

**TVNA Meeting**  
**Tuesday, March 30, 2010**  
**Minutes**

- **Wilmington Police Department Update**
  - No officers were present to give a safety update at this meeting.
- **Standing Business**
  - **Sacred Heart Electronic Sign at the Corner of 9<sup>th</sup> & Monroe**
    - Representatives from Sacred Heart brought notes from Brother Ronald stating that he was not aware that the sign had been in violation of historic design laws and that he did not realize that such signs needed to be approved by the design review board. (Context: In 2003, a law passed stating that digital signs were not allowed in historic districts)
    - Tim Crow asked if the sign was going to be turned off until further notice. Deborah Kraak said that would be a city regulation, not a ruling of TVNA.
    - Sr. Mary of Sacred Heart wanted to reiterate that the purchase and placement of the sign was not done maliciously and in truth, they did not know they had to propose the sign to the review board. Members of Sacred Heart saw this sign as a means of furthering their evangelical efforts.
  - **503/505 W. 9<sup>th</sup> Street Connections, CSP Properties**
    - David Mengers came to the meeting to represent Connections, CSP as a consultant. He wanted to see the resident's feedback on proposed signage for two properties that Connections will be leasing. The members present at the meeting reviewed the signage choices ultimately deciding on a brass and gold finish that closely matches the historic plaques seen on many of the houses in Trinity Vicinity as their choice. Members of TVNA thanked David for attending to gather input.
  - **Apartment Project at 8<sup>th</sup> & Monroe**
    - Tommy Ellis with T.A.G. Construction came to the meeting to present his proposal for rehabilitation of the buildings located at 1717 W. 8<sup>th</sup> Street next to the liquor store. He plans to turn the properties into 3 rental properties and re-zone the building to a multi-family zone. He is a resident of the community and is looking for feedback.
    - Bill Pearson brought up the fact that 75% of West Center City is already rental property. Many residents would like to see more homeownership.
    - Tim Crow asked if Tommy had ever considered making the property a dual-family home.
    - Deb Kraak suggested he bring proposed floor plans or pictures to the next meeting for feedback or utilize the Trinity Vicinity Web site or message boards for feedback.
  - **West Center Village/ Monroe Terrace**
    - Jessica Zuniga from the Delaware Valley Development Co. was present to share the plans for West Center Village and Monroe Terrace. They have received funding

and are starting construction soon on both projects. Both properties of interest make up 90 units of the overall 150 that the company manages. Many were properties that they have taken over from the DE Housing Authority to rehabilitate and enforce Section 8 rules.

- They plan to turn 11 of the units from rentals to available for purchase through a homeownership program with Interfaith Housing.
  - Pending financing, Delaware Valley Development Co. will own all of the 90 units and be able to step up with better management of the residences.
  - Toren Williams, a project manager for Architectural Alliance, Inc. was present to share the designs for West Center Village and Monroe Terrace. He stated that they are trying to match the style of existing buildings.
  - Feedback on the plans from attendees of the meeting was positive, they were glad that they are using green space in the designs and using a holistic approach. Even though some of the areas in the Monroe Terrace and West Center Village projects are not directly in Trinity Vicinity, what happens in the surrounding neighborhoods affects us all.
  - Some residents pressed Jessica on how these new rental properties would be managed, as absentee landlords is a large problem in Trinity Vicinity. Jessica reiterated that the Delaware Valley Development Co. stands by its regulations to uphold strict Section 8 housing standards and will do so when they are the primary owner of all of these facilities. She said that they have such a good reputation that the DE Housing Authority has asked them to take over these troubled properties. They plan to have headquarters in the neighborhoods where building managers will actually live.
  - Jessica suggested that if any residents have issues with absentee landlord to contact the DE State Housing Authority to have an inspection done. Sometimes the person claiming Section 8 is on the lease, but others who are in violation could be living there under the radar of the Housing Authority.
  - Bill Pearson suggested that they keep in contact with the neighborhood associations even after this project is done to keep the conversation going.
- **Trinity Church Construction**
- TV resident and project lead Chris Ennis was present to talk about the upcoming renovations to Trinity Church which may affect the community. After conducting a study, they are planning renovations to the entrances of the church and creating a ramp for easy access. The plan is to make a gradual walkway that is professionally landscaped and extend the parking area just a bit to fit with the design.
  - To see a visual of the planned renovations, visit the following link: <http://trinity.episcopaldelaware.org/gateway-campaign.html>
  - Bids for the work are coming in now and they plan to start the renovations in June and July if all goes as planned.
  - Air Conditioning units are part of the plan and will be placed outside of the building. Chris ensured residents that the units chosen will be lower than the current limits of the noise ordinance allowed in the city.

