

CN

Cabbagetown NEIGHBOR

Cabbagetown Neighborhood Improvement Association
Volume XXXII • Issue Number Four • April 2023

PROM!



**DIAN
HUFF-CHATMON**

Our Cabbagetown Prom was a huge success, such a fun night! We'll definitely add this to the calendar every year. It was also a great way to show Dan And Alicia our love. They should come back from Portugal to crown the next King and Queen. That's a good reason for a future visit!

Lots of people were involved in creating an event like this. Folks volunteered to clean the center, hang lights, make backdrops and decorations etc. Thanks to all that helped, you made it fun. If anyone wants to get involved for the next committee to plan the next Ctown party contact Dian Huff at dianh1957@gmail.com. We have some fun ideas for the near future!

Thanks to *JenChans* for all the tasty pizzas they donated. And a shout out to *AMP'D Entertainment* for sending a great DJ, JC – he had the dance floor packed all night long!

"I've never been to any prom before but I might never miss this one in the future. Yay Cabbagetown for the warm welcomes from all the generations." Joan Miller Sinrich.

"What a great time ya'!!!" Seth Pajak.

For more Prom photos, see page three and twenty-one.



Cabbagetown NEIGHBOR

Cabbagetown Neighbor is a monthly newspaper produced by the Cabbagetown Neighborhood Improvement Association (CNIA), a non-profit organization. This publication is supported by advertisers. Please submit news articles, announcements, photos, and advertisements to: newsletter@cabbagetown.com.

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The Cabbagetown Neighbor is distributed – each month – during the week before the CNIA meeting (the second Tuesday of each month) to the residents and businesses of Cabbagetown. If you have any delivery problems, please let us know at: ctowndelivery@gmail.com

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Join the Cabbagetown online community at:

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Advertising with the *Cabbagetown Neighbor* is an inexpensive way to reach over 700 homes in Cabbagetown, which includes the residences of *The Fulton Cotton Mill Lofts* and *The Stacks Lofts*. It is also a great way to support the CNIA and the publication of this newspaper. Visit our website at www.cabbagetown.com or write the editor at newsletter@cabbagetown.com for more info.

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Ad Size	One Month	Three Mos	Six Mos	One Year
1/8 Page 3.75" x 2.25"	\$25	\$70	\$135	\$255
1/4 Page 3.75" x 4.875"	\$50	\$140	\$270	\$510
1/2 Page Horz. 7.5" x 4.875"	\$100	\$280	\$540	\$1,020
1/2 Page Vert. 3.75" x 9.875"	\$100	\$280	\$540	\$1,020
Full Page 7.75" x 9.875"	\$160	\$450	\$870	\$1,680

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CNIA President's Letter



ALICIA THOMPSON

Hello neighbors. There is so much going on – as usual – this time of year. We hope to see you at our next neighborhood meeting April 10th 7p (6:30 if you want to socialize a bit) at The Cabbagetown Community Center.

Of note: we are on the hunt for a Security and a Traffic Representative.

It is time again for the new neighbor party. Is April 14th at our favorite

neighbor Rich Mudafort's home. I may have overheard that the theme will be tropical? So excited that we are back on track having the party at neighbor's homes.

Can you believe that we are going to have the Cabbagetown Olympics again in May? You think they would know there is not a chance that anyone can beat Berean Avenue but hey...we will play along.

On May 6th the Patch Works will be hosting the May 6th Historic Marker Dedication Ceremony. Hang around Carroll Street and you will catch some action. Music, food, drinks, and maybe you'll learn something about the Cabbagetown.

I wanted to shout a big thank you to all the folks that opened their yards to for the neighborhood yard sale. There were people everywhere again. I made enough to probably pick up a tab at the bar. I owe Kyle a few for putting up with us here at the CNIA.

I am also excited about the annual Cabbagetown Reunion held the first Saturday in June. Join your new, old, and just back to visit neighbors on Carroll Street for art sales, cake walks, and tunes. I seemed to have moved on from hopeful to excited.

