



General Board Meeting - Agenda & Notes

May 13, 2024 - 7:00-9:20 PM

Grace Lutheran Church

1155 N Highland Avenue NE
Atlanta, GA 30306

Zoom Meeting

<https://us06web.zoom.us/j/89794061574>

VHCA Directors: Johnson Bazzel, Melissa Clark, Kim Gnatt, Amy Harward, Karri Hobson-Pape, Lisl Huber (Zoom and in person), Jess Liddick, Leah Matthews, Scott Nickels, Alex Saucedo, Karen-Jane Wright

Neighbors In attendance: Mary Frances, Zachary Hansen (AJC), Kay Stephenson, Ted Hickey, Linda & Marty, Chuck Roberts, Dyana Bagby (Rough Draft), Melly, Bonnie Brooks, George Van Horne, Samantha Terry, Aaron Fortner, Sandra Givelber, Jennifer Errion, Sharon C, Jennifer iPad user, Ana Eisenman, Debbie Scopczyinski, Nick Kloiber, Mark Smith, Darcy Simasek, Mike Greene, Jessica Hill, Jacinta O'Sullivan, Jennifer

Approval of [Minutes](#) from prior month's Board meeting - [Leah](#) - approved

Review Current Agenda - [Leah](#) - approved

7:00 - 8:20

Guests & Elected Officials

Atlanta Police Department Zone 6 Update - [Sgt Savannah Berry](#) - not present

Elected Public Officials & Municipal Representatives -

- City Councilman District 6 - [Alex Wan](#) - present
 - Cheshire Bridge is scheduled to have 1 lane open each direction starting next week. All lanes by 5/27. Full use expected by the end of month.
 - Currently in the middle of budget season. General fund budget \$850MM largest ever it's been. In 2010, it was \$550. No increase in milledge rate. 4 areas of focus: 1. Transportation - Monroe complete streets committed to getting it started in 2024. 2. Public Safety - officer hiring and license/permits/alcohol code for enforcement & investigation. All cameras to be up and operational before it moves to the city for enforcement. 3. Code enforcement folks need to have adequate staffing. 4. Unsheltered population - spending a lot of money on diversion and additional services. Need to ensure once encampments
 - Still awaiting a date for the community meeting for Monroe Complete Streets. Expect a June date for the meeting. Holding ADOT accountable for scheduling the date. Concept has not changed. Will be revisiting additional pedestrian and safety measures.
 - Beltline announced 10th & Monroe will be closed for 8 days in two construction periods. Northeast Trail – Segment 1 construction will require intersection closures at 10th Street and Monroe Drive taking place June 9- 12 and July 12- 15. Alex to confirm dates.
- State District 57 Representative - [Stacey Evans](#); Kennedie McClung, Chief of Staff - not present



- US House 5th District - **Nikema Williams** - not present
- District 4 Fulton County Commissioner - **Natalie Hall**; Anita Harris - Chief of Staff - not present

Year of the Youth initiative - Department of City Planning Neighborhood Planning Unit - Samantha-Nicole Terry

- Shared a Program encouraging participation for High School students. NPU University - Civic participation for young adults, 1 week program June 3 - 7. 9am-4pm daily. Rising juniors and seniors. Preferably APS students. Have 25 slots available. Will receive 35 hours towards graduation hours.
- [Application](http://npuatlanta.org) can be found at npuatlanta.org
- Samantha contact info - Samantha Terry 404-977-8143

APNA Survey - Sara Zdeb

- Atkins Park neighbors have had discussions about the condition of North Highland Park. Conducted a more formal survey. 53 member respondents.
- Key takeaways: concerns about safety and sanitation, would like to see improvements, interested in seeing more programming in the park, they find the middle green space highly valuable
- 60% visit it weekly, 25% daily.
- Survey was taken in Dec 2023. Condition is significantly better now since improvements made in past 6+ months incl events at park and Tot soccer.
- No immediate action for the board other than to understand neighbor input and feedback

