

THE Inman Park Advocator



Atlanta's Small Town Downtown News • Newsletter of the Inman Park Neighborhood Association
advocator@inmanpark.org • inmanpark.org • 245 North Highland Avenue NE • Suite 230-401 • Atlanta 30307

September 2015
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President's Message

Pretty Darn Proud

By DENNIS MOBLEY • PRESIDENT@INMANPARK.ORG



Just when I thought I couldn't be any prouder of this neighborhood, the neighbors who assembled at the Trolley Barn on August 19th provided me yet another reason. When presented with three different membership structure scenarios, they embraced free IPNA membership for all adults who set up or renew a member profile once we make the conversion to our new *MemberClicks*® software on our revamped website sometime this fall. The selected structure (Scenario B) also offers a couple of lower price points for support of the Inman Park Security Patrol (IPSP) while retaining the bronze and gold levels (\$200 and \$300 per household per year respectively). The voting neighbors rather handily rejected the long-standing, existing structure that offered a \$10 per-adult membership fee, plus bronze, silver and gold levels of household support for the IPSP.

Neighbors who did not attend the August meeting may be interested to know that the second-place vote getter was Scenario C, which also offered free membership but only offered the bronze and gold IPSP support levels from the current structure.

Because there were three scenarios to choose from, we used a weighted voting system allowing each voter the opportunity to cast a ballot for a **first choice** (worth 3 points), a **second choice** (worth 2 points), and a **third choice** (worth 1 point). The final tally had Scenario B winning with 154 points, while Scenario C was second with 120 points and Scenario A was third with 107 points. Sixty-six neighbors cast ballots.

I personally reviewed the 66 ballots, looking for hanging chads (remember those?) and also for evidence as to how Scenario B carried the day. I observed that it had garnered fully **39 first choice votes**, as compared to A and C which both got only around 13 each.

I believe the take-aways are three-fold. First, the rather bold approach of Scenario B garnered significantly **more passion** than any other scenario. I wonder whether the advocates of this approach had packed the Trolley Barn with fervent supporters. (We had maybe twice as many people in

continued on page 9



the next
Porch Party
September 25 • 7:30 p.m.

**At the home of
Carol and Ben Mitchell
1107 Austin Avenue**

Please bring a dish to share and your favorite beverage to enjoy.

• • •

Your porch wants to host a party!
Call Pat or Richard Westrick to get on the schedule for 2015. 404.523.4801

Inman Middle School

Find out about Inman's urgent funding needs and how to help.

Page 9

Budget Planning

It's time to plan the neighborhood budget for next year!

Page 10-11

Knock Knock

A new column comes to the *Advocator*!

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The *Advocator* is the official newsletter of the Inman Park Neighborhood Association, Inc. (IPNA). In addition to the reports by the IPNA board of directors, officers, committee chairs, and the agenda for the current month's meeting, the *Advocator* publishes letters to the editor, press releases, articles deemed of interest to the community and paid advertising. Publishing of display advertisement, articles, letters, or notices does not constitute an endorsement by IPNA, its Board of Directors and/or the *Advocator* and the *Advocator* staff. The content and opinions of a published article or letter represent the opinions of the author and not the opinion of IPNA, its Board of Directors and/or the *Advocator* and the *Advocator* staff unless it is expressly stated. IPNA reserves the right to edit all items submitted for publication and to reject any material or ads submitted for publication. Material submitted anonymously, including press releases, will not be published. By submitting materials and photos you acknowledge you have the right to do so and understand the *Advocator* is published online as well in print.

Content is due on the 20th of the month prior to publication and should be submitted to advocator@inmanpark.org.

IPNA Business Meeting Minutes - August 19, 2015

BY BEVERLY MILLER • SECRETARY@INMANPARK.ORG

President Dennis Mobley called the meeting to order at 7:30 p.m.

A motion was requested, made, seconded, and approved, adding a zoning change request for 224 Haralson Ave. to the agenda.

Newcomers were **Landon Reed, Rachael Reed, Ben Allen, Celeste Green, Jennifer Kelly, and Max Vincent.**

Minutes: A motion was made, seconded, and carried to approve last month's Minutes.

Announcements: **Oreon Mann**, IP Book Club, announced the next meeting, Aug. 25, at the home of Jim and Cathy Cook McKinney, 337 Drexel in Decatur, to discuss *Beautiful Ruins* by Jess Walter.

Melissa Miller announced the next Porch Party at the 870 Inman Club Room, hosted by Thomas and Patti Lombardi, on August 28 at 7:30 p.m. Bring a dish to share and a beverage. A representative from the LSP Halloween Festival announced it will be October 17. **Jesse Garbowski**, Atlanta History Center, announced the upcoming Inman Park exhibit focusing on redevelopment in the seventies, the road fight, renovation, and festival. Please contact him with stories and artifacts.

Christel Sundin and **Rob Craig** presented a \$185K check from the 2015 IP Festival.

Elected Officials' Reports: **Ali Amin Carter**, aide to Councilman Andre Dickens, provided the councilman's cell number: 404.548.6480.

Police Officers' Reports: Investigator **Jared Watkins** reported some car break-ins at 870 Inman. Culprits were apprehended after being identified on video and associated with carjackings. There was a break-in on Dixie. Watkins advised leaving nothing in cars.

IPNA Officer Reports: **Dennis Mobley**, President, explained the choices for IPNA/IPSP membership structure. Discussion ensued. Ballots were distributed and counted. Dennis announced Scenario B is the new membership model with 154 points. Scenario C received 120 points and Scenario A earned 107 points. Motions were made, seconded, and carried to:

1) tie the membership year to the user's anniversary date; 2) allow a designation with no voting privileges for nonresident members; and 3) grandfather in only the seven current nonresident members' existing membership conditions.

Brian Roof, V.P. Historic Preservation: no report

Barbara Leach, Treasurer: Barbara asked for submission of any budget requests.

