

# Westview Community Organization

June 1, 2020  
Virtual Meeting via ZOOM

**Jason Hudgins, President**  
**President@westviewatlanta.org**

**Ann Hill-Bond, Vice President**  
**Vicepresident@westviewatlanta.org**

**Louis Ali, Scribe**  
**Westview@westviewatlanta.org**

**Dawn Hazelton, Treasurer**  
**Treasurer@westviewatlanta.org**

**Rosalyn Lamb, Chaplain**

**Beautification Committee**

**Communication & Events**

**Development & Engagement**

**Community Garden**

**NPU Advocacy**

**Youth & Education**

**Zoning & Public Safety**

**Call**  
**404-637-9061**

**Visit**  
**www.westviewatlanta.org**

1. Call to Order
2. Reflective Thoughts - Rosalyn Lamb
3. Reading and Approval of the Minutes
4. Public Safety Update
5. Treasurer's Report
6. Old Business:
  - a. 1556 Stokes Proposal:  
<https://westviewatlanta.org/News/8946794>
7. New Business:
8. Community Concerns, Questions and Announcements
9. Adjournment

### Community Reminders

- 6/9 **FULTON COUNTY PRIMARY ELECTIONS**
- NPU T Meeting 6/10 7pm - **Virtual via ZOOM**
  - July WCO General Body Meeting TBA

## Comp Analysis from Realtor Orlando Hartwell

Here is the preliminary comparative market analysis (cma) The numbers are kind of all over the place. I narrowed it to within a mile radius of the subject property and roughly around the same or similar square footage. When it comes to raw land there are a few variable to be considered the location of the lot and its desirability. With that said. There are 3 active properties and one under contract. The average asking price is 134,000. However there have been 2 closed properties with an average sales price (in the last 6months) of 96,000. Taking into consideration the narrowness and the lack of accessibility to the property I would put the value around about 100,000-120,000 dollars. Please feel free to reach out with any questions.

Full Document: <https://westviewatlanta.org/News/8969752>

## Timeline regarding 1556 Stokes Avenue

- The 1<sup>st</sup> mention of 1556 Stokes Avenue in the WCO Minutes 4/5/2010
  - “1556 Stokes Problem Property – The WCO is working with UCDC’s Pete Hayley to have the owner of 1556 Stokes Avenue deed the property to the community to tear down the house and turn the lot into a community pocket park.”
- The community authorizes the Project to obtain the property 5/3/2010
  - “Pete Hayley – The owner of 1556 Stokes Ave has agreed to deed the property to UCDC. UCDC would work with the community to tear down the house and turn it over to the WCO to turn into a pocket park. Details are being worked out. UCDC would cover the demolition cost of approx. \$7,000-9,000. KaBOOM may have grants for playground equipment. Claudia Hicks motioned to allow the Executive Committee to work with UCDC on the 1556 Stokes Ave project. Ayana Gabriel seconded the motion. Vote – Yes: 16, No: 0”
- Ownership of the property is transferred to UCDC to clean the title 8/2/2010
  - “1556 Stokes Avenue – The owner has donated the property to the community. Ownership has been transferred to UCDC, who will demolish the dilapidated house and then wants to turn the property over to the WCO. UCDC is working with the land trust to eliminate any outstanding property taxes, as well as taxes through 2010. Moving forward the WCO would need to raise \$300-500 to cover annual property taxes. UCDC said they could assist the WCO in raising funds to cover taxes. Tonyel Stewart informed that landscape architects could create a plan for the space pro bono. Residents inquired if utility rights would remain with the property. Tonyel suggested having a Development Committee meeting to look into these questions in more detail. Jonathan Mason expressed interest in participating. Ayana Gabriel moved to defer a vote until the September meeting in order to allow the Development Committee to meet. John Davis seconded the motion. Vote – Yes: 9, No: 0”
- The community votes to accept the property and take full ownership 10/4/2010
  - “1556 Stokes – Scott reviewed the proposed use for the proposed property. To-date, the land bank had not yet met to act on the request to forgive the back-taxes. Scott asked for a vote to be made to authorize the WCO to accept the land as long as there was no back-taxes or other obligation for existing debts to be owed on the property. Mark Malaguerra motioned to accept the donation of the land as long as the annual obligation of the WCO should not exceed \$500 per year. This was seconded by Raymond Gambrell. The vote: Yes – 15; N – 0 ☐ Motion Carries”
- Memorandum of Understanding between the WCO and UCDC
  - UCDC shall transfer the property at 1556 Stokes Ave. SW, Atlanta, GA. 30310 to WCO by Quit Claim Deed at no cost. WCO, by a majority vote of its body, has agreed to accept.

