

## Minutes

### Friends of the Gold Coast/Hamburg Homeowners Association Joint Meeting

Wednesday, September 19, 2001

Present:

Gordon Muller, Troy & Beverly Smith, Dennis LaRoque, John Smith, Duc Nguyen, Rob Wamer, Bill Boom, Terry Gentz, Mike Tollenaer, Sara & Steve Bartholomew, William Rogers, Christina Bucksbaum, Susan and Alan Hayes, Roy Fonin, Cindy Grayburn, PJ Slobojan, Harry Thoman, Kim Dickerson, Anne Caldwell, Marion Meginnis, Karen Miranda, Monica Smith, Jay Smith

Report on House Tour: William Rogers reported a successful house tour despite the rain. We had 551 people and were pleased. There was a lot of effort put out in the media to make sure the word got out. Everybody seemed happy. The owners were happy; were concerned about mud tracking in.

Christina Bucksbaum passed around a sample copy of the tour brochure that served as the ticket. Christina served as the treasurer for the tour. Houses were canvassed on an hourly basis. She announced that we raised \$4,625. She thanked everyone who participated in the tour.

Gordon Muller, President of Friends of the Gold Coast, said that one of the things that the Tour committee had talked about was having one organization. The goal of the tour was to see if we could work together. Gordon said he was in favor of one organization. Jack Haberman, President of Hamburg Homeowners Association said that at the last Hamburg meeting he was elected President, and his goal was to support the neighborhood and have one organization. He said there is lots for us to do together.

Gordon asked that we keep all the comments positive, stay non-judgemental about what others say. He said he hoped we didn't have to go back and revisit all that was in the past.

Harry Thoman said he thought it was a great idea. He's been in the Hamburg District for two years; he feels we've lost communication. There is a core group that stays together. If we combine the organization, we can communicate to all. He would be more involved if he were included in communications.

Troy and Beverly Smith said that they have never chosen either one because they have friends of both. Beverly said that they don't know the history and don't really want to know. They would like one group. Steve Bartholomew said he didn't understand why there were two and asked if there liabilities that one might inherit from another group.

Gordon said he and Jack would suggest that a group of six or eight would sit down and go through all of the potential issues and then we would sit down together and go through whatever issues are there. The group would look at by-laws, financial obligations, properties, etc., in the report.

Monica said that we are talking about two different groups, but there is a third constituency as well--people who have joined neither group. Those folks should be included as well.

William agreed that there is much common ground. Both groups might have to compromise a bit, but there is a lot of common ground.

Jack asked if the committee should try to set the new goals. William said he believed that should be a separate committee once we understand our situation.

Rob Wamer said he and Teresa could never imagine he would be sitting here tonight talking about joining together.

Steve Bartholomew asked if there was a different geographical area for each group. Gordon said that he believed that the boundaries used for both groups are bounded by the Hamburg. There is also a local historic district which is a smaller geographic area. But he felt that the boundaries would be the Hamburg Historic District. Generally it's 5 to 9, Ripley to Vine, with some variations for alleys, etc.

Boundaries would be one of the issues that would have to be spelled out.

Dennis LaRoque asked if it would be necessary for both groups to meet separately before this proceeds..

Bill Boom said that the organization started as both the Hamburg Historic District and Friends of the Gold Coast. He said he thinks it would be wonderful while this committee is meeting, that the groups meet together because that helps people form bonds.

Jack said we have participated in activities for both organizations. He thinks it has become a moot point, but the formalities need to be observed at some point.

Gordon said he gets the feeling that people would like to move forward with the creation of a new group. He would like to see us begin working together on other projects. Gordon asked for volunteers willing to work on the organizational structures.

Jack said he would like to set a time as well so that the work moves forward. He suggested a month's work.

Dennis suggested that part of the money from the tour might be used for lawyer fees if necessary. William said that he would support the groups meeting together. He felt this would help discourage any hidden agendas.

Gordon said that that was a workable plan and perhaps we could set another meeting to get a report in process.

Troy said as an independent, he wouldn't mind serving on the committee, but he would hope there was a lawyer in the neighborhood. There are lawyers in the neighborhood.

Beverly suggested that officers who might have a history of what the obligations are might be a valuable part of the committee.

Terry said there is a lot of work to be done. He doesn't feel a passion for one or the other.

Monica said she served on the houstour committee and would serve on this committee, but would prefer that there were some time parameters.

The committee that was formed to look at the issues and obligations for each organization is:

Troy Smith-Independent

Harry Thoman-Hamburg

Monica Smith-Hamburg/Gold Coast

Gordon Muller-Gold Coast

Jack Haberman-Hamburg

Rob Wamer-Hamburg

Ann Corbi-Gold Coast

The committee will hold its first meeting on Sunday, September 23rd at 6PM at 519 West 8th St.

