



June 18, 2018 – Venue: Hawthorne’s Pizza

Board Members, Committee Members, and Advisors: Dean Brodhag, Richard Darlington, Kathy Hill, Ben Hutchins, John Lincoln, Ari Rodriguez

Excused Board members: Jack Miller, Paul DiPirro, Sherri McLamb, James Scanlon

Guests in attendance: Erika Flanagan and Frank Summers

Welcome, Introductions, Organizational Procedures	Kathy Hill
	<ul style="list-style-type: none"> • Kathy called meeting to order at 6:15 pm • Introductions of visitors • Correction and approval of 5/21/2019 Board meeting minutes • Treasurer’s Report, attached, approved • Chair/Vice Chair agenda items • Ari updated on the Charlotte Track Club, his newly organized nonprofit for adults who are focused on health and making running approachable. They’re recruiting through social media and determining the direction of the club. • Donations to Lee Baumgarten’s family and medical fund will be made on an individual basis by Board members. The website for donations is: https://www.gofundme.com/f/in-memory-of-lee-baumgarten • John Lincoln will head up plaque commemorating Embrace/Leslie Scott/Lee Baumgarten. Funds from the East Mecklenburg H.S. car wash will be used toward the plaque.

Treasurer’s Report	
	<ul style="list-style-type: none"> • Paul’s Treasurer’s report was shared with the Board. MoRA’s accounts stand as follows as of 6/18/2019 • Operating Cash: \$7,984.92 • Cash-Savings: \$12,122.76 • Cash-Art Project: \$5,458.16 • Total Assets: \$25,565.84

Government Committee Report	Ben Hutchins , Kathy Hill
	<ul style="list-style-type: none"> • Ben said the proposed traffic light at Knickerbocker is progressing. • Kathy discussed the exposure and dialog she had with the Urban Land Institute’s Young Leaders’s tour of MoRA Point last Thursday, June 14. • The full Government Committee report is attached

Arts, Culture & Education Committee Report	John Lincoln, Kathy Hill
	<ul style="list-style-type: none"> • Thursdays Live – Set up paypal.me/moraclt for an easier way to contribute. Goode gave \$5,000 to help with funding for remaining events. Williams Subaru is new Thursdays Live sponsor. • Bus stops: Tom Warshauer advised John Lincoln to talk to Jason Lawrence regarding bus stops. City is hesitant to do anything that will require maintenance. There has to be funding for it. The city owns the bus stop right of way. Brian Norris, new senior pastor for East Baptist, has suggested partnering on one or both bus stops that are closest to the church as an outreach to the community. • Art mural update: at the June 5 library meeting, artists presented their sketches to the community panel. They discussed the art mural’s application, pros and cons of paint versus digital wrap. Digital wrap appears to be the better overall application (financially, maintenance, application). Final design will be presented in July or August, with application in September. • Lee Baungarten’s artwork at MoRA Point is being installed now.

Communications Committee Report	Kathy Hill
	<ul style="list-style-type: none"> • Burt Philips arranged a meeting between Roy Goode, Jensie Teague, Kathy Hill and new Charlotte Observer reporter Danielle Chemtaub to discuss a story about how the MoRA residents are working with developers. A story hasn’t developed so far, but having the new business reporter be familiar with the MoRA area will be helpful in the long run. • We are still working on the “What is MoRA” video project • Discussion of finding a backup for Matt’s role with Facebook so that he can go out of town without having to be solely responsible for postings and content. Suggested that we ask Matt to create a job description including his content strategy. • Guest attendee Frank Summers brought up creating a private, closed FB page for MoRA businesses. Kathy and Frank agreed to discuss this idea in more depth in August or September. • Guest attendee Erika Flanagan suggested that we could do a more effective job of publicizing board meetings – going forward, Kathy will add board meeting information to newsletters. • It was also discussed creating a quarterly social for the community, similar to Oakhurst’s monthly ‘Takeover-slash-Neighborhood Meeting’, where we update everyone on what’s been happening, safety, new businesses, transit, roads, etc. Perhaps invite guest speakers.

Next meeting(s)	Meeting adjourned at 7:50 pm
	<p>Thursdays Live Thursday, July 18, 2019 – Embrace mosaic, 6-8 pm Thursday, August 15, 2019 – Embrace mosaic, 6-8 pm</p> <p>MoRA Board Meeting Tuesday August 20, 2019, 6:00 – 8:00 pm , Hawthorne’s Pizza</p>

Minutes by: Kathy Hill and Dean Brodhag 6/24/2019

MoRA Government Committee Report June 18, 2019

[new information highlighted]

