

Charles B. Aycock Neighborhood Association
Minutes of the Board of Directors Meeting
Monday, January 27, 2014

The regular meeting of the Board of Directors was held on Monday, January 27, 2014 at Sternberger Artist Center. Meeting was called to order at 6:31 pm by President Linda Fusco. Secretary Sara Farnsworth transcribed the minutes.

Present: Matthew Thomas, Esther Maltby, Shawn Wriede, Mindy Zachary, Robert Coltun, Linda Fusco, John Mandrano, Sara Farnsworth

Absent: Bert VanderVeen, Joe Kilpatrick, Christina Cantrell.

Guests: Officer Doug Campbell and Captain Joel Cranford of GPD; Andy Perkins of NCA&T; Mayor Nancy Vaughan, Councilman Jamal Fox; Stefan-leih Geary, Jason Earliwine, Nasha McCray, Wade Walcutt, and Chris Wilson of City of Greensboro; Neighbors James Rounds, David Wharton, Zora Medor.

- 1. Crime Report:** Officer Doug Campbell reported on recent crimes in the neighborhood., comparing 2013 statistics with 2014. Since December 23rd, there has been landscaping equipment stolen from a pickup truck bed, a domestic violence dispute, an aggravated assault at a party, a break-in at Wendy's, theft reported in abandoned car, phone threats at Aycock Middle School. Robbery at 610 Park Ave: Three people kicked in door while resident was home, and suspects were known to the resident.
- 2. Special Presentation on War Memorial Stadium:** Chris Wilson, interim Assistant City Manager, formerly of Parks and Recreation, began the presentation. City officials pledged to look at War Memorial Stadium from a more global perspective, incorporating Summit Ave. Corridor Study and War Memorial studies, gathering input from Aycock, Farmer's Market, A&T; hiring a consultant to bring information together and leverage options for additional funding beyond \$1.3 million from the city. He presented a final draft for the concept for the area plan, potential costs, and possibilities for moving forward.

Wade Walcutt of Parks & Recreation began presenting the plan. Past iteration of the plan involved partial demolition. Since then there has been a refocus on partnerships with Aycock, Farmers Market Inc., and A&T. Farmers Market has desires to enlarge and expand and A&T has plans for Global Village plaza area. Ayock would like to see the area as a gateway to downtown, with increased safety and connectivity with the city, and see the heritage of the stadium respected. Plan included rezoning to include commercial along with residential in order to revitalize the neighborhood and provide for mixed use.

Nasha McCray took over the presentation and emphasized that the project would need to be sustainable for the long run, with any capital improvements ensuring that subsidies would not be necessary in the future and uses would be sustainable. Diversity of the neighborhood and the Farmers Market customer base was taken into account. McCray presented a design concept to include a Green District (with focus on sustainability and in accord with Farmers Market customers); expanded Farmers Market; a stadium to host concerts, weddings, and other special events beyond just ballgames; a Global Village including some A&T student housing and mixed-use development; outdoor eating areas, kids' pavilion, connection to the greenway, possible food trucks, streetscape improvements, landscaping, traffic calming, etc. The consultant recommended breaking out the area into various zones, prioritizing some areas for core redevelopment focus in order to attract investors who may be interested in building upon it. Core zones would be Farmers Market, stadium, tennis courts, and streetscape/plaza. Any future

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secondary phases would incorporate mixed uses into the old VFW building, along Lindley Street, and other areas.

McCray said that the city has received a National Park Service grant to perform a Historic Structure Report, working with a consultant to get advice on how to maintain the structure in accordance with historic preservation techniques. This will build on earlier study to enable the creation of a long-term management plan.

Private funds and public funds would hopefully be leveraged to make this plan happen. The city currently maintains the stadium, in partnership with A&T. They expressed desire to continue the relationship with the Neighborhood Association and receive our feedback.

Chris Wilson presented plans and vision for a Green District building on combination between Farmers Market and the agricultural university, presenting possibilities for a farm-to-table restaurant, inclusion of A&T students in the farm-to-table process, more frequent hours for Farmers Market, etc. Plan would involve investments of \$20 million. City is not prepared to invest that, but the planning group is willing to take the concept forward to City Council. Some aspects need more immediate attention: the deteriorating stadium and the crowded Farmers Market. He committed to take before council the request for the \$1.3 million from the city, and to take a historic preservation perspective that would NOT involve demolition, but would involve enhancement. A&T has offered to help with the plan. They're ready to get ready to get money invested into the stadium, improving the look, the safety, the accessibility of the stadium. The Global Village plan of A&T is poised to move forward. They are interested in continued learning and how they might help with the stadium and the farm market.

Neighbor James Rounds expressed the concern that the city was not entirely focused on the historic preservation of the stadium. Chris Wilson expressed commitment to preservation, exemplified by the plans to pursue a Historic Structure Report.

Neighbor David Wharton expressed the neighborhood's interest in getting the stadium listed in the National Register of Historic Places. The city has previously completed engineering studies, but not a historic preservation study. Stefan-leih Geary detailed the city's pursuit of historic preservation and architectural conservation for the stadium, including the receipt of a grant to pursue the Historic Structure Report, working with officials in the State Historic Preservation office (who are traveling to look at the building this week), and others to ensure that National Register designation is not threatened. Wilson and Geary expressed commitment to historic preservation and gratification that the climate has shifted towards preservation rather than demolition.

