

LEGACY DECATUR BOARD MEETING

Thursday, September 23, 2021

5:30 p.m.

Due to ongoing Covid and out of concern for the health of board members, staff, presenters and members of the public who wish to follow the activities of the board, this meeting will be held remotely.

for access instructions and  
to register for the meeting, please use the link below

[https://us02web.zoom.us/meeting/register/tZAqcu-srTwjGNFMINNB\\_NUz\\_g4z0TgVd1mL](https://us02web.zoom.us/meeting/register/tZAqcu-srTwjGNFMINNB_NUz_g4z0TgVd1mL)

AGENDA

1. Call to Order
2. Review and Approval of Minutes from July 22, 2021 meeting
3. Presentation by the Global Growers Network on Kitchen Garden improvements
4. Presentation of design concepts for property wide signage plan
5. Legacy Park Project Updates
  - a. Lease Updates
  - b. Barn Project
  - c. Invasive Plant Removal project
  - d. Community Volunteer Event
  - e. John Lewis Project Update
6. Additional Business
7. Adjourn

## MINUTES

Decatur Legacy Board

July 22, 2021

The regularly scheduled board meeting was called to order by Chair Tony Powers. Board members attending: Meredith Struby, Peggy Merriss, Andrea Arnold, Mark Arnold, Patti Garrett, Mark Ethun, Allen Mast (remotely), Paul Mitchell and Brian Smith. Also attending: Lyn Menne, Madeleine Henner and Scott Doyon.

The minutes of the May 27, 2021 board meeting and the July 6, 2021 called meeting of the board were presented for approval. On a motion by Ed Bowen, second by Andrea Arnold, the minutes were approved with a correction to show that Peggy Merriss was present at the July 6, 2021 meeting. Brian Smith abstained because he was absent from the July 6<sup>th</sup> meeting. All other members voted aye.

Alan McNabb and Kristin Allin representing the Decatur Land Trust Board made a formal request for approval by their plans to become a separate 501c3 organization. The Decatur Land Trust was originally set up under the Legacy Decatur umbrella with plans to become a separate organization. They presented this request for consideration at the May 27, 2021 Legacy Decatur Board meeting requesting formal action at the July 22, 2021 meeting. The City Commission approved a resolution in support of the Decatur Land Trust adopting by-laws and becoming independent. They request that the Legacy Decatur Board also approve this resolution.

On a motion by Brian Smith, second by Ed Bowen, and all voting aye, the recommendation in favor of a resolution supporting independent status for the Decatur Land Trust was approved.

Lyn Menne presented a request for authorization to move forward with a lease with the Refugee Women's Network for Williams Cottage. She pointed out that the initial agenda called for approval of a lease for both Williams Cottage and Commercial Kitchen space in Hawkins Hall. After further discussions with RWN it was decided to postpone consideration of the kitchen space lease until we can gather more accurate estimates for kitchen upgrades. The lease being presented for approval is only for Williams Cottage. The conditions of the lease were presented in the board materials. The terms cover annual rental payments for the use of 3200 sf in Williams Cottage. The initial first year of the lease will bring in \$\$32,370.00 in rental income. The initial term of the lease is for three years with the possibility of an extension for two more years at the end of three years. We will upgrade one bathroom in the cottage to meet ADA requirements and install a ramp on the northern façade of the building. The return on investment is estimated to be 10 months. RWN will make all necessary interior cosmetic improvements and will receive a two-month rent abatement to assist with the relocation. Ed Bowen asked where they were currently located and was told they are currently in Tucker. Mark Arnold asked where they received their funding. The source of their revenue isn't known but they are a successful 501c3 that has been in existence for 20 years.

On a motion by Peggy Merriss, second by Brian Smith, and all voting aye the board authorized the ED to move forward with executing the lease with Refugee Women's Network for Williams Cottage as presented and to make any necessary revisions that do not change the substance of the lease.