- I. Engagement with City Council/Commissioners
 - a. Will seek engagement with City and County governments MoRA related programs and initiatives, esp. those addressed by 2019 budget items.
 - i. 2019 City Budget
 1. Bike & Pedestrian
 - a. Vision Zero: \$2 million
 - b. Sidewalk and Pedestrian Safety: \$30 million
 - i. Jack had reached out to Angela Barry to get help with installing a traffic light or pedestrian beacon where Knickerbocker and Monroe intersect. After no progress, Jack and Ben have been working with Roy Goode and Matt Newton to push this.
 - ii. Ben Hutchins has been in contact with Will Wigg from Charlotte DOT to discuss how to request. Matt Newton put us in contact with Will.
 - iii. **Need to check with Ben as to any updates**
 - c. Bicycle Travel: \$4 million
 2. Neighborhood Investments
 - a. Comprehensive Neighborhood Improvement Prog: \$40 million
 - b. Placemaking: \$250,000
 - i. Mural project in progress
 - c. Neighborhood Matching Grants: \$400,000
 - i. Need to apply
 - d. TreesCharlotte: \$100,000, in addition to the programmed FY19-20 endowment support of \$500,000 for an updated total of \$600,000
 - e. Neighborhood Reinvestment Program: \$5 million
 - ii. 2019 County Budget
 1. Parks and Rec - \$41 million budget, nearby Greenways on McAlpine, Irvins and Briar Creeks funded
 - a. Working Greenways for Meck, Park and Rec Commission and Town of Matthews in promoting this.
 - b. Dave Molinaro is heading up a citizen led-effort to partner with Park and Rec to improve Mason Wallace Park
 - i. **Model for developing plans for improvements to McAlpine Creek Regional Park and at 5715 Monroe Road property.**
 - ii. MoRA Reps met with Dave Molinaro, Roy Goode, Alex [] from Meck Co. Parks and Rec and other neighborhood leaders on 4/9/19 to discuss coordination on Mason Wallace funding requests (specifically Hendrick), options for improvements, potential funding sources, and how MoRA can support the effort.
 - iii. **The Mason Wallace team asked if a MoRA Rep could sit on the steering committee for the Mason Wallace project. Paul D. has offered to fill this role.**
 1. Per Dave Molinaro: *We meet as needed; we are in regular email contact; we may tour the park to plan a cleanup event; the four current members will lead volunteer work crews during cleanup events; we have split up attending several of the recent meetings that involve promoting and organizing for the major park improvements.*
 - iv. **Next Mason Wallace work day is either June 22 or 29th but awaiting confirmation from Dave Molinaro.**
 - v. Mason Wallace work day well attended, Dave M. indicated several folks said they came because they saw information sent out by MoRA.
 - vi. **No meeting with Henrick set yet**

vii. Trying to get Dave M. and Paul D. connected to discuss working together on grant application(s)

2. CMS – Further East Meck improvements

b. Engagement status with local officials

i. City Council (District)

1. Engagement – Newton (5); Bokhari (6); Egleston (1); Eiselt, Ajmera (AL)

a. Pushing for Knickerbocker intersection light with Matt Newton, as noted above.

2. No engagement – Mitchell, Winston (AL)

ii. County Commissioners (District)

1. Engagement – Jarrell (4); Harden (5)

2. No engagement - Rodriguez-McDowell (6), Cotham, Fuller, Scarborough (AL); Dunlap (Chair, 3); Powell (Vice-chair, 1)

iii. Town of Matthews

1. Met with Mayor Paul Bailey, Town Manager Hazen Blodgett, and Senior Planner Jay Camp to introduce ourselves, offer MoRA's advocacy for Monroe Rd in Town of Matthews north of 51 and find common ground with pursuits (greenways).

a. Catherine Hall will be joining our board and has extensive expertise working with Matthews officials on Rezoning.

II. Independence Trail/ Rama/Idlewild Intersection/Vision Workshop –

a. Real estate acquisition has begun on the Briar Creek bike/ped improvement project

b. The project team has submitted right-of-way plans to the North Carolina Department of Transportation. A public meeting will take place in summer 2019 to share the final plans

III. Rezoning

a. MoRA Point Site plan Amendment *2019-041*

i. Public presentation scheduled for April 2nd at Independence Library, hosted by Petitioner's Agent on behalf of Selwyn/ Suncap.

ii. Amendment requests increase in building space to accommodate a potential tenant. Full details not available yet - Jack is corresponding with Bridget Grant to obtain submission.

iii. Also will be opportunity for updates on progress on site development, including elements associated with opening of Aldi, buildout of road and path network, pending opening Starbucks and Verizon, and more.

iv. Meeting April 2nd was well attended. Summary posted on MoRA website.

v. Amendment approved on May 20, 2019.

b. Wallace Road Rezoning for multifamily rental project

i. On April 24th Kathy, James and Jack met with Paul Pennell of Urban Design, and Josh Jolley (owner/developer) to get a preview of a proposed rezoning of approximately 4 acres on Wallace Lane, backing onto Mason Wallace park.

