

# Cabbagetown

## NEIGHBOR

Cabbagetown Neighborhood Improvement Association  
Volume Twenty-five • Issue Number Eight • August 2016

Surrounded  
by Iguanas!  
Page 9

"Remember that the happiest people are not those getting more, but those giving more." ~ H. Jackson Brown Jr.

## Neighborhood Meeting

The next neighborhood meeting will be held on Tuesday, August 9<sup>th</sup>, 7p at the Cabbagetown Community Center.

**6:45p: Networking and Snacks**

**7p: Meeting Begins**

1. Welcome and Announcements
  2. Valencia Hudson – City of Atlanta
  3. Lt. Floyd – Atlanta Police Department
  4. Financial Report
  5. Committee and Other Reports
    - CNIA Board Meeting Brief
    - Public Safety/Neighborhood Watch  
Peyton Stinson
    - CI Connect
    - NPU  
John Dirga needs alternate NPU rep
    - Historic Preservation/Land Use  
Nicole Seekely
    - 152 Savannah Street, House Addition
    - 42 Memorial Drive, variance request
    - 151 Savannah Street - New Construction and Parking Variance
    - Hospitality Committee  
Karen Russian
    - Transportation Committee  
Richard Joyce
  7. Old Business
  8. New Business
    - Election of Members: At-Large CNIA Executive Committee Member (1)
- Adjournment**

Final July minutes will be adopted at the August meeting. The Community Center is located at 177 Estoria Street.

# \$351,145

The average price of a Cabbagetown home in 2016.  
According to Adams Realtors.

## Helping (doesn't) Suck!?

By Todd Kane

**You already work 60 hours a week trying to keep up with the Jones', and they – your neighbors – want you to give up what little free time you have and join a committee or pick up trash in the park?**

I joined the Cabbagetown Initiative Board a little over two years ago. Not because I thought I could score a lucrative Cabbagetown contract (sarcasm), or leapfrog into politics, but to give back, in a small way. I wanted to help make our "patch" in a sprawling Atlanta, just a little better place to live. Maybe raise some money, work on budgets to save money or removing trash from behind the Community Center.

This is a crucial time of year for Cabbagetown. This is when we make it or break it for 2017 (Finance Committee). Almost all of our funding for our yearly budget comes from Chomp & Stomp. And believe me when I say "It takes the whole village, plus, to put on Chomp & Stomp".

This is not a recruitment for Chomp volunteers; this is a guilt trip. There are so many different positions that need to be filled. You can volunteer to do a couple of hours on Chomp day, or you can become (in 2017) Chomp Chairpersons like Whitney & Nathan Bolster did for 2016. They are volunteering the next four months of their lives. Besides rearing a family and having full-time jobs, Whitney also sits on the CI Board. All I can figure is the Bolsters have figured out how to get 27 hours out of a day.

**So, exactly what have you done for your neighborhood lately?** It's time to ask "What can I do for Cabbagetown, not what can Cabbagetown do for me".

**The Bolsters are not the only ones.**

Unfortunately, the thing I have learned is,

for better or worse, there is a great core of people who volunteer for project after project – the same beautiful faces, time and time again. You may think they like to do it – maybe they do – but trust me, eventually they all want to move on and do other things for Cabbagetown. More importantly; fresh, varied opinions are sorely needed.

If you are new to Cabbagetown, you will notice we don't have a Homeowner's Association fee. I believe we never will.

**You enjoy the parks? The events? The new pavilion that will be ready within sixty days?**

As great as our parks are (Parks Committee), money doesn't grow on trees. We have to earn it and we need help from everyone.

**Here are two ideas for you:**

- 1) Volunteer for something in the neighborhood. In addition to Chomp there is CNIA, CI, and lots of committees.
- 2) Send a check. You work a lot and like your free time. Send a check to CNIA. No check is too small or too big. (177 Estoria St SE 30316)

**One last thought:** Sometimes folks are very quick to let volunteers know what they are doing wrong. They are the vocal few, while the appreciative masses are silent. It's just the nature of the beast.

To those who like to critique (complain) about volunteer efforts, I only ask them to offer good solutions along with their critique and get involved with the situations they speak of.

We **do** value the words that come out of your mouth – and we welcome the work you can do with your mind and your body.

**Wylie and the Beltline**  
See Page 15

# Cabbagetown NEIGHBOR

*Cabbagetown Neighbor* is a monthly newspaper produced by the Cabbagetown Neighborhood Improvement Association (CNIA), a non-profit organization. This publication is supported by advertisers. Please submit news articles, announcements, and ads to: [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com). Previously published issues are available for download under the CNIA tab at [www.cabbagetown.com](http://www.cabbagetown.com).

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### Newspaper Distribution

The Cabbagetown Neighbor is distributed the weekend before the CNIA meeting (the second Tuesday) each month to the residents of Cabbagetown. If you have any delivery problems let us know at: [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com)

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Missed Trash Pick-ups	404.330.6333
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Illegal Dumping	404.330.6333
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Traffic Concerns	404.330.6501
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## KEEP UP WITH THE NEIGHBORHOOD

Join the Cabbagetown online community at

[groups.yahoo.com/group/CNIA](http://groups.yahoo.com/group/CNIA)

and [cabbagetown.nextdoor.com](http://cabbagetown.nextdoor.com)

And the parents' network of Cabbagetown kids at

[groups.yahoo.com/group/cabbagekids](http://groups.yahoo.com/group/cabbagekids)

## ADVERTISE WITH US

Advertising with the *Cabbagetown Neighbor* is an inexpensive way to reach over 650 homes in the Cabbagetown neighborhood including the residences of *The Stacks Lofts*. It is also a great way to support the CNIA and the publication of this newspaper. Visit the CNIA website at [www.cabbagetown.com](http://www.cabbagetown.com) or write the editors at [newsletter@cabbagetown.com](mailto:newsletter@cabbagetown.com) for more info.

