

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
November 2, 2009
(Rescheduled October meeting)

Present: Fabio Camara, Christina Cantrell, Linda Fusco, Brian Heagney, David Hoggard, Jennifer Lanza, Bert VanderVeen, Laura Wall, Erica Yamaguchi,

Absent: Charlie Conner, Justin Smith, Shawn Wriede

Guests: Samuel Johnson, resident; Officer Doug Campbell from Greensboro Police Department, Lou Gamble, Urban Harvest

Meeting Called to Order: 6:39 pm

- 1.) **Jennifer Lanza** resigned her board position, citing a heavy work schedule at this time.
- 2.) **Community Watch Report:** Officer Campbell had a copy of the **October police report** (from the public online system) for the tract that includes the Aycock Historic District. Robert Amick was arrested for possession of illegal drugs after a resident called the police (and reported on the listserv) that a person was observed attempting to open car doors on Chestnut St. on Oct 16, 2009. Several burglaries occurred on Fifth Ave (at addresses 600, 602, and 614) and Summit (713) during the first week of October. 600 Fifth Ave is vacant, so nothing was removed, but the other occurrences are break-ins (forcing open doors and/or windows) and articles stolen. No arrests have been made. A particularly curious situation is 614 Fifth Ave; the Oct 2 burglary is the 3rd incident at the same address. The owner of the property is Joy Properties of North Carolina, LLC, address 5080 Mohican Rd, Bethesda, MD 20816. The rest of the police report incidents are domestic disturbances.

Action Item for Bert VanderVeen - write the property owner of 614 Fifth Ave to inform him/her of repeated incidents at the address.

Officer Campbell did not observe the **Auto Zone guy** reported at the last board meeting. No one else on the board saw him in the last several weeks either. Officer Campbell also reported he could not find any information on the car described in a "Most Wanted" column, but Erica Yamaguchi reported that the car had been towed.

Officer Campbell was asked whether he felt that **burglar alarms** are effective and if he had a preference for any of the services. Officer Campbell replied that anything that makes it more difficult to enter and exit the home quickly (presence of a resident, alarm, dog, window bars) is helpful. His recommendation is to compare the service fees against the replacement costs of valuables to determine whether an alarm company is cost-effective. He reminded everyone that etching serial numbers is a good way to link stolen possessions with a thief, although that step does not prevent breaking-and-entering. The question about the homicide at 519 Summit Ave (the Castle) was raised; Officer Campbell had no update.

- 3.) **Vice-President's Report:** Laura Wall suggested that **Yard of the Month Award** be suspended in the winter months. The board agreed not to nominate anyone until spring.

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Ms. Wall held several meetings with **Richard Atkins**, President, Triad Transportation Partnerships, LLC, to determine how he might assist the neighborhood in getting some of the transportation plans executed. Mr. Atkins suggested a meeting with city planners, GDOT and Aycock. This meeting was held on Nov 2, 2009 at the executive offices in Melvin Municipal building with Ms. Wall, Bert VanderVeen, Christina Cantrell, Brian Heagney (Aycock), Adam Fischer, Chris Spencer (GDOT), Dan Curry, Andy Scott (city) and run by Mr. Atkins. GDOT agreed that construction plans for Summit Ave/Yanceyville Rd streetscape could begin within 12 months and that reviewing potential traffic reconnection to Fisher Ave can be considered as part of the Downtown Greenway project. In addition, Mr. Atkins suggested an **immediate fix for the sightline issues** at the intersection of Cypress St and Yanceyville; perhaps a 4-way Stop sign.

Luminarias and holiday celebrations are planned for Dec 13, 2009 (rain date Dec 20). This is not the same weekend as Fisher Park's (which is Dec 6). A suggestion was made to have hayrides or carriage rides along with hot cocoa and caroling.

Action Item for David Hoggard – contact Mebane Ham for the name of the service that provided horse-drawn carriages at last year's holiday celebration at the Arboretum.

Ms. Wall invited board members to a holiday **"Deck the Walls"** celebration at 808 Cypress Ave on Dec 12, 2009.

- 4.) **Secretary's Report:** The **minutes from September 28, 2009** meeting were approved.

