

CAPITOL VIEW NEIGHBORHOOD ASSOCIATION MEETING MINUTES

Please email secretary@capitolview.org in order to provide any amendments to minutes

CALL TO ORDER

A meeting of the Capitol View Neighborhood Association was held via Zoom on Saturday, April 17, 2021. The meeting was called to order by Vice President, Dave Banta at 10:32A. New neighbors were welcomed to the neighborhood. Neighbors Kelli + Scott from Beechwood Ave introduced themselves (been here almost 1 year).

APPROVAL OF MINUTES

A link to the March meeting minutes was posted in the chat. Attendees were asked to review in preparation to vote to approve them.

A motion was made by Zach Adriaenssens to approve the March 2021 CVNA meeting minutes as proposed.

Kevin O’Gara seconded.

The body voted as follows:

Yes: 23

No: 0

Abstain: 0

Motion carries

ATTENDEES

There were 52 attendees.

Attendees were asked to send a private message to “Sosena Desta - CVNA Secretary” on Zoom with their name and address for attendance keeping.

COMMUNITY SPOTLIGHT

CV Community Garden

Dylan Littlejohn - Treasurer

- Located at the corner of Athens Ave + Deckner Ave (1479 Athens Ave)
- Large tree fell in late fall; we’ve had several garden cleanups; added 10 new beds; refurbished some existing beds
- Received grant money from Lakeview fund
- Saturday 4/24 Atlanta’s Food Well Alliance will be at the garden from 1:30-3:30 for a clean up/improvement event in conjunctions with open house at the garden from 12:00-1:30; there will be food and giveaways; find out how to get a bed and become a member (event was later postponed to 5/1 due to weather)
- Guidelines for participating: \$25/year



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- This is a learning garden so don't feel like you have to know what you're doing

Community Grant

Sagirah Jones

- CVNA applied for the Partnership for Southern Equity grant: Democratizing Development Fund; We were awarded a \$25k grant
 - o Empowers people to have more say in development practices happening in their communities; Development watch allows people to not just react to development that's happening but be able to force the ways of development trends and proactively address upcoming developments; PSE has a focus on making sure Black and Brown and legacy residents have an opportunity to benefit from development
- Grant will fund: Leadership development training; Advocacy training; Real estate development training; Financial literacy training; Community investment training
- Next Steps: We have to reach at least 100 people
- First meeting with PSE is the week of April 26th; will have more info after that
- There were a total of 5 awardees including Hunter Hills neighborhood assoc (tech project for seniors); Ke'nekt in Westview (project for small businesses); Mozley Park neighborhood association (STEM project for students which will culminate in a film festival); Vine City or English Ave (parks project; dealing with serious water issues)

Questions:

- Seniors at Gateway CV need Zoom training. Can that fall under this grant?
 - o Possibly; If not as part of scope for this project can explore other opportunities
- Geographically, what's the plan for who will be able to participate? Strategically it may be a good idea to include Sylvan Hills, given what's going on with the Mondelez property.
 - o Will try to recruit from Capitol View first, then expand out from there; Will want to be sure to include residents from Gateway CV
- Community Cart - Sagirah currently has it; would like to pass it on to be stored somewhere else
 - o Dave: suggested to Dylan the possibility of moving it to the CV Community Garden where it can be used to display veggies and things
 - Dylan: Not much covered space at the garden
 - Ajanaa (Triton Yards): Open to discussing storing it at Triton Yards
 - o Maran Banta volunteered to decorate the cart with CVNA logo
 - o Sagirah mentioned needing to insure the cart (will discuss with Randall)

REPORTS

APD - Zone 3

Not present



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Treasurer

Randall Frazier

- March 2021 Ending Balance: \$9,287.53
- April 2021 Income: \$ 187.56
- April 2021 Expenses: \$ 0.00
- April 2021 Ending Balance: \$9,475.09

COMMUNITY ANNOUNCEMENTS & ACTIVITIES

NPU-X

Zach Adriaenssens - NPU-X Chair

Email: zadriaenssens3@gmail.com

- Vote deferred until May on V-21-77 Variance application from The Guild for property at 918 Dill Ave; The Guild will present at May meeting
- Voted to approve Z-21-27 Variance to preserve trees; deals with property setback variances as they relate to saving trees; will allow property owners to go directly to the City Arborist rather than applying for a variance and having to get NPU approval; makes the process easier
- Vote deferred until May on [21-0-0063 Tree Ordinance](#) which includes new ways to calculate fines for tree removal; will discuss in more detail at May meeting ([click here for a summary of revisions to the original ordinance](#))
- Atlanta Music Project was nominated and approved to be nominee for 2021 Design Awards; if anyone has photos of the building please email to Zach
- Z-41-41 Zoning rewrite to allow for urban farm stands will be up for a vote at May meeting; if passed community gardens will no longer need commercial permits to sell their goods
- Looking for committee volunteers for NPU-X; Committees include: Communications, Public Safety, Economic Development, Land Use + Development, Transportation