## ADVERTISING RATES

Ad Size	One Month	Three Mos	Six Mos	One Year
1/8 Page 3.75" x 2.25"	\$25	\$70	\$135	\$255
1/4 Page 3.75" x 4.875"	\$50	\$140	\$270	\$510
1/2 Page Horz. 7.5" x 4.875"	\$100	\$280	\$540	\$1,020
1/2 Page Vert. 3.75" x 9.875"	\$100	\$280	\$540	\$1,020
Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

Classified ads are 25¢ a word for non-residents.

Classified ads of 25 words or less and announcements are free of charge to Cabbagetown residents.

# President's letter



**KATHERINE  
DIRGA**

*August, everyone's favorite month, is back and panting in our face with its dog-breath.* Here is the lull between summer and the downhill race to the holidays. We might even find ourselves thinking fondly of the same weather we cursed in February. But it's still summer for another month or two, so no reason to put the popsicles away just yet.

Speaking of getting down to business, your CNIA board members have been busy this summer on your behalf. At our recent board meeting we talked about lots of ways to keep neighbors better informed and involved. Your Social Media Chair and Vice President are looking at automating the CNIA membership process so you can do that online. Your Historic Preservation (HP) chair is working to simplify the process of getting the HP Committee's help with your renovations and repairs. And overall we're looking at combining the Cabbagetown Initiative website with CNIA's *cabbagetown.com* in an effort to create a one-stop shop for everything cabbage.

Your Transportation chair has been hard at work, and we heard from a consultant about what a possible Transportation Master Plan would look like for us, and why that might be a great idea. They need your input so make plans to attend the next meeting!

Your Public Safety chair took a 3a walk one weeknight with Public Works to assess the lighting on Wylie Street and Tennelle so that lights can be added and trees can be trimmed to enhance safety. It's great to see this moving forward.

All these things are happening and are really exciting but we need you too, because this group is fantastic, and they won't be here forever. I watched the President's speech the other night, and one thing he said really stood out for me and reminded me why this kind of neighborhood involvement, while on a micro scale, is still incredibly important to our daily lives:

*"America has never been about what one person says he'll do for us. It's always been about what can be achieved by us, together, through the hard, slow, sometimes frustrating, but ultimately enduring work of self-government."*

The things you love about this community, maybe even the things that made you want to move here, are only possible with a group of people working together to make them happen.

Sometimes it's slow, and frustrating, but many hands make light work. It brings us closer together as neighbors and also, we laugh a lot so that helps. Hope to see you August 9<sup>th</sup>, and reach out to *cabbagechat@gmail* with any questions, concerns or good jokes.

# 11TH ANNIVERSARY BASH!

**A MONTH LONG CELEBRATION!  
AS A THANK YOU FOR OUR SUCCESS, WE  
AGAIN WANT TO PAY IT FORWARD.**

**WE ARE SUPPORTING THE SUSAN  
B. KOMEN 3-DAY A JOURNEY TO  
THE END OF BREAST CANCER.**

**BARB WILL BE WALKING 60  
MILES IN 3 DAYS! 11/18-11/20  
SHE IS COMMITTED TO RAISING  
\$2300 WITH YOUR HELP.**

**"IN THE PINK"  
FUNDRAISER SPECIALS**

**\$4 NEW BELGIUM FAT TIRE CANS  
\$2 JENN'S PINK DRINK SPECIALS**

—\*\*\*—  
**SATURDAY, AUG 20<sup>TH</sup>  
"TASTE AND TOAST"  
ANNIVERSARY PARTY**

**7P: WASTED POTENTIAL BAND  
WILL PLAY IN OUR PARKING LOT.**

**7:30P: GRAND OPENING OF OUR  
NEW SIDE PORCH  
WITH A PINK RIBBON CUTTING,  
CHAMPAGNE TOAST & APPETIZERS.**

—\*\*\*—  
**2016 RIO OLYMPICS  
EVERYDAY: FROM 8/5 - 8/21**

—\*\*\*—  
**SATURDAY AUGUST 6<sup>TH</sup>  
ART OPENING: MIA BRODER  
"BEYOND THE PAGE: PAPER  
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# Cabbagetown Neighborhood Improvement Association: General Meeting

*Tuesday, July 12<sup>th</sup>, 2016, 7p at Cabbagetown Community Center Meeting conducted by Katherine Dirga. Minutes recorded by Jocelyn Chen Wise.*

## **1. Valencia Hudson, City of Atlanta Liaison**

Resident inquiry about legally parked cars that are left on street for months - this is allowed but Valencia can help investigate and work with quality of life police officer. Next Thursday, 7/21, will be a meeting related to redoing the trolley path in Reynoldstown for bicyclists at Coan Recreation Center at 7 pm. Please attend and give input on the needs of bicyclists. Krog to Powell holly bushes are obstructing walkway.

## **2. Safety Committee – Peyton Stinson**

Posted crime map link on Nextdoor. Aggravated assault on July 5 on Carroll St, auto theft at the Stacks. Some vehicle break-ins. Getting started on lighting study with the city. Went to citizen's police academy training, asked about boarded up properties - allowed to be boarded up for 6 months. Overgrowth on Tye and Memorial has been trimmed. Overgrowth should be taken care of by public works, call 311. Wants to do porch parties to show neighbor presence.

## **3. Financial Report**

End of month balance was \$8,194.68, deposited \$800 in ad revenue.

4. NPU - no update

## **5. Committee and Other Reports**

### **CNIA – Katherine Dirga**

CNIA board members will have quarterly board meeting this Sunday, open to public. City of Atlanta reviews a Community Development Plan every 5 years. Transportation committee has arranged for a consultant to attend and speak regarding potential benefits of creating a master plan. Considering merging website for CI and CNIA, possible revamp of the website in general.