Cash Balances as of July 31	
Operating Accounts.....	165,342
Reserves.....	48,790
Total.....	214,132
Revenues and Expenses	
IPSP	
Individual HO Dues.....	2,530
HOA Dues.....	2,500
Total.....	5,030
IPSP Expenses	
Patrol Hours.....	9,275
Fuel.....	130
Total.....	9,406
IPSP Net Income.....	-4,376
Other Income	
Membership Dues.....	180
Other Expense	
Beautification.....	725
July 4 Social.....	350
Misc. Other Budgeted.....	383
Total.....	1,458
Net Loss for Period.....	-5,654

Michaela Kendall, V.P. Planning: nothing to report

Rick Bizot, NPU-N, announced: 1) NPU-N meets each 4th Thursday at LSP Community Center; 2) the applicant for the Krog Tunnel Masquerade will appear at next month's NPU-N meeting if you would like to express your perspective on that event; 3) Cabbagetown Chomp and Stomp is November 7th; 4) the Red Bull soapbox derby is October 24; 5) there is a Special Exception application for parking reduction to make 299 Moreland a restaurant, expect more information next month; 6) there is an application to redo Manuel's Tavern, creating a two-level parking deck to the west of the existing building and a mixed use development to the south; 7) NPU-N is an interface for many public departments; let Rick know if you want to present any ideas.

Tonya Marlatt, V.P. Zoning: 1083 Euclid, El Bandito, liquor license/change of agent - moved to September meeting.

224 Haralson Ave. (Z-15-034), to amend the zoned site plan for the property (zoned PD-H). The site plan approved by IPNA in July was subsequently revised to add a cul-de-sac in the road and retaining walls as a result of stormwater analysis and discussions with the City. Rick Bizot provided a summary of the development team's conceptual approach for stormwater management: 1) individual lots will be developed in accordance with the City of Atlanta Stormwater Management Ordinance to retain the first 1" of rainfall; 2) one or two stormwater detention structures will be placed under the new road to collect water from in front of the four southernmost houses, to be piped to an existing stormwater structure under Haralson Ave; 3) another stormwater detention structure will be placed under the new cul-de-sac to collect water from the area around the two northern-most lots, to be discharged in a controlled manner near the northeast property line at the location of an existing drainage swale; 4) post-construction stormwater discharge onto neighboring properties will be less than or equal to current amounts and rates; 5) the stormwater system will be maintained and cleaned for proper functioning by the development HOA. Dennis Mobley reported that twelve immediate neighbors voted to support the application with one against and three abstentions. A motion was made, seconded, and carried with 52 in favor and none opposed to support the immediate neighbors.

741 Edgewood Ave. (V-15-201), 743 Edgewood Ave. (V-15-202) Rick Bizot presented the Special Exception applications to reduce the required off-street parking to allow changes of use. One change from commercial to restaurant use would allow Revolution Donuts to offer table seating at 743 Edgewood. The other would allow religious use for Meditation for Everyone at 741 Edgewood. Property owner Gene Kansas stated these are legal uses under the current zoning. Discussion ensued about parking. Maria Moore Riggs,

continued on page 14

Other Happenings to Note

Art on the BeltLine

Throughout September and October • art.beltline.org

The city's largest temporary public art exhibition, adorning trails and parks with temporary visual art and performances, is back for its 6th year with a combination of new and returning artists. Free.

Atlanta Greek Festival

Thu-Sun, Sept. 24-27 • Hours vary • Greek Orthodox Cathedral • atlantagreekfestival.org

"Food, Fun, and Opa!" The 2015 Greek Festival will have children's activities, an eating contest, live music, dancing, singing, and a drive-thru for authentic Greek food if you're in a hurry. Ticketed.

Blessing of the Pets

Saturday, Sept. 26 • 10:00 a.m. - 11:30 a.m. • North Avenue Presbyterian Church • napc.org

Bring your furry (or scaly or feathered) friends to a Blessing of the Pets. All pets (leashed or crated) are welcome to attend for a morning of fun. Grab a cup of coffee and a goody for Fido and meet the other great pets of Atlanta. Free.

Atlanta Game Fest 26

Thu-Sun, Oct. 1-4 • 10 a.m. Thursday – 11 p.m. Sunday • Holiday Inn Atlanta Perimeter
atlantagamefest.com

Jumpstart a family game night tradition with the Atlanta Game Fest! The Fest, for board game fans of all ages, features nonstop euro games, card games, and role playing games. A flea market will also be open for buying games to take home.

Sweet Auburn Music Fest

Sat/Sun, Oct. 3-4 • Historic Auburn Avenue District • sweetauburnmusicfest.com

Sweet Auburn Music Fest is a multi-genre music festival for all ages featuring three distinct forms of music, R&B, hip-hop, and gospel music genres, but is inclusive of all. So go down for some food, fun, and music in nearby Sweet Auburn.

Atlanta Cheese Festival

Friday, Oct. 9 • 5:30 p.m. – 10:00 p.m. • Atlanta Botanical Garden • atlantacheesefestival.com

A night of cheese and specialty food and more under the beautiful backdrop of the Atlanta Botanical Garden. One-of-a-kind food festival. Ticketed.


Freedom Farmers Market Annual Fundraiser: Friends & Family Floataway for Freedom

Sunday, Oct. 11 • 5:00 p.m. – 8:00 p.m. • Floataway Café
brownpapertickets.com/group/2238201

Enjoy farm-to-table excellence from some of the city's best chefs beginning with a silent auction and hand-crafted drinks, then an unforgettable family-style dinner. All proceeds benefit Freedom Farmers Market at the Carter Center. Ticketed.

Little 5 Points Halloween Festival & Parade

Saturday, Oct. 17 • Noon – 11:00 p.m. with a parade at 4:00 p.m. • Little 5 Points
l5phalloween.com

Walk over to L5P enjoy great food and drink, live entertainment and the Halloween Parade marshalled by Steve Harris, the owner of Variety Playhouse, celebrating 25 years in Little 5 Points. 

IPNA Calendar

Sept
16

IPNA Meeting
Trolley Barn
7:30 p.m.

Sept
24

NPU-N Meeting
L5P Community Center
7:00 p.m.

Sept
25

Porch Party
Hosted by Carol & Ben Mitchell, 1107 Austin Ave.

Sept
26

Wine Stroll on the BeltLine
1:00 p.m. – 5:00 p.m.

