

Chosewood Park Neighborhood Association Monthly

MINUTES

MAY 14TH, 2018

7:00 PM

420 MCDONOUGH BLVD

MEETING CALLED BY	Caesar Blue, President
TYPE OF MEETING	Monthly Community Meeting
FACILITATOR	Caesar Blue, President
NOTE TAKER	LaShorn Love
TIMEKEEPER	7:10pm-8:45pm
ATTENDEES	Caesar Blue, Paul McMurray, LaShorn Love

Agenda topics

[TIME ALLOTTED]

PLACARDS

CAESAR BLUE

DISCUSSION	Passed around 4 new designs- voted on	
	<ul style="list-style-type: none"> **1. 3 – entrance to the neighborhood with the name 2. 2- just the numbers for the house ***3. 4-small with the skyline- favored but no Chosewood Park at the bottom 4. not really liked <p>it was suggested to put number 2 inside of number 1- everyone like this idea</p>	
CONCLUSIONS	1. #1 to be used at the entrance to the community and at the park	
	2. #3 to be used for the houses	
	3. Final suggestion #2 inside of #1 for houses	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

[TIME ALLOTTED]

MEMBERSHIP COMMITTEE

BRANDEN BURROWS

DISCUSSION		
	<p>Porch party for April was a huge success- 20 people – 5 new neighbors No hosting house established for this next month June 11 – Brandon Burrows will be out of town – Caesar Blue said that HSL may have it.</p>	
CONCLUSIONS	<ul style="list-style-type: none"> 1. No final conclusion on June 11th as the date 2. No final conclusion on the location 	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1. Confirm June 11 th at Hill Street Lofts	Caesar Blue	ASAP

DISCUSSION	<ol style="list-style-type: none"> 1. Monthly plantings for Chosewood Park – send a survey- to keep enrollment open for weekday volunteers. 2. Monthly volunteer workday is going to be 3rd Friday of each month. 3. The first workday is this Friday 5/18 8:00-11:00 and 12:00-3:00pm 4. Sign up to volunteer at www.treesatlanta.org/volunteer -using the weekday volunteer link 	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
3. Market Planting to Chosewood community for volunteers in CPNA meetings	LaShorn Love	

45 MINS

AHA

AHA/MICHAEL GROUP/BENOIT GROUP

DISCUSSION	<p>Trish O'Connell from AHA introduced the two development partners – the Michaels Group and the Benoit Group – today just an introduction to each group – 3-4 months CPNA will be apart of the development process.</p> <ol style="list-style-type: none"> 1. Michael Group Mikki Anderson VP- company experience 43 yrs as developers – new to Atlanta- experienced in mixed living, student housing, military housing. Partners in Atlanta- Michael Green – Canwood Capitol Pam Smith President, CEO Smith Real Estate Services – 34 yr old company – the focus is on affordability- Philippe Pellerin Real Estate – The Beacon developer, programing of commercial and retail opportunities Jim Cheeks -Redbrick Homes since 1999- single family developer- 2nd rep Fasil Muche- interest in developing for blue collar- Each development will have: <ol style="list-style-type: none"> a. An onsite property manager- they do not build and sell- b. A social service coordinator to reach out to the community and build community c. They also provide scholarship opportunities for secondary education for the residence in their communities. 2. Benoit Group Sharon Guess- Senior VP- established company in 2010 Pierce Walker- Jim Cheeks & Van Hardiman – Red Brick Homes <p>Each development will have:</p> <ol style="list-style-type: none"> a. Property maintenance b. Onsite construction management c. Social Services- (Social Expressions) has experience with at the community <p>Mixed use designs, affordable housing %- AHA goal it to create balance</p> <p>Trish O'Connell was questioned:</p> <ol style="list-style-type: none"> 1.Concern about affordable housing- Paul McMurray & Dwayne Turner Answer- affordable housing defined as mixed income development- 40 % affordability and the rest market rate 3. Concern about AHA lawsuit- Paul McMurray Answer- The City dropped their against lawsuit AHA . The lawsuit with Integral is in process but has no impact on Chosewood Paul McMurray stated that it does have an impact because it involves Pryor Road. <p>Paul McMurray suggested that AHA continue their affordable low income housing on the original acreage they had-not including the additional acreage from the Water Shed purchase.</p> <p>Paul McMurray stated that Chosewood should have the same opportunities as other areas on the beltline east side trail.</p>
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Attendee question-