### **Historic Preservation and Land Use - Nicole Seekely**

**196 Berean:** adding an addition by removing previous additions and replacing with a saddleback that is consistent with neighboring homes. Adds about 400 sqft to house. Voted to write letter of support.

**Kirkwood and Pearl homes:** revision to original drawings (Type II certificate of appropriateness), want to add dormer in order to fit a bathroom. Have already built a dormer but will move it 10 feet back so it can be as far back as possible (18 ft) from the street to not affect the right of way. Brought new plans to HP meeting, will be voted on by UDC tomorrow. Voted to write letter of support, 2 abstentions.

**171 Savannah Street:** new construction, variance for non-conforming roof design. Building plans had been approved in

2008. UDC requiring gable roof instead of a hip roof in order to be like the majority of the houses on the street. However, a gable roof will make the house taller and HP does not support this. Homeowner has talked to majority of Savannah Street residents and are ok with keeping hip roof. Voted to write letter not supporting variance.

### **Transportation Committee - Richard Joyce**

No update but next meeting will be in August.

### **Chomp & Stomp – Chair, Nathan Bolster**

Co-chairing with Whitney Bolster. There are 13 teams, need volunteers to help plan Chomp. Getting permit in now, working on sponsorships. Send leads to cabbagechat@gmail.com or chompandstomp@gmail.com or send to a board member. Donation ranges \$500-\$2,500/\$5,000. Meetings will be on Wednesdays.

### **Cabbagetown Initiative - Katherine Dirga**

- Cookbooks for sale at Milltown, Littles, Sweet Cheats for \$19.99. Second edition of recipes can be contributed to [cabbagechat@gmail.com](mailto:cabbagechat@gmail.com), wants them ASAP in order to be printed by Chomp.
- CI maintains a reserve fund, aims to have \$100K, currently is \$70K. Last few years' bad weather has affected Chomp, CI has used funds from the reserve for park operating expenses. Looking for ways to cut the budget this year, may have City mow Ester Peachy for rest of year. Lynn Deardorff and Lynne Splinter have come on as finance committee. May call out to neighbors to help make repairs at times.
- Esther Peachy Pavilion contract has changed builder, should be built by Chomp.

## **6. Old Business**

Seeking an alternate for NPU. Cabbagetown serves as secretary, and takes notes.

Seeking an At-Large CNIA Executive Committee Member to work on small fundraisers.

## **7. New Business**

### **Relay Bike Share, Dan Murphy**

100 Big Blue Bikes are in downtown, 10 stations. Will be stations throughout city eventually. Operates like a *Zipcar*, pay membership fee to use bikes and return to stations. Will be launching another 50-70 stations across city.

Daily pass, \$8/hour per day. Monthly pass, \$15/month for 60 min per day. Monthly Plus, \$20/month for 90 min per day. All fees are pro-rated. If you are a local business or property owner and want to give feedback on where to put bike share stations, contact Dan: [relaybikeshare.com](http://relaybikeshare.com). May have 1-2 stations in Cabbagetown during initial launch, more in the future.

# An Artist on the Rise

By Barbara Keeney Harper

**For Mia Broder, her creativity is more to her than just a hobby – its a way of life and her therapy.** Bipolar disorder emerged in Mia's world when she was 16. Now at 37, she has learned to work with the illness and let her creativity heal the broken parts.

Her current series of art pays tribute to those artists who are also afflicted with a mental illness. Mia water colors pages of books and then forms them into unique artworks.

She creates three dimensional paper sculptures, like her 36"x 36" vibrant bull pushing through a matador's red cape made with pages from Ernest Hemingway's "The Sun Also Rises."

**Mia also uses her art to give back to the community.** On Fridays she

teaches an art class at **Haven House**, a domestic abuse shelter in Henry County. Self-funded, she creates an open studio for

the women and small children, full of canvases, paints, stencils, glitter, stickers and more. 10% of the proceeds from the **Milltown Tavern** show will go to the Haven House Art Program.

**Mia Broder: Art Opening Saturday, August 6<sup>th</sup> 7p to 9p at Milltown Tavern**

**Come and meet the artist:** Get to know who she is and how art has healed her illness.

**What a special artist!** Make sure to stop by, and enjoy a complimentary glass of wine. You will want to be a part of this very special evening.



The three dimensional work of Mia Broder

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AVERAGE SALES PRICE

CHANGE

Market	2013-2014	2014-2015	2015-2016	One Year	Two Year
Cabbagetown	\$296,796	\$250,186	\$351,145	+40.4%	+18.3%
Reynoldstown	\$239,048	\$295,105	\$322,658	+09.3%	+35.0%
Grant Park	\$289,508	\$336,325	\$390,590	+16.1%	+34.9%
Ormewood Park	\$271,182	\$267,035	\$337,472	+26.4%	+24.4%

INFORMATION IN THIS REPORT WAS OBTAINED FROM THE FIRST MULTIPLE LISTING SERVICE.

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# Just Keep Going



**BILL  
PHILLIPS**

*I've gotten back into running recently. I didn't think I would.*

I had thought that I made myself run for a time out of fear, paranoid that I'd end up with the oversized diabetic body my family tends toward. I told myself that I never really enjoyed running, that I had tricked myself into it because I had no choice: Get in that cardio today, or die an early death tomorrow.

Going through life thinking you have no choices is not tolerable. I've only found one cure: Take the thing you feel forced to do, don't do it, and see what happens. And so I played a lot of table tennis, I ate a lot of ice cream, and I made my way to the kind of passable shape where I was still heavy enough to feel I needed to lose weight, but not heavy enough that anyone would sympathize.

