

Charles B. Aycock Neighborhood Association
Minutes of Board of Directors Meeting
September 28, 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, Jennifer Lanza

Guests: Maliq Culbreath, resident; Mia McDonough, resident; Officer Doug Campbell from Greensboro Police Department

Meeting Called to Order: 6:35 pm

- 1.) **Community Watch Report:** Officer Campbell had a copy of the **September police report** (from the public online system) for the tract that includes the Aycock Historic District and made notes to research entries that board members wished to have more detail. There have been a number of robberies reported in the neighborhood, although some have occurred from unlocked houses and cars.

There was a request for the legality of a business that appears to operate on Sullivan St. adjacent to the Auto Zone on Summit Ave. A **mechanic apparently sets up shop in Sullivan St.** because Auto Zone does not permit him to work in the parking lot for liability reasons, although Auto Zone does refer customers to this person. Officer Campbell verified that working directly in the street is not permitted due to safety concerns and asked that if the mechanic is seen again to contact him at the non-emergency number (373-2222).

Bert VanderVeen asked about a **radar trailer from the police department for Fifth Ave.** This was a request from last month. Officer Campbell asked that the Mr. VanderVeen contact his superior Bud Blaylock as the speed signs that were initially scheduled for the neighborhood were instead set up on Wendover Ave.

Action Item for Bert VanderVeen: Email Officer Bud Blaylock to request speed signs for Fifth Ave.

- 2.) **President's Report:** Bert VanderVeen and Christina Cantrell met with Andy Scott, Director Housing and Community Development, on Sept 11, 2009 to assess the **priorities the city has regarding the Aycock Historic District.** Mr. VanderVeen sent an email detailing the conversation to the board members. The city sees the following projects as critical to moving Aycock forward: 1.) War Memorial Stadium renovation into a multi-use facility, including a City Market; 2.) Downtown Greenway section that abuts Aycock; 3.) Summit Ave Corridor project; 4.) Murrow Blvd interchange. Mr. Scott encouraged the board to use MSD funds to help move these projects forward. There appears to be a lot of momentum for the War Memorial renovation; it is not technically in the Aycock Historic District and therefore, not eligible for MSD fund support. The Downtown Greenway may be a candidate for financial support. An engineering study is required to determine access across or under the railroad tracks that run along Church St. **Bert VanderVeen, Laura Wall, and Christina Cantrell are scheduled to meet with Downtown Greenway on Oct 1, 2009** to discuss ways that Aycock can participate in the planning. GDOT informed Laura Wall that the **Summit Ave**

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streetscape design is not “shovel-ready” and therefore, cannot be started at this time. The city and state are not opposed to reworking the **Murrow Blvd exchange, but an engineering study is required** to determine the cost and details. Mr. Scott believes that no developer is interested in the Dunleath property at this time, partly because it is not very accessible. The best hope to develop the property is the property owner himself. The city is interested in seeing the property developed, but it is not, at this time, a very high priority until the neighborhood is reconnected to downtown and Fisher Park.

Action Item for Bert VanderVeen: contact Adam Fischer of GDOT to determine what is required in the Summit Ave plan to start construction immediately.

Action Item for Laura Wall: contact Richard Atkins for an estimate of an engineering study on the Murrow Blvd interchange. Mr. Atkins may also be of assistance in bringing the Summit Ave plan to “shovel-ready” status.

Action Item for Laura Wall: reuse the Summit Ave brochures as a basis for “talking points” to educate incoming City Council members on a holistic plan that enhances Summit Ave, the thoroughfare that will bring more people to the refurbished City Market in War Memorial Stadium.

Action Item for all board members: email City Council members to show support for the War Memorial project and the Summit Ave corridor project.

Mr. VanderVeen attended the **Sept 8, 2009 War Memorial Stadium renovation meeting** along with several other Aycock residents. He provided details on the plans and the cost to the board. The entire structure, except the 2 towers in the front, must be demolished and rebuilt due to the unstable condition of the building. It will continue to be used as a baseball field. The city appears to be very motivated to receive approval from City Council on Oct. 26, 2009 (before city elections) so that renovation can commence.