Questions:

- Regarding the tree ordinance, wondering if our neighborhood wanted to try dissemination information or learn about it before the next NPU-X meeting (where we will vote on it) since it's a 50+ page ordinance; Maybe our communications committee could email out information we find?
 - [Trees Atlanta has done a really good summary](#); Also it may go through some additional revisions before it is finalized

City Council District 12

Tamara Warren - tawarren@atlantaga.gov

Councilmember Joyce Sheperd

Phone: (404) 330-6053

Email: jmsheperd@atlantaga.gov

- City council is on recess; CM Sheperd not in attendance today



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- Westwood 21 is still interested in Oakland City development; another meeting will be scheduled with them soon (see [presentation from initial meeting here](#))
- Trees Atlanta will hold a community meeting Thursday 5/6/2021 at 6 pm; more information to come
- FortMac team is still in negotiations with TD Jakes and team for purchase of that property; when more information is available it will be distributed
- YMCA is looking for people to offer vaccinations to; CVS Health Covid Clinic at The Villages at Carver YMCA; 1600 Pryor Road; call ahead to get info on scheduling an appointment; Covid Registration at 855-287-6789
- [Link to current newsletter](#)

Questions/Comments:

- Would like someone from CM Sheperd's office to join the 4/26/2021 Gateway Capitol View Task Force/Tenant Association meeting
 - Will remind CM Sheperd
- CVNA meetings are no longer being included in CM Sheperd's newsletters; was informed by Vickie that meeting info must be sent every month; the meeting info is the same every month; can it just be included without someone having to send it to CM Sheperd's office each month?
 - Will remind Vickie to include it
- Senior neighbor on Fairbanks informed me there's an alleyway from Genessee Ave to Deckner Ave, between Fairbanks St and Graham St, which has not been maintained and people are dumping there; the City used to maintain it but no longer; what is the plan to clear those alleys out?
 - Will share that info with Vince who works in the field and brings info back to CM Sheperd's office
 - The City has abandoned all alleyways; they were split amongst all adjoining residents; residents have ownership of alleyway adjoining their property and therefore are responsible for maintaining it
 - How were residents ever notified of this? Would like to ask that CM Sheperd's office to address it and have said alleyway cleaned out if property owners were not properly notified.
- What are CM Sheperd's thoughts on the distribution of funds coming to the City of Atlanta through the American Rescue Plan; have heard very little is currently being allocated to hunger and food scarcity and a lot going towards the City's lost revenue (i.s parking deck revenue); Do you have a breakdown of how the money will be allocated and basis by which it's being distributed? Have heard there will be a vote on this at Monday's City Council meeting. How does CM Sheperd plan to vote?
 - It is my understanding that those funds are being funneled through the mayor's office and being maintained by them; will get additional information from CM Sheperd
- How much will taxes go up for the new apartments and stuff along the Beltline as a result of the Beltline tax that was passed?
 - Will discuss with CM Sheperd on Monday
 - The tax is on the owner not the individual renters (if the owners do not pass it along to tenants) and is based on a [mill rate](#)
- Please let CM Sheperd know that on Monday I hope she votes no on the jail expansion/rolling back the bail reform bills
 - Will let CM Sheperd know



