



**May Meeting  
South Side Christian Church  
2600 South MacArthur Boulevard  
Thursday May 12th 2022**

**May Meeting Minutes**

1. **Welcome** – Doug Dougherty
  - a. Meeting convened at 7:32am
2. **MBA Business**
  - a. Secretary’s Report – Denise Perry
    - i. Motion to approve-Julie, Second-Paul; all in favor
  - b. Treasurer’s Report – Justin Creasey
    - i. \$19,758.06
    - ii. Motion to approve-Joe, Second-Denise;all in favor
3. **Speaker-Tim Hahn, The 301**
  - a. Started in 2018
    - i. collaborative space with a variety of wellness options
    - ii. Crossfit, massage, yoga, acupuncture, gua sha, cupping, herbal medicine
    - iii. crossfit classes for 9-15, 17+, and longevity classes
    - iv. crossfitinstinct.com
4. **Local Government Update**
  - a. Alderman Ward 7, City of Springfield: Joe McMenamin
    - i. 1st map of ward boundaries drafted
      1. continuation of two wards
      2. in approval process
    - ii. Patching occurred along Macarthur
      1. Lots of debris left near curbs
      2. Alderman McMenamin sent email to public works emphasizing perceived neglect
    - iii. Auction for Town and Country
      1. Larkspur-2 reps from company met with Paul Layton
      2. Alderman, Belleville-positive feedback

- 3. MBA decides what conditions to add for zoning
- iv. Municipal Court-housing/building violations, meets @ 8:30am every Wednesday
  - 1. Old Ayerco in isolation-needs to register as registered property
  - 2. Bill Baskett-tracks violations
    - a. what is missing is what the violation is actually for
    - b. FOIA request available
    - c. vacant building registration not being kept up to date
  - 3. Mark Mahoney
    - a. information available has gotten worse
- v. Harvard Study Report-Channel 20
  - 1. no response
  - 2. survey on garbage violations
- b. Mayor Lopez
  - i. Nieman Foods-in negotiations to redevelop
    - 1. waiting to see what happens along Macarthur
  - ii. 1-3.5M development Iles Avenue
    - 1. Collaboration with City of Springfield-similar to Leland Grove
  - iii. 4th of July Parade
    - 1. encourage walkers

## 5. Discussion

- a. Abby Powell-Sangamon Growth Alliance
    - i. retail attraction initiative, working with retail attraction consultant
    - ii. inflection point with sports complex
      - 1. masterplan-complementary development
      - 2. auction listing in reference to Town and Country does not paint whole picture of neighborhood, attracts predatory developers
  - b. Doug Dougherty
    - i. retail analysis and attraction not a good fit for that property
    - ii. MBA not approving spot zoning
  - c. Opposing view-Frontage space at minimum leave retail
    - i. Storage in Burlington footprint get turned to storage to stabilize property
  - d. Larkspurprop.com
    - i. attractive properties
  - e. Chris Hanken
    - i. Thanks Fat Ass 5K
  - f. Julie Dirksen
    - i. Reschedule Macarthur Boulevard clean-up
  - g. Loretta-what is next move regarding T & C
    - i. Doug Dougherty-review schematic of plans
6. **Adjourned at 8:34am**

Respectfully submitted,  
Denise Perry, MBA Board Secretary