

Better Waverly Community Organization
Board of Directors
October 14, 2014

Call to Order

Josh Greenberg called the meeting to order at 7:08pm. Community members introduced themselves.

Michael Walter: Greater Homewood Corporation

Michael Walter came to the BWCO meeting to discuss the Healthy Neighborhoods grants program. He is working on the Neighborhood Improvement Grants program. Block Improvement Grants are for up to \$5,000 to make improvements to the exterior face of a block, which can include lights, house numbers, paint, and other exterior improvements. The goal is to get at least half of a block's residents involved. Capital Improvement Grants are for larger capital projects of up to \$20,000 on the level of a small park or similar project. The typical timeline is around three months from idea to funding. GHCC is available to assist with community organizing.

Officer Barnett: Baltimore City Police Department

Officer Barnett from the Northern District asked about issues of concern from the Board of Directors. He stated that he made the issues raised at the last meeting about the intersection of Gorsuch and Independence known with the post officer. Josh said that people are still hanging out at the corner. Debra Evans asked for the police to monitor alleys off Independence and between Mathews and Frisby.

Jacob Danyali: Vinson Animal Hospital

Jacob Danyali stated that he has a contract to purchase the property at 3015 Greenmount Avenue, which includes a parking lot at Old York and East 31st Street. He expects to close on the property November 15. Jacob put forth that he would like to put retail on the ground floor with apartments above. Joe Stewart asked that we not add another tobacco shop, convenience store or barber shop to Waverly Main Street. Jacob asked for what the community is looking for in terms of retail, and said that he would like to attract a broad customer base.

Phil LaCombe mentioned that a woman from the neighborhood is looking to establish a community arts café and may need a space. Phil also mentioned that Waverly Main Street published a market study, which Jacob said he read. Joe Stewart said that the property is listed in the National Register of Historic Places, which makes it eligible for tax credits. Joe also said that Waverly Main Street has a design committee and encouraged Jacob to work with them.

Debra Evans asked how many apartments there would be and Jacob responded he didn't know yet. Eleanor Montgomery suggested a mid-range restaurant or coffee shop. Jacob said that the space would be too small for a restaurant. He suggested that a yoga studio might be viable.

Phil and Eleanor endorsed the idea of apartments. Debra Evans voiced concern about rooming houses. Jacob said that rooming houses are very difficult to manage. He has market and voucher tenants. Phil asked about Jacob's other development projects. Jacob said that he owns approximately 500 garages across the city, including those at 34th and Greenmount Avenue, and rental apartments on the 2600 and

2700 block of Greenmount Avenue. He has been in the rental business since 1988. Jacob said that he could finish the apartments within 6-8 months of purchase.

Jacob responded to concerns from Winifred DePalma about the parking lot on Old York Road. He said that he would rope off the lot, closing it to the general public. He raised the possibility of expanding the lot by acquiring and demolishing 601 Montpelier Street.

Committee Planning

Phil LaCombe summarized the actions taken thus far regarding the establishment of committees. The Board resumed discussion where it left off, first addressing the creation of a committee that will do outreach activities. Joe asked that we address the responsibility of a newsletter in addition to special events and membership.

Joe motioned for an events and activities committee, responsible for publishing the newsletter, organizing special events, and engaging in community outreach. Phil seconded. The motion passed unanimously.

Joe asked that the co-chairpersons appoint the chair of each committee after the elections.

Announcements

Joe announced that no one showed for the Walking Waverly event. He said he would try one more time and then drop it.

Sonja thanked Cindy Cummings for her community work through her organization Love in Action, which includes providing meals and clothing. Cindy would like to ask for her events to be included in Joe's communications. Joe said that he had difficulty sending Cindy's information. The two disagreed about whether her events were communicated via Joe's emails. She asked the BWCO support Love In Action's work.

Michael suggested that Cindy join the newly-formed Events and Activities Committee. Cindy stated that with managing her ministry by herself, she does not have time to serve on the Board or on a committee. Debra asked for clarification about what Cindy would like from BWCO. Phil suggested that Cindy join Nextdoor to distribute her information. Sonja promised she would check in regularly with Cindy. Eleanor reiterated the need for communication and encouraged Cindy to sign up for Nextdoor and ask others to sign up. Mary Hughee asked how she could help with Love In Action Ministries.

Sonja announced that St. John's is looking for support. The pastor is asking for two volunteers to sit in the church in order to keep it open more hours.

Sonja reported back on the Post-Caribbean Festival meeting. She summarized the community's concerns, which included order and organization, traffic, the volume of music, and lewd activities. The next event will be July 11-12, 2015. The community will meet with the organizers again in February. There will be a meeting October 15 with one of the police majors. Sonja will circulate the minutes from the meeting.

Election

Joe withdrew his nomination for co-chairperson. He motioned that Josh and Sonja serve as co-chairs and that Debra serve as treasurer. The motion was seconded by Mary. A vote was taken and the nominees were unanimously approved.

Adjournment

Joe made a motion to adjourn. Mary seconded.