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COMMITTEE UPDATES

Economic and Community Development

Patricia Kusumadjaja - Chair

Email: patricia@patriciafk.com or cvnadevelopment@gmail.com

- **Gateway Capitol View Task Force:** Intent: work directly with Gateway Tenant Association; getting that association organized to be primary advocates; Connecting that association with resources, i.e. Housing Justice League; end goal is for them to be their own advocates with support from us as needed
 - o Meeting is scheduled with Task Force and Tenant Association on 4/26/2021 at 5 PM in person at the Atlanta Music Project (883 Dill Ave)
Brian Sumlin (Task Force Chair)
 - o Task Force has successfully gotten most tenant concerns addressed; working with their association to fill vacant board positions; looking for a time for a June graduation; will do a fundraiser next month; the residents are appreciative and excited to have the community's support; they have requested a member of the CVNA board and a representative from CM Sheperd's office to attend the 4/26 meeting at AMP
- **Westwood 21:** Met with potential developers on 3/31/2021 (see [presentation from that meeting here](#)); Project is slightly out of the CV boundary (technically in Oakland City) but CV will be significantly impacted due to proximity; Kronberg Urbanist & Architects is representing Urban Realty as the current owners of Cut Rate (property in the sales negotiations); Herman Howard & Shape Architects is the Architect of Record for Westwood 21; proposed program is a mixed-use development, largely serving the creative industry; the site is just under 6 acres
 - o Our intention is to work with and support Oakland City and NPU-5 by providing insight and ideas
- **Groundcover by The Guild:** Committee met with The Guild to discuss the project 4/13/2021; discussion revolved around parking (specifically the idea of shared parking), residential units, and project cost/construction; overall we support this development and want to continue engagement; committee will start our SAP comments next week
- **Asset Mapping:** PSE grant that CVNA has been awarded will go hand-in-hand with this project; project will provide information about the strengths, resources, and opportunities with our community to help uncover and derive solutions
 - o Goals: Create a foundation for community development and improvement; determine what we want and need as a community; determine feasibility of the amenities and improvements that we want and need
 - o Progress: In early stages; planning and scheduling communication with other potential partners; looking at project 'launch' in late Spring/early Summer
- We have received a response to the letter of commitment request we sent to CM Sheperd's office (read that response [here](#))

Questions:

- Any updates on securing the title/deed for the Masonic building?
 - o The City has nominated the site for a landmark designation; no further updates on that site
- The Guild has submitted a draft of their SAP to us (NPU-X and CVNA); just a caveat that they can make changes prior to submitting to the City; just a heads up



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- Asset based mapping is an amazing idea; would be more than happy to be involved (Eric Jacobson)
 - o Please send Patricia an email to participate; we're also working with The Guild on this project

Safety and Quality of Life

Kevin O'Gara - Chair

Email: kfogarajr@gmail.com

- Had our first meeting a couple weeks ago; discussed some of the obvious issues in the neighborhood; narrowing in on what we will focus on
- Recruiting new members; We meet the 1st Saturday of each month at 10:30 am via Zoom; email me if you're interested
- Email me if you have a particular issue you would like addressed
- We have a joint transportation subcommittee with Adair Park; first meeting will be Wednesday 4/21/2021 at 6:30 pm via Zoom (Meeting ID 836 4169 0876, Passcode 691453); email me for details
- Sunday bike ride; Easy ride; Route: up Westside trail, Proctor Creek; Meet at Dill Ave + Allene Ave at 10:00 am

Community Engagement and Communications

Kate Itrich-Williams - Co-Chair

Email: capitolviewcommunications@gmail.com

- First newsletter was distributed last week of March; we've received lots of feedback; working on getting it on the website; next issue will be produced in June
- Working on getting CV Cares up and running; recruiting to assist with that effort; please email the committee if you're interested
 - o Working with Neighbor in Need program which is in line with CV Cares
- We meet once a month on the Tuesday before CVNA Executive board meeting (the Tuesday before the 2nd Saturday of the month); email the committee for details

Christina Mabry

- CVNA Holiday Hope: Gift drive for those on need during the holiday season; gives neighbors and businesses the opportunity to engage with the greater community at all socio economic levels; targeting seniors (65+) and minors (<19 yo)
 - o Contributors will receive a visual marker that shows you've involved and engaged; will have a street competition; highlight businesses who give
 - o Looking for artists to help design visual markers which contributors will receive
 - o If you know of a business that we should contact please [fill out this form](#).

Questions/Comments:

- We can tie this into the toy giveaway we do at the yards. We can also do donations from Triton holdings and Triton Yards. I have a few artists and graphic designers I can send you guys as well (Ajanaa of Triton Yards)
- Dr. Honey at the Westside school is very receptive



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- Reminder to be sure you're subscribed to the mailing list to be sure you're receiving all communication we send. Do that by clicking the "Subscribe to our mailing list" button at the bottom of [this page](#).

VOTING MATTERS

- None

PRESENTATIONS

The Guild + Urban Oasis

Antariksh, Nikishka (nikishka@theguild.community), Avery, Dani (dani@theguild.community), Joel (joel@urbanoasisdev.com or 404.788.6278)

