

ORGANIZED NEIGHBORS OF SUMMERHILL
MONTHLY MEETING MINUTES
MARCH 2, 2020

CALL TO ORDER

Cheryl Turner called the meeting to order at 7:00 pm. Community members introduced themselves. Cheryl reminded attendees of the voting requirements. She asked residents to provide their name and address when they introduced themselves so that she could check them off for attendance since there was no check-in sheet for the meeting.

OLD BUSINESS

The prior meeting minutes from February were approved unanimously.

NEW BUSINESS

Elected Officials

No elected officials were in attendance.

ONS New Matters and Votes

- 728 Terry St. Rezoning and Variance (vote) – Alex Wu, the property owner and architect for the proposed house, requested a change in condition to zoning to build a 17 ft wide house instead of a 20 ft wide one per the zoning requirements. The lot is currently empty. He also sought approval for a variance for the front and side yard setback on the condition that the rezoning was approved by the city. A motion to approve the change in condition and the variance was made and properly seconded. The votes were: Yes – 19, No - 0, Abstentions – 0
- 762 Fraser St. Rezoning (vote) – Cecil Francis from Sticks and Stone Homes of Georgia is purchasing an abandoned apartment complex on Fraser St., but is required by the city to have it rezoned back to an apartment building. The property currently has eighteen (18) 2-bedroom, 1-bath apartments and there will be on-site parking. They want to keep the units affordable and available for workforce housing. Estimated rent is \$950 – \$1050. Tom thinks it is a great use of the site and added that a trash area needed to be added as a condition. A motion was made to approve the rezoning and properly seconded. The votes were: Yes - 23, No - 0, Abstentions – 1
- Press Start Restaurant Liquor License (vote) – To be rescheduled.
- Concept Diner Liquor License (vote) – Owner Bea Lewis presented requesting approval for a liquor license for her restaurant. (The license had not been filed for at the time of the meeting.) She is the owner of Atlanta Meal Prep, a fitness based meal prep company that will relocate to Summerhill, along with the opening of her diner-style restaurant. They are projected to open in June. She plans to close no later than 10 pm weekdays and 11 pm on the weekend. There will be discounts for residents of Summerhill. A motion was made to approve the liquor license and properly seconded. The votes were: Yes - 27, No - 0, Abstentions - 0.
- Neighborhood Briefings: Cheryl clarified that the following matters were not coming to the neighborhood for a vote. The presenters were attending the ONS meeting so the neighborhood

could learn about the festivals and businesses and provide input before they apply for their permits and licenses. Cheryl already met with them.

- HBCU Summer Fest 2020 (festival): Blake Nathan, CEO of Educate Me Foundation, presented. The Atlanta non-profit is focused on diversity and recruiting black teachers. The HBCU Summer Fest is their annual fundraiser, which is in its 4th year. The festival is being moved from Piedmont Park and will be held on Saturday, June 27th from 2 pm – 10 pm in the lot at the corner of Fulton and Capitol (near the Olympic caldron).
- Your Land on Tap Pop Up Beer Garden (festival): They were not in attendance, but will be presenting soon. This festival will be in Phoenix Park III and is bathis sically a picnic in the park. Cheryl notified them that there may be construction in the park around the time of the festival and recommended they speak with Carter.
- Proposed Wine, Beer and Spirits Store: Matt Olson presented his concept of having a wine, beer and spirits store in the Phase 2 of the Georgia Ave. He has been in fine wine and spirits distribution for 15 years. The store would be just under 1,000 sq. ft., and he would not sell cigarettes or lottery tickets. There was no opposition.
- How Crispy Chicken (liquor license preview): This is a new Georgia Ave. restaurant featuring fried chicken sandwiches and some vegetarian items and will be located next to Little Bear. They should open in May, and their hours will be Sunday - Thursday from 11 am – 9 pm, weekends 11 am – 10 pm. They agreed to consider hiring high school students from the neighborhood and will make a donation to the neighborhood next year. They will supply sandwiches to the brewery, which will supply them with beer. They will return for a vote on a liquor license.

