



MORNINGSIDE LENOX PARK ASSOCIATION

Monthly Board Meeting Minutes January 11, 2021

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

President – Ben Nemo
Vice President – Donald Campbell
Treasurer – Lynn Ayers
Secretary – David Alexander
Membership – Sarah Chatel
Business Partnerships – Mark Smith
Security – Phyllis Wingo
Parks – Micah Colman

Social Media – Kristen Pollock
Webmaster – Grant Davies
Events – Ryan Murphy
Zoning – Rebekah Falkler
Legal – Josh Kirschner
Communications – Marla Johnson
Traffic - Kim Cobb

Call to Order and Welcome.

Ben Nemo called the Zoom meeting to order and began a review of the 2021 plan.

- A petition for a zoning variance was requested (B-20-177) – residents at 1330 North Highland – seeking to add second story to two car garage. Seeking variance for side-lot line, 3 feet from side, 9 feet from back. House built in 1920s – additional would be a >70% increase, so also seeking size variance but not height restriction. Zoning committee previously voted with four votes in support, zero opposed, and one abstained
 - Approved: “yea” votes: Sarah, Phyllis, Ben, Kristin, Ryan, Marla, Mark, Rebekah, Micah, Grant, Josh, David
- Sarah Chatel summarized membership initiatives and how to attract and retain paying members. Key points include a membership drive this spring, as well as postcards to non-renewing members. 60 members lapsed in 4Q20, compared with 70 in 3Q20 and plan is to send out reminder postcards on a more regular basis
 - Motion to approve \$50 in funding for postcard time and postage
 - Approved: “yea” votes by Ben, Mark, Kristen, Phyllis, Josh, Micah, Rebekah, Ryan, David
- Mark Smith summarized Business Sponsorship program and has set up a formal email for the program: partnerships@mlpa.org. Making use of an existing database and prior sponsors, the goal is to create a master list of local firms in the neighborhood and surrounding areas. Mark is working to develop a sample sponsorship package and plans to make an announcement via Nextdoor. Request for volunteers to join a potential committee to support: Sarah and Marc volunteered



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- Marla discussed social media and outreach efforts to both gain followers and follow local businesses, with an eye towards creating a positive feedback loop between membership and local businesses. Instagram handle is @MLPAorg and Facebook is Morningside Lenox Park
- Josh plans to develop a one-page memo with his views and recommendations on the potential to convert the MLPA to a 501(c)3/4 and present to the Board in 1-2 months. Alex Wan volunteered to connect with Josh to share insight based on prior experience in the area in his time on City Council. Josh also discussed a plan to evaluate the viability of amending MLPA bylaws, with a focus on providing for remote voting procedures, given the impact of the pandemic
- Phyllis gave an update on security efforts and discussions with APD on how to best utilize police resources when reporting crimes, provided in the last security report distributed to members. Regarding License Plate Readers (LPRs), the neighborhood has all roads coming into the area covered with the exception of Edmund Park, where the LPR has been pointed in a different direction by APD. Tom Rawlings summarized Neighborhood Watch activity, as well as car break-ins compared with historical levels – overall the pandemic seems to have reduced volume. A historical MLPA newsletter notes a similar volume of break-ins from the 1993 era, suggesting the problem is not novel. Tom has been working with various organizations regarding urban encampments, including the Atlanta Neighborhood Security Council, Partners for Home (City Foundation), a homeless outreach group, APD and GDOT, which controls right-of-ways. City has been reluctant to move individuals once the pandemic hit, primarily due to lack of options for new locations, but the pattern has been a slow move north from downtown, with a current concentration by I-85/Cheshirebridge
- Micah provided an updated on the newly formed Parks Committee, which had its initial meeting last week, including 18 attendees. Key focus areas were (1) to help coordinate neighborhood fundraising efforts to provide a more cohesive strategy for fundraising related to parks, (2) establishing goals for each individual park, and (3) serve as a liaison working with organizations in the area
- Ryan gave an update on events – nothing envisioned from a virtual perspective, so more a matter of wait-and-see relative to vaccine distribution. Ryan has also been working with Micah to develop the concept of “Morningside Rocks”, a scavenger hunt of sorts based on painted rocks with inspirational neighborhood facts on the reverse, the location of which would be distributed via social media. It is assumed Board members would not participate
 - Motion for approval of \$500 to fund supplies and award gift certificates
 - Approved: “yea” votes: Ben, Rebekah, Sarah, Don, Ryan, Josh, Micah, Phyllis, David
- Motion to approve \$500 approval for Grady
 - Approved: unanimous
- Motion to approve financials



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- Approved: unanimous (Ben abstained)
- Rental zoning requirements – resident requested details about rules for zoning on Morningside Drive, parking requirements, etc. Ben to provide contact and follow-up information

Public Officials

Becky Evans

- Today was first day of state session and mindful of social distancing. Primary focus for this legislation is on budget and education. No clear timeline on when redistricting will start, but it is likely to be a special session subsequent to the current cycle

Stacey Evans / Olivia Buckner

- Olivia plans to attend every month, but splitting with another neighborhood session.
- Redistricting likely to occur in the fall and timing on census figures from federal government. Rumor is it will be later given impact of Covid-19
- Video to watch all sessions: <https://www.house.ga.gov/mediaServices/en-US/VideoBroadcasts.aspx>

Sergeant B. King - no material updates

Alex Wan

Adjourn Meeting.