Antariksh - The Guild

- The Guild is a community wealth building organization focused on closing the racial wealth gap through real estate, entrepreneurship programs, and access to capital.
- 918 Dill Ave will be pilot project in introducing community ownership model
- Working with Urban Oasis Development (Joel Dixon, principal); have done this kind of work and excited to do this work with The Guild
- Objectives of Groundcover Pilot: supply permanent affordable housing; commercial space that meets the needs of residents of the building as well as the surrounding community; deliver an accessible investment offering for people who have traditionally been locked out of wealth building opportunities through real estate investment; build a model/movement for collective ownership
- Plan to maintain existing structure; renovate it for retail, and add two stories on top consisting of 18 affordable housing units (8 studios, 6-1bed/1bath, 4-2 bed/2 bath); each unit will have a private balcony facing Sylvan Rd
 - o In talks with [Leaven Kitchen Atlanta](#) (they run Hodgepodge Coffeehouse) for a small format grocery store + 3 small kitchens that will compliment grocery space
 - o Engaging local business to occupy other retail spaces
- Regarding portion of property that does not have a structure, still engaging with the community on what to do with this space; not required to provide parking; will provide 3 handicap parking spaces; required to provide 9,500 sq ft of open space which will be satisfied with gravel surface + shared breezeways in front of units
- Requesting a variance of 6 feet; reason being is in order to maintain existing building in its entirety, must add buffer between top of existing building and new units to level it out due to the slope of the existing building; Public hearing for variance is scheduled for 5/13; will be going before NPU-X on 5/10 for support; we intend to submit SAP to the City and NPU-X on 4/21
- Financial structure: The Guild received a grant which was used to acquire the property; now in the process of assembling the capital stack (equity and debt); once done, renovations will begin; once project is built it will enter a Community Stewardship Trust (Fall 2022); planning to start construction by Sept/Oct 2021 and complete construction within 12 months; upon completion, rental revenue will start paying the debt service (capital stack); at this point community members will have the opportunity to buy shares of the Community Trust (in year 1, buy in will start at \$10/month and be capped at \$100/month); as community buys in, equity will transfer from project's lenders to the



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community; buy in share price will increase annually as property values in the neighborhood increase; also exploring a dividend option; anticipate full equity transfer in about 10-15 years

Joel Dixon - Urban Oasis

- Primarily focused on completing capital stack (money which will allow construction to start); in contact with impact debt lenders whom we hope to partner with; also pursuing municipal funding; will be asking for letters of support from the community as we proceed with opportunities to talk to Invest Atlanta, Partners for Homes, and others that can help with the affordable housing component
- In addition to anchor retail tenant there will be additional office/retail space; please send letters of interest to Dani and Nikishka (see emails above); need as many pre-leases signed as possible before going into underwriting to instill lender confidence

Questions:

- Is there a space for bike parking?
 - o Planning about 8 bike parking spots for the retail shops; Will provide separate bike parking for residents
- Regarding open gravel space: any plans for community engagement to garner ideas for use of that space
 - o Community engagement session planned for Friday 4/23 from 2-4pm (meeting was later postponed); Will send invitation to Communications Committee to disseminate to the community; engagement will be ongoing over the next few months

A motion was made by **Sarah Stein** to support The Guild's variance request for an additional 6 ft and allow the Economic and Community Development Committee's comments on The Guild's SAP be submitted to NPU-X on behalf of CVNA

Motion was seconded by **Sagirah Jones**

Friendly amendment was made by **Sarah Stein** to add "with approval from the board" to the end of the original motion

Friendly amendment was seconded by **Sagirah Jones**

The body voted as follows:

Yes = 15

No = 0

Abstain = 0

Motion carries

OTHER ANNOUNCEMENTS

- The board was tasked with penning a letter to the Department of Public Works regarding the issue of dumping in our neighborhood. In recent weeks it seems as if DPW has addressed the dumping issue. Is this still an issue neighbors are seeing and do we want to move forward with sending emails to DPW?



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- Community expressed interest in still wanting to do this
- In last meeting there was lots of conversation about Triton Yards; Ajanaa from Triton Yards is here today to answer any questions from the community

Ajanaa

We are open to engaging with the community; we live in the neighborhood and respect it; we understand there is a parking issue and are working to mediate it; considering a dedicated rideshare space for the area; understand trash is an issue; we have someone who cleans but we're open to increasing trash pickup in the area

Questions/Comments

- Additional trash cans outside confines of the actual food truck park; increasing cleanup and hire people from the neighborhood; signage reminding people to respect neighborhood and not litter
- Have a dedicated person to clean 4 block radius (Sylvan, Dill, Hartford, Erin) in the morning and evening
- Triton is 100% in compliance with existing zoning which allows for outdoor dining; they are not required to provide parking; existing zoning suggested limited parking
- Patrons of Triton Yards have started blocking resident's driveways; signage may help with this

Ajanaa

We've had several delays in obtaining licenses and permits in a timely manner due to the City being virtually shut down as a result of COVID; we have an attorney helping us to resolve these issues; please work with us/be patient with us as we work through this

- We appreciate you being here and sharing that information with the community; please continue to engage with us and let us know if we can help out in any way.

In audible made a motion to adjourn

Randall Frazier seconded the motion

Adjourned: 12:54p

Sosena Desta
Secretary

5/15/2021
Date of approval