Sept
29

Book Club
7:00 p.m.

Oct
8

Lifelong Inman Park Medicare: What you need to know
Inman Park UMC
9:00 a.m.

Oct
21

IPNA Meeting
Trolley Barn
7:30 p.m.

Oct
22

NPU-N Meeting
L5P Community Center
7:00 p.m.

Book Club Calendar

The Inman Park Book Club meets on the last Tuesday of the month to discuss the featured selection. Please bring a covered dish to share and contact Jan Keith (404-688-7330) with any questions.

Sept
29

The Rosie Project
by Graeme Simsion
Cathy Cook & Jim McKinney | 337 Drexel Ave. (Decatur)

Public Safety Update

BY CHRIS COFFEE • PUBLIC.SAFETY@INMANPARK.ORG

Keeping Your Home and Auto As Safe As Possible From Criminals

This month I interviewed Inman Park Security Patrol Officer/ Investigator Chad Gurley. Within APD, Investigator Gurley is a detective with Criminal Investigations Division (VaHi, Poncey Highlands, O4W, CP, IP, Edgewood, Kirkwood, East Lake, Grant Park, and East Atlanta). If a car or home is broken into within Zone 6, there is a good chance that he will investigate the crime. Here is his advice on securing our homes and autos:

Q. You have been with IP Security Patrol for over 4 years now. How have you seen our neighborhood change?

Gurley: More apartments, businesses and people, which brings more crime. We have so many new residents in our area who are not used to in-town living. They don't know the best practices that many long-time residents learned the hard way.

Q. What are some best practices for keeping your car safe?

Gurley: Store valuables in the trunk BEFORE you get to your destination. When you go in your house or apartment, remove everything of value from the vehicle. Stuff that is not a big deal to you could be a big deal for transients. I have seen car windows broken for clothes, pennies, and sunglasses. ANY bag in your car could contain an ipad, laptop, or phone. They will bust your window just to grab a gym bag, hoping it has a laptop.

Q. How long does it take someone to break your car window and grab a bag?

Gurley: Under 5 seconds. They use pencil eraser sized pieces of the ceramic from old spark plugs which retain some type of charge and shatter your window instantly and surprisingly very quietly. They grab your stuff and calmly walk away.

Q. What do you see stolen the most from cars?

Gurley: Laptops and ipads. Guns stolen out of vehicles are also a big problem. People think the armed robbers get their guns from some rogue gun dealer or gang smuggling, but most of them are stolen guns taken from cars and then sold on the street. We probably see 2-3 guns stolen out of cars every week just in Zone 6. If you keep a gun in the car with you when you drive, please take it inside when you get home.

Q. What is the biggest weakness in a house or apartment?

Gurley: Poor door construction. Your door may be solid wood but the door frame is usually made of a 6" wide soft pine board 3/4" thick. A door like that can be easily kicked in. I secured mine with something called a Strikemaster II that you can buy at a hardware store. There is also a door security bar you can

wedge between your door handle and floor to secure any back doors while you sleep or are away.

Q. I saw in some of the recent apartment burglaries that they pried off the outside housing of the deadbolt and turned the lock with a screwdriver. What can we do about that?

Gurley: That's a new trend. There is a metal ring called a 3-1/2 inch Back Plate you can install between the housing on the deadbolt to keep thieves from prying off your deadbolt cover.

Q. Are there any other weaknesses on a door?

Gurley: Peepholes are a big problem. A peephole is just a bolt that screws into a housing on the door. Thieves can unscrew the peephole from the outside and look inside to see if anyone is home, if you have a dog, and case your valuables. To prevent, unscrew your peep hole from the outside, put a drop of superglue on the threads and screw it back in.

Q. Besides the door, what other ways do they get in?

Gurley: Prying open or breaking a window. Even if your ground level windows are painted shut, install a lock or screw. Always set your alarm even if you only leave for 10 minutes, make sure you have glass break sensors and an outside siren so your neighbors will hear it. Give burglars as little time as possible to rummage through your house.

Q. How should we document our valuables?

Gurley: Take pictures of all your valuables and serial numbers and email those to yourself. DO NOT ONLY store the pictures on your laptop or computer. If they steal that, they have stolen the information we need. Often we recover stolen electronics but without identifying serial numbers, we cannot return items to you. Also, make the lock screen of your devices your name and an alternate contact information.

Q. Is there anything we can put on our electronics to help track them?

Gurley: There are a number of helpful products on the market. Prey is an app that lets you track your phone or tablet. Prey will alert you when the device is powered up again, show a location, and even activate the camera and send you photos of the perp. There are others that work for laptops.

Q. Should I have cameras?

Gurley: Cameras are a great idea. If you don't want professional installation, a camera called Drop Cam Pro is a great idea. It hooks to your wifi and you can set it to record motion and/or noise then automatically uploads the footage to the cloud for secure storage. **M**

Public Safety Volunteer Profile



Name:
Mike Kotzan

Address:
DeGress
Avenue

Job: Fixed
Income
Investment Risk
Management

Favorite Sports Team: Wake Forest Demon Deacons and anybody playing against Duke

Volunteer Position: Security Patrol, Judicial Liaison

How long have you lived in Inman Park?
7-8 years

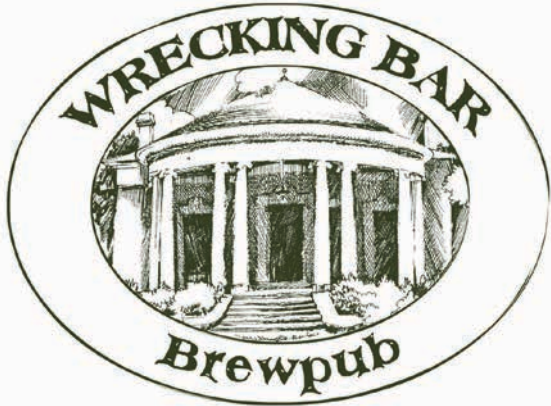
What is your favorite thing about living in Inman Park? I love the neighbors, the sense of community, walking or biking to do most everything, and the cool houses.

What made you volunteer to be on the Public Safety Committee? I wanted to take some action and have ownership around my neighborhood and family safety, after various security incidents earlier this year.

