



MoRA Board Meeting October 15, 2019 – Venue: Hawthorne’s Pizza

Board Members, Committee Members, and Advisors: Dean Brodhag, Matt Chambers, Paul DiPirro, Catherine Justice Hall, Kathy Hill, Ben Hutchins, Rex Jones, John Lincoln, Sherrie McLamb, Jack Miller, James Scanlon, Frank Summers

Excused Board members: Richard Darlington

Guests in attendance: Holly Kimsey Evans

Welcome, Introductions, Organizational Procedures	Kathy Hill
	<ul style="list-style-type: none"> • Called to order at 6:15pm • Correction and approval of previous minutes • Chair agenda items by Kathy Hill: <ul style="list-style-type: none"> ○ Nomination and unanimous approval of Frank Summers as a board member ○ Recognition of Rex Jones for his event coordination of MoRA’s Thursdays Live music series and last year’s Holiday Festival

Treasurers Report	Paul diPiro
	<ul style="list-style-type: none"> • Paul gave the Treasurer’s report which was shared with the Board. MoRA’s accounts stand as follows as of 10/15/2019 • Operating Cash: \$1,866.49 • Cash-Savings: \$12,428.83 • Cash-Art Project: \$5,460.90 • Total Assets: \$19,756.22

Government Committee Report	James Scanlon and Jack Miller
	<ul style="list-style-type: none"> • See attached committee report. <ul style="list-style-type: none"> ○ Discussion of Civic Open House (James Scanlon) <ul style="list-style-type: none"> ▪ Should MoRA take a position on affordable housing? ▪ Jack Miller thought we should present the rezoning facts and ask attendees their thoughts. ▪ Frank Summers: you can’t influence an area after development has taken place, people need to be engaged on the front end. ▪ James Scanlon: there’s still time to make an influence, since Silver Line hasn’t yet arrived. ▪ James Scanlon: in terms of pulling maps, what should we consider MoRA? Dean Brodhag: present information in terms of Neighborhood Profile Areas?

	<ul style="list-style-type: none"> ○ Discussion of Wallace Road rezoning, coming up for approval Monday, October 21 (Jack Miller). Nearby residents are concerned about cut-through traffic. Gates have been suggested (at front and back of development) as a way of preventing cutting through, but city staff feels this isn't conducive to connectivity. The developer doesn't want the gates. The current proposed density is 22 units per acre (the Independence Area Plan calls for that area to be at 12 units per acre). City staff supports the 22 units level of density because of the future light rail. Matt Newton would like a reduction in density, 20 rather than 22, but will go along with our recommendation. This development is ½ mile walk to proposed Silver Line. Developer said they could reduce the number of units, but they'll need to increase the per-unit price. Rent to be \$300/mo less than M Station – we think this is good for the area and for work force housing. We understand that the developer wants only 5 units devoted to affordable housing (out of 88). We recommend that they have 10% affordable housing (8 units) in order for us to express support for this development. ○ There are rezonings taking place in Oakhurst, but they are being advocated by Oakhurst residents and so we are stepping back on those. ○ On Thurs, Nov 7 from 4:30-7:30 at East Baptist Church, CDOT is giving an update as to the Monroe/Idlewild Rd intersection. We'll help promote this meeting at our events and on social media.
--	--

Communications Committee Report	<p>Matt Chambers</p> <ul style="list-style-type: none"> ● Discussion of finding an additional person to help Matt Chambers with social media – Holly Evans has offered to meet to discuss.
--	---

Arts, Culture & Education Committee Report	<p>John Lincoln and Kathy Hill</p> <ul style="list-style-type: none"> ● Mural update: we're scheduling a small unveiling event on Thurs, Nov 7 on the Aldi's corner, they will provide refreshments. Further details tbd. ● Holiday Festival planning is under way. We have enough sponsors to pay for the event, and raffle prizes are being sought. Board members asked to reach out to area businesses.
---	--

Business Outreach, Sponsorships & Advertising Committee Report	<p>Catherine Hall and Frank Summers</p> <ul style="list-style-type: none"> ● Catherine Hall reaching out to MoRA businesses, incorporating raffle requests with her outreach. She'll gather emails so that we can send them an invitation to join the FB Business page. ● Frank Summers gave an update as to our Closed/Private Business FB page update/next steps. Kathy to send list of businesses' emails to Frank and he'll input them. Then I'll send an email to them. ●
---	---

New business	Holly Evans
	<ul style="list-style-type: none"> Holly Evans introduced herself and her real estate business that she shares with wife and partner Deanna Kimsey. Kimsey Evans Realty is located in Oakhurst on Monroe Rd at Eaton next to Oakhurst Baptist Church. They'd like to offer their upstairs meeting space to area realtors, nonprofits, organizations.