The group will meet as a whole on Sunday, October 14th, 6PM, at Dennis LaRoque's Community Center at 529 Western for a progress report from the committee. We will send flyers out to the neighborhood prior to that meeting.

Gordon asked the group for a wish list of goals a joint organization might accomplish:

-Monica suggested an oral history project of people who grew up in the neighborhood. These people are dying. Her vision is to establish an archive of masters.

-Anne would like to see the Brown Street right of way an attractive way to get through the neighborhood. She feels that keeping those pathways to the river keeps us a coast.

-Rob suggested replacement of the lights at Gateway Park.

-Christina said many of the neighborhoods in Minneapolis created speed humps rather than speed bumps that required motorists to slow down. There seems to be a lot of speeding fast cars.

-PJ said the railing on the Western Street steps is in poor shape and the caution signs are ugly at the top.

Perhaps there's a more attractive way to alert people. She also mentioned there is a planned work day on Saturday morning on Gold Coast park. It begins at 9AM.

-Dennis said he would like Ripley steps redone.

-Mike said that there were also semis coming up and down that are damaging the steps and taking out telephone poles.

-John mentioned that there are roundabouts in Minneapolis that slow down traffic.

-Ann said that the gazebo was designed to have a stone in the center. Perhaps when the groups are joined, this might be a symbolic gesture.

- Troy says he needs to be a large effort in how to secure funds for the organization. Troy feels the alleyways have been damaged. He said that in many areas, large trucks are not permitted in alleyways.
- Anne said that she would like to see one service servicing the neighborhood. She said we should eliminate the dumpsters. The city use to not permit any pickup except in an alley. The trucks are a detriment to our streets.
- Troy said it is a city requirement right now.
- Anne said this might be interested in other neighborhood.
- Marion said that she would like to see our group be involved in a coalition with other neighborhood groups.
- Rob said that we should think about the impact of the Centennial Bridge losing its tolls and make an attractive entranceway to our neighborhood.
- Allan said that many trees have been put out on the boulevard. He'd like to see that happen again.
- Troy said that there are some overgrown empty lots that were filled with garbage. Would like to make sure that those lots stay cleaned up.
- Anne said she would love to get rid of billboards in our neighborhood. Maybe we can use our leverage as an historic district. Rob said that the one on Gaines and 5th can't be made any larger.
- Jack said he would like to know all his neighbors, not just homeowners, but everyone.
- Gordon suggested a neighborhood directory.
- Jack said he would like for everyone to work with the Historic Commission.
- Rob said that once we are together, he would like for us to get new banners.
- Jack asked Dennis to talk about the Center.
- Dennis said that he and Pam wanted to provide a safe place for kids in the neighborhood. Their vision is to have a safe place for children but also to provide a community center. There are a lot of things that center could be used for. They have received a lot of help from people all over the community. Currently, the painters' union will use it as training to float and paint the upstairs.
- Marion said she would like for us to think about turning the Jip Center into office space and get grants to restore it.
- Rob mentioned the Church at 6th and Warren that he has talked to someone about making an arts space. He would also like to see us push West and North.
- Terry would like a weed sweep a couple of weeks before the tour.
- Marion said that she would like to see the new group be considered a strong entity as the development of downtown

The group then began to discuss the River Renaissance project:

- Allan asked if we were in support of River Renaissance, should we get out in front of the issue and get some recognition for being in favor of it.
- Jay suggested we pass out flyers if we are in support of River Renaissance.
- Dennis said he felt we should go after this issue ferociously and support it.
- Anne said that Saturday at 9:30PM there is a sign pick up at the John Lewis Coffee Shop.
- Gordon suggested we ask them what else we could do to help.
- Bill says he thinks he knows who is organizing this.
- Rob suggested that we do a press release to the media about how well the home tour went.
- A Letter to editor was suggested

Contact to organizer to find out how we can help

Press release

Assist in passing out signs on Saturday, September 19th

PJ added that we also need to speak to individuals about getting to the polls

Ann suggested an Op-Ed piece to the Times.

We could also encourage all of our neighbors by leafleting or calling our neighbors about getting yard signs.

Gordon said they might be calling people who are registered to vote.

A motion was made and passed unanimously to:

- Issue a press release or an Op Ed piece in support of River Renaissance. William Rogers will write the piece and co-ordinate with Bill Boom. Anne suggested checking on Sunday Op Ed deadlines.

-Leafletting or encouraging our neighbors to allow signs supporting River Renaissance and getting to the polls to vote for the issue.