Christina Cantrell reminded board members that the **public meetings for Downtown Greenway Phase 2 are Dec 8, 2009** from noon – 2 pm and again from 5 pm – 7 pm at the Central Library. This is an opportunity for residents to make suggestions on the portion of the Greenway that abuts the Aycock Neighborhood.

- 5.) **President's Report:** Bert VanderVeen reported on the dinner meeting with the Dascalakis family. The following is an excerpt from his written report:

"The Dascalakis family is interested in seeing one of the designs that emerged from the Charrette actually come into being. However, due to the current market conditions and some of the past issues with the property (both from the neighborhood and the City) they would like to form a public private partnership, perhaps even a non-profit, to develop the land. This would require that Aycock form a separate entity, similar to the East Market St Redevelopment Corp., to interface with the larger entity. The City could not formally join this group but is indicating they will fully support in every way (easy permitting, water/sewer, streets etc) the project. Dan Curry, with the City, said that this type of project will be a first for Greensboro but is not unprecedented within the state. The organization will be a partnership between the Neighborhood group/corporation, Urban Harvest, and the Dascalakis Company with each group having shares.

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The reality is the family feels that they do not want to move forward without majority neighborhood support, and they feel that this is the clearest way to get a win-win for everyone involved. There has been an offer on the property according to the family, which they turned down since it called for student housing and they felt that was incompatible with their goals.

There are several next steps. For one, we need to figure out exactly how (and perhaps what) type of organization we need to form legally. But the Dascalakis, as the Developer, have asked us to first agree on which of the five plans that PCDF/DPZ sketched out at the Charrette we would like to move forward with. The 700 or so feet between the railroad tracks and the proposed development will be targeted for the working Urban Farm, which will be a key feature of the development. The elder Dascalakis also indicated that he owns a key piece of real estate that fronts Summit that he would like to open up as a thoroughfare onto Summit to alleviate traffic on Percy and Fifth, and everyone agreed that whatever happens with the Greenway is critical to the future of that piece of land and traffic in the area.

We have not been asked for any funding for this project besides the value of our good will and support, which the Dascalakis feel is a critical component to the ability to get financing for the project. I am assuming that Jerry and John will be key to the architectural facilitation.”

Mr. VanderVeen also reported that, in a separate conversation, John McLendon agreed to represent the Aycock neighborhood in a legal capacity for this proposed partnership.

Action Item for Bert VanderVeen – investigate legal aspects of a CDC partnership.

Action Item for all board members – create flyers to advertise the Nov 30 board meeting at which time residents will select one plan from the charrette and vote to approve or reject a community development partnership.

The board voted unanimously to **move the next board meeting from Nov 23 to Nov 30, 2009** in order to have sufficient time to prepare for a vote the proposal.

Action Item for Shawn Wriede – update the Aycock website’s calendar to reflect the new date (Nov 30) of the next board meeting.

War Memorial Stadium update – David Hoggard reported that he and Betsey Baun attended a meeting on Oct 14, 2009 in which the final renovation plans were presented. He brought visuals and cost breakdown for the project (approx \$4.3 million). The entire building, except for the pillars and façade in the front, is scheduled to be demolished and replaced with new construction. The seating capacity is reduced from 6,000 to 1500-2000 seats, but some grassy areas for additional seating will be added. A Veteran’s Plaza is planned to connect the stadium to the Farmer’s Market. It is likely that the historic register designation of the building will be removed. The plan is scheduled to be presented to the City Council in 2 weeks and Mr. Hoggard is hopeful that the plan will be approved.

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The News and Record reported that an amphitheatre for the Canada Dry site is under design and is to be part of the Greensboro Coliseum Complex. This may conflict with plans to position the War Memorial Stadium as performance arena, but insufficient information is available at this time.

Chili Fundraiser at the Market – Dec 2, 2009 is the annual wreath sale at which the neighborhood generally sells chili and cornbread as a fundraiser. No one volunteered to head up the effort.

6.) Newsletter: Linda Fusco had no news to report.

7.) Treasurer's Report: Justin Smith was not present and did not send a report.

Meeting Adjourned: 8:50 pm.

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