

ECCO Board Minutes
Feb. 9th, 2012
7pm Warren Church

Board Members Present: A. Bleed, R. Maurer, R. Leiter, M. Eisenhart (via phone), B. Striman, and Brian Wirth (representing Farmhouse Fraternity in the absence of Matt Pertinger).

Guests: Jordan Berger (from WRK real estate owner/developer company), Rick and Lisa Sutton (guests), and Danielle Shea (new board member pending approval this meeting).

Brian S. volunteered to take minutes for Cindy who couldn't be at the meeting.

Introduction of Potential New Board Member Danielle Shea – 1420 N 44th St, Lab Manager, School of Biological Sciences, UNL. Danielle S. was approved to be added as a new board member. Rich Leiter will add Danielle to the eccogroups gmail group.

Board member Wes Trout is resigning from the board and will try to get a nominee replacement.

Ann Bleed indicated that guest Jordan Berger would give an update on the AGR house project and a presentation RE the Valentino's site redevelopment project.

- The **AGR house project** is full steam ahead with June 1st as beginning demolition of existing structure.
- Jordan gave a 45 minute presentation regarding **Val's site redevelopment project**. Val's business will not move from the block, but wants to relocate east on the other side of 35th, to undergo complete redevelopment, also wanting to remain serviceable throughout the project. WRK has purchased as many structures as possible on the block, including the 6-plex on the west side of Valentino's. Some of the land will be shared ownership with the City. WRK would have Val's be a "condo situation" – they would own their space in the building, while others would rent from WRK. Closing of 35th street is encouraged by ECCO and Jordon will bring that desire back to WRK corporate. Types and design elements for the structures have not been worked out in any way yet. Concepts include two 3-story structures with small business coffee shops, special restaurants, and other student-oriented businesses; with apartment living dwellings above. The design and construction would be sensitive to being close to an historic residential area to include trees and bushes as hiding and highlight features. Rough cost estimate is 3.5 million for each of the 2 parcels. Jordon did not have square footage available. Project would require TIF (tax increment financing) to make it work. The project would also include an allotment of money for general beautification of Idylwild. The area would have to be assessed as to "blight" status, but emphasizing that the term "blight" is not to be thought in its narrowest definition of run down. The project is on the Mayor's desk waiting for feedback, and work on a P.U.D. Lincoln is very specific as opposed to Omaha, in the use of the money provided. The project is

looking at a fast-track very tight time frame with being near the same times as the AGR project. Jordon emphasized to keep contacting him for questions, ideas and comments about the project. UNL is aware of this project's conceptual stage and supports it. Mary E. said that it's critical that WRK keep the neighborhoods in the various stages of the project, and that it's very important for perimeter construction around the East Campus area be well thought-out with a vision that enhances the area and not be commercial structures thrown up quickly for commercial enterprises like more gas stations. Richard Sutton mentioned that if part of the open space were publicly owned, this might be a help in making the project more acceptable; also a suggestion that some of the adjacent property owners be made partners in the overall venture. Roy M. asked how the project would look – even if final drawings had not been created – would it fit in with the overall historic quality of the neighborhood? Jordon indicated that WRK wishes to be sensitive to the overall integrity of the Historic District and neighborhood in general.

Minutes. Approval of last month's minutes was made with 2 minor corrections.

Treasurer's report. Nothing new since last month. Rich will work with Roy to get access to the account for online transactions and to access financial data. Roy has begun a spreadsheet with membership and payment information but with information not easily available it will take time. Roy would like to develop a general budget and will contact Cindy Loop about costs for events, newsletters, and other expenses to help plan for ECCO activities and potential projects.

President's report. Ann reviewed her printed report. The report is available on the website. She included the additional note of having arranged for the WRK presentation to the Board at this meeting.

Committee Reports

- **Communications.** Brian S. reported that the website is going strong, and that attention needs to turn to the ECCO newsletter. It was decided that the newsletter would be one page with critical information only on it: the website address, the upcoming cleaning day in conjunction with UNL's "Big Event" day on April 21st, plus info on the Easter Egg hunt sponsored by the East Campus Starrs, and the 4th of July parade; also will have a membership form on the back half with a calendar of events on the other back half. Brian will contact Cindy S-P about the newsletter. It will be distributed as in the past with ECCO volunteers to take assigned areas of ECCO and hand deliver them on March 31st. Due to cost, the "newsletter/flyer" will not be mailed. Brian will make the prototype after consulting with Cindy S-P and will email it to Ann B., and then to the Board for approval. The draft should be done by March 20th. Brian will find out how many copies to be made and go to a copy store to have copies made and folded (maybe Office Depot). ---- Yard signs will be made, about 10 and Brian will find a printer to do them with costs and will bring that information to the March board meeting for discussion.

- **Membership.** Mary E. reported that she will get together with Patti to put together a strategy to help them in their goal to add 40 new ECCO members.
- **Activities.** There was none. Wes Trout who was Chair is moving so has resigned from the board and the committee. Cindy S-P has volunteered to provide leadership regarding the annual ECCO spring clean up event.
- **Yard of the Month.** Nothing new to report.
- **Historic Preservation.** Mary E. said that they are waiting for reports to come in regarding the Val's site redevelopment project, and the Parking Initiative group.

Old Business

- **Policies**
 - ✓ **Speaking on behalf of the organization policy** was approved earlier.
 - ✓ **Conflict of interest policy** was reviewed, discussed and approved.
 - ✓ **No-harassment policy** was reviewed, discussed and approved.
 - ✓ **Records retention and destruction policy** was reviewed, discussed and approved with amendment language concerning the website and webmaster being responsible for the same treatment of those documents online, just as is stated in the policy for non-website documents.
- There was discussion about all the **boxes of unorganized documents and papers** regarding ECCO. Ann will talk with a few people who might know the whereabouts of the boxes and get them all together, then later this early spring having a Saturday (or other designated day) morning or afternoon "ECCO documents organization get-together" with board members to sort and make disposition decisions on these documents.
- **Change of zoning for fraternities and sororities.** Wording to be revised – Ann B. to advise us when this is finalized.

New Business - none

There being no further business, the meeting was adjourned by President Ann Bleed.