



Meeting Notes:

Type of Meeting:	DHCA Called Board Meeting
Date:	9/16/2021
Location:	Virtual Meeting via Zoom Meeting ID 850 5944 4772
Is quorum present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Guests:	Renee, Jake, Jeanne

Board Name	Present	Absent
Biesel, Van	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Critz, Justin	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Day, Sharon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eisterhold, Kit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kincheloe, Rob	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lane, Harriett	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mathias, Steven	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McEarchern, Dawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Misner, Steven	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roeser, Thea	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross, Michael	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rollins, Doug	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Board Name	Present	Absent
St. Louis, Mike	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tapp, Gary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thornton, Sandra	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tomlin, William	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Weatherly, Yvette	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Meeting Notes:

Agenda Item	Main Speaker	Notes
Meeting called to order	Van Biesel	(7:08 PM) Regular Presiding Officer and Secretary are present No Consent Agenda for Approval
Announcements	Van Biesel	Information regarding Darin’s recent resignation as DHCA VP and NPU-F Chair
	Van Biesel	Reviewed rules for communication during meeting
	Van Biesel	Meeting Purpose: Single Item Agenda – Emory Graduate Student Housing at Haygood Triangle
Emory Graduate Student Housing Review and Work to Date	Van Biesel	DHCA position statement was presented at the August 23, 2021 NPU-F Zoning Committee Meeting. Next steps include General NPU-F meeting on September 20, 2021 and City of Atlanta Zoning Review Board on October 7, 2021.
	Van Biesel	DHCA approved Position Statement revisited
	Van Biesel	August 23, 2021 NPU-F meeting: Emory presented their proposal. DHCA presented the DHCA Position Statement and motion. NPU-F committee requested that DHCA clearly state motion and conditions. NPU-F recommended that DHCA withdraw the motion and work with Emory collaboratively to address concerns. Additional meetings were held with Emory, DeKalb Schools, and working committee; requests of the organizations were reviewed.
	Van Biesel	DHCA continued communication with Emory generated a new design to open the courtyard along N Decatur Road. The ARC DRI review process remains to be conducted; those project related approvals/requirements remain to be determined.

<p>Consideration of Position Statement Updates per NPU-F Request</p>	<p>Van Biesel</p>	<p>Given the overview of progress to date and the updates made since, DHCA has two position statement updates choices (per feedback from NPU-F) prior to the NPU-F meeting on 9/20/2021:</p> <p>Potential Choices:</p> <p>A. "Given Emory University's stated policy to maintain highest densities at the center of the campus and transition to lower densities at its edges to protect and buffer surrounding neighborhoods, we respectfully request you relocate the graduate student housing project to a location toward the interior of the main campus. The visual impact of this 60-foot tall, long, massive white structure so close to 1.5 story residences, the attendant noise and light pollution, and the potential added traffic and parking congestion is likely to negatively impact the quality of life of nearby residents. We oppose this project."</p> <p>B. "On condition that Emory University takes the following steps (7 delineated conditions: scaling/massing/greenspace, congestion, parking, trees, construction supervision, storm water management, and graduate facility housing use only detailed on 4 pages) to mitigate negative impact on the surrounding neighborhood, DHCA does not oppose the proposed Emory Graduate Student Housing project at Haygood Triangle."</p>
<p>Motion to oppose the project</p> <p>Sub-motion to modify verbiage of motion to oppose the project</p>	<p>Thea Roeser</p> <p>Thea Roeser</p>	<p>Motion to update the current DHCA position statement to suggested Option A to oppose the Emory Graduate Student Housing Project as designed at the Haygood Road location.</p> <p>Sub-motion to modify motion verbiage: Motion to modify second sentence of Option A to include to change the verbiage to include a note of "removal of tree canopy", to change the wording from "is likely" to "will" negatively impact, and add "lower property values" to the end of the statement.</p> <p>Approval SubMotion - Thea Roeser Second – Steven Misner Discussion: Steven Misner, Thea Roeser, Doug Rollins, Kit Eisterhold, Dawn McEarchern 3 In favor 7 Opposed Sub-motion failed</p>

<p>Substitute motion to oppose the project</p>	<p>Steven Misner</p>	<p>Substitute Motion: Adopt Option A with the following modifications to read as “Given Emory University’s stated policy to maintain highest densities at the center of the campus and transition to lower densities at its edges to protect and buffer surrounding neighborhoods, we respectfully request you relocate the graduate student housing project to a location toward the interior of the main campus. The visual impact of this 60-foot tall, long, massive white structure so close to 1.5 story residences, the attendant noise and light pollution, the removal of tree canopy, and the potential added traffic and parking congestion will negatively impact the quality of life and affect property values of nearby residents. We oppose the project as designed. If the project is to be located at the Haygood Triangle then the project should only be built under the noted conditions 1-7 (conditions stipulated: scaling/massing/greenspace, congestion, parking, trees, construction supervision, storm water management, and graduate facility housing use only).”</p> <p>Approval: Motion: Steven Misner Second – Kit Eisterhold Discussion: Steven Mathias, Van Biesel, Gary Tapp, Sandra Thornton, Steven Misner 5 In Favor 10 Opposed Motion Failed</p>
<p>Vote called on original motion to oppose the project</p>	<p>Van Biesel</p>	<p>Motion to update the current DHCA position statement to suggested Option A to oppose the Emory Graduate Student Housing Project as designed at the Haygood Road location.</p> <p>Approval: 4 In Favor 10 Opposed Motion Failed</p>

Motion to Adopt Option B	Michael Ross	<p>Motion to adopt Option B as delineated with all conditions 1-7. Motion – Michael Ross Second – Steven Mathias Discussion: Renee Nelson, William Tomlin, Van Biesel, Steven Misner</p> <p>Approval: 10 In Favor 4 Opposed 1 Abstention Motion Approved</p>
Next Steps	Van Biesel	Revised DHCA Position Statement on Emory Graduate Student Housing to be presented at the NPU-F meeting and Emory will be updated as well. Community meeting to be scheduled regarding the position statement. ARC DRI review will be a parallel process.
Question	Sandra Thornton Van Biesel	Question regarding what happens if Emory rejects the tenets of the revised DHCA Position Statement. Response: DHCA will meet and respond.
Next Meeting Date, Time, Location	Van Biesel	October 14, 2021, 7PM Virtual Zoom Meeting – Link posted to website
Adjournment	Van Biesel	(8:34 PM)