Officer & Committee Updates

- Planning - Alex
 - V-23-06 - 862 Brookridge Dr - Edward and Chloe - Homeowners. Shared their proposal for a shade structure. Planning committee has been engaged with the homeowners to remedy a concern by a neighbor and edited the setback. Revised plan was shared with the committee today. The City has approved the plans and permits.
 - Motion to recommend support for Variance V-23-06 as amended by revised plan on 5.13/24 . Second motion. Passes 11-0 voted in support.
- Summerfest - Alex
 - Friday night Block Party - Downbeat Daddy will be performing. Food truck and raffle being worked on. Will be having a Block Party competition.
 - Saturday and Sunday - music is scheduled. Over 200 artists booked.
 - 50% volunteer slots filled.
 - ~\$60-70K in sponsorship revenue to date
- Budget - Jess / Leah
 - Taxes filed, 990 draft circulated to the board for review
 - Insurance coverage across three policies is in the works
 - Summerfest transactions continue to bring dollars in. Upcoming expense is the other half of music deposits. Clarification on fund raised: Friday night proceeds benefit John Howell Park Renovations, but the rest of the festival VHCA uses for all parks, planning, grants, and more.



- 2 events recently came in at a loss: Gala at a loss of \$8,017, Concert Series at a loss of \$589. Friends of VaHi is also behind the goal by about \$24k. Events committee to review their budget for the year.
- April budget v actuals to be distributed and posted on vahi.org.
- Communications - KJ - no update
- Education & Grants - Melissa & Lisl
 - Hosting the superintendent for a casual community convo tom night in VHE cafeteria. 5/14/24
- Exec Operations - Leah, Amy, Kim, Jess -
 - Reminder to use our SignUp Genius account for any volunteer spots.
- Fundraising/Events - Leah & Karri
 - Review of Gala, lost money. Last couple of fundraisers have. Need to strategically think of fundraising moving forward
 - Created a subcommittee for John Howell Park fundraising
 - Film production has been trending up. Got \$3K last month
- Historic Preservation - Karri
 - HP committee is hopeful to partner with the Grant Park historical preservation society. A collaboration meeting is scheduled for May/June.
 - Todd Memorial planned for Aug 24
- Parks - Scott
 - Committee had its first meeting last week.
 - Flippo Civil Design proposal sent via email 5/10/24.
 - Jim Coe & Jess Liddick provided an [update](#).
 - VHCA raised \$100K to date. Spent \$30k on architecture and tree survey. Requesting \$22k for civil engineering.
 - Jim & Jess to lead the JHP work on design & construction
 - Motion to approve Flippo Civil Design's proposal dated Feb 11, 2024 with the addition of a minimum of 2 public meetings to be held in the construction period under Field and Meeting Support services. The cost would come from funds raised to date and maintained by VHCL. Second.
 - 12 voted to Support, 0 voted to Deny, 0 voted to abstain
- Planning - Alex

8:20 - 9:25 pm

Amsterdam Walk Redevelopment Project - Amy Harward

- **VHCA Board Discussion**
 - Portman, representative Jessica Hill presented a high level project update presentation. 8:20-8:33.
 - Motion introduced. Motion to recommend support for the redevelopment and rezoning of Amsterdam Walk based on the Application Z-23-063 dated 10/3/2023 as modified by



the most recent Conditions Document dated 5/7/2024 (add link) and Rezoning Site Plan dated 5/8/2024 as submitted by Portman Holdings. Motion seconded.