What does the safety of Inman Park mean to you? A lot. Everything starts with a reasonable sense of safety, particularly when children are involved. The neighborhood and surrounding area have changed a lot over the past decade, and our collective definition of acceptable safety is evolving as well. With the incorporation of social media, I think we are all much more aware now about the nature of crime in our community, which allows for more informed conversations. **M**

Inman Park Security Patrol Activity – August 2015

Directed Patrol	838
Drop Ins	124
Alarms	9
Susp. Person	7
Member Contacts	3
Vehicle Blocking Road	2
Burglary	1
Criminal Trespass	1
Drugs being used or sold	1
Fight	1
Fire Crackers Used	1
Information for Officer	1
Traffic Accident	1



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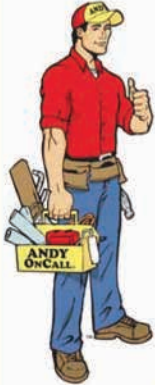
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President's Letter

continued

the room as a normal August meeting might attract.) Well, even if they did, that's how you win elections, right?

That leads to the second take-away. In my view on that night a small minority of the roughly five thousand people who now reside in Inman Park went to the trouble of attending our meeting and making their voices heard. By so doing, they have created policy that will potentially affect ALL OF US. If you find that at all disheartening, there is an easy solution!

Lastly, when I compare this to the infamous Springvale Park vote in January, where three visions were presented, ("build a bridge" vs. "tear down the berm" vs. "build on the status quo") the assembled voters opted first for a bridge and, failing that, opted for tearing down the block-long berm that supports Euclid Avenue but truncates Springvale Park into essentially two separate zones.

When given a chance, Inman Park is not afraid to be bold and audacious and to depart from the way it's "always been." To me, these are qualities worth being proud of.

I hope to see you at the Trolley Barn on the 16th of September. It's budget time. Help us budget our money in bold and audacious ways! **M**

Inman Middle School is off to a great start!


BY ALEX COFFMAN • NEIGHBOR • ALEXCOFF@ATT.NET

This year brings Inman more students, a larger learning village for the 8th grade and the largest incoming 6th grade class! We expect to have more than 1,100 kids learning at Inman Middle this year. We now have four teaching teams on each grade level and 22 new teachers! We are fortunate to have Dr. Betsy Bockman, an Inman Park Neighbor, in place as Inman Middle School's principal.

With more students, we need extra support from our community. In the past, PTA has relied on our annual Play-A-Thon fundraiser. This year, we will not have access to the fields because of the new trailers. Instead, we are asking for donations to support our Annual Fund, which will help provide teacher startup funds (\$125 per teacher), scholarships for field trips, teacher grants, educational programs, athletic scholarships, as well as teacher & staff appreciation.

All donations are tax deductible and 100% of your donation goes directly to supporting our students and teachers. Because our funding needs are urgent, we need to raise funds by September 25th. Any amount is appreciated. Donations can be mailed to Stephanie Abramowitz, PTA Treasurer, 774 Virginia Avenue NE, Atlanta, GA 30306 or given online at www.inmanmiddleschool.org. **M**

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Budget Discussion – Proposed 2015-2016 IPNA Budget Fiscal Year 11/1/2015 to 10/31/2016

INCOME:

Despite a rather gloomy Festival Saturday, this year’s event resulted in a very healthy contribution (\$185,000) of funds received from our Festival Treasurer at the August IPNA meeting. The \$181,250 of Festival Revenue in the proposed budget reflects the Board’s recommendation for FY16 spending based on the cash we have in the bank plus a conservative projection of Festival 2016 revenue. As has become our practice, the proposed Festival Revenue is based largely on actual results from a Festival already concluded.

Security Patrol Memberships/Fundraising is running slightly ahead of the FY15 budgeted level of \$110,000 so we’ve increased the FY16 projection to \$120,000 which we think is a realistic goal given the fundraising and membership drives planned for this Fall.

IPNA Membership Dues and sales of Flags and Banners is running within a few hundred dollars of previous budget estimates.

PROPOSED BUDGET Revenue of \$301,775 IS \$27,225 GREATER THAN LAST YEAR’S BUDGET.

EXPENSES:

Proposed Budget Expenses of \$336,775 are based on **spending the \$35,000 surplus** we expect from the current budget year. The projected surplus assumes that the Trolley barn purchase will not close by October 31 and that we will essentially carry those funds forward to contribute to a Trolley Barn purchase in FY16. Without the surplus, spending will increase only by the \$27,225 in increased income.

Major expense categories are shown below, comparing proposed expenses, previous budgeted expenses, and variances.

Category	2014-2015 Budget	2015-2016 Proposal	Variance
Public Safety	\$152,500	\$175,500	+\$23,000
Communications	\$19,100	\$7,600	(\$11,500)
Planning	\$15,050	\$5,050	(\$10,000)
Beautification	\$32,500	\$57,000	+\$24,500
Executive	\$13,200	\$17,625	+\$4,425
Social	\$12,700	\$13,500	+\$800
Grants	\$29,500	\$60,500	+\$31,000
TOTAL EXPENSES	\$274,550	\$336,775	+\$62,225

Drivers of year over year variances in proposed spending are as follows:

The tragic Vortex shootings, a rash of car break-ins, and all-too-frequent armed robberies have compelled us to gear up for increased Inman Park Security Patrol coverage. An **increase of \$23,000 in Public Safety** is proposed in this regard.

The IPNA Board’s decision to directly hire Atlanta-based *MemberClicks*® to improve its website and database infrastructure, without a vendor serving as “middle man”, will enable us to budget a **decrease of \$11,500 in Communications** while still having sufficient funds to enable *MemberClicks*® to make these and other desired improvements.

During the past year, Atlanta voters approved a \$250 million infrastructure bond. Each member of City Council was given a couple of million dollars to allocate to neighborhood-based improvements in Council-approved master plans. Several high-priority intersection improvements from our Krog-Lake-Elizabeth-North-Highland (“KLENH”) **traffic study** were proposed to Councilman Kwanza Hall. We are hopeful that funding including engineering studies will be forthcoming via this process. It should be noted that Councilman Hall is also attempting to find City funds to finance a master land use plan that anticipates development supporting “life-long” living in Inman Park. Therefore, the 2015-2016 budget proposes only a \$5,000 “placeholder” amount for engineering or consultant studies. The net result is a **decrease of \$10,000 in planning** resources.

