



## CAPITOL VIEW NEIGHBORHOOD ASSOCIATION MEETING MINUTES

\*Please email [secretary@capitolview.org](mailto: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, May 15, 2021. The meeting was called to order by President, Iva Williams at 10:32A. The executive board took a moment to introduce themselves. New neighbors were welcomed to the neighborhood.

Introductions from: Inga Harmon + Tommy Lester, new owners of 890 Dill Ave; Al Wiggins, Commissioner of Public Works; Benoit Hamelin + his wife, new owner of 844 Deckner Ave.

### APPROVAL OF MINUTES

A link to the April meeting minutes was shared on the screen and posted in the chat. Attendees were asked to review in preparation to vote to approve them.

A motion was made by Kyle Jones to approve the April 2021 CVNA meeting minutes as proposed.

Hillary King seconded.

The body voted as follows:

Yes: 14

No: 0

Abstain: 2

Motion carries

### ATTENDEES

There were 43 attendees.

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

### REPORTS

#### APD - Zone 3

Lt. N Welch - Zone 3 Commander

Email: [nwelch@atlantaga.gov](mailto:nwelch@atlantaga.gov)

- May: 1 part one crime; aggravated assault w/knife; domestic dispute; parties arrested on scene
- April: 3 theft from autos; 1 auto theft (taken from back yard of commercial building; reported stolen about 1 month after it went missing)



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- These numbers are down significantly
- We're seeing items being stolen from work pickup trucks (electronic tools, etc benign stolen from bed of trucks)
- Looking for green Dodge Charger and red Honda 4-door in connect with left from auto (no tag numbers available)
- Please call 911 if you see vehicles casing
- APD is working on putting as many resources as possible in the parks on weekends through the summer months; Perkerson Park is one of the big ones; there is a detail on the weekends dedicated to monitoring the park

### Questions:

- Last few times I've called in gunshots to 911 my call has gone to voicemail. What do you recommend in that situation?
  - I recommend making that call again; that should not be a prolonged issue; system may be temporarily overwhelmed

### Treasurer

Randall Frazier

- April 2021 Ending Balance: \$10,288.58
- May 2021 Income: \$10,634.66 (includes PSE Grant + Filming inconvenience pmt)
- May 2021 Expenses: \$ 0.00
- May 2021 Ending Balance: \$20,923.24

### Questions/Comments:

- We (CVNA) offer membership honorariums to people who would like to become members but do not have the means. Please contact CVNA Treasurer Randall if you or someone you know is interested.
- Are we saving up for anything in particular?
  - Nothing in particular. Due to COVID we have not been able to do some of the usual events. Now that we are coming out of COVID we should be able to get back to some of our regularly scheduled events. Sagirah can speak to how the grant money will be allocated.
- Are any of the funds designated to projects like CVNA Cares?
  - CVNA Cart = \$399.05; CVNA Cares = \$1,825.28; CVNA Reserves = \$18,698.91

## COMMUNITY ANNOUNCEMENTS & ACTIVITIES

### NPU-X

Zach Adriaenssens - NPU-X Chair

Email: [zadriaenssens3@gmail.com](mailto:zadriaenssens3@gmail.com)

- SAP for Triton Yards submitted; Forwarded to CVNA president + Development committee



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- In May meeting we voted in favor of the variance for The Guild's property at 918 Dill; next step is for them to be submit their SAP
- Invited Trees Atlanta to next meeting to share information about new tree ordinance being proposed
- Mondelez Factory is closing; They've hired a commercial property real estate company; We as a community have to stay on them to ensure that our voices are heard in regard to the future of the property; We encourage the community to join calls and let your voice be heard

### Questions:

- Did anyone attend last night's Mondelez meeting with the Sylvan Hills neighborhood association and if so can you provide an update?
  - Brainstorming ideas; CM Sheperd has submitted ideas to Mondelez press; SHNA will be submitting theirs early next week; CVNA should submit a letter requesting to be involved; Property is zoned either I1 or I2; Next meeting is May 25
- NPU-X is looking to form a committee to address Mondelez sale
  - Mondelez is scheduled to close 6/16
- Has there been any conversation about what the community would like to see there? How much of the building the neighborhood could keep, presumably through a rezoning? Have the owners talked about reuse or are they just looking to sell it? I am an architect and will help in any way needed (Antariksh of The Guild)
  - Development team is in the process of researching possible reuse options
  - This is a start to the conversation about what the community would like to see

