

Community Benefits Plan Committee Meeting
City Hall – Old Council Chambers
Thursday, November 14, 2013

Substitute Chair: Yvonne Jones

Transcribed by: Mackenzie Madden, Westside Communities Alliance

Public Comment:

Carrie Salvary: We need to have the “resolution” vs. “ordinance” talk. Are we in a legal environment here? Is this resolution being made into an enforceable ordinance?

Kenneth W: Gave update on soul food museum, says that it will bring 200 jobs as well as hotel/motel training, can promote travel/trade tourism and covers 400 years of history.

Kyle James: Is DRI appropriate for the abandoned section of MLK?

Jesse Phillips: I am an entrepreneur, resident of English Avenue, helping people get jobs in the neighborhood. I want to re-emphasize the potential of residents with the right jobs. Please consider investing in the English Avenue school.

Linda Adams: Resident of Vine City. I am hoping that the forthcoming decisions will fully benefit Vine City, that has previously been overlooked/trampled.

Mike Dobbins: Stormwater is a major issue. Planning needs to consider actual stadium, downtown, and English Avenue/Vine City. We need a traffic study and an environmental/water assessment as well as an HIA. How is Invest Atlanta and the City interpreting TAD funding? We need to generate a job pipeline.

Deborah Scott: Construction and deconstruction is happening in April, funding can come from City’s fund already on books and needs to focus on MMPT and the possibility of TOD.

Al Bartell: Wants to comment on the unworkability of a CBA compared to a CBP. It is not sustainable. A “plan” does not establish a reliable database of projects. Please establish an agreement for the future of West Atlanta.

Yvette Massey: UMC pastor. Despite no request for acquisition of land, can we discuss the impacts on my church? Why does Young say that the movers and shakers are Friendship/Mt. Vernon and Castleberry Hill/English Avenue/Vine City? How much noise do I need to make? We already experience flooding.

Answer from Katrina Taylor Parks: The Mayors Office went to church to begin dialogue and you weren’t present. We are promising you that are not overlooked.

Mother Moore: I hope the committee will realize that this document does not do justice to your brains or our brains. We provided documentation for terms of agreements. \$30M is not enough for anything. TAD is not money for alleviation/mitigation, it already belongs to us. Where will you guys give us the waterfall provision? The committee is imbalanced.

Mable Thomas: You guys look good together. I want to amen some statements - Carrie's and the HIA. Our community has assets. The extent of our discussion/engagement has been asks. But our inventory of houses/churches/buildings are investments. We deserve things because we invest in ourselves. You see emptiness when you look at working class communities. We are important and we deserve resources. Why did \$200M appear out of nowhere when it was needed? Why can't the adjectives being used for the stadium be used to describe our community - e.g. magnificent, opulent, revitalized> We should get \$4M for pre-development.

Presentations:

Suzanne Baer: We can do better. Atlanta will never have a world class stadium without a world class community surrounding it. We are here tonight standing collaboratively.

Makeda Johnson: We need to mitigate gentrification. The greatest fear is displacement, our seniors need to be secure, we need to stabilize households and businesses. The working poor are the most vulnerable. The solutions are: housing rehab, tax abatement (cap), and workforce housing (30%) or \$1 lottery housing, cooperative housing (residents want direct benefits as opposed to trickle down), senior housing (they thrive in familiar communities), business incubator. We need historic preservation. This includes: landmarks, districts, monuments, restorations, museums, cultural centers, markers/trails, tourism, respect for zoning. We need sustainability, GED training, father-support skills and life skills.

Yvonne Jones: Representing NPU-L. In late 2010, the new stadium proposal was starting to be discussed. We need: contracting/vending/internship opportunities for residents within the stadium, 50 licenses for community residents, 31% minority contractors from community, community land trust, scholarship funds, early childhood education, new parks. Economic development will come from existing investments, utilize our non-profits and faith-based organizations.

DeMarcus Peters: Feel a shift in how we started to resident-driven and community-focused. What assets exist in the community? Historic properties are one example. How can we do revenue sharing, like at Turner Field? Infrastructure that needs to be fixed: streetscapes, unpaved roads, dilapidated sidewalkers. We do visitors to Atlanta get pretty things but the residents do not? The Centennial area and downtown are very well streetscaped. We need to improve the youth experience through partnerships like some of the old ones from the Mayors Office. We have a

diverse community in terms of our backgrounds, everything ranging from homeless to persons with their PhDs. Consider the whole place and holistically plan rather than piece-meal plan.