Beautification efforts are slated for a significant increase, including a resumption of significant subsidies for **sidewalk repairs**. Other beautification activities are budgeted at somewhat increased levels. The net result is an **increase of \$24,500 in beautification**.

Under the “Social” category, an **increase of \$800** is being proposed mainly to bolster the amount available for the annual Holiday Party, in the hopes that our new membership structure and web infrastructure improvements will lead to **increased IPNA membership** in time for the Party.

The biggest change under the “Grants” category is the anticipated \$35,000 IPNA contribution to the **purchase of the Trolley Barn, using the current fiscal year’s anticipated \$35,000 surplus**. In other respects, “Grants” are slightly below last year’s level that included a one-time contribution of \$5,000 in support of **Dad’s Garage’s** efforts to finance their new home in the nearby Old Fourth Ward. The Board is proposing to set aside \$3,500 to accommodate any **future small grant requests**. The sum total of these requests result in a **one-time increase of \$31,000**.

PROPOSED BUDGET EXPENDITURES OF \$336,775 ARE \$62,225 GREATER THAN LAST YEAR’S BUDGET ESTIMATE. This is made possible by virtue of increased Festival and Security Patrol revenue AND the current fiscal year’s anticipated \$35,000 surplus which was engineered solely for the purpose of **supporting the Trolley Barn purchase**.

A detailed line-item tally of year-to-date (YTD) actuals for the seven-month period from 11/1/2014 to 7/31/2015 is attached. It includes a projection of annual income and expenses for the current budget year as well as a comparison of the previous and proposed budgets. **M**

IPNA 2015-2016 Proposed Budget

		<i>FY15 Budget</i>	<i>YTD Actual JUL 15</i>	<i>Est. 2014-2015 Actual</i>	<i>Variance to Budget</i>	<i>Proposed Budget</i>
REVENUE						
	Membership Dues	6,300	6,390	6,390	90	0
	Security Memberships/Fundraising	110,000	98,620	112,000	2,000	120,000
	Interest	0	23	25	25	25
	Festival	157,500	118,125	157,500	0	181,250
	IPNA Flags & Banners	750	130	20	-730	500
	Holiday Party Guests	0			0	
		\$274,550	\$223,288	\$275,935	\$1,385	\$301,775
EXPENSES						
Public Safety						
	Police Officers	135,000	103,580	137,470	2,470	157,500
	Vehicle Expense	15,000	8,530	12,530	-2,470	15,000
	Signs/Stickers	1,000	617	1,000	0	1,500
	Graffiti Removal	500	0	500	0	500
	Telephone	1,000	675	1,000	0	1,000
	Subtotal	152,500	113,402	152,500	0	175,500
Communications						
	Advocator	100	0	0	-100	100
	Website	16,000	119	6,900	-9,100	4,500
	Hospitality	500	25	100	-400	500
	Directory	2,500	0	0	-2,500	2,500
	Subtotal	19,100	144	7,000	-12,100	7,600
Planning						
	NPU-N Mtg Space Contribution	50	0	50	0	50
	Traffic Calming	15,000	0	0	-15,000	5,000
	Subtotal	15,050	0	50	-15,000	5,050
Beautification						
	Beautification Maintenance	18,000	13,750	18,000	0	20,000
	Springvale Maintenance	7,500	8,035	10,000	2,500	12,000
	Homeowner Sidewalk Subsidies	7,000	0	7,000	0	25,000
	Subtotal	32,500	21,785	35,000	2,500	57,000
Executive						
	General Board Expenses	3,000	1,430	2,285	-715	3,000
	Accounting & Tax Preparation	1,000	0	1,000	0	1,500
	Officers/General Liability Insurance	1,700	0	1,700	0	4,600
	Bank Charges	100	75	100	0	100
	Trademark	60	0	60	0	60
	Corp Registration	50	110	110	60	110
	Legal	7,190	0	0	-7,190	8,000
	Taxes	100	100	255	155	255
	Subtotal	13,200	1,715	5,510	-7,690	17,625
Social						
	IPNA Flags & Banners	750	0	150	-600	750
	Porch Parties	150	0	50	-100	150
	Holiday Party	11,000	10,825	10,825	-175	12,000
	4th of July Party	800	350	350	-450	600
	Subtotal	12,700	11,175	11,375	-1,325	13,500
Grants						
	Little 5 Mini Precinct	5,000	0	5,000	0	5,000
	Freedom Park Conservancy	5,000	0	5,000	0	5,000
	Education	10,000	8,500	10,000	0	10,000
	Ponce de Leon Library	500	0	500	0	500
	Trolley Barn Investment				0	35,000
	MLK Library	500	0	500	0	500
	Art on the Beltline		0	1,000	1,000	1,000
	Dad's Garage	5,000	5,000	5,000	0	0
	PEDS	2,000	2,000	2,000	0	0
	Board Discretionary Grants	1,500	0	500	-1,000	3,500
	Subtotal	29,500	15,500	29,500	0	60,500
Total Expenses		\$274,550	\$163,721	\$240,935	(\$33,615)	\$336,775
Net Income/(Expense)		\$0	\$59,567	\$35,000	\$35,000	(\$35,000)

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IPNA By-laws: Time for an Update

BY ANDY COFFMAN • BY-LAWS COMMITTEE CHAIR AND 33RD PRESIDENT OF THE IPNA (2012-2014) • A_COFFMAN@ATT.NET


The Inman Park Neighborhood Association is governed by by-laws. The current by-laws are available on the IPNA website. Read them and you will see that there are reasons why we do things the way we do. And you will also notice that they are in need of some revision and clarification.