### Department of Public Works

Al Wiggins - Commissioner

Email: [awiggins@atlantaga.gov](mailto:awiggins@atlantaga.gov)

- Have been in this position about 2 months; am aware of some of the ongoing issues such as dumping
- Working closely with solid waste enforcement team as well as CM Sheperd to get cameras installed
- Looking at installing Quality Assurance/Quality Control personnel to canvas neighborhoods looking for issues with illegal dumping (4 people)
- Use technology available to us to identify trends of areas where dumping typically occurs

Mr. Wiggins opened the floor to hear questions and concerns from the community:

- Division Pl + Arden is a problem spot but DPW is good about clearing it; Avon Ave between Murphy + Sylvan is another trouble spot; have sent in pictures and reported it; it's an ongoing dumping spot; recommend regular monitoring at this location
- Corner of Genessee + Beatie has been discussed as a problem area (specifically tires and oil); also, dumpling in the creek at Perkerson park at intersection of Deckner + Fairbanks
- Lots of dumping on Allene across from Aluma Farms (near Avon)
- Lots of trash in Perkerson Park but not a lot of trash cans
  - Will pass that along to the Dept of Parks + Rec
  - Gerard Jackson is with the Dept of Parks + Rec and is very responsive; he can be reached at [gajackson@atlantaga.gov](mailto:gajackson@atlantaga.gov)
- NE Corner of Dill + Allene has had a couch sitting out for several weeks



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- Along Athens between Deckner + Genessee and along Genessee between Athens + Metropolitan: Neighbors cleared some over growth however the trimmings are now obstructing the sidewalks making them impassable; trimmings have been there for months. Who do we contact to get them cleared?

### DPW's plan:

- Looking at inventory of camera and the monitoring of cameras; need to assign staff to monitor cameras on a daily basis; working on this
- Also working to map areas that have been identified as prone to dumping which will help to determine where to deploy personnel and utilize resources
- Looking at the cost of implementing programs; working with CM Sheperd to possibly utilize some of the funds she may have in her ward for the installation of cameras installed in her ward instead of using cameras that are in the DPW inventory and have to be used citywide (which means they could be moved)
- Illegal dumping is sometimes a symptom of trash collection; we're working on improving service delivery for trash collection
  - During COVID we moved to a biweekly recycling collection; we will be returning to a weekly collection schedule 6/7/21; more information to come about that
- Working with APD since depending on the size/type and amount of material dumped sometimes will constitute a felony (i.e. dumping oil is an environmental crime); also working with [Keep America Beautiful](#) executive director [Kanika Greenlee](#)
- We will get someone out very soon to address the problem areas mentioned today; we know that handling this from a reactionary basis will not address the problem; we are working towards a more proactive approach
- Should start seeing results over the next 2-3 months

## COMMUNITY SPOTLIGHT

### Neighborhood Cleanup

Dave Banta - CVNA Vice President

Email: [vicepresident@cvna.org](mailto:vicepresident@cvna.org)

- 1st Saturday every other month (6 times per year)
- Gather at Perkerson Park, near the splash pad; gloves, trash bags, and some trash pickers are provided (if you have your own please bring it)
- Disperse from meeting place into the neighbor and cleanup any area that needs it; Dill is a focal point
- Next cleanup is scheduled for June 5th at 9am; we will provide coffee and donuts; there will also be a raffle for a pair of Capitol View mugs

### CV Neighborhood Garden

Sagirah Jones - CVNA Parliamentarian

- 6 new beds have been added; taller beds have been added/upgraded for seniors
- Contact Dylan Littlejohn to inquire about joining or being a friend of the garden - [dylanlittlejohn@gmail.com](mailto:dylanlittlejohn@gmail.com)



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- Membership dues are \$25 per year; bed sharing is an option
- Community gardening days will be scheduled regularly (i.e. learning sessions); these will be open to members and non-members alike; more information to come
- Dave Banta: There has been great turnout to the last couple of garden cleanups; great way to get to know neighbors

### COMMITTEE UPDATES

#### Economic and Community Development

Patricia Kusumadjaja (via email) - Chair

Brian Sumlin - Committee Member

Email: [patricia@patriciafk.com](mailto:patricia@patriciafk.com) or [cvnadevelopment@gmail.com](mailto:cvnadevelopment@gmail.com)