- Aaron Fortner recapped property and conditions approach 8:33 - 8:49
- Q&A with participating neighbors 8:50 - 9:23

- **VHCA Board Discussion with Community Questions and Comments**
 - [Amsterdam Walk](#) web page on VHCA website
 - [Rezoning Site Plan](#)
 - [VAHI VOICE](#)
 - [Transportation Analysis](#)
 - [Fact Sheet](#)

- **Planning Committee Meeting Update 5/8/24**
 - Motion was to recommend support for the redevelopment and rezoning of Amsterdam Walk based on the Application Z-23-063 dated 10/3/2023 as modified by the most recent Conditions Document dated 5/7/2024 and Rezoning Site Plan dated 5/8/2024 as submitted by Portman Holdings.
 - Voted 8-0 recommend to support, with 1 abstention (abstention by Johnson Bazzell recused from project in April)

- **VHCA Board Vote**
 - Motion to recommend support for the redevelopment and rezoning of Amsterdam Walk based on the Application Z-23-063 dated 10/3/2023 as modified by the most recent Conditions Document dated 5/7/2024 (add link) and Rezoning Site Plan dated 5/8/2024 as submitted by Portman Holdings. Motion seconded
 - 9 voted to support, 1 voted to deny, 1 abstained

 - Motion to recommend support for CDP change application for Amsterdam Walk based on Application CDP-23-36 (Comprehensive Development Plan). Motion seconded.
 - 9 voted to support, 1 voted to deny, 1 abstained

Agenda continued from Committee updates:

- Tour of Homes - Lisl & Kim
 - Home Selection committee finalized 7 HOMES for this year's tour. All homeowners have been contacted.
 - Home photography being scheduled for May with photographer and homeowners. Prepare content to start marketing on 6/1
 - Sponsorship pitch deck in draft. Will start recruiting sponsors in May.
 - ParadeSmart agreement signed and paid. Will begin to update Website & Socials
 - Marketing plan drafted

- Transportation & Safety - Johnson & Amy
 - Traffic resolution project. A 3-way stop on lower Virginia Circle and Ponce De Leon Place is being proposed for the intersection. Can we ensure a line is drawn at the new stop sign to ensure police enforcement?



- Motion to recommend the approval of converting Ponce Place and Virginia circle into a 3 way stop and the installation of 3 crosswalks at those intersections - 11 - 0 voted in favor.

Old Business

- none

New Business

- none

Announcements

BOARD MEMBERS ONLY: For all Board members requesting Social media placements for events, fundraising, etc. please use this. [Social Media Request Form](#)

Calendar (All meetings are public)

- [2024 Calendar](#)



May Treasurer's Report

Tax filing for VHCA are now complete. Treasurer will post to vahi.org. Form 990 is required to maintain nonprofit status with the Georgia Secretary of State.

Insurance for VHCA property and board functions has been secured, including Commercial general liability for these items through 5/1/2025:

- North Highland Park at 1076 and 1082 St Charles Ave NE
- Up to 7 VHCA events at the park per year
- Anticipates events by third parties including the youth soccer athletic use, Food Truck Fridays, APNA, etc
- Tour of Homes
- Concert Series
- 2 Town Halls at VHE (It names Atlanta Public Schools as additional insured)

Insurance for Summerfest has not yet been secured.

Insurance for Director and Officers has been secured. Policy is saved under the Treasurer folder on the google drive.

Reminder that events in North Highland Park are not covered any more by VHCA insurance. Any user of the park for a social event should provide COI or a Special Events policy. VHD has provided theirs for Food Truck Friday, Soccer has provided 2 COIs, and the Atkins Park Neighborhood Association has provided a policy for their spring event as well. Insurance from users of the park is saved under the Treasurer on the google drive.

Sponsorships are still coming in for Summerfest, as well as 5k sales, artist market and we are paying for marketing, sponsorship commission, etc. Income and expenses are reflected in the March Budget v Actuals that was distributed to the board, with April to be distributed soon.

VHCA Summerfest Booth set up details are under consideration, including what payment methods we will be able to accept, set up in advance, and if we want to do Friends sign-ups and JHP renovation donations to VHCL, and how to set those channels up ahead of time. Board members manning the VHCA Booth will need to maintain those channels to ensure dollars can be logged to the right budgets.

The Gala came in at a loss of \$8,017. The Concert Series operated at a loss of \$589. Given these deficits on top of the lower level of Friends of VaHi adoption than originally budgeted, Treasurer recommends Events committee take a look at their budget and revise as needed.