Our President and Festival Supreme Commander of Trash and Recycling, Dennis Mobley, asked if I would head up the By-laws Committee to look over the by-laws and make revision recommendations. To my surprise, there is in fact a By-laws Committee mandated by our by-laws! It is the responsibility of the committee to review and, if advisable, offer periodic revisions to the documents governing how we run the business of IPNA. According to Article 9 of our by-laws:

“All amendments or revisions must be made available to the membership, in writing and posted on the website, before the meeting where they are first proposed. Any and all changes to the by-laws must be discussed, and voted on by the Resident Members before they will take effect.”


I have started this review and, in consultation with the Board, am forming a committee to look at the following revisions to our by-laws:

- Revising our membership structure, in keeping with the body’s recent vote to have all levels of IPNA membership expire upon the one-year anniversary of registration or renewal,
- Clarifying our committee structure, and if possible, streamlining the number of committees and their responsibilities,
- Reorganizing the by-laws to make them easy to understand,
- Adding provisions pertaining to our non-profit structure and our mission,
- Revising typographical errors, and,
- Making the physical layout uniform.

All are welcome to participate and help guide our recommendations to the Board and, ultimately, to the assembled Resident Members to approve any changes. My goal is to have an updated version of the by-laws in place for our new fiscal year, which begins on November 1. You may join our first meeting on **September 16, 2015 at 6:30 PM** at the Trolley Barn, right before the monthly IPNA meeting. 

My latest find!

BY ALISON GORDON • NEIGHBOR • ALISONGGORDON@GMAIL.COM

Food Tours Atlanta is new to the neighborhood; they are not zooming past in an electric car or standing on a Segway. Instead, Food Tours Atlanta is walking at a leisurely pace and supporting our IP restaurants. I found out about the tour while organizing our tongue-in-cheek Inman Park Ladies Social Club dinner. Cristy Lenz joined our dinner at MF Sushi and she told me all about how she recently started a food tour in our neighborhood! Lenz said came up with the idea of a walking food tour after a trip to Paris last year where she went on a food tour and loved it. In a fit of vacation euphoria, she first thought she would move to Paris and start her own food tour -- until she realized her real passion was here in her own backyard. “I love Inman Park and feel so lucky to live here. As a former journalist I love to tell stories, and it’s such a rich experience to tell stories about your own neighborhood.” She incorporates Inman Park’s storied history, architecture and culture along the tour. “People love the houses with all the gingerbread detailing, but they really get a kick out of seeing the old lockup in Delta Park. They love to get in and take pictures.” Then there is the food. There are five food stops along the tour: One Eared Stag, The Albert, King of Pops and Krog Street Market where they eat at Gu’s Dumplings and The Little Tart Bakeshop. “At the end of my tour I always ask my guests what their favorite tasting was and they always have trouble. They mention one item but then say, “but I really liked this stop too.” Lenz laughs as she tells me this; clearly she’s having as much fun as those taking her tour. Check it out for yourself at www.foodtoursatlanta.com or stop her as she’s touring to say hello. 

Join the Inman Park Security Patrol

Staffed by off-duty police officers, the IPSP

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The patrol is managed by the IPNA, and memberships

and fundraising activities are key to its fiscal viability. Visit inmanpark.org

today to join, renew your membership or make a donation.

JOIN TODAY

Knock Knock

BY MARY WHITE AND JAMES NEWBERRY • NEIGHBORS •
MARYWHITEATL@YAHOO.COM AND JNEWBERRY756@GMAIL.COM



Who's there? ... Steve Ray has a quick smile and a relaxed manner. He moved to Inman Park from Mississippi in the 1970s. "It's like living in a small town," he said. "One of my dreams was to have my house on the tour of homes."

That dream became a reality last year as visitors traipsed through Steve's "funky" house on Lake Avenue. When one woman realized she was speaking to the owner, she said, "Oh, you're the visionary!" Steve's house is his hobby, a lifelong craft project. For many years he competed with artist Christine Sibley whose studio at the corner of

DeKalb Avenue and Waddell Street was a showplace of color. She also had "a house lamb instead of a dog!"

Even though Steve is a landscaper, his garden is lush and overgrown. One of his friends said, "Everything with Steve is a presentation." He does flower arrangements for parties, even edible creations of pansies, roses and daylilies. As a member of Wieuca Road Baptist Church, Steve serves as set designer for choral performances and Vacation Bible School.

Steve's first years in Inman Park were full of familiar characters: friendly vandals who called you by your name, rednecks who sold marijuana out the back door, people who collected appliances on their front lawns. "You could buy moonshine on the corner of Sampson Street," he said, "and most front doors had at least ten locks on them."

Across from Steve's house is The Collective. "It was once the home of Pistol Packin' Pearl [Hendricks]," he said. "She had a narrow path through the house because she was a classic hoarder. She had five mink coats." In 1986, Steve served as a pallbearer at Pearl's funeral. He later bought her house. "I slept over there a few times after I bought it, and the spirit of Pearl was still there... somebody was there with you."

Inman Park changed dramatically in the 1990s, but Steve did not. "It's nice to have things cleaned up," he said. "But I like living in the oddest house in the neighborhood and having lots of projects. I don't plan to move." M

Meeting Minutes

continued

owner of Revolution Donuts, and Cindy Parker, representing Meditation for Everyone, explained they expect customers will walk and bike. Tonya reported that immediate neighbors voted five in favor, one abstained, for the 743 special exception with conditions (like-kind tenant specifically offering meditation classes, with hours of operation 7 days a week, 7am-10pm). A motion was made, seconded, and carried 23-18 to deny the 743 special exception. For 741, Tonya reported that immediate neighbors voted two in favor, two opposed, one abstained, for the 741 special exception with conditions (like-kind tenant, specifically donut shop or bakery with limited seating, with hours of operation M-Th 7am-5pm, Fri. 7am-8pm, Sat. 8am-8pm, Sun. 8am-4pm). A motion to deny was made and seconded; the vote tied 18-18. A motion to reconsider 741 was made, seconded and carried. A new motion was made, seconded, and carried 26-15 with the conditions of the immediate neighbors vote plus the stipulation that this special exception is only applicable to Meditation for Everyone. The applicant stated agreement with these conditions. A new motion was made, seconded, and carried 25-13 to amend the 743 application with the conditions of the immediate neighbors vote plus the stipulation that this special exception is only applicable to Revolution Donuts.