- Committee met Tuesday 5/11
- Have been in communication with The Guild regarding 918 Dill; we are in the process of gathering comments but plan to support their development
- The Gateway Capitol View task force is still working w/the Gateway Tenant Association (known as Atlanta Seniors United); They had their first meeting as a group on April 26, where we heard ongoing issues w/ management group.
- Will be sending a letter of concern to Prestwick (developer/owner) and Elmington (property manager) regarding conditions at Gateway CV; CM Sheperd is scheduled to visit the property sometime next week

#### Community Engagement and Communications

Allie Sudholt - Co-Chair

Email: [capitolviewcommunications@gmail.com](mailto:capitolviewcommunications@gmail.com)

- Currently working on next edition of newsletter; to be published mid June
- Working with The Guild to assist with distributing information
- Working with neighbor KaeAnn to get CVNA Cares off the ground; planning to present more info at June meeting

#### Safety and Quality of Life

Kevin O'Gara - Chair

Email: [kfogarajr@gmail.com](mailto:kfogarajr@gmail.com)

- Met a couple weeks ago; still getting established; meetings are the 3rd Wednesday of each month at 6:30 pm
- Working on developing mapping tools to target issues like dumping
- Working with new owner of problem house on Beatie

Questions/Comments:

- Did a joint transportation sub-committee meeting with Adair Park happen and if so how did it go?



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- We met; started a conversation about the Exide Battery/RangeWater property; figuring out if there's a way we can lobby for a full entrance/exit on Metropolitan Pkwy; more info to come on that; will want to coordinate with Economic and Community Development committee
- Drafting an email; identifying GDOT contacts and the City to send it to; will finalize and present email to CVNA, Adair Park, and CV Manor
- Also need to coordinate with RangeWater regarding possibility of including both an entrance and exit onto Metropolitan Pkwy
- Economic Dev Committee would like Transportation Committee to take on conversation with RangeWater regarding traffic; apparently there is no discussion with GDOT on this; seems like most of the contact with GDOT have been RangeWater initiated; hoping we as a committee can get with the neighborhood to reach out to RangeWater to discuss; have reached out to reps Nan Orrock and Park Cannon for help (no response yet); need to come up with ideas in next traffic meeting
- The Local on 14th Street is similar to what the RangeWater development at the Exide Battery property will be like; have toured that property and it's very nice
- Another thing discussed in committee meeting was looking into getting [Impact Fees](#) captured in some way and used specifically for projects in our area; I'm reaching how to lobby City Council to put together something for that

## PRESENTATIONS

### Atlanta Seniors United (Gateway Capitol View Tenant Association)

Linda Alaidy - President

- Have had a lot of concerns over the the last year or so; with the help of the office and the neighborhood association task force a lot of those problems have been resolved; we thank you for your help
- Gateway CV has 160 seniors and many of us are able and eager to be involved; there are about 12 members on the tenant assoc board
- We've been given an ETA of June 1 for the reopening of the amenities at Gateway CV
- They made corsages for the mother's on the tenant assoc board for mother's day
- Working on a fundraiser for equipment which will allow us to do some things outside since we are not currently able to do things inside
- We have at least 3 members of Gateway CV who would like to become members of CVNA
  - Sosena will text Ms. Linda info on how to join (since she has called into the meeting)
  - Sagirah added that any board member can be contacted by phone for assistance with anything; Senior rate for membership is \$10

### Questions/Comments:

- Iva thanked Ms. Alaidy for coming today and reminded her that she and the rest of the Gateway CV residents are always welcome; he also thanked the task force for all of the work they've done and continue to do
- Brian (Taskforce lead): This is a model of how the task force model is going to work; we will serve as advisors to the Gateway CV tenant assoc; this model is setting a precedence for the new development (1055 Arden Ave - same developer as Gateway CV)



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### City Council District 12

Tamara Warren - [tawarren@atlantaga.gov](mailto:tawarren@atlantaga.gov)

Councilmember Joyce Sheperd

Phone: (404) 330-6053

Email: [jmsheperd@atlantaga.gov](mailto:jmsheperd@atlantaga.gov)

