

April Meeting  
April 7, 2016 7:00 pm

In Attendance: Steven Hyatt, Sharon Dockham, Janet Frommann, Burt Smith, Malachi King, Malachi King Jr., Roland Eubanks, Patricia Wisniewski, Early Smith, Nancy Lenk, Elizabeth Keathly, Bulent Bediz, Casey Thomas, Beth Benton, Kathryn Morris

1. Approval of April Minutes
  - a. The minutes were approved
2. Approval of Agenda
  - a. The agenda was approved
3. Reports
  - a. Housing Reports
    - i. Closed 26 nuisance and lot clean up cases, 7 vehicle cases, 6 zoning cases, and 4 housing and rental cases.
    - ii. There are 34 Active nuisance/lot cleanup cases, 7 active vehicle cases, 12 active zoning cases, 62 active housing/rental cases (18 in process, 2 in a housing rehab program, 12 referred to or pending MHC, 5 are pending demolition, but under construction with new owners, and 25 are pending demolition with no action.) Patricia asked about 1010 Lexington, and that house is due for re-inspection soon. Patricia noticed that it's moving slowly.
    - iii. Malachi King Jr. noted that there were a few houses near Haywood that are a nuisance, and mentioned that the neighbors would like the houses gone (motioned to Bulent and noted that they were his homes.) He noted that there was a man from the city who said they were supposed to be demolished 5 years ago, and said he grew up in Glenwood and has seen the house be in bad shape over many years. It's been an issue for a long time, and he would like the city to take action. Malachi stated that if the house were in another neighborhood, it would have been demolished.
    - iv. Bulent Bediz passed a map showing North Glenwood, and said that there are more than 100 houses demolished by the university, and a hundred demolished by individuals, and then by the city. Elizabeth noted that UNCG business is slated for later in the business. Bulent purchased house at 808 Haywood in 2007, and noted that he went into bankruptcy following the death of his mother. At that time, the University wrote a letter to the previous owners of the property, and asked them to foreclose on the property, and then the university purchased the property. Another organization purchased the home, and the case is going to court. Bulent noted that the issues surrounding the house cannot be addressed until it moves through the court system. He said that the university said if they do not move down Haywood street, they would sell it to him for the foreclosure price, and signed an agreement with him. 5 days later, the university and preservation Greensboro divided the property into 4 parcels, including the property at 808 Haywood Street. Preservation was going to move houses there. Elizabeth clarified and summarized that because the property is in litigation, and the lot was cut by nine feet. Early Smith asked what Bulent's intention was for the property, regardless of the litigation. Bulent responded that he has plans to rebuild the house on the property. Malachi responded that there is junk in the backyard and that the yard is not clean and not taken care of, and that is bringing down the neighborhood. Beth Benton clarified that Bulent is still required to keep the property up and maintain the

property, and that the city is still moving forward with its process on this property. Beth Benton will find out about where this house is in the process and bring it to Malachi and the group. Kathryn asked if the house being set for demolition also puts it under the city's ordinance for maintenance. Beth said yes, nuisance ordinances for grass, having open buckets of water to breed mosquitos, piles of brush, etc. can still be brought against owners who are in the demolition process.

- v. Bulent mentioned that he went to the Community Foundation of Greensboro for help with his restoration plans, and met with Walker Sanders & Kevin Lundy specifically about 900 Haywood Street. The University noted that it was too expensive to have the house restored. He noted that if we have any legitimacy as a neighborhood association, we need to stand up to the university. Elizabeth followed up by asking Beth if she had any investors who may be interested in investing in the property. This is a possibility.
- vi. Nancy said that Bulent was going to be demolished, and is concerned that UNCG is knocking down a house that does not need to be knocked down. Nancy asked to see if UNCG may give the house to the neighborhood association, so we can fix it and sell it as affordable housing.
- vii. Nancy makes a motion that we approach UNCG with the proposal to give the house to the neighborhood association. Bulent said they were already approached about a similar asked, but said that it was under contract. The motion passed with 14 in favor and 1 dissention.
- viii. Casey proposed that we contact other organizations in the city that work with rehabbing houses, and see if they would be interested in helping us, and to find out what we would need to do to make this happen and include that in the proposal.
- ix. Early suggested that we partner with an organization, like the Center for New North Carolinians, to use it to house a refugee family. Steve noted that if we do get partnerships, that we would not be able to get partnerships to do this without having a family to place it in, or to focus its use in the community.
- x. Kathryn asked if it was possible for the neighborhood assn. to own property. It was answered, yes. Beth noted that even if we cannot wind up rehabbing it ourselves and giving it to a family, we can sell it to someone who is able to rehab it. Bulent confirmed that a neighborhood association can own property. He said that the Community Foundation of Greater Greensboro is accepting applications for community funding through the neighborhood stabilization program in May. He noted that building partnerships is a second stage issue. He suggested that we engage the Community Foundation of Greater Greensboro. Elizabeth suggested that we move forward and ask the university to stop the demolition first.

