

Waverly Terrace Historic Neighborhood Association (“WTHNA”) Meeting Minutes

3/10/2016, 6:15PM at the Early College Academy School

Attending: Tom and Stephanie Smith, Libby Smith, Brenda Hall, Dianne Armstrong, Bert Talley, Mike Johnson, Susan Willard, Sandra Schmidt, Jeff and Anna Link, Ms. Joe Simmons, Matt Nichols, Becky Antrobius, Betty Smalshaf, Jan Crawford, Judy Whitt, Caroline Christian, Darrell Griffin, Suzanne Supple, Don McCollum

Special Guests:

Suzanne Supple, executive secretary, and Don McCollum, founding president and board member, of the Wynnton Neighborhood Housing, Inc. They presented information on their work to rejuvenate the East Wynnton area by building and revamping homes.

- I. Meeting was called to order at 6:15PM
- II. Minutes were read and approved with no changes. (Attached)
- III. Old business – None reported
- IV. Committee Reports
 - a. Code Enforcement – Stephanie Smith. Email incidents to Stephanie so she can consolidate them and report to our neighborhood officer.
 - b. Awareness – www.waverlyterrace.org
Becky Antrobius gave a history of the high school and current status today. She answered questions about the new accommodations that will be offered. Specific questions should be forwarded to the property owners at: <http://beneficialcom.com/>

Tour of home brochure is available on the website under “Events” as 2013 Tour of Homes. http://waverlyterrace.org/index_files/Page301.htm
 - c. Meet & Greet – Sandra Schmidt, Susan Willard and Anna Link
Saturday, April 23rd, 2:00 to 4:00, at the Early College Academy of Columbus. Information will be provided about fire safety, internet safety, “WTHNA”, tour of the school. Thursday, 21st (regular meeting time) will need volunteers. Need door prizes. They are ordering Waverly Terrace pins. Snacks and a cake will be offered.
 - d. Newsletter – Diane Armstrong and Anna Link
First edition will be April 1st will be distributed door to door. Scotch tape to doors or gates. One page (Front & back) about school first inaugural meet and greet. Mike can provide printing.
 - e. Improvement – Brenda Hall no report given due to time restriction

- f. Treasurer – Brenda Hall
Got check from historic society to transfer our funds to our account.
Brenda deposited it into our account.

V. New Business

- a. Annual Membership Dues are due now
 - Individual (Silver, ½Vote) \$10.00
 - Individual (Gold, 1 Vote)\$20.00
 - Family (2 Votes) \$30.00
 - Business/Organization (1 Vote) \$50.00

Paid tonight: Jan Crawford - \$30 Family Membership

- b. Don McCollum and Suzanne Supple, Wynnton Neighborhood Housing, Inc.
They presented their program for revitalizing the East Wynnton area.
Their beginnings started with hurricane Katrina helping restore some damaged homes in Gulfport, MS. Four people from the mission trips organized to start refurbishing homes in the East Wynnton neighborhood. They started with one home and worked with the lender to pay off the outstanding loan. Then, got grants from AFLAC and City of Columbus. They have built 11 homes so far and starting on their 12th. They also refurbish existing homes (7 to date). They are working on one now that the rehab cost is \$90K.

To be successful, you have to clean up the neighborhood by getting rid of crime and drug elements. This makes the neighborhood more appealing to prospective home owners.

Don Thomas, CB&T Bank, Operation Hope has mission to help people get their credit straightened out so they can qualify for purchasing homes.

HUD provides grant money and would be happy to talk to us. This is a reimbursement program for money we spend on refurbishing homes. They don't lend the money ahead of time; only reimburse your expenses.

They raise money at churches, foundations, car washes. They get \$25K to \$30K per year through fund raising. The city requires 12.5% matching funds for grants. Since the city budget is very tight now, the grants could be harder to acquire.

They have used two contractors; one for building new homes and one for making repairs. The biggest problem they have is finding qualified buyers for the homes. HUD requires selling the home within 6 months after completion. If not, it be must lease/purchase. They have had lessors vacate homes for various reasons, but mostly because they mishandle their finances and can't afford the home payment. This leads to extra cost of repairing the home to make it sellable again (around \$5K). Suzanne – the first thing to do is get a burglar alarm system in a home that we buy.

