

College Hill Neighborhood Association (CHNA) Meeting Minutes

Time and Date: 7 p.m., Monday, August 29, 2016

James Keith called the meeting to order at 7:02 p.m.

Approval of Minutes: Dave Arneke moved to approve, Eric Crouse second.

Treasurer's report: Balance is \$1,901.11. Need to disburse funds to Dave Arneke for t-shirts, Have t-shirt money to deposit (sold 16 t-shirts so far).

Updates and Old Business

909 Walker: Being advertised as a single unit with 8 bedrooms. Owner explained to Dave Arneke that foundation is in terrible shape, vinyl siding is in bad shape. Dave is interested in drafting a letter explaining historic district guidelines that could be sent out to all realtors, etc.

Landscaped corner beds: Clara Kelly said the church wants to take the fence out behind the pergola, they're having a work day Saturday morning. For all the other beds, Amanda will try to organize an Adopt-a-Bed program. Maybe we need to re-visit whether the landscaping is a priority, or whether some beds are more priority. Through the Adopt-a-Bed idea, the neighborhood could maybe fund annuals twice a year, and pine bark nuggets for mulch.

New Business

MSD Fund administration: Dave Arneke—At the last HPC meeting, an idea from Aycock came up, new law passed in 2015, as it stands any contract we want the city to issue for us has to have a public hearing. Greensboro is the only one with MSD and historic districts. DGI had one public hearing for city to give them their MSD funds, then DGI can administer their own funds. Why can't the historic districts do the same? Process is a little more efficient now that public hearings go before HPC and not city council.

In this scenario, RFPs would come from us, but we could still call on the city to help. Downside would be the pure inexperience of the historic districts of managing funds like that, legal and reporting requirements. Everyone who's discussed it so far has had a positive reaction. If we adopt this, the city would have to issue an RFP, and anyone could respond to be the administrator of the funds. We'd have to decide whether to hire someone, or whether we could handle on a volunteer basis. Would certainly need a point person (James mentioned potentially a sub-committee of 3). The scope of work in this RFP would probably just be the neighborhood plan, so a big piece of the work would already be done. Timing: the soonest we could begin this would be the beginning of the next fiscal year. We don't have to follow the city's fiscal year. Expenses associated could come out of the MSD funds. Let's think on it, and maybe decide next month.

Discussion: Advantages—we want to spend a lot in the next few years, city process is slow and time consuming, wouldn't be competing for staff time. *Disadvantages*—not sure we have the resources, not sure of expenses, not sure we'd have the same contracting requirements.

Table for a month, see if we can have more answers before next month or invite a city staff member to discuss next month.

Code Enforcement/Inspections in Historic District: James Keith—If property is reported for minimum code violation, that's one thing, but historic guidelines aren't part of that. Potential to discuss with Aycock, co-sponsoring (jointly paying for salary and benefits) a dedicated inspection officer who understands the historic guidelines and would focus solely on that. James wants to look into that and see what that could look like. Would be nice if they had responsibilities for all of our issues, a somewhat broader scope than regular code compliance officers. Dan Curry—likes the concept of cross-training, not necessarily hiring someone solely for this. Dave Arneke—what about a targeted enforcement area?

Tate Street Festival/Add'l promotion ideas: Dave Arneke asked whether the board is interested in purchasing a space at the festival, to sell t-shirts, mugs, generally raise the profile of the neighborhood? Could do a scavenger hunt through the neighborhood with a prize. Schedule a follow-up activity to advertise at the festival? Work with the Greensboro Housing Coalition to host a seminar on renter's rights, minimum housing code? Clara, Dave and Lynn, Lyddan, Dave Arneke volunteered to staff the booth.

Virginia Haskett moved that we purchase a table. Dave Hemm second. Approved

GSO College Students: Students are back and driving back and forth. James will contact the college to notify the students. Also, lots of trash now that students are back. Please pick it up as you see fit.

Jeff Sovich updates: Our planning association award application was not selected. W. Barnes Tatum, a former College Hill resident, passed away.

COA Applications/HPC business

203 S. Tate Street

- Dan Curry moved that we not support the application, and when they reapply we'd expect evidence that all potential alternative locations have been evaluated, and if none are satisfactory, that they provide adequate and appropriate screening around the dumpster where it sits. Virginia Haskett second. Passed.

613 Joyner Street

- Dan Curry moved to support this application, subject to not removing any existing architectural features of the front porch, and decreasing the amount of structural

members for the screening to the minimum amount necessary, and we also support the two new doors. Lyddan Pawlowski/Carmen Mays second. Passed.

Meeting adjourned at 8:36 p.m.

In attendance: James and Amanda Keith, Tom Herin, Virginia Haskett, Clara Kelly, Lyddan Pawlowski, Dave Arneke, Dave Hemm, Lynn Gagnier, Eric Crouse, Arlen Nicholls, Jeff Sovich, Cindy Sheppard, Dan Curry, Carmen Mays, Janet Fromman