Kyle Kessler: Downtown is everyone's neighborhood. A huge investment does not equal catalysts. Are we for parking or progress? We need to actively recruit grocery stores, it is a shame that as an agricultural state we have such poor food access. One-way roads are wrong. MLK is the worst corridor in Atlanta, we need to be committed to complete streets.

Robin Gagnon & Scott Chapman from Castleberry Hill: Public Safety: noise, public urination, driveway blockages are all issues. We need dedicate police, COPS units, street lights, foot/bike patrol.

Suzanne Baer: There needs to be a section dedicated to quality of life. We need unrestricted access to public amenities. No single entity can monopolize them there are a finite number of amenities. Events will cease to pay off the debt which will possess further challenges to the neighborhoods. Noise bleeds from football/concerts/events in an open-air stadium with high level concourses will happen. There needs to be a pre-planning strategy for construction and demolition with an initial dialogue and a construction assessment committee. Post-construction list of needs (in presentation) is not exhaustive, but a committee can consistently evaluate needs. The GWCC is a "fenced-in behemoth". Proposing a trail/park like that of the Highline for art/health/etc. PATH Foundation is sponsored by Blank Foudnation, Coca-Cola, Turner, Cox, etc.

City Presentations:

Jo Ann Macrina – Department of Watershed Management:

- Environmental oversight mitigation – could cut water off at times during construction.
- Developing brownfield support.
- Creating an FOG (fats/oils/greases) ordinance for food vendors.
- Focus on flood inundation areas.

Richard Mendoza- Public Works:

- Construction in public right of way
- Work during rush hours must be pre-approved
- Proposed detour routes can be found in presentation
- Construction contractors are responsible for all signage, traffic control devices, and uniformed officers.
- Increased sanitation after games

Major Finley – Atlanta Police Department:

- APD will work closely with everyone on the traffic plan.

Charletta Wilson Jacks - Office of Planning:

- Current transportation projects: Westside trail, MLK and Mitchell Street, JP Brawley, Castleberry Hill cycle tracks
- Upcoming projects: AUC gateway, bike sharing, Boone Boulevard, Northside Drive
- Historic Districts and eligibility
- Design guidelines and existing zoning
- Brownfield Assessment program with EPA

Questions:

Scott Chapman: Are evening hours already planned? How will community be notified of late construction or noise variance?

Answer: Unless it's an emergency, notice will be given 5 business days in advance. Specific neighborhood meetings will happen later around "Event Day" planning.

Suzanne Baer: Be more specific about detours, MLK closures, and events at Dome and GWCC.

DeMarcus Peters: Unpaved roads in English Avenue has made requests. Who handles inventory?

Answer: We refer to them as gravel roads and keep them up and its up to the property owner to pave them until we have capital to completely pave them, but we do have crews to address immediate safety concerns.

Scott Champman: Where will construction crews park their private vehicles and/or construction vehicles?

Answer: That will be considered moving forward.

Framework Discussion:

Ernestine Garey: In meetings 3, 4, and 5, we talked a lot about community needs and scope of work. These are concepts, not specific projects because we want to capture the essence of desire. Specific concepts will be added as exhibits. The next meeting to review Draft 4 of the framework will be next Wednesday.

Yvonne Jones: Can more hours be designated for technical Assistance?

Answer: We don't see a need for additional hours.

Yvonne: It would be a gesture of good faith.

Reverend Johnson: What's the difference between an exhibit and something that's included in the plan? i.e. The presentations we saw tonight.

Answer: Again, this is not project specific.

Makeda Johnson: We did our powerpoint, mindful of excluding specific projects, so can a community member add a project to the exhibit?

Answer: We went through a deliberative Survey Monkey process.

Kyle Kessler: Will the survey results be included as an exhibit?

Answer: We will add it, but it is currently ordered according to the priority results.

DeMarcus Peters: After attending the HHRM meet and greet, how is Invest Atlanta involved?

Answer: We are scouring for a Community Resource Center right now and not waiting for a finalized plan.

Suzanne Baer: There needs to be an element of priority here.

Old Business was not attended to, Makeda Johnson motioned for adjournment because she was tired and the motion was seconded.