Upcoming events and Next meeting(s)	Meeting adjourned at 7:51 pm.
	<p>Tuesday October 22 Civic Open House 6:00-7:30, East Meck HS Media Center</p> <p>Thursday, November 7</p> <ol style="list-style-type: none"> Unveiling of sculpture at Aldi corner CDOT update on Monroe/Idlewild corner 4:30 – 7:30 pm, East Baptist Church, 6850 Monroe Rd, Charlotte, NC 28212 <p>Tuesday, November 19, 6:00 – 8:00 pm MoRA November Board Meeting location tbd</p> <p>Saturday, December 7, MoRA Holiday Festival</p>

Minutes by: Kathy Hill and Dean Brodhag, Secretary

Submitted: 10/22/2019

I. Civic Open House – October 22, 2019 6:00-7:30, East Meck HS Media Center

- A. Update on presenters, topics – James Scanlon
 - a. Open House – candidate meet and greet
 - i. Invites to all City Council candidates
 - 1. Confirmations – Matt Newton, others?
 - ii. Invites to all School Board candidates
 - b. Presentation Topics/ Presenters
 - i. Trends in MoRA
 - 1. Housing Price trends
 - a. Affordability table
 - 2. Development/ Rezonings
 - 3. Future Outlook
 - a. Area plans
 - b. Silver Line
 - c. Potential (re)development areas
 - 4. Where we stand as an organization
 - a. Affordable Housing
 - b. Tree Preservation
 - c. Bike/ Ped access & safety
 - ii. Affordable Housing – Miles Vaughn, City of Charlotte
 - iii. Tree Canopy – Tim Porter, City of Charlotte
 - iv. Development Updates – Roy Goode, Jensie Teague
 - *Matt Newton, District 5 City Council, will be on hand

II. Rezonings

- A. Josh Jolly/Rosegate Holdings (2019-074)
 - Public Hearing held September 23, 2019
 - Rezoning Commission meeting: [-----]
 - City Council meeting for approval: [-----]
 - Staff has recommended approval of this petition, all outstanding issues from staff having been addressed.
 - MoRA has requested increase in affordable units, tree canopy loss mitigation that have not been fully addressed.
 - Additional information on building materials and design have been provided, Faron Franks has been asked to comment.

- B. Seahawk Partners (2019-080): Townhouse development off Commonwealth Ave, next to Oakhurst STEAM Academy.
 - Public hearing set for October 21, 2019
 - Oakhurst has been pushing the developer for public space (art, parklet), fewer buildings, alignment of Charneck Dr. with McAlway. Have not heard how successful they have been in getting changes.

C. Gvest Capital (2019-124): Townhouse development off Shade Valley next to Lake Hill Apts.

- No public hearing date set yet
- Smaller development than Seahawk
- Oakhurst has been generally supportive of this project

III. Monroe/Rama/Idlewild Intersection Project

A. Project has moved into real estate acquisition phase

B. Public meeting **November 7, 2019 from 4:30-7:30** (drop-in) at East Baptist Church. Hosted by City to describe the real estate acquisition phase and to provide overall updates about the project

IV. Tree Ordinance Text Amendment for Urban Sites

A. Protects trees in ROW and provides requirements for preserving and planting trees on private development sites.

a. Early phase of what will be incorporated into prospective UDO Natural Resources section

B. Goal is to increase flexibility in standards for saving and incorporating trees for sites developed in urban districts, where spacing makes it more difficult to incorporate trees along perimeter and/or interior of sites.

a. Affects limited areas along Monroe Rd