For grant information, contact Community Reinvestment Director, Laura Johnson, Annex building on 10th & Veterans Blvd.

- VI. Next Meeting – Thursday, 4/21/2016, 6:15PM, Confirmed with Susan Willard
Early College Academy, 2701 11th Avenue
- VII. Meeting adjourned at 7:54PM

----- Last Meeting Minutes -----

Waverly Terrace Historic Neighborhood Association (“WTHNA”) Meeting Minutes

2/18/2015, 6:15PM at the Early College Academy School

Attending: Libby Smith, Brenda Hall, Peri Johnson, Mike Johnson, Karen Holloman, Susan Willard, Bert Talley, Dianne Armstrong, Wanda Hall (29th & 10th), Jeff & Anna Link (Hamilton Ave), Ms. Joe Simmons

- VIII. Meeting was called to order at 6:15PM
- IX. Minutes were read and approved as is.
- X. Old business – None reported
- XI. Committee Reports
 - a. Code Enforcement – Stephanie Smith, no report given
 - b. Awareness – Mike Johnson (www.waverlyterrace.org)
 - i. Mike will add the 2013 Tour of Homes brochure to the website
 - c. Fundraising – Brenda Hall
Yard Sale date set for May 7th (first Saturday in May)
Brenda & Vicki bought large amount of items last week for the Yard Sale.
Reminder – Sale location will be the white house at 29th and 11th
 - d. Improvement – Brenda Hall reported on flower beds. The Links volunteered their water for the flower bed at Hamilton & 29th
 - e. Treasurer – Brenda Hall (Report attached)
Current balances:
Operations Account \$180.10
Donations Account \$80.10
Libby is working with the Columbus Historic District to get our balance transferred to our account.
 - f. Welcome Committee – Will meet with the Links
- XII. New Business
 - a) John McCollum, Wynnton Neighborhood Housing, Inc. will come to our March meeting to share how they work with the city to purchase homes. Their goal is revamping the Wynnton Historic District. They have purchased 11 homes.
 - b) Welcome new neighbors!
Wanda Hall (29th & 10th), Jeff & Anna Link (Hamilton Ave and 29th)

- c) Annual Membership Dues are due now
 - Individual (Silver, ½Vote) \$10.00
 - Individual (Gold, 1 Vote) \$20.00
 - Family (2 Votes) \$30.00
 - Business/Organization (1 Vote) \$50.00

Paid tonight

Jeff & Anna Link \$30 (Family Membership)

Karen Holloman \$20 (Gold Membership)

Bert Talley \$30 (Family Membership)

Peri & Mike Johnson \$100 (Family Membership)

- d) Diane Armstrong
 - i. Revised her plan for the Tea and House Tour (Attached). Target date for the Tea is summer 2017 after the senior apartments are completed and open.
 - ii. Proposed Quarterly Newsletter that she could produce.
 - 1. Motion was made, seconded and approved unanimously
 - 2. First edition will be April 1st.
 - 3. We can email to folks that desire digital rather than hardcopy
 - 4. Send suggestions to Diane at sbdi2@aol.com

- e) Meet-n-Greet set for last week in Saturday April, 23rd 2:00 to 4:00

XIII. Next Meeting – Thursday, 3/10/2016, 6:15PM,
Early College Academy, 2701 11th Avenue
Confirmed by Susan Willard

XIV. Meeting adjourned at 7:35PM

Attachments

Treasurer Report

Waverly Terrace Historic Neighborhood Association						
	October-15		November-15		December-15	
	Monthly	Y-T-D	Monthly	Y-T-D	Monthly	Y-T-D
WTHNA Operating Acc.						
Beginning Balance	\$ 200.00	\$ 200.00	\$ 180.10	\$ 180.10		
Credits/Deposits	\$ -	\$ -	\$ -	\$ -		
Debits/Withdrawals	\$ 19.90	\$ 19.90	\$ -	\$ -		
Ending Balance	\$ 180.10	\$ 180.10	\$ 180.10	\$ 180.10		
WTHNA Donation Acc.						
Beginning Balance	\$ 100.00	\$ 100.00	\$ 80.10	\$ 80.10		
Credits/Deposits	\$ -	\$ -	\$ -	\$ -		
Debits/Withdrawals	\$ 19.90	\$ 100.00	\$ -	\$ -		
Ending Balance	\$ 80.10	\$ 80.10	\$ 80.10	\$ 80.10		
WTHNA Petty Cash						
Beginning Balance						
Credits/Deposits						
Debits/Withdrawals						
Ending Balance						

Dianne Armstrong

February 15, 2016

Waverly Terrace Tea and House Tour, Fall 2016?