And so it was that, while consciously plotting to see if I might improve my fitness by bumping up to real tennis, I unconsciously observed the walking trail along Ponce near Clifton and thought, *"Hey, wasn't it nice running along that trail to Decatur and back?"*

Now if I remember right, Decatur-and-back is at least ten miles the way I do it. And *"wasn't that pleasant"* wasn't how I would have described it, seeing as I usually ran to Decatur as part of marathon training. And if I might lightly touch on my psychology there, I'll just say that I don't think I ever personally proposed, *"Let's all sign up for marathons. That would be delightful."*

I even have this idea kicking around in my head: That other people who run distances even further than I run must be disordered somehow. As one example, I recently met someone who it turns out ran over 3000 miles in a single year. I can't remember the reason why they did it, because I immediately thought, *"If they've run 3000 miles in a year and I haven't, I must be more well-adjusted than they are. Either that, or they're horribly privileged in a way that can only maladapt them to life."*

I may also have forgotten their reason because I find reasons for things silly. Let's say I ran 3000 miles in a year, and I told everyone why I did it. What if I were refuted? Would that mean I didn't have a good reason anymore? Or would it mean my real reason wasn't actually what I had said? (It's also fun not to explain yourself).

**Anyway, I'm running more and more.** Recently I was inbound on the Beltline finishing my first five mile run when I was caught in an afternoon thunderstorm. I started worrying about lightning strikes, trying to remember the mental math on how much cover I'd need to be safe, wondering if I needed to take cover in **Ponce City Market**. But I'd never been caught in the rain like that before, so I just kept going.

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# Cabbagetown Roll Call

By Debbie Weeks

**The Cabbagetown Welcome Roll Call Committee (CRC) is ready to "Roll Call" again!** For those of you new to the neighborhood, we hold a welcome party twice a year to welcome our new neighbors to the neighborhood. *It's a blast so don't miss out!*

Our next welcome party will be held on Friday, September 23<sup>rd</sup>, at the home of Katie Butler and Steve Seachrist, 257 Pearl Street at 7p. Yea Katie and Steve! Thank you! The CRC has had some incredible welcome parties so you don't want to miss this one!

To keep the momentum going, we need your help! We would like all existing neighbors to come to the party to welcome our new neighbors. Having said that, this is gonna be a PARTY!

We would like to extend a personal welcome to each and every new neighbor, provide you with a fact sheet about Cabbagetown and send you a personal invitation to the welcome party in September.



Steve and Katie and friends. They know how to party.

Cabbagetown is more than just a neighborhood. It's a state of mind – a state of being. And making the scene at the Roll Call Party let's the world know that **you are here.**

So, if you have been here less than a year and we have not done this yet, please get in touch with the CRC by calling Karen at 404.422.3515, or Debbie at 404.272.1906 or email us at [debbieweeks64@gmail.com](mailto:debbieweeks64@gmail.com) (please type in the subject line: "new neighbor or roll call").

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# Chompin' at the Bit

By Nathan Bolster

Hello fellow Cabbagetowners, neighbors, businesses, and those just passing through! The 14<sup>th</sup> Annual **Chomp & Stomp Chili Cookoff and Bluegrass Festival** is just a couple months away, can you believe it?

Pretty soon over 20,000 folks will be streaming through our streets looking for a place to park and wanting to know where to buy those chili spoons and Cabbagetown Cookbooks. Mark the date on your calendar for Saturday, November 5<sup>th</sup> 11a to 6p. Location is Cabbagetown Park, Esther Peachy LeFevre Park, and the surrounding streets.



The party that was. Chomp and Stomp 2015.

- Saturday, Nov. 5<sup>th</sup> 6a to 1p street closures**
- Wylie St from Estoria St to Tenelle St
  - Powell St from Tennelle St to Gaskill
  - Kirkwood Ave from Pearl St to Powell St
  - Gaskill St from Powell St to Fulton Terrace
  - Mollie Street
  - Short Street
  - Tye St from Wylie Street to Gaskill St
  - Estoria St from Wylie St to Gaskill Street

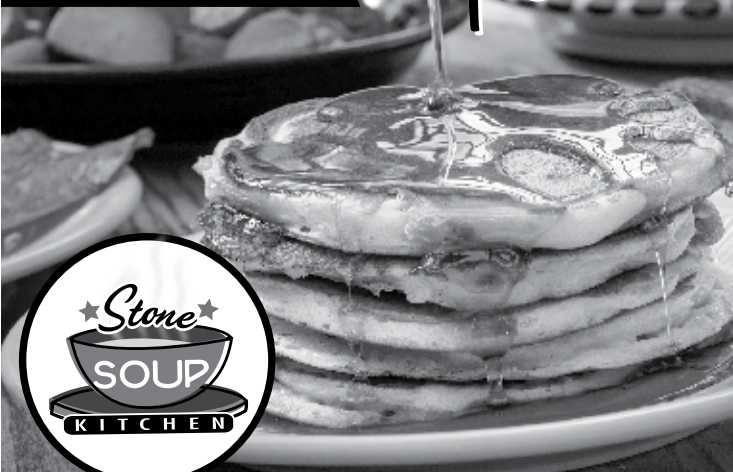
- Saturday November 5<sup>th</sup> from 6a to 9:30a**
- Carrol Street from Tennelle to Milltown Tavern to make room for the start of the Romp race.
  - The rest of the day Carroll St will be south bound only.

Please note that some of these street closures will include NO PARKING. The Chomp committee will make every effort to notify those houses effected by no street parking well in advance. **Remember: It's just once a year and it directly benefits your neighborhood. :)**

*You can almost smell the cooler air (and chili) coming, right?* The 2016 Chomp is going to be better than ever! And we hope you will consider volunteering. Watch this space for more info on how to volunteer and everything you need to know about Chomp 2016.

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# Where ya been? Where ya going? *Surrounded by Iguanas*



**TOM  
DEARDORFF**

*Just about everybody in Cabbagetown knows or has heard of Slim Chance and the Convicts.* It's that country band headed up by Kames Kelly. Very few of us know him as James Kelly PhD. It's Slim.

A while back Slim and his girlfriend, Claire, took off on one of those "bucket trips" that many of us dream about. They went to the Galapagos Islands. It's an archipelago of 18 islands only five of which are inhabited (by humans).