When asked about the timeline, Geary emphasized the need to find the right person to do the Historic Structure Report, rather than rushing it. Chris Wilson emphasized the need to move forward and invest into the stadium quickly for safety's sake and because of the state of the deterioration of the stadium. The city has already made some improvements: Replacing the seats, removing the damaged wooden grandstand-type structure, and will continue to do so to allow baseball play to continue.

Mayor Vaughan weighed in and expressed her excitement to move ahead with the project and at least stabilize the facade at this point as "emergency work" that needs to be done at this point, but recognized that more needs to be done.

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3. **Alleyway Issues Presentation:** Stefan-leih Geary introduced the city's intern, Jason Earliwine. In speaking with architectural historians, Geary received the recommendation that we do an illustrated companion to the National Historic Register document. Earliwine has been looking into that, doing research into the alleyways and their original layout, especially.

Earliwine, a graduate student at UNCG, has had his internship with the city extended until a presentation is produced for this project. He has consulted engineering sources and maps dating back to 1898. A GIS (electronic mapping expert) has been brought in to create layered maps showing various aspects of the alleys, including phases of their history and their functionality (whether you can walk through them or not).

Mindy Zachary asked about this research in the context of the Cultural Landscapes Report. Linda Fusco clarified that the two issues are separated out, and the CLR project has been put on hold. Geary explained her rationale for providing research done by an intern for free since reservations were expressed by the board on a costly expenditure of MSD funds on a CLR.

4. **Secretary's Report:** November meeting minutes were distributed, reviewed, and unanimously accepted.
5. **Treasurer's Report:** The Treasurer Report showed an ending balance of \$8,397.75, with \$4,502.58 in the General Fund and the rest in Escrow.
6. **Park Avenue Escrow Account:** Shawn Wriede and Linda Fusco reported that no objection was made by neighborhood association members to the Park Avenue Escrow funds being moved to the General Fund. **ACTION ITEM for Christina Cantrell: Release Park Avenue Escrow funds to the General Fund.**
7. **Community Watch:** No report.
8. **Fundraising:** No report.
9. **Historic Preservation (COA's):** No COA applications this month.
10. **Technology Report** - Nothing to report.
11. **Welcoming Committee:** **ACTION ITEM for Linda Fusco: Deliver welcome baskets to two new residents, plus new John Mandrano tenant in single-family home.**
12. **Pending Action Items** from last meeting:

Action Items Still Pending:

- A. December 2012, **Mindy Zachary: Contact appropriate city official about granite curb replacement.** - Mindy has sent an email to a city official and is waiting for a response.
ACTION ITEM for Linda: Determine who has the list of cataloged granite curbs that need repair/replacement, and send the list to Mindy so that she can get it to the appropriate city official.
- B. **Mural Painting:** Sara Farnsworth reported that Stefan-leih has told us that we can handle the

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bid/RFP process ourselves. She will do so. **ACTION ITEM for Sara Farnsworth: Start RFP process for tunnel mural with Stefan-leih.**

- C. **Security Cameras:** John Mandrano has found a promising camera setup product with infrared features which can be checked from a smartphone for around \$5,000. **ACTION ITEM for John Mandrano: Get estimate for security cameras for bridge and tunnel. ACTION ITEM for Stef Geary: Determine whether MSD funds could be used for security cameras at the Thompson Bridge and/or Leftwich Tunnel.**

13. New Business/Other -

A. **Mission Statement:** Linda distributed potential mission statements submitted by neighbors and asked board members to vote on them or suggest alternatives.

B. **Median cut on Bessemer for Bob Dunn Hyundai:** Linda Fusco reported that it has already been approved. Stef Geary reported that trees would not be removed for the median cut, despite initial confusion. The proposed median cut is outside the boundaries of the Historic District. **Board members voted to support the sending of an email to the DOT in support of the cut-through. All in favor, with Mindy Zachary abstaining.**

C. **Earth Day Event:** Zora Medor said that she has approximately \$650 additional funds from her Building Stronger Neighborhoods Grant that need to be spent. She proposed that Aycock sponsor a Green Living Arts Festival on May 3rd, 2014 at Festival Park downtown. An educational component would be incorporated for experts to share their knowledge on green living and healthy living, including activities and vendors. Renting Festival Park would cost approximately \$250-\$300. Zora offered to hold back about \$100 for the Community Garden fund, which was originally funded by a BSN grant. **Motion to allocate \$100 to the garden and the rest to the proposed festival was approved unanimously.** Board members were also in favor of the idea of being listed as a sponsor..

D. **Special Projects:** Stef Geary offered an update on the neighborhood sign at Yanceyville and Bessemer. She's working with the mason to get it done. The Tree Inventory fieldwork is finished with data collected. Workshop is in the works, and results/final product will be presented soon.

E. **Community Garden:** Esther Maltby has created a garden application including a \$5 application fee. Garden plots are still free. Board members agreed that the website should have information about the garden. Esther has proposed guidelines for the garden after having some issues over plot assignments, including the ability for anyone for those who have issues/disputes to the Aycock Neighborhood Association board if a dispute arises.

Meeting adjourned: 8:28pm