See you around the neighborhood.

Cabbagetown Neighborhood Improvement Association (CNIA) Meeting Agenda

TUESDAY, APRIL 12th, 2023 at 7p

Meeting to be held at the Community Center as well as Zoom

<https://zoom.us/j/95657039874>

Meeting ID: 956 5703 9874 • Password: 30316

Find this month's materials at: cabbagetown.com/agenda

6:30 Social Happy ½ Hour

7p: Meeting begins.

I. Welcome and announcements by VP Marina Gutierrez

- New neighbor? cabbagetown.com/membership

- Open Positions: Security Rep and Traffic Rep

II. Review and approve March minutes.

III. Atlanta Police Department

IV. City of Atlanta: Council Person - Liliana Bakhtiari

V. President Report - Alicia Thompson

VI. Financial Report: Jack Cunningham, Treasurer

VII. Committee Reports

- **Chicken Noodle Network** – Lisa Myers

- **Hospitality** – Amanda Bisgaard

- **Communications Chair** – Naomi Siodmok

- **NPU** – John Dirga, Cabbagetown Representative

- **Historic Preservation and Land Use Committee** –

 - Jake Elsas and Naomi Siodmok, Chair

- **Cabbagetown Initiative** – Todd Gandee, CI President

- **Cabbagetown/Reynoldstown Transportation Committee**

VIII. New Business

IX. Old Business

8:35p Adjourn



Moments in time from the 2023 Cabbagetown Prom.

CNIA: General Meeting Minutes

Tuesday, March 14th, 2023, 7p via Zoom. Meeting conducted by Marinangeles Gutierrez Rivera. Minutes by Marina.
Meeting opened at 7:05p.

7p: Meeting begins

1. Welcome – Amanda Bisgaard

- Come early for a 6:30p happy hour with drinks and pizza every CNIA meeting.

2. Vice President Announcements – Marinangeles Gutierrez Rivera

- Membership drive: Email went out on Monday. Using email to get more people in the room. Also, be sure to sign-up again via the membership form to vote this year: <https://cabbagetown.com/membership>. This form must be submitted every year.
- Positions open include: communications, safety, and transportation committee. Come join us!
- DeKalb Avenue Safety Improvements meeting update.
 - i. The meeting was well attended.
 - ii. Working to complete improvements on DeKalb Ave this year.
 - iii. Currently focusing on utility movements and then the installation of medians followed by the resurfacing of the road. The center lane will become left hand turn lanes.
 - iv. Will be installing a bicycle lane while resurfacing the road.
 - v. Will likely have more sessions for input.

3. Review and approval of the February minutes

- Approved

4. Atlanta Police Department

- No officer in attendance.

5. City of Atlanta - Council Person Lilianna Bakhtiari - Nic Cappon

- Championing \$1M of TSPLOST dollars to Park Pride for District 5.
- Monday, March 20th at 6p in City Hall - Transportation Summit to prioritize what matters for the NPU and district-wide. Will likely take about a month to establish these priorities. Meeting is in-person only. NPU to identify a designee.
- Krog Street Tunnel Phase I - Should be done within the next two weeks. Phase II - will have broader community input sessions to discuss disruptions.
- Drove through the district today and are looking at how to mitigate transportation issues especially on Carroll Street.
 - i. Considering closing Carroll Street to traffic and opening up more outdoor dining.

6. President Report – Alicia Thompson

- Prom was a success. Quite a few people attended. Great community event. Thank you prom team!
- Next event is the neighborhood yard sale on Saturday, March 18th from 9a - 1p. 22 homes have signed up to be on the yard sale map.
- Elected a new secretary for CNIA, Lucy Perkins! Approved

7. Financial Report – Jack Cunningham, Treasurer

- cniatreasurer@gmail.com - email is the best way to reach Jack with questions on the budget.
- 2022 was a successful year. Added new events for the 2023 year as a result such as prom. Prom had 182 guests with a professional DJ. Prom - contributed about \$1,000 to the account.