-Anne will speak to Mary Ellen Chamberlin about getting additional signs for the neighborhood.

William will write the letter or the Op-Ed piece and Bill will front it. Ann suggested finding out the deadline for the Sunday page.

Marion Meginnis

Secretary

Hamburg Homeowners Association

### **October 7, 2001**

#### **Minutes – Committee meeting of Gold Coast-Hamburg merger**

Committee meeting was convened at 6pm.

Attendance: Jack Haberman, Troy Smith, Gordon Muller, Anne Corbi, Monica Smith, Harry Thoman

Minutes from Oct 1, 2001 meeting approved with minor corrections.

As follow-up to last week's meeting, Jack met this past week with a number of knowledgeable individuals to explore possible options for dealing with the Jipp Center, including:

Mike Farris, Davenport Housing and Development Commission

Greg Hoover, Davenport Neighborhood Redevelopment

Brian Hombech, Rock Island Economic Growth

Numerous other neighborhood residents/members of Hamburg Homeowner's group.

Based on the above discussions, Jack reported that Jipp Center cannot be readily divested by Hamburg group, and therefore still poses a major obstacle to the eventual goal of merging the 2 neighborhood groups. Jack therefore proposed the best possible solution for the problem of Jipp ownership, as follows:

Work out a plan to establish a development group specifically for the stabilization and preservation of at-risk structures within the district, such as the Jipp Center. The mission, purpose, and activities of the development group would be distinct and separate from that of the newly merged neighborhood association, however we should anticipate and encourage that the 2 groups would have some shared membership and would mutually support each other's efforts. Whereas voting membership in the merged neighborhood association would be limited to historic district residents (with the possibility of non-voting membership open to non-residents), the development group would accept and encourage active voting membership from outside the district. Jack has received unequivocal broad-based support for this idea/plan from everyone he has spoken to about it.

Jack further reported that he will be attending this week's meeting (Tuesday) of the Davenport Historic Preservation Commission to get more input about possible options, and their recommendations for dealing with the Jipp Center.

Extensive discussion followed among the committee members about the merits and particulars of this proposed plan, and it was generally agreed that this may provide the best eventual solution under the circumstances. However further discussion and deliberation is needed to identify the best process for managing the transition from the current groups to the proposed future groups, and in clarifying the nature of the relationships between the 2 proposed future groups.

Harry Thoman presented to the committee an in-depth comparison of the current By-Laws of both existing neighborhood groups (Document 10-7-01-A). From this, Harry also did a comprehensive analysis and generated a set of recommended By-Laws for the proposed new merged neighborhood association (Doc 10-7-01-B).

The next meeting of this committee was set for Wed, Oct 10, 6 pm at Jack's house, and committee members will bring to that meeting: (1) their review of the By-Laws documents, identified points of concern, and suggested revisions, and (2) identification of procedural options for moving ahead with the plan to merge the neighborhood groups and establish separate development group, including pros and cons of various options.

Committee meeting was adjourned at 8 pm.

*Minutes submitted by Monica Smith*

### **October 10, 2001**

#### **Minutes – Committee meeting of Gold Coast-Hamburg merger**

Committee meeting was convened at 7pm.

Attendance: Jack Haberman, Troy Smith, Gordon Muller, Anne Corbi, Monica Smith, Rob Wamer

No objections raised to minutes from Oct 7, 2001 meeting (approval not explicitly sought or stated during Oct 10 meeting). Committee is requested to review/revise/approve Oct 7, 2001 minutes and to also review, suggest revisions, or convey approval of this set of Oct 10 meeting minutes, prior to neighborhood-as-whole meeting scheduled for Oct 14, 6:00 pm, after which this committee will have completed its charge and will be officially disbanded.

Jack Haberman reported that he and Harry Thoman attended the Tuesday meeting (Oct 9) of the Davenport Historic Preservation Commission. The Commission did not offer any additional suggestion or options for dealing with the Jipp Center.

Jack reiterated to this committee the consensus recommendation of the Hamburg Homeowners's Association to re-direct the mission and purpose of that existing recognized 501 c(3) organization to a new non-profit Redevelopment Group whose goals and activities would be complementary to, but not in conflict or competition with, the proposed new (merged) Neighborhood Association.

The Committee continued extensive discussion and listing of the "pros" and "cons" of the different approaches to achieving merger of the 2 neighborhood associations, as well as how best to present this information at the neighborhood-as-a-whole meeting this Sunday Oct 14. Monica will generate a summary table of comparison, including the "bottom-line" recommendation of the committee, and will disseminate the table to the committee for review, revision, and approval. This table will be presented during the Sunday Oct 14 report to the neighborhood.

