

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
November 30, 2009

Present: Fabio Camara, Christina Cantrell, Charlie Conner, Linda Fusco, Brian Heagney, Justin Smith, Bert VanderVeen, Laura Wall, Shawn Wriede, Erica Yamaguchi

Absent: David Hoggard

Guests: Betsey Baun, TK Miller, Rick Miller, John McLendon, John Mandrano, Jacynthia Mitchell, Cindy Hatfield, Jenny Hatfield, Sara Farnsworth, Walt Bilous, Jakub Pucilowski, Mark Maltby

Meeting Called to Order: 6:30 pm

- 1.) Brian Heagney led a review of the **Dunleath proposal**; the proposal is a formal collaboration among the Dunleath property owner (Dascalakis Company), Urban Harvest LLC, and the Aycock Neighborhood. The property owner asked that the neighborhood support a single plan of the five sketched by Duany Plater-Zyberk during the charrette held in November 2008. Discussion points in the meeting included:
 - a. Rental units are not acceptable; although the neighborhood stipulated owner-occupied dwellings during the charrette, the poor economy may force housing units (especially smaller 1 bedroom floorplans) to be rented because they are not selling.
 - b. Are banks willing to lend in this economy? Developer John Mandrano feels that banks are lending, but the criteria are much higher. It is not clear whether the property owner would require additional capital from a lender if he decides to develop the property himself.
 - c. The “urban farm” concept plan includes housing; is there sufficient land after housing units/parking for a viable farm? Since the railroad requires a substantial right of way, that land (which cannot have structures on it) may be sufficient to support an urban farm concept.
 - d. Any farm-related structure or activity should not compete with the existing Farmer’s Market on Yanceyville.
 - e. This proposal is one of a number of design plans already proposed during the last several years. Why should the neighborhood support it? This is the first time the property owner actively solicited the neighborhood. Constant engagement has led to constructive discussion which has not been seen previously.
 - f. Will rezoning be required for any of the design plans? Yes, for some plans (like a cannery or a work-live structure), rezoning is required.
 - g. The 5 design plans range in density from 68 units to 216 units.
 - h. The following people volunteered to hold meetings to present the idea to the rest of the neighborhood. These same people may become the steering committee for the proposal:
 - i. Betsey Baun
 - ii. Jacynthia Mitchell
 - iii. Brian Heagney
 - iv. Fabio Camara
 - v. Charlie Connor
 - vi. John Mandrano

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- vii. Jakub Pucilowski
- viii. Cindy Hatfield

A meeting at Bert VanderVeen's home (719 Fifth Ave) is planned Sunday, December 6 to determine a course of action.

Action Item for Bert VanderVeen: email steering committee to organize meeting on December 6, 2009.

- 2.) **Community Watch Report:** Fabio Camara presented the police report and reported that the number of **burglaries increased since last month**. Charlie Connor, who owns a home in Southside, mentioned with concern that information from Aycock listserv may be forwarded to outside interests. The setup of the Aycock listserv makes it difficult to know who is receiving communiqués because only the email address is captured. After discussion, Shawn Wriede volunteered to research other options. The plan is to re-register everyone on the listserv and require more detailed information, such as name and address.

Action Item for Shawn Wriede: Research alternate options for re-registering people on the listserv with more detailed information.

- 3.) **Vice-President's Report:** The **Aycock Neighborhood Christmas** event, scheduled for Sunday, December 13, 2009, was discussed. Fabio Camara had requested a colleague who has horses to use them to pull a carriage throughout the neighborhood, but the horses are not trained to pull conveyances. Erica Yamaguchi volunteered to head the purchase of the raw materials for luminarias and dispersing them to the neighborhood. Bert VanderVeen will forward all pertinent information from last year to her. The idea of gathering items for a charity (such as the Children's Home Society or the Women's Resource Center) in lieu of caroling at St Leo's was also submitted.

Action Item for Bert VanderVeen – send Erica Yamaguchi details regarding the purchase of materials for luminarias.

Laura Wall scheduled a **meeting with Richard Atkins, the transportation consultant**, on Thursday, December 3, 2009 at 4 pm, at her home for a progress report. Bert VanderVeen, Brian Heagney, and Christina Cantrell are all planning to attend.

- 4.) **Secretary's Report:** The **minutes from November 2, 2009** meeting were approved.

Public meetings for Downtown Greenway Phase 2 are December 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 that the **Chili Fundraiser at the Market**, scheduled for Wednesday, December 2, 2009, has volunteers lined up to cook chili and cornbread, and to man the booth on Wednesday. A bowl of chili with a slice of cornbread

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will be sold for \$5.00 (\$4.00 without cornbread.) Complimentary toppings (shredded cheese, sour cream, scallions, and hot sauce) are available. Bottled water is for sale for \$1.00 per bottle. Chili will be available for purchase starting at 11:00 am until the chili runs out.

6.) **COA:** Linda Fusco reported that Mike Cowhig stated there are no COAs for the next meeting.

7.) **Treasurer's Report:** no report today

Meeting Adjourned: 8:26 pm.

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