

## Avondale Meeting at City Hall

2/16/2005

**Attendees:** Jim King, Tony Brown, Duraid Daas, Karen Banks, Harley Davis, Councilman Chris Smitherman, Deborah Holston, Patricia Milton, Gayle Renfro, Nadir, Thaddeus Dawson, Councilwoman Laketa Cole, & Eric Kearney

### Expectations

- Consensus on what will happen in Avondale
- Timeline of Implementation and roles: based on shared vision
- Clear understanding that ACC has a high priority
- Clarification of process if ACC is a priority actions need to follow
- All on the same page
- Ground rules for communication and what it looks like
- Roles & responsibilities & consistency to maintain roles
- Trust established
- Understanding we don't know what is ahead of us but we can trust that it will be worked out
- Want a project
- Vote in front of city council should be fully supported as a **united front**
- Use of \$1million Anthem
- Vision to have a signature project on Burnet Ave.
- Connect the projects with Burnet Ave.
- Pride Center, having it on going and ownership in the property
- Places for shopping in Avondale
- Anthem Funds are nominal for entire Burnet Ave.
- Trap & capture investment

### Open discussion

- Community should be the catalyst, sustainability critical
- ACC should assist development from Forest to Northern
- Uptown committed to entire Avondale not just Burnett Ave.
- ACC requested a broad based team to revitalize Burnet
- There was not consensus who should participate in the "broad based team" to revitalize Burnet
- Uptown Consortium will not commit to land banking but rather a comprehensive vision for investment
- BART is serving as a steering committee, Burnet Avenue plan will be presented to BART then to the ACC for final approval
- Avondale Redevelopment Corp. hired by Uptown as project manager of planning process
- Opportunities to do projects, office, mixed use, retail housing, land acquisition

- Uptown Consortium was formed as a private development, not for profit, corporation to improve the neighborhoods of the uptown area

**Groups:** BART - ACC – Uptown – ARC

ACC  
 Children's  
 Zoo  
 Health Alliance  
 ABA  
 Avondale Homeowners Association

- BART's role is to build consensus, steering committee, each member of BART has to build consensus within its constituency
- BART initially the driver of process now Uptown is control
- BART became an advisory committee
- Thaddeus's role - ACC – ACURC – KJOSH
- Thaddeus needs to discuss his role with the ACC
- Uptown's role is to build a better uptown partnering with community financial and professional resources
- Empowerment zones have had a difficulty defining in kind actual \$ and financial resources
- Contingent on new markets tax credits Uptown will invest nearly \$100 mill. of institutional money
- Gentrification can't have progress without change, dilapidated housing stock needs to be addressed
- City needs back up on projects where there may be perceived gentrification based on price points and affordability
- ACC's goal to make sure there is no displacement
- Make sure there is a balanced development approach
- Uptown's relationship to BART 3 members are on BART
- Uptown provided funding for Goody Clancy

**Discussed at length these items:**

Ground Rules ?

Communication ?

Building trust ?

Next Step Uptown as a lead organization

A working meeting with Jim King, Patricia Milton, Deborah Holston, Duraid Da'as is scheduled on 2.18.05 at 11:30am.

The purpose of the 2/18 working meeting is to create clarifying statements of the respective roles of the stakeholder groups as identified in the 2/16 meeting and to map a preferred method of communication. These recommendations will be informed by a review of relevant stakeholder meeting notes and past documents and presented at the next meeting 2/22/2005 @ 9:30 a.m.