- **New Business**
  - Tim Crow has submitted his letter of resignation as TVNA President and Deb Kraak will be stepping up for the remainder of the term. She asked that anyone considering running for the position should contact her in the meantime. Sarabeth Shreffler has graciously stepped up as Vice President in the interim. Everyone thanked Tim for his service and gave him a round of applause.
- **Meeting Adjourned 8:30 p.m.**

Addendum to meeting minutes of TVNA March 30, 2010 (information not given in the meeting because of lack of time)

**Proposed Parking Solution Test-case in the 1000 block of N. Monroe Street**

Residents of the 1000 block of N. Monroe Street will have the opportunity---via a petition that will soon be circulated—to decide if they want to engage in a “test drive” of various solutions to improve the parking situation on the block. If a majority of the residents agree, Dave Blankenship in the Department of Public Works will mark out parking legal parking spaces in chalk on the curbstones. If that helps regularize the parking (so that the space is used more efficiently), then another petition will be circulated for a vote on using painted guide marks. If the vote passes, Public Works will paint guide marks on the curb (color to be determined—possibly white, which will get dirty soon enough). This option has been approved by John Kurth. If the curb markings are not effective (as determined in a block meeting), Public Works will next chalk on short guide lines on the street bricks, preferably in a color close to the brick color. The block will vote on effectiveness on the lines and whether or not to adopt painted lines; again, in as subdued a color as possible. The process, if needed, will be repeated with full-length lines. If you have any questions about this, please contact Jack Smith.

**Upcoming Community Meetings:**

**Wilmington City Council Meeting**      Thursdays, April 1 and 15 at 6:30 p.m.  
 Council Chambers  
 Louis L. Redding City/County Building, 800 N. French Street  
 Public comment 6:00 PM. Speakers must sign in no later than 5:45 PM (speakers are called according to the order they've signed in).

**4th District Neighborhood Planning Council**      Meets on the 3rd Tuesday of every other month at 6:30 p.m.  
 (January, March, May, July, September, November)  
 Community Services Bldg., 100 W. 10th Street, Wilmington DE 19801

***NEXT TVNA MEETING:***  
**April 27, 2010 @ 7:00 p.m.**  
**Location, TBA**

Remember to refer to our website [www.trinityvicinity.org](http://www.trinityvicinity.org) for up-to-date postings and information.  
 Trinity Vicinity BUZZ Line for comments/ suggestions: (302) 536-TRIN (536-8746)

**House of Judah**

1118 N. Broom Street  
Wilmington, DE 19806  
302-593-3183

**Pastor Tommy J. Ellis**

*[pastortjellis@comcast.net](mailto:pastortjellis@comcast.net)  
[house.of.judah@comcast.net](http://house.of.judah@comcast.net)*



**DEBORAH E. KRAAK**

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DELAWARE / PENNSYLVANIA

# WEST CENTER VILLAGE

 **RENOVATED UNITS**

ADDRESS:	# OF UNITS	BEDROOM TYPE:
1). 501 West 6th Street	1	3
2). 508 West 6th Street	2	2/2
3). 510 West 6th Street	2	2/2
4). 511 West 6th street	1	3
5). 517 West 6th Street	1	3
6). 602 West 6th Street	1	3
7). 612 West 6th Street	1	3
8). 613 West 6th Street	1	3
9). 630 West 6th Street	1	3
10). 814 West 6th Street	1	3
11). 612 West 7th Street	1	2
12). 617 West 7th Street	1	3
13). 621 West 7th Street	1	3
14). 804 West 7th Street	1	3
15). 808 West 7th Street	1	2
16). 813 West 7th Street	1	3
17). 601 North Monroe	1	3
18). 609 North Monroe	1	2
19). 702 North Monroe	1	3
20). 703 North Monroe	2	2/3
21). 707 North Monroe	1	3
22). 709 North Monroe	1	3
23). 711 North Monroe	1	3
24). 713 North Monroe	1	3
25). 715 North Monroe	2	2/2
26). 701 A-E Jefferson	5	all 3
27). 709 Jefferson	1	3
28). 711-713 Jefferson	4	all 2
29). 702 Jefferson	1	3
30). 703 Jefferson	2	2/3
31). 610 West 5th Street	1	4
32). 614 West 5th Street	1	4
33). 610 West 6th Street	2	2/2
34). 527 West 7th Street	1	3

 **UNITS TO BE REMOVED:**

1). 604 West 8th Street	2	2/2
2). 605 West 8th Street	1	3
3). 606 West 8th Street	2	2/2
4). 624 West 8th street	1	3
5). 726 North Madison Street	1	3
* 6). 908 North Madison Street	3	all 2

