

**January 12, 2012  
ECCO Board Meeting  
Ann Bleed - President**

**Call to Order:** 7:05 pm, January 12<sup>th</sup>, 2012

**Roll Call:** Mary Eisenhart, Tom Madsen, Richard Leiter, Cindy Stuefer-Powell, Richard Voeltz, Rebecca Carr, Ann Bleed, Brian Striman, Roy Maurer, Patti Pierson (via phone), Gary Gerkin

New Board Members in attendance: Tom Madsen

Tom Madsen gave a brief introduction of his family's history in the ECCO neighborhood. His father started Madsen Furniture which then became Madsen's Bowling and Billiards 48 years later. He presently resides at 4111 Dudley.

**Change in Agenda:** New Business will be conducted first, in order to accommodate our guest, Brad Bryan from City Impact.

Brad Bryan spoke to us concerning a new venture that will be going to the planning commission this month. His introduction included his personal history from graduating from UNL in 1987 as a gymnast on two national teams and obtaining a business degree. His inspiration to work mentoring children began when he started helping two children whose father returned to Nigeria. Two children in need became ten children in need and it eventually helped him decide to form a 501(c)(3) and form City Impact to work with Lincoln's children. Brad lives in the Malone neighborhood at 25<sup>th</sup> and U Streets.

City Impact is awaiting approval of a pending grant to complete the project. The building currently occupied by the Kamterter Company would be removed and replaced by this project. The Community Unit Plan would include affordable, rent-to-own family homes, including townhomes with 4 units; most units would be 4-5 bedroom homes. There will be one handicap-accessible home included in the CUP. Rent would range from \$670-720 monthly. Part of the rent would be placed in an equity fund over 15 years, to fund the purchase of the townhome by the family. The project Brad described is "Phase 1"; there is a 2-year contract to expand the project after that period, if certain goals are met.

City Impact has grown to the point that they are in the process of designing a building complex involving a community adult center and a community unit plan next to Peter Pan Park. BVH architects are working with City Impact to purchase land from the Kingery Bros., and work out park facilities with Lynn Johnson from City Parks and Recreation. They will be presenting their plan to the City Planning Commission on Jan. 25<sup>th</sup>, 2012. Brad requested our support in either letter or presence at the planning meeting, as they hope to break ground in April or May of 2012.

Questions:

R. Carr asked if a light or crosswalk would be installed? Ann Bleed suggested that Brad bring up the need for a crosswalk/light when he meets with the Planning Commission, to get this on their "radar".  
Note: It is the only MoPac crossing of a major arterial without a light.

M. Eisenhart asked; if the rent for the housing is low and people want to stay for 15 years, what are the qualifications for the renters?

Brad replied that the qualifying income would be 60% below median poverty income level. If people decide to move from the housing unit, their equity will go with them in order to purchase another home. He hopes to work with Neighborworks to help with the purchase of other neighborhood homes, if that is what the family chooses.

M. Eisenhart asks if we could scan his architectural drawings onto our website? Brad replied that he would like to keep it quiet until after the meeting with the City Planning Commission.

A. Bleed agreed not to have the information up on our website until after the project was placed before the Planning Commission at January 25<sup>th</sup> meeting. At that point, it would become public record.

Brad stated that this is a 4 million dollar build and that they have 2 million raised.

## **End of New Business**

## **Review and Approval of Minutes of November 11, 2011 and December 8, 2011 Meetings of the Board.**

M. Eisenhart presented changes to the December 8, 2011 minutes, which were approved. C. Stuefer-Powell made a comment that the M. Eisenhart's changes were made on an older draft, not on the unapproved draft on the website.

Minutes of the November 11, 2011 were approved.

## **Review and Approval of the Treasurers Report**

Roy Maurer reported that ECCO has \$2,146.47 in Savings, and \$4050.57 in Checking.

- \*He has received the membership list and forms from C. Stuefer-Powell, and he has updated the list.

- \*He has 69 households and 2 businesses paid at the October Annual Meeting.

R. Leiter sent a list and checks to C. Stuefer-Powell, which she said that she deposited and gave the list information to R. Maurer.

- \*R. Maurer stated that we are not a 501(c)(3), but a community organization. M. Eisenhart explained that that referred to a charity organization rather than a community organization. R. Maurer stated that although we have filed our appropriate paperwork, because we had over half of a turnover of the board, we should refile.

R. Carr moved to approve the Treasurer's report and M. Eisenhart seconded the motion.

## **President's Report**

President's report will be attached.

## **Committee Reports**

**Communications** – Brian Striman

Work on a Google instruction sheet

- \*R. Leiter will invite Wendy Leiter into the Google group and she could work on it.

- \*R. Leiter will send out a CXV file which can be changed and divided out.
- \*R. Leiter will call B. Striman concerning the changes.

**Membership – Mary Eisenhart**  
Membership report will be attached.

**Special Events – Wes Trout**  
Wes Trout was unable to come to meeting.

**Yard of the Month - Rebecca Carr**  
Sign has been picked up and is stored until further notice

**Historic Preservation – Mary Eisenhart**  
Historic Preservation report will be attached.

## **End of Committee Reports**

### **Old Business**

**Google Docs –** Already discussed during Brian’s Communication Report.

**Neighborhood Watch – R. Voeltz**  
R. Voeltz has researched the 1-2-3 community plan, which involves talking to interested neighbors and then organizing a meeting with the Community Relations Unit of Lincoln Police Department where the ECCO board would be invited. Neighborhood Watch is up to individual organizers to work with the people in their area. R. Voeltz would like to write an article for the spring newsletter. A. Bleed charged the board to think about what else we can do. R. Voeltz suggested organizing a Neighborhood night out the first Tuesday in August. R. Maurer suggested that W. Trout work with R. Voeltz with the special event. M. Eisenhart asked if there were anything else committee chairs could do?

**Communication with University and Wyuka**  
A. Bleed said that she had not talked with Wyuka, yet.

### **Board Policies:**

**Conflict of Interest –** Corrections made and policy discussed. M. Eisenhart made motion to accept policy and R. Carr seconded.

**Harassment -** Policy discussed and tabled for the next meeting.

**Records Retention –** Policy discussed and tabled for the next meeting.

**Speaking on behalf of the Board –** Policy discussed and changes made. M. Eisenhart made motion to accept policy and C. Stuefer-Powell seconded.

### **Insurance Policy for the Board**

Insurance policy will be placed under new business for the next meeting.

### **Additional New Business**

Ann Bleed brought up one last item that we needed to have a motion to support the City Impact project at the upcoming Planning Commission meeting. The motion was made by Mary Eisenhart, seconded by Ann Bleed, and passed unanimously. Ann will prepare a document to present, and speak on behalf of ECCO at the meeting January 25.

**Next Meeting – February 9<sup>th</sup>, 2012 at 7:00 pm in Warren United Methodist Church**

**Meeting Adjourned at 8:45 pm**

With a Thank you to M. Eisenhart for allowing me to utilized her feisty laptop these minutes are respectively submitted by C. Stuefer-Powell