Mr. VanderVeen attended the Sept 8, 2009 meeting to determine the **status of the dilapidated house on Leftwich St.** which was scheduled for demolition. However, a lack of a quorum prevented the meeting from proceeding.

3.) Secretary’s Report: The **minutes from August 24, 2009** meeting were approved.

Christina Cantrell is not available for the next board meeting on Oct 26, 2009. Fabio Camara and Bert VanderVeen are also engaged that day. The board voted to **move the next board meeting to the following Monday, Nov 2, 2009**, if the St. Leo’s Community Room is available. If it is, Shawn Wriede will update the website with the revised date.

Action Item for Bert VanderVeen: Check for St. Leo Community Room availability on Monday, Nov 2, 2009.

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There was insufficient time during the last board meeting to discuss Jerry Leimenstoll's proposal for PCDF to conduct a feasibility study on the Dunleath property to determine maximum parking capacity and other details. Mr. Leimenstoll requested that the **Aycock neighborhood and the city split the cost (\$32,000) of the study**. By helping fund the study, Mr. Leimenstoll envisions a partnership among the stakeholders. Discussion ensued. Board members voiced a reluctance to fund yet another design plan, as a number of plans subsidized by the neighborhood have not been realized. It is not clear what is meant by the term "partnership". The development of the property is not a top city priority and does not appear to interest any developer at this time. The property owner can develop the property and to this end, a dinner meeting (suggested by the property owner) may be a way to reduce any misconceptions among the stakeholders. The board opted not to vote on the proposal to fund a plan at this time.

Action Item for Bert VanderVeen – contact Jerry Leimenstoll to determine the status of a dinner meeting with the Dunleath property owner.

- 4.) **COA: 511 Charter Place** owner Mia McDonough presented a plan to build a driveway next to the alley that runs between her house and the neighboring house on Park Ave. The board voted unanimously to approve the COA.
- 5.) **Newsletter:** Linda Fusco presented the October newsletter, which is ready for delivery. The following is the delivery schedule:

Fifth Ave from Sullivan to Percy – Bert
Cypress St from Sullivan to Percy, and the one house on Dewey – Laura
All Percy St – Justin
All Brandon St – Christina
E. Hendrix St from Yanceyville to the railroad tracks – Brian
All Chestnut St, and the one house on Leftwich – Erica
Park Ave from Summit to Dewey – Shawn
Charter Pl from Fifth to Park – Christina
Summit Ave from the Murrow Interchange to Dewey – Shawn W

Ms. Fusco is also finalizing the **New Resident Kit**. The board voted to approve \$60.00 for the printing of 50 color copies of the brochure. There was discussion whether the kit should be distributed to home owners only (not renters), since the emphasis is on the COA process. The board felt unanimously that all residents, owners and renters, should receive it. Charlie Connor suggested that Ms. Fusco obtain pricing for more copies in order to have sufficient kits for renters.

- 6.) **Treasurer's Report:** Justin Smith reported that funds have been deposited from proceeds of NNO (Neighborhood Night Out) and from October newsletter ads. The general account balance = \$7815.29, the Dunleath Garden account balance = \$488.39, Park Ave escrow account balance = \$3000.00 and the Good, Green, Fun Fair account balance = \$426.21.

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7.) **Vice-President's Report:** Laura Wall reported that that she has received several comments about the house on Percy St. with the green and pink trim and asked about **reintroducing designated paint colors as part of the historic guidelines**. Bert VanderVeen stated that Aycock Historic District is bound to the rules contained in the Historic Preservation Society Design Guidelines, which dropped the paint color limitation several years ago. Our historic overlay does not permit additional restrictions. He did remark that the guidelines are reviewed and revised on a regular schedule and suggested that people who feel strongly about paint color or other architectural guidelines participate in the review process. It was noted that since the paint color restriction was dropped, only the house on Percy St. has received negative comments.

Ms. Wall mentioned that the **Yard of the Month** sign is missing. 704 Summit Ave is the current winner of the award.

Meeting Adjourned: 9:14 pm.

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