 **PROPOSED NEW CONSTRUCTION: Jefferson St.**

- (1) - 2 Bedroom ADA Units
- (3) - 3 Bedroom Units
- (1) - Community Building

\* NOTE: 908 North Madison Street is not located on this map

 **PROPOSED NEW CONSTRUCTION: 7th & Windsor St.**

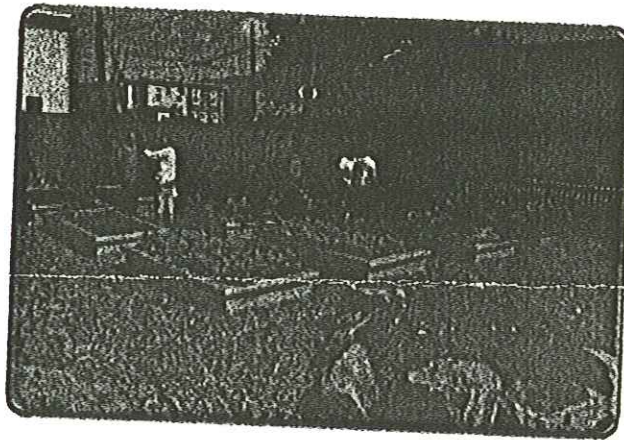
- (2) - 2 Bedroom ADA Units
- (2) - 3 Bedroom Units



# NEIGHBORHOOD PLANNING LEADERSHIP COUNCIL

*Jerome Brown  
President*

*David Batchelder  
Vice President*



*Stephanie Rizzo  
Treasurer*

*Judy Fardoulis  
Secretary*

March 12, 2010

Dear Neighbors and Friends:

Last year, the Neighborhood Planning Leadership Council teamed up with the Delaware Center for Horticulture to create a new category in the Wilmington City Gardens contest called the Greenspace Challenge. Last year's Challenge resulted in more than 10 entries by civic and community groups! Join the Challenge in 2010 to green more neighborhoods and attempt to win the **\$250 prize!**

In order to participate, please **photo-document the site before you begin the project, and submit the enclosed application to the Delaware Center for Horticulture by Friday, June 18, 2010.** Remember that community greening projects can include a variety of projects such as container plantings, cleaning a vacant lot or open space, tree plantings, flower gardens, vegetable gardens, and many others.

Please feel free to distribute the attached application to anyone who might be interested. The application is also available online at [www.dehort.org](http://www.dehort.org), or by contacting Marcia Stephenson of DCH at 302-658-6262 (ext.105). The entry deadline is Friday, June 18, 2010 and the judging will take place on Saturday, July 10 between 9 and noon.

Good luck and thank you for participating in the Greenspace Challenge.

Sincerely,



Jerome Brown  
President, Neighborhood Planning Leadership Council



# 2010 Wilmington City Gardens Contest Entry Form

Name (s): \_\_\_\_\_

Street address: \_\_\_\_\_ Zip \_\_\_\_\_

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

The garden I am entering is the same as my above address:  Yes  No

If not, the garden I am entering is located at: \_\_\_\_\_

Name of Organization: \_\_\_\_\_

Council Representative (if known): \_\_\_\_\_

Neighborhood Association (if applicable): \_\_\_\_\_

I would like to enter in the following category(ies)- (*maximum of two categories per garden*):

### Individual Categories

- Flower (One or more colorful flower bed areas)
- Vegetable (A vegetable plot or a mix of vegetables and flowers)
- Container (Mostly plants in pots)
- Entrance (Space between the front of the house and the sidewalk)
- Landscape (Made up of several spaces around a home; borders, trees, shrubs, or containers)
- Water (Pond portion of a garden)
- Child's (Planted and tended by gardener(s) under the age of 18)
- New (First time entry, garden less than three years old)
- Delaware Nature Society Habitat Garden (Attracts birds, butterflies, and other wildlife)
- Tree (street or landscape)
- Garden Block (Street trees, containers, and/or window boxes)
- Greenest Block (Street trees and gardens in front yard)

### Community Garden Categories

- Flower (Group flower garden)
- Vegetable (Group vegetable garden)
- Youth (Group planted and tended by gardeners under the age of 18)
- Organization (Business, church, non-profit, or agency)
- Community / Civic "Greenspace Challenge" (Sponsored by Neighborhood Planning Council. Provide 'before' photos.)

Yes! I will be at this garden during judging on Saturday, July 10, 2010, from 9 a.m. to noon.

I will not be present during judging on Saturday, July 10, 2010 from 9 a.m. to noon, but the garden will be accessible to the judging team that day.

