**Chastain Park Civic Association**

**Meeting Minutes: 7/25/16**

**Board in Attendance (visual inspection):**

Jason White

Sarah Lynch

Kelly Gambrell

Kirk Oppenlander

John Terry

Jubal Gatwood

Tejas Patel

Marsha Holcomb

Frank Toye

1. Welcome & Introductions: Jason White (CPCA Co-President)
	1. Jason welcomed everyone and turned the meeting over to Max Hillsman (American Legion Post 140).
2. Special Guest: Max Hillsman (Finance Officer, American Legion Post 140)
	1. Max introduced himself as the Finance Officer for the Post. He also introduced Shawn Reed (Adjutant) and Scott Matthews (1st Vice Commander). Max stated that he would be presenting the plans for the future of the American Legion Post 140 building.
		1. Max provided a detailed history about the Waldo M. Slaton Post, which was chartered in 1936. The American Legion owns the Post and the property along Powers Ferry Road. It operates as a 501c19, tax-exempt entity. Currently, they have 200 members.
		2. The Legion is active in the community through Boy Scouts, RPM run, NYO, etc.
		3. Financially, the Post is dependant on rentals, which account for approximately $24,000 per year. Dues provide an additional $2000 per year.
	2. Max overviewed the issues with the current Post structure and the vision for the future. Overall, the Post is in need of major repairs and they are looking at several options.
		1. Max outlined 4 options that were presented to the Post members: 1. Do nothing ($0), 2. Band-aid the major structural/system issues ($40,000), 3. Upscale renovation ($1.2 million), or a 4. Complete rebuild ($2.5 million). The Post members voted on a motion (in July) to form a committee to undertake a fundraising effort designed to raise the $2.5 million dollars needed to rebuild the Post. The motion is dependant on funding and the Post will revisit other options based on the amount of capitol they raise. Before fundraising, they will complete the zoning application process. Ideally, fundraising would begin in January or February. The fundraising campaign would take 12 to 14 months.
	3. Max shared the property survey and proposed plans (conceptual drawings) for a new Post 140 building and parking lot (50-60 spaces). The structure would be 2 stories with a basement. The overall cabin feel would be maintained.
	4. Jason White asked about the immediate neighbors and who may have an interest in/issue with the project. Max replied that the only home adjacent to the property is along the entrance at Powers Ferry. The land behind the ball field is owned by the City of Atlanta.
	5. Frank Toye asked if they would be able to widen the driveway. Max replied that they would need a variance to widen the entrance. The driveway is not to code today.
	6. There was a question about zoning. Max responded that the zoning is R3 residential. The Post would be requesting an exemption, not a zoning change. Kirk added that R3 includes schools, churches, etc., not just residential. He also added that the setbacks looked good and that he felt like the Post would be in good shape regarding zoning. Kirk noted that they would probably need a variance. Kirk stated that Parks and Recreation would not have any influence since the Post owns the land.
	7. Jason White asked how many events they have per year and how many are envisioned. Max responded that they have maybe 40 events per year. They envisioned rental rates would be consistent with Heritage Hall and Chastain Horse Park. Their goal is to be debt free throughout construction. The Post will not take on any debt/mortgage.
	8. Rosa McHugh and Jason White asked about the timeline. Max responded that they plan to fundraise for 12-14 months and the construction would take 7-8 months.
	9. Jason asked how many of the 200 members actually live in the neighborhood. Max estimated about 50%.
	10. Tejas Patel asked about rental rates. Max responded that Heritage Hall charges $5,000 for a Saturday night.
	11. Scott Matthews reiterated that the Post exists for the veterans and the community. Anything that they move forward with would be in cooperation with the neighborhood.
	12. Max thanked the CPCA for their time.
3. Next Meeting – August 22, 2016 at 6:30 pm, location TBD
4. Meeting Adjourned