#### 4. Old Business

- a. Early reported that Coretta Walker from UNCG brought volunteers from UNCG to clean up Steelman Mill Park. The neighborhood association will send a thank you card.

#### 5. New Business

- a. Kenneth's on Gregory is planning to re-open as a 24/hour store. Roland inquired about whether or not that was permitted. He expressed concern about people walking up and down the street at all hours of the night, and encouraging late-night foot traffic. Steven asked what his business plan was to stay open 24/7. Malachi noted that the owner is considering having sandwiches, coffee and takeout food, a phone repair business, and was also planning to do.

6. Elections
  - a. Bulent motioned that we follow up with his discussion of restructuring the GGNA instead of doing the elections. Elizabeth motioned that we continue with the elections. It passed. Bulent expressed his displeasure and departed. Steven noted that this type of behavior is killing the association and asked what we can do about it. Casey said we would discuss facilitation/mediation afterwards.
  - b. Kathy made a statement about being president: I grew up here and there are still a lot of business people and people from this community who are very rooted here who I think could help us to move forward, and there are things we need to do. We have such a huge diversity in this neighborhood from the architecture to its land to the people, even more than when I Grew up here. We're going to have UNCG issues, but we can bring people together. I am running because I love this place. This is a good place, and it can be a lot better. (abridged)
  - c. Patricia made a statement about why she wanted to run for Vice President/Treasurer. "I've lived here since 2000. That's 16 years. I love Glenwood. I didn't want to run against Kathryn, because she looks like she's new and full of good Ideas. I want to help. I know that Early's got her plate full and I'd like to take some of that off her. I wasn't a student and a mommy."
  - d. Casey made a statement about why she wanted to run for Secretary, and noted that it's because she has a laptop and can type quickly and get them on out quickly because she types quickly. She also wants to expand the role of secretary to do outreach to the neighborhood in addition to the minutes and find ways to keep the neighborhood association in touch with the neighborhood.
  - e. Elizabeth motioned that we elect the aforementioned to the positions they requested. The motion passed with one abstention.
7. Early suggested we try having the meetings at the People's Market in good weather from 6-8 until the season is over. She noted that it would support the market, and be a place to get foot traffic and do outreach.
8. Roland asked why we need to get a parking permit each year. Beth will check on this.
9. Casey suggested bringing in a facilitator and counselor to help us address some of the tension we have, especially surrounding the university. Steven noted that we had the Community Foundation come in and help us with facilitating that. Malachi said that it's about respect, and respecting other people's time and speaking. Kathryn asked about the ways that we might eject someone who is not participating in the ways that we would like them to. Elizabeth noted that there are ways that we can eject people from a meeting, and how to eject people from the group as a whole. Kathryn said that we need a standard of conduct. Casey motioned that she look into resources for facilitators. It passed unanimously.
10. Patricia inquired about the spaghetti dinner. Casey noted that she dropped the ball due to school work, and apologized.
11. Early noted that there are around \$400 in the coffers, and motioned that we should administer a check for \$100 that comes out of the Grove Street Revitalization budget and that we reimburse the People's market for the tent. Nancy noted that the Grove Street Market requested funds, were asked to come back with a budget, and they did not return with one but are now requesting reimbursement. Early noted that the miscommunication was partially her fault, and that they had intended to communicate with us. They were under the impression that they have money with the GGNA, that was managed by the Neighborhood Association. Early will write them a note to clarify the process for next time. The motion passed unanimously.

12. Casey motioned we move the spaghetti dinner fundraiser to later in the summer. Early suggested that we cook things for the People's Market, Patricia & Early will take charge of this, and use it to raise money for the GGNA Fall Festival.

### **Action Items**

- Patricia & Early will organize a table to sell food for the GGNA at the People's Market.
- Casey will research resources for conflict resolution specialists/facilitators for internal GGNA dynamics, starting with the Community Foundation.
- Beth will check on why we need a parking permit each year and see if there is anything to be done about this.
- The executive committee will look into having the subsequent meetings at the People's Market.
- Casey will let the Sunshine Committee, Alice, know that we need to send a thank you card to Coretta Walker for bringing volunteers to clean up Steelman Mill Park.
- Elizabeth & Nancy will contact UNCG about the possibility of the GGNA being gifted a home that UNCG plans to demolish to rehabilitate for a family, in conjunction with other community organizations.
- Kathryn Morris is the GGNA president. Patricia Wisniewski is the Vice President and Treasurer. Casey Thomas is the Secretary.