

SWEDE HILL NEIGHBORHOOD ASSOCIATION

Date: May 9, 2023

Time: 6:00 PM

Location: Carver Library, 1161 Angelina St, Austin, TX 78702

Number in attendance (including Board): 12

MEETING MINUTES

INTRODUCTIONS

BOARD MEMBER ATTENDANCE

Name	Attendance
Arthur Anton, Treasurer	Absent
Bruce Sheehan, at-large	Present
Emily Wade, Secretary	Present
Hunt Andre, At-large	Present
Kelsey Baldwin, Vice President	Present
Mike Tolleson, President	Present
Polina Kronkovich, At-large	Present

A. INTRODUCTIONS

B. APPROVE MINTUES OF APRIL 25, 2023 MEETING

Wade moved approval of Apr 25, 2023 meeting minutes. SHNA Members unanimously **voted** to approve.

C. VOTE ON APPROVAL OF AGREEMENT WITH LEDGESTONE DEVELOPMENT GROUP REGARDING THE DENNY'S REDEVELOPMENT PROJECT AND AUTHORIZATION FOR EXECUTION OF THE AGREEMENT

A real estate attorney reviewed LedgeStone agreement and found no problems. Thought requests were reasonable. Louisa mentioned a problem with zoning request and affordable housing.. Vertical mixed use (VMU) may not be combined with PDA as a way to provide enforceable affordable housing. However, Louisa has asked LedgeStone to agree to commit to

provide at least 10% affordable housing but rather than being city-monitored, the affordable housing would be administered through a private agreement with an independent agency like Front Steps. Tolleson expressed doubt that Ledgestone would commit to affordable housing without Austin requirement. Current draft of contract requires Ledgestone to provide affordable housing only to the extent required by the City Codes. [Update: Since the date of this meeting Ledgestone has agreed to enter into a third party monitoring agreement to assure the City and SHNA that they are committed to provide Affordable Housing as a substitute for not having the VMU attached to their zoning request. Ledgestone has also made this commitment to SHNA in an amendment to the SHNA contract]

Tolleson moved to approve current draft of agreement between SHNA and Ledgestone and authorize him to sign off if Ledgestone agrees as well to the agreement terms. Sheehan seconded. Members **voted** unanimously to approve.

Members reviewed a letter to be signed by SHNA Board members to authorize Tolleson to be able to sign Ledgestone agreement and speak in support of Ledgestone's application at City Council meeting. Wade moved approval. Members **voted** unanimously to approve. [Note: the Ledgestone zoning request is now scheduled for the June 1, City Council Meeting]

D. APPROVE REIMBURSEMENT FOR WEBSITE MAINTENANCE—ARTHUR ANTON

((postponed))

E. REPORT ON SWEDE HILL NEIGHBORHOOD SOCIAL EVENT IN THE PARK SCHEDULED FOR MAY 20 FROM 3:00 TO 6:00—POLINA KORONKEVICH

Flyer was distributed via email. Polina will distribute notification via NextDoor. Polina and Erika Brosnan will distribute flyers around neighborhood. Everyone is encouraged to bring lawn games, extra food, kid activities, etc.

F. NEXT MEETING

We plan to meet next June 13, 2023 unless earlier is needed. At that meeting we'll discuss mechanisms and possible committee formation to amend SHNA bylaws. Other agenda item for next meeting: 12th Street pedestrian traffic. [Update: Carver Library meeting room is not available for June 13, so next possible meeting may be Tuesday, June 20 if the room can be booked]

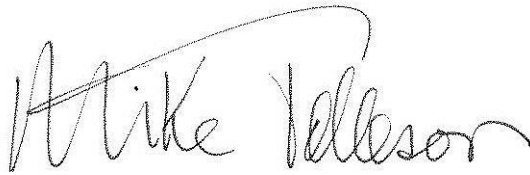
G. ADJOURNMENT

MINUTES APPROVED: May 22, 2023



Secretary: _____

Emily Wade



Meeting Chair: _____

Mike Tolleson