UCDC has/will have all taxes extinguished by the Atlanta/Fulton Land Bank Authority and the property will be free and clear of all encumbrances.

WCO will take title to the property from UCDC and WCO will be fully responsible for the property after the transfer.

WCO agrees to develop the property for the use and enjoyment of the community and shall not sell the property within five years. If WCO reaches a point, within in the next five years, where it can no longer maintain the property WCO enter discussions with UCDC regarding the transfer of the property back to UCDC.

This Agreement set out the terms and condition by which those parties will work together. This Agreement may be amended only by written instrument signed by both UCDC and WCO.

## Questions Submitted by the Community

I would be in favor of selling.

Haven't participated lately as I have another meeting at the same time as the WCO meeting.

How did WCO acquire the property? Are there any restrictions related to it?

--

Nancy Emerson White, Mathewson Place SW

The Land was donated to the community and all taxes were extinguished through the Atlanta Land Bank Authority and the University Community Development Corp in August 2010.

From the August 2010 WCO Minutes: "1556 Stokes Avenue – The owner has donated the property to the community. Ownership has been transferred to UCDC, who will demolish the dilapidated house and then wants to turn the property over to the WCO. UCDC is working with the land trust to eliminate any outstanding property taxes, as well as taxes through 2010. Moving forward the WCO would need to raise \$300-500 to cover annual property taxes. UCDC said they could assist the WCO in raising funds to cover taxes. Tonyel Stewart informed that landscape architects could create a plan for the space pro bono."

UCDC Demolished a home that stood on the property in October 2011. The Community was prohibited from selling the property until February of 2017. The Memorandum of Understanding between UCDC and the WCO stated:

"UCDC shall transfer the property at 1556 Stokes Ave. SW, Atlanta, GA. 30310 to WCO by Quit Claim Deed at no cost.

WCO, by a majority vote of its body, has agreed to accept.

UCDC has/will have all taxes extinguished by the Atlanta/Fulton Land Bank Authority and the property will be free and clear of all encumbrances.

WCO will take title to the property from UCDC and WCO will be fully responsible for the property after the transfer.

WCO agrees to develop the property for the use and enjoyment of the community and shall not sell the property within five years. If WCO reaches a point, within in the next five years, where it can no longer maintain the property WCO enter discussions with UCDC regarding the transfer of the property back to UCDC.

This Agreement set out the terms and condition by which those parties will work together. This Agreement may be amended only by written instrument signed by both UCDC and WCO."

---

I read through the proposal and one thing I just wanted to question is if there was a census collected on how exactly the majority would like to use the South Gordon Garden property. Does the majority of the community want a garden? A couple of years ago it was proposed to make Stokes park a porch party location/a place to gather, and I really would love to still have a location where we as a community can gather. I'd hope this could be considered when looking at the utilization of the garden property.

I have a fear that Enota park won't fully develop as promised and I would hate for the community to lose a space where we can create our own park, and have our own green space that we won't have to rely on beltline/city or others to keep their promise.

Regardless, I 100 percent understand the financial constraint that the community organization has and that we can't rely solely on fundraising. I would hope that the community has a plan/forecast or budgetary P&L showing a path forward after the 3 years of opex funding that Stokes park would provide.

Thank you for taking the time to field my concerns!

Alyssa

A poll was not taken of the community regarding the garden property on South Gordon. Based on the sell in 2019 the community is required to hold the land until April of 2024 (5 years). The garden coordinator has stated that because of the size of the lots and the large Oak at the top of the lots we would be able to create a community area in addition to a working garden.

The community did discuss the idea of creating a porch party park but we lack resources and community will to make that a reality. We are confident that we can create a similar space in the garden on South Gordon.

The 3 year investment in the WCO is just an initial investment. During the creation of the non profit we can ensure that if additional investment is required then that avenue will be laid out in writing. We do have a community budget but the financial situation of the past year would not necessarily make it viable in a period where the WCO runs a full calendar of events and activities.

---

I think for longevity and creating what is essentially a trust for the WCO its really fantastic. I'm torn because of what the park \*could be\*... but I know the best choice is to sell Stokes because no one wants to put the work into it, and when we do, it goes right back to its current state. The garden is basically ignored, and a lot of work has gone into that... I don't see Stokes changing in the near future

Ann Bailey

---

I looked at the proposal and all looks good. I am keen on the part that the community will have input on the design of what is built. The only question I have is about the zoning. I am assuming it is still considered residential. If this is what is in the best interest of the community, I have no objections.

~Jacinta, neighboring homeowner to Stokes Park