

# Greensboro Neighborhood Congress (GNC)

## Meeting Notes

### Saturday, September 17, 2016

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GNC Co-Chairperson **Susan Taaffe** convened the **September 2016** GNC meeting at the Central Public Library, beginning with our traditional introduction of all participants.

#### Guest Speakers –

Greensboro Mayor **Nancy Vaughn** encouraged support of City bond passage this November. She offers to speak with neighborhood organizations and other groups to answer questions about these bonds. Greensboro has a AAA credit rating, which few cities do.

GNC member **Joel Landau** moderated a panel of local real estate developers who answered questions from GNC members about local real estate development's effects on neighborhoods. **Marty Kotis** of [Kotis Properties](#) has developed primarily retail properties since 1987 and currently focuses on projects adjacent to downtown Greensboro, as well as projects in other cities. **Dawn Chaney** began [Chaney Properties](#) in 1980 and focuses on downtown commercial and residential redevelopment and near-town neighborhood residential development. **Matt Thomas**, GNC member and organizer of this panel, represents [Edge Water Group](#) which purchases vacant or distressed properties, refurbishing them for residential rentals.

Questions answered include topics such as: current redevelopment issues in Greensboro, recognition of legitimate neighborhood concerns, value of Guilford County Schools as a draw for new businesses and residents, unique challenges for east Greensboro redevelopment, nationwide trends toward mixed-use walkable/bikeable communities, local mobility trends, impacts of new infill development on existing neighborhoods, green/sustainable development trends, the value of historic district properties, and the importance of recruiting appropriate service businesses to support residential developments.

#### Committee Reports --

**GNC Executive Board** -- The GNC Executive Board recently completed 3 strategic planning meetings funded by a \$3,450 grant from [Building Stronger Neighborhoods](#) (BSN). BSN is a community grantmaking program that connects with neighborhoods through grants and activities that mobilize neighborhood assets to enhance the quality of life. The BSN Coalition includes the Joseph M. Bryan Foundation, Cemala Foundation, the Community Foundation of Greater Greensboro, the Greensboro Public Library, Cone Health Foundation, and the Weaver Foundation.

Two corrections have been made to the **August 2016** GNC meeting notes, available at <http://www.GreensboroNeighborhoodCongress.org>:

- 1) If passed, proposed new City bonds may only be used for **new** bonds projects, not used to pay down existing bond debt.
- 2) If passed, there are two scenarios for the potential tax impact of proposed new City bonds. According to the City Budget office, the two scenarios presented include a one-time tax increase and smaller increases over 3 years.
  - 2a) The one-time increase would be a total of 3.35 cents per \$100 of property value, or approximately an annual increase of \$50.25 for a property valued at \$150,000. This increase, however, includes the existing \$165 million bond authorization: 1.25 cents per \$100 of property value, or approximately \$18.75 annually for a \$150,000 property. The new bonds would require approximately 2.1 cents per \$100 of property value, or \$31.50 annually for a \$150,000 property.
  - 2b) Under the scenario that spreads the tax increase over 3 years, the amount of the increase attributed to new and existing debt has not been identified, but the total increase over the 3-year period would be approximately 3.9 cents per \$100 in property value, or \$58.50 for a \$150,000 property.

**Treasurer** – Jack Zimmerman reports the GNC has \$259.22 in checking, \$260.49 in savings, for a total of \$519.71.

**Membership** - Jerry Alfano reminds all GNC members and guests to sign in and update their contact information at each GNC meeting.

**Announcements/News:**

**Art Davis** hosts a radio talk show at A&T State University on 90.1 FM, Tuesdays at 10-11 a.m.

**Mindy Zachary** of the **Aycock Neighborhood** reviewed her 9-year efforts to have the City of Greensboro acknowledge that significant basement water and sink holes in older neighborhoods are a result of aging, often undocumented storm sewer pipes which leak, back-up, accumulate significant water, and damage homes in older neighborhoods. The City recently agreed to contract with a civil engineering firm, evaluate old storm water drainage paths, and propose potential repairs available to the Aycock Neighborhood. Zackary reminds old in-town neighborhoods to become aware of these potentially damaging and expensive situations.

The **Westerwood Neighborhood** invites everyone to their “[Art & Sole](#)” neighborhood event, walking to various artist’s studios in Westerwood, Saturday, October 1, 10 a.m. – 5 p.m.

The **Sunset Hills Neighborhood** anticipates improvements to former business properties near Smyers Place at Madison Ave.

Free t-shirts and yard signs are available from Beth McKee-Hugher to support Nov 2016 City Housing Bonds. Call 336-202-4411.

**Our next GNC meeting is Thursday, October 13, 7-9 p.m. at the Central Public Library.**

Visit the GNC website at [www.GreensboroNeighborhoodCongress.org](http://www.GreensboroNeighborhoodCongress.org) for information about the GNC and notes from previous monthly GNC meetings.

Respectfully submitted by Ann Stringfield of the Fisher Park Neighborhood, September 17, 2016.