Lyn introduced a lease with Wild Nest, Inc, a 501c3 organization, for the use of Hemphill Cottage. They will use the building as a bird sanctuary to rehabilitate birds for release back into the wild. No work on the building is required on our part. They will cover the floor, to protect the hardwood flooring and make all other interior improvements required. They will remove the invasives from the exterior of the building and plan to build a small aviary in the side yard to acclimate birds preparing to be released. In response to a question from Ed Bowen, Joy Carter, representing Wild Nest, reported that most of the birds they shelter are brought to them by individuals. They have been housing them in individuals homes but have outgrown their space. The building includes 2200 sf and will generate \$22,000 in rent for the first year. This will be one of the few shelters located within the perimeter.

On a motion by Ed Bowen, second by Brian Smith, and all voting aye, the board authorized the ED to move forward with the execution of a lease with Wild Nest for Hemphill Cottage as presented.

Tony asked for updates on other projects.

Lyn Menne provided the following report:

**The Creative Village** – includes four of the older group cottages to the south of the property. They are Hyatt, Smith, Edwards and Trustees. The Decatur Arts Alliance has paid to have Edwards and Trustees cleaned ahead of bringing in potential sponsors to upgrade the seven existing apartments.

We submitted a grant for \$220,000 through Congressman Johnson's office to assist with renovations of Hyatt and Smith. These buildings provide an opportunity to provide up to nine additional apartments and 8 or 9 art studio spaces too. The Decatur Arts Alliance will be responsible for recruiting artists and verifying incomes to meet affordable housing standards. They will also manage the Creative Village leases and provide programming in the courtyard space in return for a rent split.

**The Inclusive and Accessible Playground grant** is included in the DeKalb County Budget that will be voted on by the County Commission next Tuesday. The CDBG grant request is for \$145,000 to be matched by the City of Decatur in the amount of \$112,000. Mayor Garrett reported that both commissioners Terry and Bradshaw wrote letters in support of this grant.

**Barn stabilization-** Andrew MacIntosh got approval for his project from the Boy Scouts. We are working with him to plan a volunteer day for invasive plant removal in September. The Barn Stabilization RFP was written and submitted to the City's Public Works Dept for posting.

**Sheddon Cottage** roof repair is complete.

**Site improvements** and volunteers will be highlighted in our next newsletter.-

We rented a portalet and placed it by the picnic area. It is handicap accessible and includes a hand washing station. It will be cleaned weekly. Global Growers has one located near the barn but we have had many questions about bathroom facilities at the park so this was an affordable option until buildings reopen to the public. We will bring in more units during September for Truckin Tuesdays but will keep one unit at this location indefinitely.

**Dining Hall/Hawkins Hall** renovation is nearing completion. The new flooring installation began today. We are researching sources for used commercial kitchen equipment for the catering kitchen area.

**Affordable Housing** RFP document for the north village has been developed for review by city staff. We anticipate that the Decatur Land Trust will be involved in this project because of plans to include homeownership opportunities for some of the housing. The project will include the renovation of Glenn Cottage and Sam Bell Cottage and the construction of a cottage court development behind them. Andrea Arnold reported that funding coming down from federal level (American rescue plan act) may be available to support affordable housing projects. Her office is waiting for final rules but she is hopeful and optimistic that we could use some of these funds for affordable housing at Legacy Park – specifically to cover the cost of site development and infrastructure. There may also be an opportunity to use some of the money to pay for outdoor spaces and recreational facilities. Decatur should receive about \$9.6 million—half now and half in a year.

**Signing and branding questionnaire** is being sent to assist with design concepts. She encouraged board members to complete it.

**Off-lease policy Update:** Lyn Menne reported that the 60-day trial program allowing dogs to be off lease in the area to the east of the farm fence if they are under voice command appeared to be working. She asked for authorization to continue with the policy requiring dogs to be on lease in the main portion of the property, around buildings and playgrounds and requires dogs to be under voice command when off-lease in the conservation area through the end of the calendar year.

On a motion by Brian Smith, second by Andrea Arnold, and all voting aye, the board agreed to continue with the policy through the end of 2021 and consider a more permanent policy in January 2022.

Mark Arnold asked for written updates covering the goals the board set at its retreat last fall. Allen Mast supported this request and Brian suggestion a report every six months that updates progress on goals. Lyn said she would develop her next report in that format.

There was no additional business and the meeting was adjourned