Chris Coffee, V.P. Public Safety: nothing to report

James McManus, V.P. Communications: nothing to report

Beverly Miller, Secretary: nothing to report

Old Business: none

New Business: none

Meeting adjourned at 9:41 p.m. M



Festival Check presented by Barbara Leach to 2015 Festival Chairs Rob Craig, and Christel Sundin



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Why choose us? Our team is an expert in Inman Park! From past successful sales, to actually living right in the heart of Inman Park, we have the resources to help both sellers and buyers. Our sale strategies through our staging, pricing, and marketing are proven. And our experience in the neighborhood allows us to help buyers get their home for the right price with the blend of new and historic features they want.

We are eagerly awaiting the upcoming Little 5 Points Halloween Festival and Parade coming up on October 17! Our float theme this year is Saturday Night Live, and our fundraiser is Atlanta Community Food Bank. Dress up as your favorite SNL character, or bring cash donations the Atlanta Food Bank! costumes email our in on our



or cans for Community Get your ready and team to join float!

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Squirrel Census Returns, Bigger and Better

BY JAMIE ALLEN • FOUNDER, INMAN PARK SQUIRREL CENSUS •
JAMESWILLIAMALLEN@GMAIL.COM



Hi Everyone. Your favorite Squirrel Census is back!


The Inman Park Squirrel Census, which began in 2012 and was picked as one of the best Kickstarter projects of the year, will hold another count in the neighborhood in the month of October. We plan to tally squirrels, gather related stories, and just interact with the community for the entire National Squirrel Awareness Month. (Yes, such a thing exists.)

We will also perform “satellite counts” in Candler Park, Grant Park, Reynoldstown, East Lake and Piedmont Park. We have also started a Squirrel Census Ambassador program at colleges in the eastern half of the United States. Yes, we’ve gone national.


Would you like to help? You can, in several ways:

- Volunteer to help count squirrels:
volunteers@squirrelcensus.com
- Let us into your backyard to count squirrels:
backyards@squirrelcensus.com
- Introduce us to a college student who would like to be an Ambassador: ambassadors@squirrelcensus.com
- Give our LLC some sponsorship money:
sponsorships@squirrelcensus.com

You can also help just by saying hello. You’ll see us wandering around the neighborhood, carrying clipboards and looking to the trees. I look forward to another successful Census this October! **M**




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NPU-N Update

BY RICK BIZOT • NPU-N REPRESENTATIVE FOR IPNA • NPU.N@INMANPARK.ORG

Notes from the August 27, 2015 meeting:

PRESENTATIONS:

Parks Department: Tom Cullen reported that a new basketball court will be opening in Bessie Branham Park (Kirkwood); opening ceremony Sept. 9, 2015 from 4 to 6 p.m.

Streetcar Charter Service: William Jones (Atlanta Dept of Public Works, Transit Division) presented regarding the proposed ordinance (15-O-1159) to establish a fee schedule for a program to allow private charter use of the streetcar.

SPECIAL EVENTS & OUTDOOR EVENTS:

Krog Masquerade (Krog Tunnel, Cabbagetown, Inman Park), October 17, 2015. Applicant did not attend. NPU-N Board voted last month to not support; no new motion.

2015 Susan G. Komen Atlanta 3-Day (various locations in NPU and surrounding areas), October 16-18, 2015; walk to raise money to end breast cancer; 5th year with the same route. NPU-N Board voted unanimously to support.

Chomp and Stomp Chili Cookoff & Bluegrass Festival (Cabbagetown Park), November 7, 2015. Event received unanimous support from CNIA. NPU-N Board voted unanimously to support.

Red Bull Soapbox Race (North Avenue, between Boulevard and Beltline, NPU-M and NPU-N), October 24, 2015 (11 a.m. – 4 p.m.). Other streets around the event will also be closed before and during the event; bike valet will be available. NPU-N Board voted unanimously to support.

BOARD OF ZONING ADJUSTMENT:

534 Oakdale Rd NE (V-15-184, Candler Park); seeking a variance to reduce the required front yard from an average setback of 31.9 feet to 28.2 feet in order to construct a new single family home. CPNO voted to support the application, conditioned on the site plan dated 7/8/15. NPU-N Board voted unanimously to support with like condition.

741 Edgewood Ave NE (V-15-201, Inman Park); seeking a special exception (1) to allow a religious use where the lot area is less than one acre. (2) Also a special exception to reduce the required off-street parking from 23 spaces to 0 spaces to allow a religious use. IPNA voted to support the application, conditioned on A) like-kind tenant specifically offering meditation classes, B) hours of operation 7 days a week, 7 a.m. – 10 p.m. and C) only applicable to Meditation for Everyone/Kadampa Meditation Center. NPU-N Board voted 8-0 (with 1 abstaining) to support the application, conditioned on A) and B) above. [Note: IPNA also has a signed memorandum of understanding with the applicant agreeing to conditions A), B) and C).]

743 Edgewood Ave NE (V-15-202, Inman Park); seeking a special exception to reduce

the required off-street parking spaces from 14 to 0 parking spaces to allow for a portion of a building to be converted to a restaurant. IPNA voted to support the application, conditioned on A) like-kind tenant, specifically a donut shop or bakery with limited seating, B) hours of operation M-Th 7 a.m. - 5 p.m., Fri. 7 a.m. - 8 p.m., Sat. 8 a.m. - 8 p.m. and Sun. 8 a.m. - 4 p.m., and C) only applicable to Revolution Doughnuts. NPU-N Board voted 8-0 (with 1 abstaining) to support the application, conditioned on A) and B) above. [Note: IPNA also has a signed memorandum of understanding with the applicant agreeing to conditions A), B) and C).]

ZONING REVIEW BOARD:

1150 Blue Ridge Ave NE (U-15-009, Poncey-Highland); seeking a special use permit for a daycare center. Applicant had previously met with PHNA and received support, but immediate neighbor voiced concern about the possibility of the entire 4-unit residential building being used for daycare. NPU-N Board voted unanimously to support the application, conditioned on the daycare use occupying a maximum of 25% of the building floor area.

