Landlord | x | Kim Heffernan-Moss Ex-Officio UNI |
|  | Andrea Geary, Business | x | Mary-Sue Bartlett Ex-Officio CHAF |
|  | Barb Schilf, Business |  | Carol Lily, Ex-Officio, Main Street |
|  | Cary Darrah Ex-Officio, Cedar Valley Alliance |  |  |
| x | Vaughn Griffin Ex-Officio Master Gardner/Hill Beautification |  |  |

Other Guests: Iris Lehman (city staff), Shane Graham (city staff), Brian Sires (landlord), Rob Green (City Council), Jeannette Geisler (landlord and CHP Design Committee, Kara Bigelow Baker and Christy (Razor’s Edge). Pat Kinney (Courier) Annette Heninger, Matt Good (property owner), Aaron Carolan

1. Call to order: The meeting was called to order at about 2:30.
2. Approval of minutes – The December 2017 minutes were approved with no changes.
3. New Business including:
   1. 22nd & College Street Mixed-use Project:

Fuchtman noted that the many guests in attendance today are welcome to share their concerns on this project, but also clarified that CHP has already communicated concerns about parking with this project to the city. CHP does not “approve” projects and further comments may be more appropriate for the P&Z meeting on Wednesday. Wernimont reinforced his strong concerns about the lack of parking in this project and equity issues for developers of earlier projects who were required to provide a parking spot for every bedroom in their units. Kruse asked city staff to explain why the project was deemed principal use commercial, which comes with a lower parking standard. Graham replied that the city looked at ground floor majority use. Sires asked if the city has seen a project of this scale of residential units seeking to be zoned principal usage commercial. Graham said the city has not seen this kind of project especially in the College Hill Overlay and that the policy of looking only at ground floor use may need reconsideration. Wernimont suggested that until that “loophole” has been closed, a moratorium should be put in place for large-scale projects. Bigelow Baker spoke about the negative impact on the Razor’s Edge in terms of available parking after the Urban Flats development opened. She also stated that Urban Flats was approved with erroneous information about UNI overnight parking. She also noted that UNI has sold more than 9000 parking permits out of a total enrollment of about 11,000, so the claim that less than 30% of students own cars is a claim that is difficult to believe.

**Wernimont: moved “To disapprove the project.” No second.**

**Enshayan/Wernimont moved “To draft a letter communicating strong concerns about parking and direct the city to work with the developer to resolve the parking issue in an equitable way.” The motion passed.**

**Wernimont/Enshayan moved “To include in the same letter a note of concern regarding the height and scale of the project and how it fits in the character of the neighborhood.” The motion passed.**

**Hawbaker/Wernimont moved : “To ask the city to delay approving the project until more information has been analyzed about the impact on parking and business resulting from the Urban Flats project and to re-examine the policy of defining principal residential use or commercial use based on first floor use in a multi-story project. The motion passed 5 to 2.**

* 1. Design Committee Review/Recommendation Letter to City Submission:
     1. 2128 College Street Site Plan (Bani’s drive through):

**Martin/Enshayan moved “To approved and send the letter drafted by the Design Committee. The motion passed.”**

* 1. Executive Committee Recommendations: The Committee met to discuss issues related to membership in CHP and on the Board, proposed changes include:
     1. Membership: Friends of Hill: Any member of the public can support CHP by being a “Friend of the Hill” for a nominal donation.
     2. Board Elections/ Applications/ Nominations: To shift to the process used by Community Main Street of seeking nominations and then having the CHP Board to vote on representatives rather than all those at the Annual Meeting.
     3. Development of Board Member Duties, Responsibilities, and Commitment documents
     4. Change duration of board members terms from two years to three

**Martin/Johnson moved to approve the proposed changes and to draft them into changes that will be proposed to the bylaws at the annual meeting this year. The motion passed.**

* 1. Facade Grant Monies: Opportunity to continue offering through Economic Development Monies/Grant. Lehman suggested that CHP seek Economic Development Grant Funds for the Façade Improvement Grants. CHP would then be in charge of developing guidelines and procedures for awarding the funds, which could also be used for larger projects than the previous grants allowed. The Board thanked Lehman for a creative solution.

1. Updated Business including:
2. Street Banners:  New Design: Many of the banners are in poor repair. The Board discussed whether to pursue a new design. The consensus was to ask Dave Schacterle from Signs and Designs to create a new design.
3. Reports of the Executive Officers
   1. President - Andy Fuchtman discussed conversations he has had with Carol Lilly about extending the Cedar Falls Movies to include regular movies in Seerley Park. He also asked that CHP increase the stipend paid to Kenny for clean up on the Hill from $50 per week to $70.

**Johnson/Enshayan moved to approve the increase but to re-examine this in the summer for next year**. The motion passed.

* 1. Financial Officer - Doug Johnson – Johnson distributed a financial report. There were no questions.

1. Reports of Executive Director (written and verbal report): Sogard distributed cookies to Hill Business Owners over the holidays. She has drafted a Business Improvement Survey that will help us to determine what they most need and want from CHP.
   1. Beautification: Griffin reported that his group is working with the Public Art Committee to work on beautification of Pettersen Plaza. They are also talking with surrounding businesses for partnership ideas.
2. Committee Progress: No reports due to time.
3. Adjourn: The meeting was adjourned at 3:35.

Next meeting will be Monday, February 12th at 2:30pm at TBD.