- Have budgeted for 4 bingo nights this year, but can do more.
- Fall clean-up events scheduled.
- Looking to do two new neighbor parties this year (one in the spring and one in the fall).
- Cabbagetown Tour of Homes is our largest event and the Ctown Crawl raised a lot of money this past year. Lots of people bought tickets, but less brought food, so will probably edit the pricing structure to encourage more people to cook or provide more food.
- Concert series in the park - we pay the permits and the bands - no ticket fees (free to attend). Donations are permitted and beer or popcorn are usually provided. Looking to potentially get more funding from CI for more professional sound support.
- Cabbagetown Reunion – Jacob and Jack will coordinate with PatchWorks to see who pays for what.
- Movies in the Park - looking to fund and sponsor at least one movie.
- Looking to spend \$20,000 - \$25,000 over the year. Make much of the money through the year through ads in the Cabbagetown newspaper, which goes to 750 residents a month in hard copy and is available online via Facebook and Nextdoor.
- Would love to sell more merchandise on the website. We want a merch czar to help out! Open to a mock-up of merch to sell. Would be open to adding another \$500 to the budget for merch and could consider a competition for the design.
 - i. FOCC - Friends of Cabbagetown Conservancy - they have some merchandise on the website. Looking to kick this up again.
 - ii. March 25th - Park volunteer day - 10a in Cabbagetown Park - sign-up in advance, so they can provide tools if needed. Sign-up will appear on social media soon!
- Have \$1,500 in the budget for any "bonus event" - feel free to email the president and/or treasurer with ideas.
- Budget was approved.

8. CI Budget - Michael

- Biggest money makers are Chomp & Stomp and Romp.
 - i. Raising the spoon fees for Chomp & Stomp from \$10 to \$12
 - ii. Adding a 15 percent contingency for the event.
- Budgeted to make donations to organizations like CNIA and Forward Warrior!!
- Looking to add controlled access to the Community Center so access can be granted via a code.
- Funds to partner with Park Pride to address erosion related projects.
- Projecting an overall loss due to not using funds during the pandemic, there are reserves to dig into.
- Bakhtiari is looking to reimburse CI on what was invested into the Community Center.
- Budget was approved.

9. Committee Reports

- Communications Chair – Naomi Siodmok
- Check out the monthly events here: <https://cabbagetown.com/calendar?view=calendar&month=03-2023>

Continued on page 20

CABBAGETOWN INSIGHTS: MARCH 2023 LOCAL REAL ESTATE STATS

SUMMERHILL

25 ▲
HOMES FOR SALE
34 ▲
HOMES PENDING
158 ▲
AVG DAYS ON MRKT
\$596,000 ▲
AVG HOME PRICE
\$327 ▼
AVG PRICE SQFT

GRANT PARK

28 ▼
HOMES FOR SALE
18 ▼
HOMES PENDING
62 ▼
AVG DAYS ON MRKT
\$585,000 ▲
AVG HOME PRICE
\$332 ▼
AVG PRICE SQFT

INMAN PARK

06 ▼
HOMES FOR SALE
04 ▲
HOMES PENDING
46 ▲
AVG DAYS ON MRKT
\$836,000 ▲
AVG HOME PRICE
\$370 ▼
AVG PRICE SQFT

KIRKWOOD

13 ▼
HOMES FOR SALE
14 ▼
HOMES PENDING
78 ▼
AVG DAYS ON MRKT
\$483,000 ▲
AVG HOME PRICE
\$309 ▼
AVG PRICE SQFT

REYNOLDSTOWN

28 ▼
HOMES FOR SALE
19 ▼
HOMES PENDING
72 ▲
AVG DAYS ON MRKT
\$702,000 ▲
AVG HOME PRICE
\$370 ▼
AVG PRICE SQFT

CABBAGETOWN

08 ▲
HOMES FOR SALE
14 ▲
HOMES PENDING
58 ▼
AVG DAYS ON MRKT
\$439,000 ▲
AVG HOME PRICE
\$382 ▼
AVG PRICE SQFT

STATS COURTESY OF MICHAEL GRUE. 770.609.5503
HOMESAVVYREALESTATE.COM

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C'town Chows: Bagels, Burgers, & Billiards



**STACY
and JAKE**

In this month's edition of C'Town Chows, we're hopping all over the place, with a wide variety of ATL recommendations. What's even stranger than the headline is that all of these spots can be found in the same shopping center, just a couple miles uptown, in **Ansley Mall**.