COMMUNITY PARTNERS

- Alliance Apartments on Fulton St. – Kelly Manley presented new renderings of the development featuring three apartment buildings, as well as an amenities building, with parking onsite. Prices start at \$1500 for a 1 bedroom; however, there is no affordable housing. Alliance is working on graffiti mitigation for the property retaining walls. Residents asked Alliance to make a demonstrative contribution to support the community.
- Georgia State University - Alexis Campanella from GSU announced nine (9) residents came to the GSU basketball fundraising game and raised \$20 for ONS. She also shared that the GSU Spring Football Game will be on Friday, April 3rd and is a free event with fan experiences and on-field activities. The GSU 2020 football calendar was distributed.
- Carter/Georgia Ave. – Jack Murphy presented on behalf of Carter.
 - Phase 2 of the redevelopment of Georgia Ave has begun, which will include two restaurants and three retail stores. Jack should be able to announce more details at the next meeting.
 - Carter has received final comments from the city on their proposed parking plan and have resubmitted for their permit. They hope to start the restriping in the next few months.
 - Carter is under contract to do a Marriott Aloft hotel at the corner of Georgia Ave. and Hank Aaron Dr. (next to Aspen student housing). It will be a 125 room hotel with one restaurant and with non-restaurant retail. The renderings are not final, but have been published in Curbed.

- Georgia Ave will be closed all day on Friday for the Atlanta United block party, which will be from 5 pm – 11 pm and will include a stage and food trucks. A mural is being painted on Reed St. for the block party. Georgia Ave. restaurants will be open and the block party is open to everyone; however, the concert is ticketed. Suzanne Mitchell pointed out that the stage was pointed towards the neighborhood and asked that it not happen again for future events.
- Carter had a good kickoff meeting with the grocery store design team, but the store still isn't scheduled to open until 2023. Carter is trying to get them to adjust the date and should hear back before the next meeting.

ONS OFFICER AND COMMITTEE REPORTS

- President's Report - Cheryl Turner

- Several people appealed their taxes and were successful. Residents should still be saving money to actually pay their taxes when the bill comes and to be aware that their mortgage may still increase significantly.
- April 1st is the deadline for homestead exemptions. If you purchased last year and were an owner as of January 1st of this year, you should file. Also, if you turned 65 last year, you should apply for the new non-income based exemption for people who are over 65.
- ONS received an award for Best Homeowner Association, but Cheryl wasn't sure how we were nominated. We were asked to purchase the award, but Cheryl did not think we should spend the money since we don't have an office. The residents agreed.
- Cheryl closed with the following statement regarding her notice of resignation (which has been edited for clarity and length).

As most of the residents know, the public safety chair and secretary have resigned from the board, and I have announced that I will be resigning too. I have not resigned yet so that I could make sure that all of the ONS business that needed to be done was completed and we could have a smooth transition. But I wanted to explain the reason I chose to resign.

I really thought Summerhill could avoid some of the problems that other neighborhoods have experienced when they started to change like we have. However, what I have learned from this process is that any time there is change, there will always be conflict.

I grossly underestimated the amount of resistance I would receive and if I had to do it over again, I would do some things differently. For people who feel like they were mishandled, strong-talked, their feelings were hurt or they felt offended, I apologize for that since that was not my intent. I am the type of person who likes to get things done and that's how I approached this role.

The reason I decided to resign was because both the public safety chair and the secretary had resigned, so it was clear something had to change. I wanted to make sure that the community was put on notice that we have to do things differently. Everything can't depend on just the president or on the board. We have to decide what we think is acceptable in meetings and set the right tone now.

I am proud of what has been accomplished in the past year and believe that we have made great strides as a neighborhood association and the best is yet to come.

- Vice-President's Report – Michael Lievers

There will be a big push in April for the signs since we buy them in batches of 40 to get the best price. He may also come to the community to see if we want to buy them in bulk and sell them over the next few months.

