

**Charles B. Aycock Neighborhood Association**  
**Minutes of Board of Directors Meeting**  
April 22, 2013

**Present:** Linda Fusco, Sara Farnsworth, Mindy Zachary, Shawn Wriede, Christina Cantrell, Khalil Perilstein, Betsey Baun, Joe Kilpatrick (alternate)

**Absent:** David Wharton, Jon Mitchell, Bert VanderVeen

**Guests:** Sgt. L. Patterson of GPD, Stefan-leih Geary of City of Greensboro

**The regular meeting of the Board of Directors was held on April 22, 2013 at Sternberger Artist Center, 712 Summit Ave. Meeting was called to order at 6:35 pm by President Linda Fusco. Secretary Sara Farnsworth was in attendance to take the minutes.**

**1. Community Resource Officer Report:**

Sergeant Patterson distributed a handout for CrimeMapping.com, the new web-based program that allows citizens to search for crimes within a specified radius of an address. The online software also allows the user the option of receiving crime alerts for their area via email.

The following **police incidents were reported between March 25 and April 21:** April 4, Automobile accessories stolen on 700 block of Chestnut St. April 12, Simple physical assault at 800 block of Cypress. March 28, Marijuana possession at Summit & Charter. March 28, Burglary of commercial building on 700 block of Summit Ave.

Sgt. Patterson discussed nearby homeless encampments. For the encampment on the Summit/Murrow cloverleaf (on city property), they'll put up a No Trespassing sign. There is no one staying currently there, as far as he knows. For the encampment on private property near the railroad tracks, the police are working with the property owner to do something proactive.

- 2. Secretary's Report: Minutes from the March 25, 2013 board meeting were reviewed and approved. ACTION ITEM for Shawn Wriede: Post approved minutes to the website.**
- 3. Treasurer's Report:** Christina Cantrell distributed the monthly and yearly Treasurer Reports, which show a balance of \$7,747.84 with \$4,384.07 in the General Fund and the rest in escrow accounts. \$342.61 was found in a revolving trust account set up by a board member in 1995 and apparently forgotten about. The account had been declared dormant by the bank and was going to be closed with funds reverted back to the bank, but Christina and David Hoggard, whose name was on the account, were able to recover the funds.

Christina reported that Esther Maltby, who has been informally overseeing the Dunleith Community Garden, purchased some supplies for the garden with the \$211.15 that had been in escrow left over from an old grant for the garden. Esther Maltby had been considering organizing nonprofit status for Dunleith since the nonprofit Urban Harvest

relinquished its interest in the garden but was daunted by the task, especially given that the garden's future status in its current location is uncertain. Christina has arranged for Dunleith to operate under the nonprofit jurisdiction of the Aycock Neighborhood Association rather than having to establish their own nonprofit organization. Money can be donated to the neighborhood association earmarked to be used for the Dunleith Garden. Esther herself has donated \$200 towards the garden via the neighborhood association. She plans pay for hired landscape maintenance to help keep up the garden this summer.

\$102.09 was paid this month for ads in the April 2013 newsletter. Christina explained that the newsletter has been breaking even or making a profit recently due to the donation of printing services. The board's appreciation was expressed towards neighbor Michael McQuaid and Sharp Business Systems for providing the donated printing and to Linda for making the arrangement happen. **ACTION ITEM for Christina Cantrell: Christina volunteered to write an article for the next newsletter to emphasize the fact that the newsletter printing is provided without cost to the neighborhood and thank Mike McQuaid and his company for their generosity.**

- 4. Community Development:** Betsey Baun discussed plans to move ahead on installing more neighborhood **sign toppers** for those street signs that didn't get done in first round, which was subject to a limit of 20. Stefan-leih Geary let the board know that we can request up to 20 again this time and that in order for MSD funds to be used, the sign toppers must be within the historic district, or can be across the street/intersection from historic district boundaries. Betsey had previously identified nine more street signs for potentially having sign toppers added, but didn't currently have the exact list. **Board members voted unanimously to approve continuing the street sign toppers project to cover other signs in the neighborhood** and all board members agreed that every street sign within the district should have one, even those that are in close proximity to signs that already have sign toppers. **ACTION ITEM for Betsey Baun: Send out the list of remaining sign topper placement locations that had previously been identified. ACTION ITEM for Christina Cantrell: Walk the neighborhood to verify all potential sign topper locations after receiving Betsey's list.**

Stefan-leih and Betsey discussed the current status of the project for the **neighborhood sign at Yanceyville & Bessemer**. Stefan-leih asked board members to clarify the type of decorative brick (along the top of the sign) that we would want used. The brick on the top of the existing sign at Summit & Yanceyville contains specialty decorative curved brick that has to be specially manufactured with a 3-4 week turnaround time. Stefan-leih has sent a copy of a draft RFP to Betsey & Linda for review before it gets sent out for bids, and the only missing component is the specialty brick manufacturing component. The request for bids will be sent out to Pinehall Brick and several other specialty masons. Board members agreed that the specialty curved brick of the same type that tops the Yanceyville/Summit sign is worth the wait and expense for the Yanceyville/Bessemer sign.

- 5. New Business – 740 Chestnut Street:** Children's Home Society, the owner of the long-vacant building at 740 Chestnut, has approached Linda and the Board about deeding over the property to the Aycock Neighborhood Association. It was originally a historic home/structure, but has been very heavily modified and added onto, used as offices by

CHS for many years. The building has been marked as “non-contributing” on the National Historic Registry because the original building has been modified so heavily.

