

**Charles B. Aycock Neighborhood Association**  
Board of Directors Meeting Minutes  
For September 22, 2008

**Present:** Christina Cantrell, Maliq Culbreath, Linda Fusco, Shawn Patch, Bert VanderVeen, Julie Welch, Shawn Wriede

**Absent:** Charlie Conner, Jennifer Lanza, Justin Smith, Laura Wall

**Guests:** Officer Jim Cayton, David Hoggard

**Business meeting called to order at 6:35 PM**

**Agenda Items:**

1.) **Community Watch report** – Officer Cayton has no further information about the **fire and homicide at 519 Summit Ave** on Saturday, Sept 20. He stated there are no suspects at this time. The surviving victim is in the burn unit at Wake Forest Baptist Memorial Center and probably not able to speak to investigators.

Officer Cayton mentioned that the police department is **increasing bike patrols**; the patrols consist of a pair of officers. There appears to be an increase in metal, especially **copper, theft** in the area, although none have been reported in the Aycock neighborhood in the past month. Thefts of copper gutters, copper pipe, and HVAC parts are most common. There is also an increase of **selling magazines without a permit**. Some of these door-to-door sales are not scams, although the most recent incident turned out to be one.

Board members asked Officer Cayton to check on the following recent incidents in the neighborhood that were called into the Greensboro Police Department.

- A locked motor scooter is missing from the yard at 108 Cypress St.
- An abandoned vehicle (Lincoln with flat tires and expired license tags) at 806 Fifth Ave.

2.) **Minutes from July 28 and August 25 meetings** were presented, reviewed, and accepted.

3.) The board discussed a proposal from John Mandrano regarding the **property at 740 Chestnut St**. Mr. Mandrano asked the board for guidance at last month's meeting because he purchased the property as a seller financed transaction from the Children's Home and the Children's Home is calling the loan. Mr. Mandrano is not in a position to pay off the note so he is considering alternate options, such as changing the zoning on the property to allow storage units, or using MSD (Municipal Service District) funds to renovate the property. Discussion centered on:

- MSD funds are limited and should be used to benefit the neighborhood as a whole, instead of a specific property
- Large outlays of MSD funds should be communicated to the entire neighborhood and not spent by the board exclusively
- Although purchasing houses for renovation and resale by neighborhood associations has been successful (for example, in College Hill), the properties were purchased at a very low price (\$5,000) instead of the tax value (\$250,000) that Mr. Mandrano suggested.

- Rezoning the property to storage units does not promote the historic character of the neighborhood.

The board's recommendation is to **keep the current zoning on the property** and **not to use MSD funds to salvage or refurbish the property**. Mr. VanderVeen's action item is to contact Mr. Connors and ask him to convey the board's decision to Mr. Mandrano.

4.) **Treasurer's report** is not available.

5.) **Newsletter Editor**, Linda Fusco, reminded each **board member to email her a short fact sheet** so she can include in the newsletter. Ms. Fusco asked for other material to incorporate. The board suggested the following: using prior meeting minutes to highlight recent board actions, the upcoming Neighborwoods Event on Nov 8, and the Transportation Bond on the ballot in November. There was agreement that the Aycock website and the newsletter should contain basically the same material so that residents can access information according to preference. Ms. Fusco is committed to producing a **quarterly 4-page newsletter**. If more news-worthy information is available, then the frequency or size of the publication can increase.

6.) **President's report**.

Bert VanderVeen reported that **lights are installed in the Leftwich/Fisher Tunnel**. He reported that GDOT believes that the **graffiti-resistant sealant is not cost-effective**, since the tunnel can be painted with gray paint using prison labor, so GDOT does not recommend purchasing and applying the sealant. However, if the neighborhood wishes to participate in an Underground Art project, the resulting artwork can be covered with graffiti-resistant sealant. Mr. VanderVeen suggested the use of MSD funds to remove the chain link fence on the Summit end of the tunnel because the fence effectively traps a person exiting the tunnel. He also suggested a short fence and landscaping to block traffic coming from the wooded area on the railway right-of-way. No motion was made and no vote taken.

Mr. VanderVeen **asked board members to participate in urging Greensboro residents to pass the Transportation Bond** on the November ballot (early voting starts Oct 16). Polls show that people are more likely to vote for a transportation bond if they perceive it will increase safety and decrease commute times. They are less likely to vote for a bond that will increase sidewalks, bike paths, streetscapes, and greenways. GDOT is planning a marketing campaign and board members can assist by emailing Greensboro residents. More information is forth-coming.

Mr. VanderVeen asked for comments about inviting two other neighbors to join the board as alternates: **Sam Edwards, Fifth Ave and Fabio Camara, also Fifth Ave**. A question was raised by Mr. Patch if there is a limit on the number of current board members. Mr. VanderVeen's action item is to verify any limit on board members.

7.) **COA** – Shawn Patch presented a COA submitted by David Hoggard for Mary Beth Payne, who is the owner of a property which is currently a rental unit. Mr. Hoggard was present to speak about the request to **demolish a deteriorating garage at 715 Percy Ave**, since he was asked by Ms. Payne to oversee the work. The roof is badly damaged and there is no foundation, so the base of the structure is rotting. Photos accompanied the application. The board voted to accept the COA. Mr. Hoggard said that Ms. Payne intends to rebuild the garage, and is aware that the new building will require another COA.

8.) Other business:

David Hoggard presented an idea, championed by City Councilman Robbie Perkins, to **expand the Farmer's Market to the War Memorial Stadium** on Yanceyville St. Both facilities are owned by the City of Greensboro and managed by the Parks and Recreation Department. The stadium is in a more deteriorated condition than originally believed and it will take more money to restore it than the city planned to spend. There are approx 250 baseball games played at the stadium; however, they are poorly attended. Mr. Perkin's idea is to leave the façade of the stadium, but renovate the interior for use as a city market. Mr. Hoggard believes the idea is worth exploring because it is an adaptive use for the historic facility and the Farmer's Market is outgrowing its current environment. The next planning meeting is scheduled for Friday, Sept 26.

9.) The meeting adjourned at 8:10 PM.