

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
March 25, 2013

Present: Linda Fusco, Mindy Zachary, Christina Cantrell, David Wharton, Betsey Baun, Sara Farnsworth

Absent: Shawn Wriede, Khalil Perilstein, Bert VanderVeen, Jon Mitchell, Joe Kilpatrick (alternate)

Guests: Hap Giberson of NCA&T, Bridget Chisholm and Elmer Chisholm of BWC Consulting, Stefan-leih Geary, Chris Wilson, and Nasha McCray of City of Greensboro, residents Gordon & Michaela Hafley, Jill & Bruce Oakley, David Horth, Molly McGinn, Robert Coltun, Paula Patch, Jean-Paul Smith, TK Miller, Mebane Ham.

The regular meeting of the Board of Directors was held on Monday, March 25, 2013 at 604 Summit Avenue. Meeting was called to order at 6:37 pm by President Linda Fusco. Secretary Sara Farnsworth was in attendance to take the minutes.

- 1. Special Speakers - War Memorial Stadium project team members:** Nasha McCray of Parks & Recreation offered an update on the current status of the War Memorial Stadium plans since she last spoke to the board in August. She gave background on plans, studies, structure and design concepts. The city has put together a comprehensive project team bringing together city officials with the stakeholders at A&T, the Farmers' Curb Market, and neighborhoods. They took into consideration the Summit Avenue Corridor study and other Aycock-related studies/plans, and also A&T University's Master Plan, which contains the goal of creating a pedestrian-friendly campus and creating a global inclusive corridor on campus.

Since last August, Parks & Recreation has partnered with A&T to complete a student project to assess the concrete condition of the stadium. They have addressed some immediate maintenance concerns at the stadium, including minor interior and exterior repairs, removing some unsafe seating, and installing new replacement seating. They have secured a contract with BWC Consulting to explore funding opportunities and tax credits for the project. They worked with Stefan-leih Geary to apply for a CLG grant for funding a Historic Structure Report for the facility, which will serve as a mechanism to ensure that any renovations done are historically sensitive and appropriate.

Next steps are to continue working with BWC in their findings for economic development, monitoring the CLG application, continuing regular maintenance for the stadium, and maintaining relationships with the neighborhood and the university moving forward.

Bridget Chisholm spoke on behalf of BWC Consulting, addressing tax credit and economic development opportunities for the stadium. She said they began by pursuing the idea of using New Markets tax credits for the stadium, but after encountering roadblocks, sought to approach stadium development in a more global, strategic way. She addressed the

decade's worth of studies and plans that have been done for the stadium and surrounding area, and the question of why nothing has moved forward in ten years. They included a larger study area than just the Aycock neighborhood or the areas of focus of previous studies, seeking to find synergies and activities that coincide. In their view, as a single-purpose facility, War Memorial Stadium is not feasible based on its current usage. It won't work unless it's multipurpose. There is a need to incorporate uses other than strictly baseball in order to attract tax credits and economic opportunities. BWC's conclusion is that collective rather than individual, homogenous factors should be emphasized. In order to leverage city resources, they recommend a comprehensive approach to determine a niche, keep it sustainable, and take advantage of what's indigenous to this area. They recommend connecting the stadium with the farmer's market, A&T and its farming operations, and the organic and green movement. They would ultimately name and brand the district for marketing purposes around green, organic, healthy, and new urbanist principles with an atmosphere conducive to entrepreneurs and independent businesses. They suggest not running away from A&T, but embracing it in hopes of having the stadium area look more like the UNCG area in terms of amenities and attracting graduates who have degrees and will have an economic impact. They would seek to turn this into a "trendy" area in Greensboro and recommend using Regional Centers financing (also used by an Asheville mixed-use development) to allow for the raising of equity for the projects.

Chris Wilson of Parks & Recreation said that he thought that it was too early to judge whether the stadium would ultimately be overseen by Parks & Rec or A&T or both, but he was not opposed to a dialog regarding the stadium becoming part of the A&T campus, as long as there was a commitment to planning. The city has \$1.4 million on the table now. New Market Tax Credits are irrelevant for just the stadium, so that's why they've expanded the area of focus. They're hopeful that they're doing it differently this time around, looking at *how* this can be accomplished rather than just what we want to accomplish.