It's not real easy to get there. First, you have to fly some 2,700 miles to Quito, Ecuador. Then you take another flight (600 miles) to Isabela, the main island. Isabela makes up about 75% of the total land mass of the Galapagos.

Then you finally get to start your real adventure because you get on a boat where you'll be living for the next several days.

Slim and Claire went with a group arranged by a biology professor from Middle College of Georgia. They just about filled the little boat. Counting the crew, there were around twenty folks. *"This was not a luxury cruise by any stretch,"* says Slim. *"It was a bit primitive, but the crew made it really fun."*

The Galapagos are the islands that inspired Charles Darwin's *Theory of Natural Selection* (evolution). Slim thought it would be cool to actually read Darwin's *On The Origin Of Species* before the trip. It gave him some real insight into the diversity of animals, birds and plants they would encounter.

*"It's a national park of Ecuador and they have done an amazing job of keeping it pristine,"* says Slim. *"All visitors must be accompanied at all times by an authorized and trained guide. And that is a good thing. Our guide was so knowledgeable about the animals, both on land and in*

*the water. He made sure, in a gentle but firm way that we stayed on the paths and didn't harass the critters,"* he said. Because there has been such an effort to keep things natural, the animals on the five islands Slim and Claire visited showed absolutely no concern for the human visitors. *"The animals just knew that we were no threat to them"*. However, one very large bull sea lion became rather protective of his harem and chased Slim off the beach. Wouldn't you love to have seen that?

Slim and Claire and their fellow travelers were amazed at the great diversity of animals. Of course, they got to see the giant tortoises that can live up to 200 years. The word "Galapagos" actually means tortoise in Spanish.

But there was much more. They saw the aforementioned sea lions and penguins. *"Who knew those animals would be living that near the equator?"* But, perhaps the most fascinating of all were the thousands and thousands of marine iguanas. These not-so-pretty cold blooded lizards feed on the bottom of the ocean and then haul out to warm up on the beach. Slim snapped a photo of Claire surrounded by at least one thousand of these "Jurassic" looking creatures.

As they traveled to five different islands, the group had the chance to do quite a bit of snorkeling. The sea life throughout the whole archipelago was diverse and fascinating. One night while at anchor, they heard a lot of thumping against the boat. One of the crew shone a light into the water to reveal a giant hammerhead shark investigating their craft. *"It wasn't really frightening,"* says Slim. *"Well, maybe a little...."*



*Claire French on a Galapagos beach surrounded by a thousand marine iguanas.*

The few people who actually live on the islands of the Galapagos fully realize that tourism is paramount to their economy. Thus, they really go out of their way to make visitors feel welcome. *Slim and Claire and the others in their group felt it every minute of their amazing adventure.*

# Cabbagetown Initiative: Monthly Meeting

*Cabbagetown Initiative Community Development Corporation Minutes of the Monthly Meeting of the Board of Directors. July 11<sup>th</sup>, 2016, 7p. Location of Meeting: Cabbagetown Community Center, 177 Estoria Street, Atlanta, GA 30316*

*Present at Meeting: Karin Kane, Heather Bradley, Katie Butler, Tom Deardorff, Katherine Dirga, Paul Freeman, Alexa Mosley, Todd Kane, Chris McCain, and Whitney Bolster. Present by Phone: Tova Baruch. Guests Present: Lyn Deardorff, Jessica Stewart, and Nathan Bolster.*

*The regular meeting of the Board of Directors of Cabbagetown Initiative CDC was called to order at 7:05p on July 11<sup>th</sup>, 2016 at Cabbagetown Community Center by President Karin Kane.*

## **I. Approval of Agenda**

The agenda for the meeting was distributed and unanimously approved.

## **II. Review of Previous Minutes**

MOTION (Tom Deardorff): To approve the June 13<sup>th</sup> minutes.  
APPROVED (unanimously).

## **III. Treasurer's Report (Alexa Mosley)**

The board raised no questions about the monthly financial reports. Alexa introduced a new procedure for check requests (attached). By consensus, the Board agreed to use this form going forward.

Alexa also presented a mission statement which the Financial Committee developed for its business (attached).

MOTION (Paul Freeman): To adopt statement as presented.  
APPROVED (unanimously).

For Chomp, a database of sponsors is being created. Paul asked for more information about soliciting sponsorships. Whitney will create and distribute a Google doc with more information.

## **IV. Committee Reports**

### **a. Chomp & Stomp**

Karin introduced Nathan and Whitney Bolster as candidates for new Chomp & Stomp co-chairs. Nathan has been working with the Chomp since 2003.

MOTION (Alexa Mosley): To appoint Nathan and Whitney Bolster as co-chairs of the Chomp & Stomp Committee. APPROVED (unanimously).

Whitney reported that the two most urgent concerns are (1) developing a Chomp & Stomp budget (to submit to the Board at August meeting), and (2) obtaining sponsorships. The Chomp & Stomp Committee is introducing some new items for sponsors and is building a new website that can track impressions for sponsorship logo placements.

Nathan stated that the Chomp permit will be submitted by August 1. Letters of intent are needed to demonstrate contracts for staging, sanitation, and public safety; the Chomp & Stomp Committee will review contracts that have not been bid out in recent years.

Nathan said it would be helpful for the Board to provide checkpoints for the Committee. Alexa suggested that the Financial Committee should review all contracts before signing. Several people stated that Fiona has been very helpful with moving the contracting process along.

The Chomp & Stomp Committee still needs people to sign up for leadership roles. At a meeting on Sunday, July 10, the Committee discussed their hope for this year's Chomp & Stomp: "Keep it real, keep it fun, keep it Cabbagetown!" Katie expressed a desire to share some of the stories of the Chomp from over the years.

Board members expressed their gratitude to Whitney and Nathan for taking on this role.

