



MORNINGSIDE LENOX PARK ASSOCIATION

Monthly Board Meeting Minutes

February 12, 2024

Board members present: *(asterisk indicates not present)*

President – Donald Campbell
Vice President – Rob Schuler
Secretary – Brandon Dhande
Treasurer – Marc Tammes
Membership – Kristen Pollack
Security – Phyllis Wingo
Parks – Micah Coleman
Marketing – Eric Lewis*

Technology – Grant Davies*
Events – Ryan Murphy
Zoning – Rebekah Falkler
Legal – Josh Kirschner*
Communications – Marla Johnson
Licensing – Ashley Milam
Public Affairs - Michael Parkerson
Business Liaison – Nick Vachon

Call to Order and Welcome

Don Campbell called the meeting to order and opened the floor to discussion topics.

Initial discussions included:

- The minutes from the January meeting was approved by unanimous vote.

Elected Officials Update

- Stacey Evans, State Rep for District 57, joined to share updates including: an upcoming Town Hall on March 7, legislative update, and introduction to Saira Draper, in District 90. Rep. Draper joined to introduce herself and explained how District 90 is changing due to redistricting. As of Jan 2025, the DeKalb portion of Morningside will be included in District 90. Upcoming Town Hall with Rep. Draper on March 6.
- Council Member Alex Wan joined to share updates on Cheshire Bridge repair. City is moving with aggressive moves for the encampment, to clear and secure the area. Regarding Tokyo Valentino, the City has engaged outside counsel (Rep Evans) to cease and desist their nonconforming use, which is working through the legal process. This could set a precedent for similar situations. Regarding Allure (adult business) there was a recent sting operation that found adult operators without permits, which may be raised by the City to the License Review Board. Lavista road reopening is still in progress with expedited permitting process, but there are a number of legal challenges.
- Lt. Leduc from Zone 2 APD joined to share updates on crime stats (overall down) but car break-ins remain a challenge, particularly guns stolen from vehicles. Patrols are sweeping under bridges to check for encampments.



MORNINGSIDE LENOX PARK ASSOCIATION

- Sgt. Mckesey from Zone 6 joined to share crime update. A new event at Greenbriar Mall will highlight issues with stolen Hyundai vehicles.
- School Board Member Ken Zeff joined to share updates on the superintendent search. Midtown High School is currently over capacity but will not be redistricted.

Committee Updates and Discussion

Zoning Topics:

- 1438 North Morningside: Stokely Weinberg joined to discuss the project, a conversion of garage to two story pool house. City realized they issued the permit in error, related to side yard setback. Zoning Committee recommended approval, and the Board voted to approve.
- 1400 Wessynton: Mark Arnold joined to explain the project, which would impact setbacks. Neighbors have been notified and several support. Zoning Committee recommended approval, and the Board voted to approve.
- 1500 North Highland: The applicant explained the project, which would change the side yard setback. Robert Silvia, neighbor, expressed various concerns about the project. Board voted to defer the application, in light of the concerns.

Finance Discussion:

- Marc shared an update on the 2024 Budget: we have more projects in line for funding than we have money and cash flow to cover. Some budgets (Security and Finance) are not variable, while others have more discretionary spending.
 - Kristen presented on the Membership budget: to increase membership revenue, with a goal of 8% increase of security membership and a 50% increase in basic membership, while retaining existing membership numbers.
 - Nick shared the update on Sponsorships, including confirmed sponsors and businesses expressing interest (estimated \$37k annual).
 - Micah shared the Parks budget: we have some grants that are not reflected in the current budget. Micah also explained the various allocations to the parks efforts including startup funds for the Foundation. Micah will check back on proposed spending for Herbert Taylor Daniel Johnson Park.
 - Master Plan: Camille is requesting \$10k, for consultation services on MLP Way and related signage. Discussion about Amsterdam Walk process, feedback from community, and engagement with consultant to guide MLPA.
 - Regarding \$25k allocated for the website, Marla and Marc agree that we



MORNINGSIDE LENOX PARK ASSOCIATION

should take the discussion offline. A smaller amount could maintain the current website, instead of replacing the website platform

- **Amsterdam Walk Discussion:**
 - Several MLPA members and residents joined to share feedback about the recent Amsterdam Walk meeting.
 - Various back-and-forth conversation between meeting attendees about Amsterdam Walk regarding traffic study and related items.

- **Parks Update:**
 - Micah shared the update: We had a great recent Parks workday, where Alex Wan joined. The Morningside Community Foundation is meeting next week, so no major updates from the Foundation until after the meeting.

- **Security Update:**
 - A fourth Condo association is interested in Security Patrol membership. Over \$7k in new funds collected to date.
 - Regarding 911 calls: there are some identified problems with 911 calls routing to DeKalb County Emergency Services. City of Atlanta has opted-in to a location-based routing feature with Verizon; DeKalb County has not yet opted-in. Some calls in our neighborhood will continue to mistakenly route to the cell towers in DeKalb unless something changes. Verizon has not enabled location-based routing across the board. AT&T and other carriers have done this. Michael Parkerson will see about how this could be raised with the Public Service Commission.

- **Concluding notes:**
 - Don thanked the meeting attendees and concluded the meeting.

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