2. **Secretary's Report: Minutes from the February 25, 2013** board meeting were reviewed and unanimously approved. **ACTION ITEM** for Shawn Wriede: **Post approved February minutes to website.**

3. **Treasurer's Report:** Christina Cantrell distributed the Monthly Treasury Report, which shows a balance of \$7,150.35 with \$3,939.20 in the General Fund and \$3,211.15 in escrow accounts. Expenditures were made for the purchase of Dog-i-Pot waste disposal bags for the three stations in the neighborhood. We seem to be going through 15-18 rolls of bags per year. Christina answered Sara Farnsworth's question about the amount in the escrow accounts. \$211.15 is earmarked for the Dunleith Community Garden, left over from a Building Stronger Neighborhoods grant from when the garden was established. Approximately \$3,000 is apparently from a fee earned from selling a derelict property several years ago and may be designated for Park Avenue improvements, but she and other board members were unsure of restrictions on its use. **ACTION ITEM** for **Christina Cantrell: Contact Tracey Lamothe to determine what the Park Avenue escrow money is to be used for.** **ACTION ITEM** for Sara Farnsworth: **Contact Esther Maltby to ask about financial needs of the Dunleith Community Garden and let her know about the available funds.**

4. **Community Development:** Betsey Baun has talked with Stefan-leih Geary, who is working with James on looking for the right type of brick for the new neighborhood sign at Yanceyville & Bessemer, putting the project out for bids, and finally moving forward after the project was stalled for a period of time. Aycock Middle School continues to be supportive.
5. **Community Watch:** No report. Joe Kilpatrick was absent.
6. **Historic Preservation (COA):** Linda Fusco reported that there is one COA application to be considered this month.
 - a) **COA Application #1622, 517 Park Avenue – Exterior alterations.** Robert Ricks, the contractor for the project, spoke on behalf of the application. Plans are to enclose a 12-foot section of a screen porch in the rear of the home to create a laundry room and expanded bathroom. Board members expressed concern that the planned laundry room window seemed too small to provide balance to the design. **The board voted unanimously to support the COA, with the request that plans be modified so that the downstairs windows be sized to match the upstairs windows in order to provide appropriate balance in relation to the entire back of the house. Current Historic Preservation Commission members abstained.**
 - b) The board took no stance on any pending COA application for the exterior landing expansion at **754 Chestnut Street.**

Board members discussed concerns about neighborhood properties which have been vacant for more than one year for which we might consider zoning enforcement. **ACTION ITEM for Betsey Baun: Send Linda address of the white house on 5th avenue for which we should pursue zoning enforcement that has been vacant for at least 5 years.**

7. **Newsletter:** Linda Fusco reported that newsletters will be ready for distribution by this weekend.
8. **Technology:** No report. Shawn Wriede was absent.
9. **Welcoming Committee:** Nothing to report.
10. **Alleyway Issues:** Mindy Zachary asked Stefan-leih Geary to meet with her about a potential alleyway study. Stefan-leih has researched alley restoration projects that have taken place and found that they have been very costly (more than MSD funds could cover). The answer she received from the city legal department was that MSD funds can be spent on an alley study and analysis of historic infrastructure, but not actual alleyway improvements. Her hope would be that after a study and some concrete recommendations, perhaps specific aspects could be eligible for MSD funding, or we could find funding via grants or other sources. Her recommendation is that stormwater issues be kept separate from alley issues. If the neighborhood wanted to take a holistic approach to stormwater issues, we could pursue researching whether that would be an MSD-eligible expense. The city's stance is that it is each individual property owner's responsibility to pay for their own

repairs. Stefan-leih expressed that she is available to give guidance on what a potential alleyway study (covered by MSD funds) would look like.

11. Old Business

A. Pending Action Items from last meeting

- i. **ACTION ITEM** for Mindy Zachary: Prepare a presentation of research on alleyway issues.
- ii. Granite Curb survey project: **ACTION ITEM** for Mindy Zachary: Locate another source in the city to handle repairing/replacing granite curbs.
- iii. Christina Cantrell reported that our old bank account has been closed.

14. New Business:

- A. **Vote on Proposed Bylaws Changes:** Board members and other member attendees voted unanimously to adopt proposed changes to the Association's Bylaws, clarifying wording of some passages and changing board membership to include the past president as an ex-officio member with full voting rights.
- B. **Mission Statement:** Christina Cantrell and Linda Fusco have attended a training session on how to run a nonprofit group. Board members discussed whether the board should take on the major task of creating a mission statement for the Neighborhood Association. David Wharton pointed out that the Bylaws do contain a Statement of Purpose, which is more diffuse than a Mission Statement. Priorities of the board change as board members come and go, demographics change, etc. Board members expressed varying degrees of support for taking on the project of developing a mission statement, with most supportive, and some concerned that it be well-executed if it is taken on. Discussion was tabled until July when members have more time.
- C. **Board meeting location:** The association has lost access to St. Leo's Place for our monthly meetings, and some members expressed concern that our public meetings be held in a public place rather than a private location. Various options for locations were discussed. **ACTION ITEM** for Sara Farnsworth: Inquire with Sternberger Artist Center and Women's Resource Center about using one of their locations for board meetings.

Meeting Adjourned: 8:50 pm