1. **Plan:** We will have 2 groups meeting at about 1:00 or 1:30? One will be for Victorian + houses, the other for homes built after that era, or the 1920s +. Before anything begins, both groups will see a half-hour power point or video on the nature of their particular genre. What do such houses look like, etc. It would be a draw to get one of the HGTV personnel—fixer uppers, for instance, to come here and do a presentation on tips in restoring old houses. Perhaps it could be a pro bono gift to us as we are trying to revitalize a neighborhood. (The before and after of Waverly Terrace, or its history, would be featured in the powerpoint. The presenter would also be speaking in the second stage [the tea].) I suggest groups of 10 at a cost of \$25/ticket for one tour; \$45 for two.
We should also have a printed program.
2. After the film and whatever discussion takes place following the showing, visitors, led by a costumed guide, proceed to the house in which tea is being served--a Victorian tea and a tea from the '20's. I have handouts for both. There they would be served by costumed hosts whose task is to present what houses are for sale or rent in the area, in what condition etc. The houses' owners might be there to supplement this information as will the HGTV (or equivalent) expert. We also explain the presence of our organization and such promising developments as the senior apartment complex behind the old school. The hosts should be able to answer any questions at this time. This period will last about half an hour to 45 minutes. Perhaps we can offer an incentive to buy by giving the purchaser a year's free membership in the Association. The agenda here is the same for the 1920s table.
3. Afterward, the visitors, again led by a guide, start the house tour. Because they are more likely to be tired, I would suggest a maximum of 2 houses, different in décor, construction, size etc.
4. Their visits to these houses should revolve around the themes of how the owners fixed these dwellings up—perhaps a before and after view. I would also suggest light refreshments at these homes—cookies and coffee, etc. Optional: At least 2 golf carts should be available for the disabled or those who tire of walking. Communication between cart driver and visitor groups would be by cell phone.
5. Finally, the visitors arrive back at the central location where they are given little souvenirs? Something to take away. Perhaps a list of available houses to buy or a key ring with Waverly Terrace Association on it—something like that to remind visitors of their visit. Perhaps at the beginning of the tours, visitors could be given souvenir notebooks with our current contact information on the front. They could use these to take notes on the lectures, etc. (In general, our contact information should be on a separate sheet to anticipate changes.)

Dianne Armstrong

Addenda:

1. Time change in #1 for groups meeting (4:30 considered too late if people on 2 tours, for example.) Tours estimated to last from 2-3 hours max. Someone on 2 tours would need to cut back on times.
2. Get a realtor to participate. Also, someone who flips houses (successful example: duplex owner at end of 11th Street.)
3. Issues and problems:
 - A) Traffic control: late arrivals, strays, finished early, etc. Coordination of the 2 groups needed. Where to put this group waiting to join tours? Suggestion: in "wait" room with HGTV station on (house rehab) and light refreshment (coffee, cookies).
 - B) Association members should serve at key stations. (At least 2 people per group at tea, for example.)
 - C) "Liaison Workers": Susan's students for minor duties: tickets, guides to houses, runners for food or other necessities to houses, clean-up, wait room attendant. Golf cart drivers? Reward: free tickets or modest payment? Will need supervisor.
 - D) The urgent need to cover all these stations means that we have a potential personnel crisis in the making unless we can get "all hands on deck." The food menu and donations to it also should be discussed along with other "gaps" in planning. At this time, some of these are: which houses to involve, speakers and power point presenter, tea hosts, advertising of tea and tours.
 - E) Obviously, there are easier ways to earn money if we compare this undertaking to a yard sale. However, the benefits of this project, we hope, extend past the money- raised issue to more permanent effects such as: the impact of new people in the neighborhood who decide to make it their home; the number of houses sold for which new and loving owners can be found to invest; the revitalization of our community through an infusion of new homeowners willing to risk the chances for growth.