1. Beltline coordination with AHA
 Answer- Beltline connectivity to the beltline from Blvd Crossing is in the planning- and creating a green scape is the current focus between AHA and the Beltline
2. Any Non profit on the planning team
 Michael Group answered- they do have – Better Tomorrow- currently NO non profit developer on the team

Trish O'Connell promised to meet with Cesar Blue and Paul McMurray involving CDC as a non profit to represent Chosewood

Matthew Abernethy questioned

1. Commercial tenant commitments as of yet
 Answer- None at present but they will come as density in population presents.
2. Concerned with market value not being sold- what happens-
 Answer- Mickey Anderson there are financial institutions that are doing analysis- market studies to project and protect- they build to market rate standards- quality housing, with quality tenants

Sharon Guess- stated that affordable housing is not 'project tenant' or the "poor" but 80K a year income earners IE: teachers, fire fighters, etc.
 Philippe Pellerin answered 82% leased on his project in southeast Atlanta assuring that the tenants and commercial development will happen.

Dwayne Turner questioned

1. What is the draw to move to Chosewood
 Answer by many- Trish O'Connell, Cheryl Bennett
 -Urban feel, small neighborly neighborhood, increased transit proposal, quality housing, single family , two beautiful parks

Attendee questioned

1. Is there a plan for density and can it be shared
 Answer Trish O'Connell AHA- working on it now- 400 units – retail – not determined- senior housing- not included as of yet-

Paul McMurray mentioned-601 BLVD IS contemplating senior housing
 Caesar Blue asked that the developers working with AHA meet with the developer of the 601 to avoid too much senior housing.

2. is there a Disposal income projection presented or developed-
 Answer- Trish O'Connell - it will be looked at to understand price points and it wont be finalized until the market study is presented
 A promise was made to bring information back to us on a monthly basis.

Cheryl Bennett asked to define workforce housing and affordable housing-
 Answer Sharon Guess & Trish O'Connell
 These are broad terms covering AMI and workforce, market rate – workforce – ie: blue collar- affordable to blue collar as well as moderate/low income
 Promised to present financial breakdown of workforce affordable housing numbers next meeting June 2018
 Trish O'Connell offered a Saturday meeting to educate and inform all interested.

Caesar Blue requested a meeting with some concrete plans/ projections.
 The promise is that all the reps here tonight will be present next meeting and thereafter

Caesar Blue & Dwayne Turner concerned with too many rentals
 Paul McMurray concerned with more equity ratio housing- maintaining the single-family neighborhood and home ownership not rentals.

- | | |
|--------------------|---|
| CONCLUSIONS | 1.AHA and Developers will attend monthly CPNA meetings |
| | 2. AHA will present analysis reflecting workforce/affordable housing financial definition |
| | 3. AHA will meet with CDC |
| | 4. AHA will set up a Saturday meeting for Q&A with CPNA |

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Trish O'Connell to connect with Caesar Blue and Paul McMurray to set up all meetings	Trish O' Connell/ Caesar Blue/ Paul McMurray	ASAP

DISCUSSION	Captain LeAnne Browning – asst. zone commander did attend but the AHA/Developers presentation took precedence – CPNA would like to thank Captain Browning for attending as she left for another meeting before presenting.	
CONCLUSIONS	Report to be presented next CPNA meeting	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

[TIME ALLOTTED]
BRIAN BISHOP

LOCAL TRAFFIC CONCERNS WITH BRIDGE REPAIR

DISCUSSION	Brian offered himself and his knowledge to the community as an investors. Gray Speckled Bird will be appearing June 2 at 420 McDonough Blvd Community Relations – traffic calming- 1. A traffic circle on 420 cross walk option 2. Redoing the bridge on McDonough will take place in the near future 3. Brian asked attendees to sign a partition for traffic calming- Cheryl Bennett is working with GDOT and city officials	
CONCLUSIONS	All present signed the partition	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
1.		
2.		

[TIME ALLOTTED]

NEW BUSINESS

CAESAR BLUE

DISCUSSION	None presented – due to time restraints- to be discussed next month- Lakewood grant	
CONCLUSIONS		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

OBSERVERS	
RESOURCE PERSONS	
SPECIAL NOTES	

LaShorn Love

LaShorn Love
Secretary
5.15.18

Caesar Blue

Minutes approved by
Caesar Blue
President