

# West End Park Neighbors Board Meeting Minutes

Sunday, December 5, 10 a.m.

3127 Belwood St.

## Board members present:

1. Margaret Bean
2. J.R. Corby
3. Suzanne Feinstein
4. Dave Medovich
5. John Mogan

## Prediscussion:

- There is a new bicycle crossing sign on 31<sup>st</sup> in front of the Maberta building
- Two properties on West End Circle just sold for \$300,000 each – land has been surveyed - probably a condo project coming
- New duplex on Parthenon – left side is selling for \$340,000

## I. Development

- a. **Row at 31<sup>st</sup>** – We heard from an owner that the developer ran out of money and is not returning calls. Owners are paying association fees and are not happy; development incomplete; can't sell properties. Possible that bank will foreclose and RCR will assume ownership.
- b. **Midtown Lofts** – Board likes initial design and plan; Margaret and JR will try to visit CODA for more info
- c. **West End Corridor Meetings** – Margaret and John have attended. Topics: Area between 31<sup>st</sup> and Centennial Park is "ripe for development"; 2525 building is appropriate West End development; driveways and parking lots along West End are dangerous and slow traffic flow (business entries better located off of side streets); potential for portion of West End between Centennial and 31<sup>st</sup> to include a tree-lined median (help with pedestrian crossing, add "green" element)
- d. **Hedrick/31<sup>st</sup> Property Zoning Change Request** – Request to change zoning from ORI to MUI for parcels 309/310 on 31<sup>st</sup>. Unclear what existing standards apply to these parcels. Ed Whitmore informed us of zoning request; hearing is Dec. 9 at 4 pm. Owner is David Smith; developer is John Hayes. Two board members will try to attend.
- e. **Maggiano's Restaurant** – Clearing started; Suzanne will try to contact and find out timeline for completion

## II. Communication/Publicity

- a. **Email Newsletter** – Suzanne will write and send an email newsletter every two months. John and Margaret will hand deliver printed copies to certain residents who do not get email.
- b. **Getting Word Out** – So that more than one person can contact neighborhood, Suzanne will send Excel file with neighborhood directory to Margaret
- c. **Flyers about Neighborhood Meetings** – Distribute once a year only to promote annual meeting
- d. **Linda Bryant, Tennessean** – Margaret saw her at meeting; she is interested in writing about the return of the lamp; however, trust doesn't want publicity at this time

## III. Neighborhood Projects

- a. **The Lamp/Greenspace**

- i. Trust is trying to sell the small black replacement lamp (~\$250); has asked for our help; Margaret will post to discussion forums
  - ii. Lamp could be tied in to Metro lighting grid
  - iii. Neighborhood businessman Marchetti has offered to sponsor \$500 of lamp restoration
  - iv. Consider making greenspace tax-exempt?
  - v. C. Smith and B. Fowler had lunch with N. Carr of trust
  - vi. Area between wall and West End needs cleanup
- b. **Community Garden/Spring Cleanup Day** – Consider garden for area between Burns dead end and I-440 Wall; postponed further discussion until next meeting
- c. **Next Meeting** – Planned for late January/early February
  - i. Focus of meeting will be neighborhood projects
  - ii. Invite Sherry Sloan of Metro Recycling to meeting
- d. **Traffic Calming Program**
  - i. We have been accepted; police will be patrolling Long Blvd
  - ii. Electronic speed measurement signs have been sighted recently
  - iii. 31<sup>st</sup> and Belwood did not qualify
- e. **Environmental Activism** – Margaret interested in neighborhood serving as proving ground for testing new environmental ideas
- f. **Nashville Neighborhood Alliance** – Dues are \$50 but Billy Fields said they could be waived for the first year; discuss idea at July neighborhood meeting

#### IV. **Issues of Organization**

##### a. **Legal Status**

- i. Should we incorporate as nonprofit in TN in the interim? Cheap and quick compared to 501c3. Dave will investigate further.
- ii. Agreed that we should become a 501c3.
- iii. Agreed that to apply for nonprofit/501c3 status, the following offices are in place: Margaret, president; Valerie, treasurer; Suzanne, secretary

##### b. **Meetings/Dues**

- i. Agreed that dues are \$10 for family/individual; \$5 for students/seniors.
- ii. Agreed to pursue dues collection from May-June-July
- iii. Agreed to recruit new board members and officers this spring for July meeting; place notice on website
- iv. Consider social events like volleyball to encourage membership

#### **Action Items**

##### I. All Board Members

- a. Please send all interesting neighborhood info to Suzanne for publication in the newsletter
- b. Attend zoning hearing on Thu., Dec. 9, if possible
- c. Stay vigilant about new developments and keep other board members informed

##### II. Margaret Bean

- a. Contact John Myers/David Smith about their planned development between Hedrick/Walgreen's so that we can establish a position for the zoning hearing, Thu., Dec. 9
- b. Contact CODA and schedule visit with JR

- c. Research affordable housing opportunities for developers (Metro offers tax breaks)
  - d. Research tax-exempt status for greenspace (Ed Whitmore)
  - e. Add info about lamp for sale to discussion forums
  - f. Contact IRS about 501c3 issues
- III. Suzanne Feinstein
  - a. Type meeting minutes and post to website
  - b. Call Michelle Myers about Maggiano's timeline and post to website/newsletter
  - c. Find flyer about free law clinic at Vanderbilt and distribute her info to board
  - d. Place notice about board and officer recruitment on website/discussion forums
  - e. Begin work on West End Park brochure for newcomers and membership recruiting
- IV. Dave Medovich
  - a. Manage 501c3 application process
- V. JR Corby
  - a. Attend CODA offices with Margaret to review development plan