



MORNINGSIDE LENOX PARK

ASSOCIATION

Monthly Board Meeting Minutes

February 13, 2023

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

President – Donald Campbell	Social Media – Kristen Pollock
Vice President – Rob Schuler	Webmaster – Grant Davies*
Secretary – Brandon Dhande	Events – Ryan Murphy
Treasurer – Marc Tammes	Zoning – Rebekah Falkler
Membership – Sarah Chatel	Legal – Josh Kirschner
Security – Phyllis Wingo	Communications – Marla Johnson
Parks – Micah Coleman	Licensing – Ashley Milam
Public Affairs - Michael Parkerson	

Call to Order and Welcome.

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

Initial discussions included:

Minutes from January meeting approved by unanimous vote of the Board.

Council Member Alex Wan provided the following update:

- There have been recent efforts by City Council to impose new regulations on AirBnB rentals. The efforts experienced legal challenges, so a revised effort is underway and will be coordinated with NPUs.
- Focus this year for Alex: infrastructure improvements, including Cheshire Bridge full re-open. Construction of the bridge final stages encountered challenges with telecommunications links, but the issues should be resolved by early May (projection).
- Monroe Drive complete streets: will be bundled with three projects and outsourced to design/build contractor.
- Lenox/Johnson intersection is supposed to be a roundabout. Another improvement planned for Pelham/Rock Springs.
- Pedestrian refuges: planned for East Morningside/Cumberland and Sherwood.
- Alcohol licensing improvement efforts: final set of recommendations will come in 30-90 days.



Community Member Ben Terry

- Wanted to raise awareness of gas powered leaf blowers and noise pollution in the neighborhood. There is a survey on the Nextdoor website regarding a poll of the neighborhood for a “yes/no” opinion about leaf blowers.

Don provided an update on the results from our recent Strategy Meeting with the Board:

- Our focus area for 2023 will be:
 1. Events/Corporate Sponsorships
 2. Membership
 3. Parks

Committee Updates and Discussion

- Events Topics

- Ryan and the Events team provided the update:
 - Sejal Patel and John Pappas explained that a MLPA sponsorship approach/strategy is underway, but not yet finalized for feedback from the Board/ approaches to potential sponsors. First event is in April, so we need to establish our plan soon. Sponsorship will include all ten events planned for 2023. Discussion about deadline for finalizing sponsors. We will need a call to action for help with recruiting sponsors.

- Zoning Topics

- Rebekah provided this update:
 - No updates for this month. Also no updates on the Amsterdam Walk or Savi Provisions discussion from previous meetings.

- Licensing Topics

- Ashley provided an update on:
 - Club Platinum: Rashad Robertson and the owner of Club Platinum attended and explained that Club Platinum (an adult entertainment business) has a pending alcohol license. Mr. Robertson states there is a known dispute about parking. Club Platinum is not currently open.
 - Ashley: the application notes 28 parking spots, requirement would be 84. That overflow has gone into the neighborhood in the past. Also there may be an issue with distance from adjacent residences.



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- Motion: MLPA is not in favor of alcohol application for this business at this time; unanimous consent for the motion.
- Six Feet Under: Tad Mitchell appeared to describe plans for relocation of Eleventh Street location to Cheshire Bridge. Location has been open for 21 years in Grant Park. Same concept, close at 10-11pm. 77% food versus bar. Opening in 2023. Motion to vote to express approval for license, unanimous by the Board.
- Toranj: New alcohol application coming for building that was formerly in Atmosphere location. Applicant did not attend meeting.

- **Security Topics**
 - Phyllis discussed these items:
 - Agenda item to increase Security Officer pay. Security Committee came up with two options. Recommendation for Option 2, which would increase pay by 7% to remain at market with other neighborhood associations. Other discussions about potentially higher amounts.
 - Vote on the 7% allocated in the draft budget: unanimous in favor.

- **Financial Topics**
 - Marc updated the Board:
 - The draft budget was sent out after our strategy meeting. Only change is \$500 donation to Morningside Elementary, added. Current budget would result in approximately \$44k cash balances by end of year. Motion to approve 2023 budget approved by Board, unanimous.

- **Parks Topics**
 - Micah provided an update:
 - Don recapped that we have approximately \$75k in previously allocated funds for parks, with some projects that are not active yet. We will continue to honor allocations for pending (and active) projects, but if any project has not started the project owner will need to come back to the Board for re-approval of the project; if not the funds will be released.
 - The Board had a detailed discussion regarding Parks during the Strategy Meeting last week.

- **Membership Topics**
 - Sarah updated the Board:



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- Sarah provided the Board with information regarding membership at nearby neighborhood associations. Discussion about membership versus revenue events. Membership signs were recently placed in the yards of street captains.

- **Communications Topics**

- Marla provided this update:
 - No updates for this month.

Concluding notes:

Don concluded the meeting and asked all committees to stay in touch between now and the next meeting with any action items.

ADJOURN