

University Heights Association
Minutes
Thursday, March 2, 2023
6:30 p.m at 113 Vassar, SE and on zoom

I. Preliminary Items

- A. Call to order – President Mandy Warr called the meeting to order at 6:33 pm.
- B. Introductions – Mandy Warr, Delilah Montoya, Sherry Smith, Christine Boerner, Margie Trosterud (on zoom), Gene Trosterud (on zoom), and Don Hancock. Absent are Marlene Brown, Peggy Neff, and Forest Danford.

II. The Parador at Silver and Yale – Jay Rembe and Allen Lewis

Jay and Allen described the planning for the new building on the existing parking lot on the southwest corner of Silver and Yale. They decided not to do commercial on Yale, as they do in other areas. The Parador is an all-electric project oriented on Silver for 20 one-bedroom units (650 to 700 square feet and around \$1,200 per month) in a three-story building with 18 parking spaces in the middle, with entrance off Silver and exit off the alley. They are meeting the IDO zone requirements. There will not be an on-site manager, but they have the on-site manager from the Bricklight. They are going for an MRA bond, and they did the financing six months. They hope to start construction in the summer.

III. Additional Preliminary Items

- A. Approval of agenda – Approved.
- B. Approval of minutes of February 2, 2023 meeting – Approved.
- C. Next meetings – Thursday, April 6 at 6:30 at Remedy Day Spa: Thursday, May 4 at 6:30 at Remedy Day Spa.
- D. Open Forum – Sherry asks about the new building at the Manny’s location. No one knows for sure.

IV. Action/followup items

- A. Lead and Coal & Mayor’s Working Group – Five people for Nob Hill and Sherry and Don met on Sunday, February 19 to discuss the NAs reactions to the City’s summary response spreadsheet of the Road Safety Audit (RSA) recommendations. Agreed that we wanted to push forward on the top three findings and recommendations from the RSA. We also agreed to propose a meeting on Rest in Red (RiR) for March 14 to be hosted by Nob Hill in which City officials would explain RiR and answer questions. Greg Weirs from Nob Hill agreed to do a presentation of the Nob Hill/UHA proposals, which emphasize doing the “consolidated study” of 25 mph, one-lane, and other issues, with the Working Group helping define the scope of the contract and to have an ongoing advisory group during that study. Greg did make that presentation at the February 22 working group meeting. Subsequently, the city agreed to the March 14 meeting and confirmed that the \$300K of state funding can be used to fund the study. The NAs (and Brigade) have also established a regular meeting time on the second Sunday before Working Group meetings to discuss agenda and other matters.
- B. University Metropolitan Redevelopment Area Plan/Business Improvement District (BID) – Next CUBED meeting is to be scheduled and Omega Delgado will bring the list of property

owners in the area so that some targeting can be done of likely businesses to get to the 51 percent for the BID.

C. Zoning – 305 Girard SE zone change was voted on by the EPC on February 16, but there was a 3-3 vote; they are continuing the request to the March 16 meeting so that (presumably) all members can vote and make a final decision.

D. Neighborhood Sign – Gene had a response from Sean Foran in Councilor Davis’s office. The bollards on Coal by Smith’s have been ordered but it’s unclear when they will be fixed.

E. District 6 Coalition – March 21 is the next zoom meeting.

F. Communications – Mandy has been adding people to the mailchimp list.

G. Spring cleanup – Sherry will check with the City about June 3 or June 10.

V. Officer’s Reports

A. President – Nothing further.

B. Vice-President – Not present.

C. Secretary/Treasurer – CD interest of \$0.82 and savings interest of \$0.28. Savings balance is \$2,398.85. \$5,000 CD renewed until April 29, 2023.

VI. Adjournment – 7:51 pm.