### **b. EPL: Parks i. Pavilion**

CICDC sent Joe Farr a legal separation letter on June 20<sup>th</sup>, 2016. The City of Atlanta recommended a contractor, Patrick Hand of Integrated Land Design. Heather contacted Patrick who estimated a cost of \$15,000 to complete the pavilion within four (4) weeks of start date. Hand was recommended by the UDC and has built other pavilions across Atlanta. As we do not have construction-ready drawings, Patrick has agreed to create these plans at no cost. Has sent us an agreement to review. CICDC originally budgeted this work at \$15,900.

Noteworthy is that Hand does not have a metal gutter or rain drain in the proposal, but he advised that the pavilion should not have one because it would deteriorate over time. Hand may have additional ideas to improve or augment the pavilion which would be presented to the board as they arise.

Alexa notes that the cost of completing the pavilion is not in the annual operating budget. CICDC has only reimbursed by Park Pride for the cost of the lighting (approx. \$16,000). Budget has not been allocated for picnic table(s) and grill(s). Any overage would need to come from cash reserves (i.e., savings account). Katherine reminded the Board that the neighborhood voted for the pavilion twice.

Chris asked about grant eligibility with **Park Pride**. Alexa responded that CICDC should follow up with Allison (Park Pride) about eligibility and that we should not respond to Patrick until we have confirmation that Park Pride will still reimburse CICDC for matching funds. The Board has much discussion about the need to remain in good standing with Park Pride.

MOTION (Todd Kane): To approve Patrick Hand's bid up to \$15,000 to complete the EPL pavilion, contingent upon ongoing eligibility with Park Pride to receive a reimbursement of approx. \$10,000 in matching funds. [Budget Line: Savings Account.] APPROVED (unanimously).

MOTION (Todd Kane): To approve up to \$3,000 to acquire one picnic table and one grill, contingent on ongoing eligibility with Park Pride. [Budget Line: Savings Account.] APPROVED (unanimously).

### **ii. Park Maintenance**

Katie reported that the Parks Committee has responded to the Financial Committee's recommendations and presented a revised contract for Snake in the Grass, Inc., for July 15 - December 31, 2016. CICDC has paid **Snake in the Grass** through April 2016.

If approved, this contract would put us about \$10,000 over budget. Karin asked whether the Board could reduce spending on the parks in additional ways. Katie reported that Parks Committee has discussed ways of save money. *Continued on next page...*



# CI: Continued...

*Continued from previous page...*

One proposal is to eliminate EPL costs from the contract (about \$4,000) and shift responsibility to the City of Atlanta. Another option is eliminate Triangle Park costs from the contract.

Alexa asked what we might do to scale back levels of maintenance on the park. Tova responded that we are already doing the bare minimum. Katie said that from talking with leaders at other parks, the work that *Executive Turf Care* does is essential for the overall health of the turf.

Karin asked if anyone has talked with Executive Turf Care about reducing services. Tova responded that CICDC reduced Executive Turf Care services in 2015 due to budget limitations that the Board agreed to return to normal service in 2016. Tova also stated that, in her opinion, stopping maintenance at EPL Park is not good for the neighborhood but likely the best option since the neighborhood does not have an agreement with the City to maintain that park.

Katie discussed an idea that the Parks Committee comes up with benchmarks for the standards of park maintenance that the neighborhood wants, depending on budget availability.

MOTION (Heather Bradley): To submit a new contract to Snake in the Grass, Inc. that discontinues maintenance for EPL and Triangle parks through the 2016 budget cycle and renders payment for all services to the effective of the new contract. [Budget Line: Park & Greenspace Maintenance.] APPROVED (FOR: Karin, Heather, Katherine, Paul, Alexa, Chris, Tova, Whitney; AGAINST: Katie, Todd; ABSTAIN: Tom).

The Parks Committee will follow up with Snake in the Grass, Inc., and discuss other ways to minimize the budget. Additionally, the Parks Committee will contact the City of Atlanta to start services to EPL Park and get in touch with Executive Turf Care about reducing expenses.

### *c. Community Center Redevelopment*

MOTION (Katherine Dirga): To budget \$110 in additional funds for community center topographic survey. [Budget Line: Savings Account.] APPROVED (FOR: Karin, Heather, Katherine, Paul, Alexa, Chris, Tova, Whitney, Katie, Todd, Tom; AGAINST: N/A; ABSTAIN: Paul).

MOTION (Tom Deardorff): To table all remaining business to the August meeting. APPROVED (unanimously).

The meeting adjourned at 9:07p.

Minutes submitted by Chris McCain, Secretary.

## Tiny Doors hits the Big Time

*Karen Anderson and her Tiny Doors movement was recently highlighted in Money Magazine!* Her free and public art project had found its audience here in Cabbagetown, and now the entire nation is taking notice.

Karen humbly used her time in the spotlight to enlighten others looking for inspiration. She said *"find the resources that will help you achieve your dream. The right people will take you and your art seriously. You just need to find them."* Right on Karen!



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# Movie review: *30 Days of Night*



**LACEE  
ADERHOLD**

*30 Days Of Night* (2007) R Directed by David Slade with Performances by: Josh Hartnett, Melissa George, Danny Huston, Ben Foster, Mark Rendall, Abbey-May Wakefield, and Manu Bennett.

**Barrow, Alaska is the northernmost town in the United States. Every winter, Barrow experiences 30 days of night.** This year, danger comes calling, and local law enforcement must protect those that have decided to weather the darkness.

Eben Oleson (Hartnett), his estranged wife, Stella (George) and Billy Kitka (Bennett) are the law in Barrow. This year, on the last day of sun, Eben and Billy make sure everyone who is heading out gets out on the last plane, and then they change the population on the city welcome sign from 563 to 152, as is tradition, to usher in the darkness. As the sun sets, reports begin coming in: a pile of stolen and burnt cell phones found on the outskirts of town, a team of sled dogs hacked up, and a vandalized helicopter. Someone is trying to keep folks away from the outside world.