1099 North Ave NE (Z-14-061, Poncey Highland); to rezone the property from R4 to MRC-3. Application had previously met with PHNA and had not received support. A revised site plan was presented, but PHNA has not seen or reviewed the revised plan. Applicant declined deferral to allow PHNA to review revised site plan. NPU-N Board voted unanimously to not support the application.

224 Haralson Ave NE (Z-15-034, Inman Park); to rezone the property from PD-H to PD-H, with revised site plan. Applicant has met with IPNA and received support for a plan showing an access drive from Haralson, cul-de-sac at end of drive and 6 single-family lots, however revised site plan has not yet been submitted to City for Planning/NPU review. NPU-N Board voted unanimously to defer consideration of the application until the revised site plan has been officially received by the City and sent to NPU, at which time the Board will compare the official plan to the plan previously reviewed by IPNA and vote electronically.

1051 North Ave NE and 590, 602 N. Highland Ave NE [Manuel's Tavern site] (Z-15-035, Poncey-Highland); to rezone the properties from C-1 and R-4 to PD-MU. Applicant has met numerous times with PHNA and received support for the final plan submitted [keeps existing Manuel's Tavern building]. NPU-N Board voted unanimously to support the application.

Text Amendment to the Distance Separation Requirement for Medically related uses (Z-15-026); to provide an exception to the 2000' distance separation requirement for personal care homes, assisted living facilities and community service facilities, so that a rehabilitation center can be located within a facility containing

NPU-N Members

The citizenry advisory council of this neighborhood planning unit includes representation from the following areas:

Cabbagetown - cabbagetown.com

Candler Park - candlerpark.org

Druid Hills - druidhills.org

Inman Park - inmanpark.org

Lake Claire - lakeclaire.org

Poncey-Highland - ponceyhighland.com

Reynoldstown - reynoldstown.net

L5P Community Center - l5pccc.org

L5P Business Assn - little5points.com

another medically-related use. NPU-N Board voted 8-0 (with 1 abstaining) to support.


COMPREHENSIVE DEVELOPMENT PLAN (CDP):

1051 North Ave NE and 590, 602 N. Highland Ave NE (CDP-15-018, Poncey-Highland); An ordinance to amend the Land Use Element of the 2011 Atlanta Comprehensive Development Plan (CDP) so as to re-designate properties located at 1051 North Avenue, 590 and 602 North Highland Avenue from the Low density Commercial and Single Family Residential land use designation to Mixed Use-High Density land use. This CDP amendment is proposed in concert with re-zoning application Z-15-035 (see above). NPU-N Board voted unanimously to support a CDP amendment to a land use consistent with the PD-MU application Z-15-035.

NEW BUSINESS:

Eastside TAD Nomination: Cabbagetown resident Barton Hodges has volunteered to be the NPU-N representative to the Eastside TAD Advisory Board. NPU-N Board voted unanimously to designate Mr. Hodges as representative from NPU-N.

280 Elizabeth St, Beltline SAP review/comment (BL-15-033, Inman Park): SAP application received contains conflicting information: applicant listed as Hampton & Hudson while proposed work relates to Korean BBQ restaurant in Suite S (westernmost retail space fronting N. Highland Ave in the Inman Quarter development). IPNA Committee for Zoning presented review comments to NPU-N Chair for transmission to City: recommending that the proposed outdoor dining terrace be reduced in size to allow for reasonable and safe pedestrian passage from the street to the interior retail courtyard, and to reduce the potential impact of noise nuisance to residents.

NPU-N Executive Committee meets on the fourth Thursday of every month, January through October. The November meeting will be held on Monday, November 23, 2015, and the December meeting will be held on Thursday, December 17, 2015. The meetings begin at 7:00 pm in the Little Five Points Center for Arts & Community, 1083 Austin Ave NE. All are welcome to attend. Next Meeting: Thursday, September 24, 2015. 

Agenda

September 16, 2015

IPNA Meeting • 7:30 p.m. • Babysitting Available
The Trolley Barn • 963 Edgewood Ave. NE

- I. Welcome & Introduction of Newcomers
- II. Minutes of Last Meeting
- III. Announcements
- IV. Police Officers' Reports
- V. Elected Officials' Reports
- VI. IPNA Officers' Reports
 - A. President
 - B. Historic Preservation
 - C. Treasurer
 1. Budget Proposal
 - D. Planning
 1. NPU-N Report
 - E. Zoning
 1. Liquor License Change of Agent - El Bandido 1083 Euclid Avenue
 2. Liquor License Application, Niku Korean BBQ, 299 Elizabeth St.
 3. Liquor License Application, Ticonderoga Club, 99 Krog St.
 - F. Public Safety
 - G. Communications
 - H. Secretary
- VII. Committee Reports
- VIII. Old Business
- IX. New Business
- X. Adjourn



Good to Know

IPNA Membership: Open to everyone, including non-residents. Membership year is May 1-April 30 though you are welcomed & encouraged to join or renew at anytime. First year is free. Membership has its rewards: allows you to vote (see bylaws online for details) and is your invitation to the Holiday Party & other events. Pay online or send a check to the address on the front page. Online applications are available.

IPNA meetings are held at 7:30 p.m. on the 3rd Wednesday of each month at The Trolley Barn.

IPSP membership is based upon a rolling annual membership term. Your renewal date is one year from your membership date and again every year after that.

Websites

InmanPark.org
InmanParkFestival.org
Facebook.com/InmanPark

Report All Crimes: Call 911

IP Security Patrol: 404-414-7802
L5P Mini-Precinct: 404-658-6782

L5P Business Association

www.little5points.com

Want to be a part of next month's *Advocator*?

If you have news to share with your neighbors in the October issue of the *Advocator*, please send your submissions to advocator@inmanpark.org on or before September 20.



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40 Short Electric	\$800
50 Tall Electric	\$650

RHEEM FURY 10 YEAR

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50 Gas	\$950
40 Short Electric	\$1020
40 Tall Electric	\$1000
50 Tall Electric	\$850

POWER VENT 6 YEAR

40 Gas	\$1750
50 Gas	\$1850

RHEEM PRO 8 YEAR

40 Gas	\$950
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POWER VENT 12 YEAR

40 Gas	\$1950
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