- CM Sheperd not able to attend today; She's attending CM C.T. Martin's funeral service
- Mondelez Update: CM Sheperd sent a letter to the government affairs official who has responded and is looking to connect sometime next week; tentative date for next community meeting is 5/25 (will include Invest Atlanta and Planning Dept)
- Update to Gateway CV seniors: CM Sheperd is working closely with Invest Atlanta and the property management to get a meeting scheduled during the last week of the month
- Trees Atlanta, who is moving to the community, held a big meeting last week; building on property will be demolished next month; they will then move forward with development plans; we are excited about that
- Triton Food Truck Park: Working with Planning process to get compliant; will likely have to come before the NPU (NPU-X); CM Sheperd is keeping an eye on this

### Questions/Comments:

- Can we (Economic and Community Development committee) get a copy of the letter (re: Mondelez)? Thank you for the update about Gateway CV.
- Is there an update on getting the abandoned alleys cleaned up and properly notifying homeowners that it is their responsibility to maintain the alleys going forward?
  - It was brought to CM Sheperd's attention and initial action was taken; Will check status and get back to you.
  - Please send followup to [secretary@capitolview.org](mailto:secretary@capitolview.org)
- Sagirah: A resident alerted me with concern regarding a supposed meth house on DeSoto; indicated that the house is well known amongst APD and EMT because they get some many calls there; want to put it on CM Sheperd's radar and find out if she had/can get information on that?
  - Per Tamara's request Sagirah will email her the property address

### 918 Dill Ave

Antariksh - The Guild

Email: [antariksh@theguild.community](mailto:antariksh@theguild.community)

- Met with CM Sheperd last week who has also stressed the need for parking in the neighborhood;
- Reached out to Sparlin Health Clinic (property across the street from 918 Dill) about shared parking; they may not have capacity to engage until mid June
- Two most viable parking options at this time are, 1)park on catty corner lot (10-12 parking spaces); also potential for container style retail unit on this parcel, 2)filing for variance to reduce open space requirement on 918 Dill lot; requesting that open space requirement be satisfied by the shared breezeway and the balconies



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Joel Dixon - Co-Developer - Urban Oasis Development

- Regarding parking, this is a corridor-wide issue; we would like to work alongside the corridor to address
  - a common issue is that every property owner solves for their one issue; since everyone will be impacted by issues that arise we are taking a holistic approach of working alongside other property owners/operators to solve for issues, like parking, that will impact us all as this corridor continues to develop
  - CM Sheperd has mentioned that she's having larger conversations about the regional impact (i.e. Trees Atlanta, Murphy Crossing, Cut Rate Box, RangeWater)
- Regarding green/open space component, it ensures multi-purpose use on a site which is important and impactful; this requirement, however, is a competing element with parking; keep in mind the competing factors that come into play as we work towards a best compromise resolution

Antariksh - The Guild

- Will be filing for open space variance by 5/19 (hearing would be 7/8 if granted); this would allow portion of property that does not currently have a structure on it to be used for parking; filing for variance to allow for the possibility to have parking on the site so that we know what we can and cannot do prior to breaking ground
  - Making a case for the variance based on the fact that open space requirement is tied to overall area of site and not number of units being provided; since we are providing less units we're taking up less square footage than allowed; CM Sheperd is in support of this strategy
- Atlanta DOT has requested we fill in the curb indentation which starts in front of the property on Dill and extends to the corner; we are requesting letters of support to not fill that in from the community; not filling it in would allow a couple short term parking spaces
  - Would that space for temp parking be of use to you all?

Questions/Comments

- (Joel) Regarding caddy corner lot, we own part of it; there are 2 other parcels; we know one of the owners; if that area became a solution for parking it could be paved if all 3 owners could come together for a comprehensive corridor parking solution; that's a conversation we would all need to have and agree on as a community; conversely, this is in the Beltline overlay, which discourages parking and encourages walking/biking; we are currently in a transitional period where before we can completely get people out of cars there are still people driving; also, because there are so few resources in our communities right now we pull from a wider radius for things like food and services so people still have the need to drive; we have to be pragmatic and open to possible negative impact of not enough parking (i.e. what's happening at Triton Yards)
- Is there a parking solution that can be transitioned into something else once parking is no longer needed?