ii. Currently rental or abandoned single family residences

iii. Rezoning petition has not shown up on the City website yet.

iv. Proposal is for approximately 90 units, 1-2 bedroom. Smaller, 18-unit buildings.

v. Discussed potential inclusion of affordable housing and developer seemed open to including.

vi. Put developer in contact with Dave Molinaro to discuss potential synergies with his work on Mason Wallace park revitalization.

vii. Kathy met with Josh Jolley, Paul Pennell and Matt Newton on June 17th. Kathy's meeting notes:

1. Josh hasn't yet secured an architect (maybe Urban Design) and so they don't have sketches of what they'll look like. I asked Josh if he could name developments in Charlotte that he thought would be similar, and he thought he could do that. (His brother-in-law's Miami projects wouldn't be similar since the two cities are so stylistically different, but he could share the names if we wanted).

2. Currently R3 zoning but that will change (they through out a lot of zoning letters and numbers that went over my head). The Planning staff supports this project. It's being proposed as MUDD so that there is community engagement sought.

3. It will take at least 3 years to be fully built. Comments from the Planning Department are expected by the end of July, and therefore a community meeting must be held before then. Paul and Josh will reserve the Independence Library's conference room in July; they'll coordinate available dates with us so that we can be involved if we wish.

4. Statistics: 4 acres, 5 three-story buildings, up to 90 units. Matt Newton asked about community spaces where the residents could gather. They're planning a little park area that would act as a buffer for the homes behind. They said there should also be meeting/gathering space at or near the leasing office.

5. Parking ratio is 1.65 which, apparently, is not a generous allotment and so cars would likely be parking on Pineborough. Paul and Josh have gone back and forth with Planning on that access road, and this is where they landed: since Pineborough couldn't be realigned in the near term to be a public access road, they're proposing that it be a private road that has a public access easement. It will have the same standards as a public street. **[Jack editorial – given the proximity of the Silver Line we should consider if we want to push for limited vehicle parking, or it may be premature to do that give remaining funding uncertainties for the Silver Line]**

6. Tree save "payment in lieu" **[Jack editorial – that means instead of including a tree save area, they will pay a fee. Unfortunately, I understand the City's tree save fund isn't well used.]**

7. These will be market rate apartments, but not above-market. I asked if the apartments are comparable to M Station Apartments and they said yes, that that was a good comparison, though the aesthetics would be different.

8. Matt Newton didn't come out strong for workforce/affordable housing, he had a meeting with a neighborhood across Independence who were opposed ("residents want higher AMI"), but I indicated that we would like to keep the topic and dialogue open on that subject.

9. Matt Newton asked them to obtain a [Housing Locational Policy](#) score, despite the fact that it's a bit subjective and nonscientific. He said that they should contact Pam Wideman Miles for that, which they will.

10. Paul has not yet reached out to Dave Molinaro about access to Mason Wallace Park (Mary Hopper suggests that they should also reach out to Parks and Rec; she noted that sometimes neighborhoods want access to parks and greenways, and sometimes they get nervous about access).

c. 2019-050: Land Growth, LLC – 1.45 acres intersection of Independence and Crownpoint Executive Dr.

i. Currently vacant restaurant and parking

ii. Seeking rezoning from B-D (Distributive Business) to B-2 (General Business)

iii. Application filed by Chris Raab at Caudle Spears

iv. No other information, no public hearings set.

IV. Silver Line - <https://charlottenc.gov/cats/transit-planning/Pages/silver-line.aspx>

a. In February, MTC amended plan.

i. Silver Line to the West corridor to go to the airport and Belmont.

ii. A route through Uptown was chosen

iii. Feasibility of extending West route to Gastonia and Southeast route to Union County (Stallings).

iv. Jason Lawrence says community input sessions on planning and engineering components will begin late summer/early fall and much of the finalization of design will occur over the next year. \$4M in

funding for planning and engineering aspects. He believes this could be a good catalyst for Monroe Road visioning workshop. We have reached out to other corridor organizations to coordinate.

- V. UDO Advisory Committee
 - a. Many upcoming engagement events – see <https://charlotteudo.org/get-involved/whats-new/> for details.
- VI. 2040 Comprehensive Plan
 - a. 3 Public meetings held. More opportunities to engage and give input:
<https://charlottenc.gov/charlottefuture/2040Plan/Pages/default.aspx>
- VII. 2019 Civic Open House
 - a. In early planning stages, potential focus is on housing related issues:
 - i. Revaluation
 - ii. Affordable Housing (NOAH)
 - iii. Market trends
 - iv. Residential safety
 - v. Potential impacts of future transportation projects (US 74 FWY extension and connector roads, Streetscape, Silver Line, etc).