A stranger (Foster) arrives in town, causing a stir, making predictions that no one understands. Once detained, the stranger becomes oddly calm, waiting, but for what? The police station computers go down, followed directly by the phone lines. Eben's brother Jake

(Rendall) and his grandmother, Helen must hold down the fort at the station while Eben and Stella investigate the trouble.

The first clear shot of a vampire is over thirty minutes into the film. One would think that once the threat is visible it becomes less frightening. Danny Huston's portrayal of Marlow shuts down this theory. Marlowe leads a crew of vampires on a rampage through the streets of Barrow, leaving behind scattered splashes of blood across the otherwise black and white landscape.

Will Eben be able to keep his town safe for 30 Days Of Night? Should they fight? Should they hide? If they fight, they're outmatched and outnumbered. If they hide, they could succumb to the cold. Perhaps watching vampires in the snow is the perfect remedy for Cabbageheads battling summer temperatures in the triple digits.

**30 Days Of Night** features a variety of shots through windshields, windows, and peepholes, giving the viewer a deliciously horrifying sense of isolation and vulnerability. This is not romanticized vampire fare. The monsters are never seen with human features. The fangs don't retract. No invitation is required. Nobody sparkles. Buffy can't help. This is hunter vs prey, pure and simple. Well, it's hunter vs prey with an industrial snow trencher and dynamite!

**Favorite Line:** Beau Brower – *"Just because something stopped Bela Lugosi doesn't mean it can stop these things."* **Trivia:** A linguistics professor from New Zealand created the vampire dialect.

# So Yummy!

By Karin Kane, Melody Trivisono, and Barbara Keeney Harper

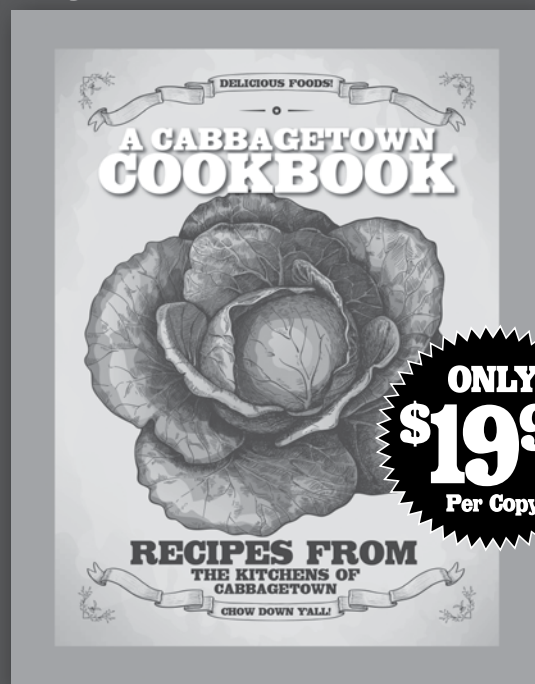
**Our wonderful Cabbagetown Cookbook Fundraiser has been a great success.** And why? Mostly, because of the delicious recipes from you and of course, the binder looks great, too.

As a reminder, we have plenty of cookbooks available at **Milltown Tavern, Little's Food Store, or Sweet Cheats.** The cost is \$19<sup>95</sup> which includes the binder.

As promised, we are ready to have our second edition added to your cookbook. We have heard that several of you didn't get the opportunity to add your favorite recipe or several want to add more recipes. Here's your chance! Submit your recipe to: [cabbagetowncookbook@gmail.com](mailto:cabbagetowncookbook@gmail.com).

The Cookbook Committee's goal to have the additional edition done and ready for purchase by Chomp. We need you to get those recipes to make this happen. We invite you to send your delicious recipes to: [cabbagetowncookbook@gmail.com](mailto:cabbagetowncookbook@gmail.com)

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(Delivery available within the community of Cabbagetown)  
All proceeds go toward the Community of Cabbagetown.

# Nothing Stays the Same

By Kyle F. Bidlack

**Madison Yards, a major residential-commercial makeover of the Leggett & Platt industrial site on the Atlanta Beltline in Reynoldstown, was scheduled to come before the City Council Zoning Committee on Wednesday, July 27<sup>th</sup>.** As of press time, The Cabbagetown Neighbor was unable to uncover the outcome of the hearing.

**Fuqua Development** is seeking rezoning of the 17.5-acre site at 905 Memorial Drive SE to allow 400 multi-family units, 200 senior units and 130,000 square feet of retail and restaurant space anchored by a grocery store.

The **Atlanta Business Chronicle** reports that **Publix** is in talks to be Madison Yards' primary anchor, which would ostensibly pit the grocer in competition with the giant, bar-having **Kroger** that Fuqua just built across the interstate.

The project also will reportedly offer a theater, health club, parking in multiple on-site decks and retail space along the Beltline featuring two-sided glass storefronts, according to a Fuqua website on the development. Fuqua notes that 3,900 multi-family units are in development in the area.

It's only one of several redevelopments that's remaking the quickly changing corridor between Moreland Avenue and Downtown. **Paces Properties** has amassed land along Memorial Drive and is working on building **Atlanta Dairies**, an 11-acre development promising restaurants, offices, and apartments.

Reynoldstown was one of the first African-American neighborhoods to develop in Atlanta. Former slaves migrated there after the Civil War. **The Georgia Railroad** (now **CSX**), became an attractive source of employment for the many displaced, freed slaves who migrated to the city in search of work. There was also a sawmill and a ready supply of water and timber for the families who wished to build homes here.

Reynoldstown began to take shape in the 1860s, at the T-shaped intersection of the Georgia Railroad (CSX) and the **Atlanta & West Point Railroad** (now the **Beltline**) on Wylie Street.

The streets nearest this area – Chester, Selman, Oliver (now Kenyon), and Wylie – were the very first ones to be settled and were known as Tin Cup Alley and later, "The Slide" because of the muddy conditions there. The area grew into a vibrant community around 1870 and became known by its present name: Reynoldstown.