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- (Joel) There is a non-asphalt based parking solution which is more like gravel + green space solution; allows for multi-purpose format which is adaptable to a usage that is not necessarily parking
- Is the start of construction dependent on the open space variance? I fear that any delays could compromise the project. Would be really upset if this discussion on parking prevents the entire development from happening.
  - We need to get the option to use the space as parking beforehand so that we don't have to stop construction at any point to get the variance later should the community decide parking is needed.
  - Building permit cannot be approved until planning permit is approved; planning permit includes parking.
- If variance is granted does space have to be used for parking?
  - Variance gives the flexibility to use space for parking; does not require it be parking.
- (Joel) Cannot reenforce enough that we want to engage the corridor; if you know business/home owners along that corridor that have existing parking we would like to have a collaborative conversation about how existing paved parking can be used in a shared model; we would also like to know how far is too far for people to park and walk
- (Antariksh) This is an ongoing conversation; nothing presented today is the route we're going; we intend to have a series of community engagements where we continue the conversation; hope to come to an understanding over the next 4-6 weeks on what solution will work best

### **Dillteenth (Community Introduction of 918 Dill Project)**

Sagirah Jones

- Event will happen on June 18th; more info about the event details to come
- Name came from event happening the weekend of Juneteenth and the project being very representative of what Juneteenth means - the escape from financial oppression in the form of slavery and that celebration
- This project presents a model of cooperative economics and wealth building for our residents
- Would like this to become an annual CV event which helps show our community's guiding values and set the tone for future developments and as a way to help become a cooperative economic community and set that model and tone
- Ideas being floated for event include: crowd source for asset mapping, walking/biking tours, The Guild project info stations, plant swap

Sagirah Jones made a motion for CVNA to contribute \$500 for 2021 Dillteenth event and creating an annual event for the neighborhood

Sarah Stein made a friendly amendment to increase the contribution to \$800

Randall Frazier made a friendly amendment to contribute up to \$800

Sagirah accepts the final friendly amendment



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Motion was seconded by Allie Sudholt

Questions/Comments:

- What would money be used for?
  - Food truck expenditures (working with Triton Yards), tables, chairs, signs, fliers, maps, hiring tour guides, etc
  - We have built a budget which we can share and have another planning meeting this Friday

The body voted as follows:

Yes: 16

No: 0

Abstain: 0

Motion Carries

### **“The Legacy” at Capitol View - 890 Dill Ave**

[Tommy Lester](#) - SWAN Developments Partners, LLC

Email: [tommy@startupbff.com](mailto:tommy@startupbff.com)

Website: [www.tommylester.com](http://www.tommylester.com)

Phone: 404-803-3581

[Click here](#) for the presentation Tommy Lester shared

- I invite the board and/or the Economic Development committee to visit and tour the property
- Closed on property May 5, 2021
- Adaptive reuse; neighborhood community market
- Tommy Lester is a SWAT native grew up in Venetian Hills; MBA from GA Tech; is very active in the Atlanta Community
  - Partner [Inga Harmon](#) is a Clark Atlanta Univ grad and president of [Harmon Solutions](#), a woman owned construction/project management firm specializing in residential/commercial interior renovations and build outs
- Both partners are tied to this community and have a lot of experience in commercial real estate and investment
- Property sits on 0.31 acres, 2,180 sq ft of existing indoor space; has frontage on Dill Ave and parking lot on Hartford Ave; zoned as C1 - multiple occupancy retail; plan to use it as such
- Looking for tenants; property is currently divided into two 560 sq ft retail spaces with warehouse in the between; space can be reconfigured depending on tenant needs
  - looking for community input as it pertains to tenant search
- Considering removing parking from front of property since Beltline overlay and Dill/Sylvan commercial district discourages parking between building and Dill Ave; can find a more creative use of that space



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- We are engaged with Atlanta Music Project and Urban Oasis
- Project was funded through a crowdfunding model; about 20 investors

### VOTING MATTERS

- None

### OTHER ANNOUNCEMENTS

- Re: Commercial property at corner of 759 Dill (Dill + Allene): Code enforcement issued property owner a citation; owner failed to appear in court; Iva will follow up with code enforcement/Officer Jeeter on status
  - An individual who will be renting the property reached out to Iva and was scheduled to present to the community at today's meeting; that person was not present at the meeting
  - This property owner has not acted in good faith and has not been a good neighbor; he also owns a vacant commercial property on Dill closer to Metropolitan
- Can call 311 during business hours for a [PAD](#) response (Policing Alternatives & Diversion Initiative)
  - If you call 911 you can flag it as a mental health issue and they will divert to the PAD team

Randall Frazier made a motion to adjourn  
Sosena Desta seconded the motion  
Verbal vote was taken  
Motion carries

**Adjourned: 12:54p**

\_\_\_\_\_  
Sosena Desta  
Secretary

\_\_\_\_\_  
Date of approval

