



# MORNINGSIDE LENOX PARK

ASSOCIATION

## Monthly Board Meeting Minutes

May 8, 2023

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

President – Donald Campbell

Vice President – Rob Schuler

Secretary – Brandon Dhande

Treasurer – Marc Tammes+

Membership – Sarah Chatel\*

Security – Phyllis Wingo

Parks – Micah Coleman

Public Affairs - Michael Parkerson

Social Media – Kristen Pollock\*

Webmaster – Grant Davies

Events – Ryan Murphy

Zoning – Rebekah Falkler

Legal – Josh Kirschner\*

Communications – Marla Johnson

Licensing – Ashley Milam

### **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 the April meeting were approved by the Board.

### **- Technology Topics**

- Grant provided this update:
  - The MLPA website will be replaced soon. For the existing website, we've done work on the Gala and historical timeline. We are spending more than budgeted on current maintenance, at \$600/mo. with Host Gator. Future plan is for Google transition. \$7500-\$10,000 would get us to end of year with anticipated enhancements, plus Google transition.
  - New website plans are also underway. Current site will remain in place while new site will be built, general estimate of September go-live.
  - Motion to approve \$7500 in funding for Technology budget: passed by unanimous vote of Board.

### **Other (Resumed) Initial Discussions:**

- Lynette Reid (Director of Planning) provided an update on behalf of the Atlanta BeltLine Initiative. Last public meeting was end of October 2022, also with a pop-up shop in Ansley Mall. ABI plans include consideration of all neighborhood Master Plans. ABI plan will be



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live on website through end of June 2023. Adoption process and land use recommendations will continue into 2024. Slides from ABI posted in the meeting chat.

- Ryan Howard (resident on Windemere) provided an update on BathHaus SAP: public hearing process occurred recently, with members of the community joining the meeting. The applicants for BathHaus have been working with the planning department regarding specifics of what SAP process means here; with some possibility the application will be approved. There is a process for an appeal. Feedback: more participation on the petition would be very helpful, particularly with help from adjacent neighborhoods. Discussion about potential reimbursement for outside counsel legal fees.
- Amsterdam Walk: On May 16, Portman will present a plan for Amsterdam Walk to the community. There seems to be good engagement with nearby residential neighbors and interests.
- MLP Monument Cleaning: Request for Board members to inventory the existing monuments, to support cleaning efforts.

## **Committee Updates and Discussion**

### **Alcohol License Topics**

- Ashley provided an update:
  - Alcohol application for Highness Cuisine (former location of GOAT Club). Applicant appears to be associated with Fifth Group Restaurants. Too soon to say whether representatives will meet with MLPA based on location/NPU schedule.

### **- Parks Topics**

- Micah provided an update:
  - Sidney Marcus Park had a very successful food drive (lead by Friends Group)
  - Morningside Elementary had “MES Do-Gooders” day of cleanup at Herbert Taylor Daniel Johnson Park.
  - Discussion about Trees Atlanta and priorities for canopy vs other neighborhood needs.
  - Celebration: Saturday May 20th opening for Lenox Wildwood bridge, which will bring great accessibility for the trail.
  - Discussion about ways to enhance Smith Park at corner of Monroe and Piedmont.



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## - Financial Topics

- Marc updated the Board:
  - April finances were previously circulated to the Board. Membership revenues are growing at 5% (vs budget assumption of 4% growth). \$9k in new cash from film industry donations. Largest expense is the Security Patrol, in line with budget assumptions. Other expenses, except for website, are trending in line with budget. \$30k in Centennial sponsorships, very good. While improved, our membership revenues are not trending toward our goals for the year.

## - Events Topics

- Ryan provided the update:
  - Discussion about the budget for events and upcoming Gala, particularly regarding the timing of ticket sales.
  - Talk about plans for the 5k run in October. Rob will provide an update during the June MLPA meeting.

## - Security Topics

- Phyllis discussed these items:
  - We have an estimate for street sign toppers, about \$10k for 100 signs including installation costs. Working on a list of intersections where the toppers would be placed. Number of locations may be 75-80 actual. Permits are needed to install the toppers. Currently no funds in budget (despite apparent approval in past year for project). Phyllis will obtain a quote for the work to present to Board.
  - License Plate Readers: follow up on email discussions with the Board prior to meeting. Overall plan is to capture cars coming in to neighborhood from all sides in major entrances. Two cameras on Lenox were selected by Police Dept, near Lenox and Berkshire. Future locations would include Hillpine, Rock Springs, and other main entrances. Potential for \$8500 in matching funds from Alex Wan, for two new cameras. Don: we do already have cameras/readers in the neighborhood. Discussion about whether LPRs could be paid for by donations from neighborhoods. Other neighborhoods have raised private funds quickly for similar efforts. Funding can be set up with Police Foundation, so that donations can be tax-deductible. Motion for approve MLPA support without funds (raised by private donations): approved unanimously by Board.



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- **Communications Topics**

- Marla provided this update:
  - We have new MLPA T-shirts for Board members to help promote MLPA during upcoming events.

- **Government Topics**

- Michael updated the Board:
  - Discussion about real estate investment trusts to purchase vacant land in the future.

**Concluding notes:**

Don asked for Board members to volunteer for nominating committee for next year's Board.

**ADJOURN**