Architectural rendering of Madison Yards, by Fuqua Development.

**Reynoldstown was named in honor of Madison Reynolds, a prominent and successful landowner in the area who for many years operated a store on Wylie St.**

Members of the Reynoldstown Civic Improvement League voted to endorse a zoning change back in 2015. The **Reynoldstown Civic Improvement League's** board sent to developers

that the **Leggett & Platt** site should be broken down from its "superblock" status to best jibe with the neighborhood's goal of being, well... neighborly.

Specifically, they called for a small network of streets that would dice up the acreage – a new north-south connector stemming from Holtzclaw Street and an east-west link between Bill Kennedy Way and Gibson Street.

Said the Reynoldstown Civic Improvement League in 2015, "As with most intown neighborhoods, we've conducted numerous meetings to envision and plan for this eventual growth period and have ratified numbers of master plans. A common theme, from all the way back to 1999, is that they all emphasized people places, not car places, where all modes of transportation are seriously considered in design. This underlying idea of a healthy, efficient, mobile, inclusive urban form is paramount – we are fixated upon it."



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# Travel Advisory: Wylie and the Beltline

By Ericka Brown Davis and Jenny Odom

**The Atlanta BeltLine, Inc (ABI)** has announced a travel advisory for Wylie Street lane closures between Krog Street (Just East of the Krog Tunnel) and Chester Avenue.

This advisory is in affect starting Monday, August 1<sup>st</sup>, 2016 for approximately six weeks from 9a until 4p on weekdays.

Atlanta BeltLine is constructing the southern extension of the Eastside Trail for one mile in between Irwin Street and Kirkwood Avenue. As part of construction, ABI will be relocating the existing water line under the northern side of Wylie Street to the southern side of the street. Moving the water line is necessary to allow for the Eastside Trail on the northern side of the street.

Single lane closures will occur in stretches of twenty to forty feet at a time. Flagmen will be present to direct traffic. The northern sidewalk along Wylie Street will be open during this time. On-street parking will be available outside the construction hours

of 9a to 4p, but will be unavailable where work is taking place during construction hours.

The Atlanta BeltLine is holding a community meeting on August 4<sup>th</sup>, 2016, to update residents on the lane closures and other Eastside Trail Extension updates. Details are the calendar at [beltline.org/events](http://beltline.org/events).

More details are available here on how the Eastside Trail will be constructed along Wylie Street: <http://bit.ly/2aym6EK>

Please continue to check [beltline.org/blog](http://beltline.org/blog) for the latest Eastside Trail Extension news regarding construction and future lane and road closures.

**CITIZEN CONTACT:** Citizens with general construction questions, please call Meghan Injaychock, Project Manager, at 404.477.3638. For community concerns, please call Nathan Soldat, Community Engagement Manager, at 404.477.3552.

## The Real Estate Report

This information is provided by Chrissie Kallio using the First Multiple Listing records and data from Housing and Urban Development postings. The information is not guaranteed or warranted. Any questions regarding real estate in the

Cabbagetown area can be directed to the following resident agents: Chrissie Kallio at 404.295.2068 • Lynne Splinter at 404.582.0006 • Debbie Weeks 404.272.1906.

*We wish you happy house hunting!*



### HOUSES

Pending	Price
262 Iswald St.	\$265,000
1 BD/1 BA	
633 Gaskill St.	\$469,000
4 BD/2 BA	
For Sale	Price
712 Gaskill St.	\$325,000
2 BD/2 BA	
784 Harold Ave.	\$450,000
3 BD/3 BA	
235 Powell St.	\$399,900
2 BD/2 BA	
191 Savannah St.	\$389,900
2 BD/1 BA	
146 Powell St.	\$339,000
3 BD/1 BA	

### COMMERCIAL

For Sale	Price
442 Cain St.	\$5,000,000
582 Decatur St.	\$4,500,000
470 Cherokee	\$679,900
1270 Memorial	\$399,000
1270 Memorial	\$319,000

### CONDOS & LOFTS

For Sale	Asking
<b>The Stacks</b>	<b>170 Blvd</b>
Unit E113	\$409,500
2 BD/2 BA	
Unit D103	\$305,000
1 BD/1 BA	
Unit H313	\$234,900
1 BD/1 BA	
<b>791 Wylie St.</b>	<b>\$185,000</b>
1 BD/1 BA (Unit 303)	

### PENDING

### CONDOS & LOFTS

Pending	Price
<b>The Stacks</b>	<b>170 Blvd</b>
Unit E220	\$419,900
2 BD/2 BA	
Unit H521	\$279,900
1 BD/1 BA	
<b>Milltown Lofts</b>	<b>Wylie</b>
Unit 1113	\$230,000
2 BD/1 BA	
Unit 1103	\$219,900
2 BD/1 BA	
Unit 106	\$295,000
2 BD/2 BA	
<b>127 Pearl St.</b>	
Unit A	\$345,000
2 BD/2 BA	
Unit B	\$345,000
2 BD/2 BA	

### SOLD

### CONDOS & LOFTS

Sold	Price
<b>The Stacks</b>	
Unit E320	\$410,000
2 BD/2 BA	
Unit H220	\$230,000
1 BD/1 BA	
<b>Milltown Lofts</b>	<b>Wylie</b>
Unit 107	\$240,000
2 BD/1 BA	

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Monday, August 8th

Habitat For Humanity Dine-Out  
[habitat.org](http://habitat.org)

Tuesday, August 16th

Sheltering Arms Dine-Out  
[shelteringarmsforkids.com](http://shelteringarmsforkids.com)

Thursday, August 18th

Dine-Out For Kids  
Benefiting Communities In Schools  
[cisga.org](http://cisga.org)

Wednesday, September 7th

Dine-Out For GLAAD  
[glaad.org](http://glaad.org)

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