- Treasurer's Report - Wanda Rasheed

- The treasurer's report can be found [here](#). The beginning balance for February was \$20,912.85 with \$813.64 in deposits for an ending balance of \$21,726.49.
- Wanda stated there were concerns about the checking account being hacked. She said she checks the account to make sure that nothing inappropriate is happening and the bank has her contact information.
- Cheryl shared that our bank account number was compromised when our trust fund application was published on the City of Atlanta's website. Cheryl said she alerted the board, but did not get a response. So she went to the bank and put a fraud inspector on the account and contacted Carla Smith's office and asked the statements removed.
- Residents thought the account should be closed. Cheryl stated she wanted the neighborhood to vote since there was a disagreement between board members about how this should be handled. A motion was made and properly seconded to close the account as soon as possible. The votes were: Yes – 23, No - 0, Abstention – 1.

ONS ONGOING MATTERS AND UPDATES

- Park Pride Grant Update

Because of a series of things that happened prior to and after the February meeting, Cheryl decided to dissolve the parks committee since she felt the way it operated posed a threat to the stability of ONS. She shared that:

- The design of the parks website (parksofsummerhill.com) is misleading and suggests that it is a separate organization and attempts to raise money through sponsorship. However, the parks committee is not a separate organization and should not try to raise money on its own without board and community approval.
- There was an ongoing issue with the donation from the Black Lightning film production because Wanda was not responsive to requests for information in a timely manner. Our contact has now left the production company and is not responding to emails.
- There was an overpayment to Core, the construction company for the parks project. Cheryl researched the matter and discovered the reason for the overpayment was because the parks committee was not tracking the Park Pride matching funds against the invoices from Core. Core destroyed the check.

Cheryl stated these were the reasons she dissolved the parks committee. Since Carter will be the project manager and with Park Pride as the fiscal agent, she felt the project could move forward successfully.

Michael shared the Park Pride fiscal agent agreement is active, but the funds have to come to ONS first and then be transferred to Park Pride. After it is deposited with Park Pride, we have to send them invoices for payment. The board will take care of the submissions. Wanda said Park Pride had to get approval to be the fiscal agent since ONS is a 501(c)3.

Cheryl also pointed out that the application to the trust fund was made in the name of the Summerhill Parks Committee and ONS was a co-applicant, which might cause the grant to be issued in the wrong name. Suzanne Mitchell said the legislation could be amended and Wanda agreed to follow up Carla's office.

Suzanne raised an issue of who controlled the website. Michael acknowledged the website does have a separate URL because they got it done for free by someone on the committee, but if people wanted to put on the ONS website, that was fine.

Suzanne asked about the transition plan for the association. She noted when Mary resigned there was a vote for a president and, with Cheryl's resignation, the board would no longer have quorum to function. Cheryl confirmed and said that meant all ONS business would have to come to the neighborhood for approval. She also reminded residents that there is a conflict in the bylaws regarding what happens when the president resigns. Cheryl said she didn't have a problem with staying on another month so there can be an election.

Ben Hodges made a motion to reinstate the parks committee and have all business come to the community and was properly seconded. The votes were: Yes - 5, No - 11, Abstentions - 6. Motion failed.

ONS BOARD UPDATE AND TRANSITION

Cheryl reiterated that the neighborhood still needed to decide how to move forward once she resigned since there would no longer be quorum. Cheryl recommended the neighborhood do nominations and vote, like when Mary Gay resigned, for at least president and secretary so there would be a quorum.

Suzanne asked if everything could just come to the community since this would be the third iteration of the board in two years, and we have to do elections in October anyway. Michael and Wanda agreed to stay on the board through the end of the year. Kenyatta Mitchell said that the idea of not having a board sounded good, but if we had a committee, then we might as well have a board due to the amount of work. Tom Butler said he would stay in the role of zoning chair. (This isn't a board seat.) Wanda said residents just needed to ask their neighbors if they wanted to be on the board.

A motion was made for the current board to stay in place until the April meeting to allow the neighborhood a chance to decide how they wanted to move forward and was properly seconded. The votes were: Yes - 19, No - 2, Abstentions - 3.

MEETING ADJOURNED – 9:02 PM