Board members recalled that a few years ago, the board had been in favor of efforts by John Mandrano and the Share-A-Home organization to turn the structure into a senior living facility, but that effort never came to fruition.

Stefan-leih and board members discussed possibilities for use of the property. The property is currently zoned as Office in the midst of residential properties on Chestnut Street. Possibilities discussed included simply accepting the property, having it rezoned, and selling it as is; demolishing the structure and selling the land to recoup costs; placing restrictive covenants on the property to frame its use in the future; maintaining neighborhood ownership and turning it into a pocket park; rehabbing the structure; etc. Stefan-leih expressed the city's support for the Association in exploring the possibilities. Board members' discussion centered on concern about expenses and financial risk, whether this would be the best use of MSD funds if it was found that MSD funds could be used towards the property, whether board members would have time to take on such a major project, whether CHS might demolish the building itself (but potentially not rezone the property), the possibility of earning a profit on the project, etc.

Stefan-leih's understanding based on discussions with the city attorney is that as a nonprofit, the neighborhood association would not have to pay any taxes on the property, but board members expressed uncertainty about this. Board members agreed that there are many unknown variables at this point in terms of costs, options, risks, the state of the property/building, etc.

**Motion was put forth to create a task force to investigate the possibility of Children’s Home Society deeding the property to the Neighborhood Association, investigating costs, parameters, and options. Motion was approved with 7 in favor, 1 opposed.**

Linda, Shawn, Mindy, and Sara volunteered to devote their time to investigating the possibilities for the property. **ACTION ITEM for Linda Fusco: Email 740 Chestnut team members to begin investigation.**

- 6. Alleyway Issues:** Mindy Zachary presented information about the historic background of the alleyways along Summit Avenue, which were part of the original development plan by the Cone developers filed in 1905. She also presented information about a movement of efforts around the country to develop or redevelop functioning and beautiful alleyways and the advantages thereof.

Stefan-leih reported that currently she is working on finding a person or team with the suitable expertise to perform an alleyway study. She has been conversing with other communities, the state historic preservation office, and various entities following up in order to find the right person to handle the project.

Board members discussed the possibility of somehow tying this alleyway study into the Summit Avenue Corridor improvement project so that its focus could be solely on the Summit-area alleyways. However, according to Stefan-leih, the city’s legal department has

determined that the study would have to be neighborhood-wide in order to qualify for the use of MSD funds.

Stefan-leih emphasized that we are only trying to do a study to get information about the alleyways at point; there is no focus on what we might consider *doing* with the alleys. This project is not about forcing alleys to be opened up if they've been absorbed into the properties; it's about studying and exploring for educational purposes what the alleys were, and if funding came about and homeowners approved, what options might exist.

Stefan-leih stated that after we get bids/estimates for a potential alleyway research study, the issue would need to come back before the board at that point, and we could make decisions about whether the expense would be justified.

**7. Community Watch:** Joe Kilpatrick reported that he has been discussing the homeless situation with some neighborhood residents. **ACTION ITEM for Joe Kilpatrick: Send information about new city crime website (described by Sgt. Patterson during safety report) to the listserv.**

**8. Newsletter:** Nothing to report.

**9. Technology:** Nothing to report.

**10. Welcoming:** Nothing to report.

**11. Pending Action Items:**

**a) Park Avenue Escrow Account Status:** Christina contacted Tracy Lamothe, former treasurer, and Tracey agreed that the approximately \$3,000 held in escrow (received for marketing of a Park Ave. property in the past) was intended to be used as a revolving fund for neighborhood improvements, but its purpose/intended use is ill-defined and it does not have an administrator. Research was done into years' worth of past Board minutes, but no stated purpose for the revolving fund could be found. Christina's suspicion is that there was an idea behind it, but it was never implemented and no administrator was ever assigned to it. Mindy Zachary's recollection is that the funds were meant to be seed money for a revolving fund that would make grant money available for rehabilitation of neighborhood properties, but that the funds never grew beyond the \$3,000, and no process was ever set up for using them as far as we know.

Christina consulted with some lawyers specializing in nonprofit issues about the problem, asking whether it would be possible for the money to revert back to the general fund. They said that we could either: 1) do nothing and let it sit there, 2) come up with some kind of a written, documented process to use the funds, or 3) go through probate and to have it revert back to the general fund. We may be able to use these funds for a purpose for which MSD funds cannot be used. Board members agreed to think about it and reconsider the issue at the next meeting.

b) Continued **ACTION ITEM** for Mindy Zachary: Call city official about granite curb repair/replacements.

**12. MSD Projects:**

a) **Trash can purchases** were tabled until next month (or for online discussion/voting) until David Wharton can report on it.

b) **Dunlap landscaping contract** is the same price as last year, with the contract altered to include planting of annuals and emptying of trash cans once they're in place. Total is \$3,528 (\$294 per month), effective May 1<sup>st</sup>. **Board members voted unanimously to renew the landscaping contract for Dunlap.**

c) **Great Atlantic landscaping contract** covers only the area around Breedlove Radiator. Discussion centered around offering Great Atlantic the opportunity to handle all of the landscaping for the neighborhood, but board members decided against it for this year as the owner continues to get his business established. Prices have increased from last year, from \$137.81 per month to \$186.44 per month, to cover extra mulch, spraying, and additional watering needed. **Board members voted unanimously to renew the landscaping contract for Great Atlantic.**

**Meeting Adjourned: 8:16 pm**