### Important Dates to Remember

Entry deadline:	June 18, 2010
Judge date:	July 10, 2010
Awards Ceremony	September 11, 2010

The Wilmington City Gardens Contest recognizes Wilmington gardeners for their contributions to a greener city. It is organized and hosted by the Delaware Center for Horticulture, and generously sponsored by DuPont. The Contest also recognizes the Council District and the Civic or Neighborhood Association with the greatest number of entries, so get your neighbors involved! Awards are given for first, second, and third place as well as Honorable Mention and Director's Award. DCH reserves the right to use photographs of the contestant's garden for print and/or electronic media.



*The miracles of science®*

Please fill out the reverse page

## TVNA Meeting Agenda Tuesday, April 27, 2010

- WCC update from Tim Crow
- May 1st alternative to Neighborhood Clean-up Day
- Update on Sacred Heart Oratory electronic message board
  - This item has been placed on the agenda of the next meeting of:
    - *Wilmington Design Review and Preservation Commission*
    - *Wednesday, May 19<sup>th</sup>, 2010, 6:30 p.m.*
    - *Council Chambers, 1st Floor*
    - *Louis L. Redding City/County Bldg.*
    - *800 N. French Street, Wilmington*
- Update on parking lines test case – North Monroe
- Help for Fire Victims
- Neighborhood planting
- Election of new TVNA president
- New Business

Agenda:

1- How do we come together: *Communicate and Collaborate?*

- a. We need a data base: by street address, by owners, by residents (including unoccupied).
- b. We need a data base of “friendly, committed” neighbors who are willing and committed to working together to keep TV the “Crown Jewel”\* of the City of Wilmington with the three goals of TV being the best: **Safe, Clean and Fun** neighborhood in Wilmington, De. to live in.

\*per - John Rago Wilmington, De. -Director of Communications and Policy Development

2- How can we *Communicate and Collaborate* about all of the TV houses for sale and put together a POSITIVE document and brochure about all of the wonderful amenities that exist in TV and publish this document to local businesses; ING Direct, BCBS, WSFS and new companies moving into De; *such as Sallie May* moving their corporate offices from Virginia to Stanton, De. (12 miles away) . ***FYI, I have a direct contact into this corporation.***

3- ***Should we be discussing our next TV Street Fair;*** with house tours? Is this the year? Is there enough time and enough willing volunteers to pull this off this fall?

***Bottom Line;*** today - **this is all about Property Values.**

In my opinion we need to stop the hemorrhaging, stabilize our (TV) neighborhood and start rebuilding “the perception” of buying a house in TV.

If we can change our attitudes, focus on the positive reasons for living here, highlight our amenities, ***publish this to the world,*** we can ***reclaim Trinity Vicinity as the “Crown Jewel” of Wilmington, De.***

***Our other course is to do nothing*** and request that you remove our name from your (Jacks) data base. Personally, I will respect who ever decides to do that.

Your thoughts?

Bill Pearson

**Trinity Vicinity Neighborhood Association**  
**Trinity Church Triad Building**  
**July 27, 2010**

Meeting at 7 PM with 12 Resident Attendees - 2 City Police - Councilwoman Stephanie Bolden

- I. News of Rape at 7th and Washington Streets
  - A. Discussion of incident with City Police
    - 1. Question and Answers Followed
      - a. Contact for our Area Police
        - (1) Master Corporal Donald Cramer
        - (2) Cell: 302-388-8920
        - (3) Email: [Donald.Cramer@cj.state.de.us](mailto:Donald.Cramer@cj.state.de.us)
  
- II. Wilmington City Councilwoman Stephanie Bolden discussed her bid for re-election
  - A. Contact: Friends of STB @STB.org OR [www.stbolden.org](http://www.stbolden.org)
  
- III. A & G is now Open for business
  - A. Someone will attend August Civic Meeting
  - B. Refreshments will be provided by A & G
  
- IV. Sacred Heart Digital Sign Removal
  - A. July 28 is the Removal Date
  - B. Ruling/Instructed by Wilmington License & Inspection & City Council
  
- V. WCC Plan
  - A. Board being Implemented
  - B. 9 Committees
    - 1. Plan is 170 Pages
  - C. Interfaith Housing is in charge of funds
    - 1. Approximately \$750,000.00
  - D. Discussion followed
  
- VI. Discussion of TVNA Issues
  - A. How to involve Residents and Increase Participation in issues and events

Meeting ended 8:15 PM - - - Next Civic Meeting August 28, 2010 - 7 PM - Triad Building-11th St

Submitted by Jack Smith, TVNA Civic Secretary