Jack will ask Harry to provide a summary table comparing the bylaws of the 2 existing groups, also for presentation at the Sunday neighborhood meeting and also to facilitate the efforts of the (next) committee designated to develop and implement the plan for merger.

Committee was requested to meet at 5:30 on Sunday, just prior to the neighborhood-as-a-whole meeting scheduled for 6:00, in order to attend to last-minute details for the presentation and to finalize work of this committee.

Committee meeting was adjourned at 8:30 pm.

*Minutes submitted by Monica Smith*

## **Gold Coast and Hamburg Historic District Association Meeting**

**Sunday, November 18, 2001**

**6PM**

The Charles French House-529 Western Street

Present: Troy Smith, Steve Bartholomew, Karen Miranda, Sara Bartholomew, Jack Haberman, Gordon Muller, Harry Thoman, Ann Corbi, Marion Meginnis, PJ Slobojan, Terry Tuck, Linda Willarent, Mike Schroeder, Lu Ann Thoman, Monica Smith, Jay Crook, John Frueh, Harry Thoman, Terry Gentz, Mike Tollenaer

Gordon Muller called the meeting to order at 6:09PM. Everyone introduced themselves. Gordon asked if there were questions regarding the minutes of the October meeting. There were none.

Troy Smith talked about new membership. He read the list of members who had paid their dues and said that payment of dues was required to vote or be elected as an officer.

Paid members are: John Frueh, Linda Willarent, Terry Tuck, Jenny McKenzie, Jay Crook, Monica Smith, Pam LaRoque, Dennis LaRoque, Christina Bucksbaum, William Rogers, Roland Caldwell, Anne Corbi, Lu Ann Thoman, Harry Thoman, Terry Gentz, Michael Tollenaer, Sara Bartholomew, Steve Bartholomew, Allan Hayes, Susan Hayes, Beverly Smith, Troy Smith. PJ Slobojan, Mike Schroeder, Gordon Muller, Tony Miranda, Karen Miranda, Marion Meginnis, and Jack Haberman.

Gordon Muller presided for the election of officers, which was done by secret ballot:

President (2 year term); Nominated Troy and Harry. Gordon asked for additional nominations. There were none. Troy Smith was elected President

VP (1 year term) Harry Thoman and PJ Slobojan were nominated. Harry Thoman was elected.

Secretary (2 year term) Marion Meginnis nominated and elected

Treasurer (1 year term) PJ Slobojan nominated and elected

At large members: Nominated: Steve Bartholomew, Allan Hayes, Anne Corbi, Dennis LaRoque, Mike Schroeder, and Terry Tuck

Two At-Large Members (2 year terms) Steve Bartholomew and Dennis LaRoque were elected

One At-Large Member (1 year term) Allan Hayes was elected

Jack gave a short recap of a meeting of the Hamburg Redevelopment Group. Jack Haberman, Marion Meginnis, Monica Smith, Jay Crook, Harry Thoman, and Bob Yapp were present. The group talked about what they might do with the Jipp Center. The group talked about envisioning a Gaines Gateway idea, talking to stakeholders in the neighborhood.

Since the last meeting, Harry Thoman had worked on some proposed Articles of Incorporation and By Laws for the new neighborhood group. He reviewed them with the group.

The name proposed was "The Gold Coast and Hamburg Historic District Association."

Gordon Muller asked for discussion regarding the bylaws. Several amendments were suggested:

Marion Meginnis suggested that section 9.01 be amended to include payment of dues as a requirement for membership.

John Freuh suggested that the Association require an itemized invoice with receipts for all reimbursements and that all reimbursements be approved by the Board of Directors.

After some discussion, the group also agreed that it would like two signatures on all checks, with the Treasurer and one other officer signing..

Terry Tuck asked if the board could or could not approve expenditures without the agreement of the membership. The group agreed that a section will be added stating that the Board will prepare an annual budget to be presented in January of each year and that the membership will approve projects presented by the Board of Directors.

The group discussed whether or not it should have an annual audit performed. Due to the expense of an audit, the group decided that the bylaws should reflect that the Board of Directors could obtain an independent review of the financial condition of the organization at the election of every treasurer to be presented at the annual meeting in November.

These changes will be added to the bylaws.

The group agreed to wait to adopt the bylaws at the January, 2002 meeting to allow everyone to review them.

The group discussed our next meeting date. Several neighbors had indicated that the Sunday 6PM time was difficult. There were also several conflicts on Sunday dates in January. The date of Wednesday, January 16th at 7:30PM was set for our next meeting.

Respectfully submitted,

Marion Meginnis

Secretary

Gold Coast and Hamburg Historic District Association