Similar to a day in the life of Stacy and Jake, we'll be starting off with the bagels. In our humble (and Jewish) opinions, there's really only one good spot within

a reasonable distance to our tiny 'hood to get a good bagel, and that is at **Brooklyn Bagel Bakery and Deli** (1544 Piedmont Ave NE). This place has the goods. Bagels fluffy enough to hold all the schmears and the lox, but chewy enough to force you to keep your mouth closed for a good period to think about why you had so much to drink the night before. Dips, chips, and spreads, as well as classic deli delights and the **Dr. Brown's** soda you haven't had since you were a little kid. It really is an authentic NY bagel joint, and that's the only type of bagel I'm interested in eating.

For the next item on the most random collection of recommendation lists possible, we head to a new Italian seafood eatery, **Alici Oyster Bar** (931 Monroe Dr NE), pronounced like "I'll have a (third) lychee martini, please". If you don't know how that's pronounced, I don't know how to help you.



Inside Alici Oyster Bar

OK, correct, this is not a burger place, but "burger" went better with my headline so deal with it, and just go to **Little's**. Anyway... **Alici** – opening just at the end of 2022 in the **Midtown Promenade** – was quite impressive in our first visit. The things you'll notice first when getting inside is the coastal Italian architecture, smell of fresh made pasta, and the real-deal tatted up chefs in the beautifully designed open-kitchen speaking chefy phrases like "need hands" or "corner" or "hot behind" (I thought they were saying that last one to Stacy, and I was like, woah, back off).

Once you sit to order though, you'll see an array of oysters, followed by tons of fresh pasta dishes and some fantastic fish entrees. We pretty much ordered everything, so we could just round out this article listing everything on the menu, but will elect to stick to just the highlights.

Some must-gets are the Octopus Socca (which is like a pizza of sorts served on a pancake-like bed made from their chickpea base), the super light and refreshing Farro and Strawberry salad, and the zesty lemon-forward Egg Yolk Tagliatelle. Overall, we had a lovely experience, and would highly recommend you check it out.

To wrap up this crazy collection of stops on the tour for the weird and wonderful, we head to the laid-back, local pool hall dive bar, **The Independent** (931 Monroe Dr NE). "An authentic NY bagel joint, then a swanky dinner bistro, now a grungy local dive to play some billiards? Man, Jake and Stacy have some range!! "Wow, I can't believe you were thinking that too..."

Well, the truth is we're not all bad and boujee in the Gussin/Spector household and we like to enjoy the Champagne of Beers and some billiards from time to time. When that urge strikes, we're absolutely heading to **The Independent**. Chilled-out, casual, atmosphere, and lots of pool tables to enjoy some friendly competition with a loved one or the stranger you met at the oyster bar. Absolutely check it out if you haven't been, and if you have been, give me a shout, I'd love to lose to you in some pool!

As always, we're constantly in search of our next new visit, so if you've got a spot we need to try, let us know at **Stacy.Spector22@gmail.com**, or catch us around the neighborhood! Thanks for tuning in.

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Giving Back



JOHN DIRGA

She's a 4th degree black belt! Fashion model! Artist! Seamstress! Caregiver! She's your neighbor! And she needs our help...

You've seen her smiling face floating amongst the peaceful koi at the Krog Tunnel entrance mural, but if you don't know Bertha personally, you might enjoy her interview with Artist Ashley Dopson ([youtube.com/@cabbagetownusa](https://www.youtube.com/@cabbagetownusa)). They talk about everything from Little's burgers to

redlining, and it paints portrait of old Cabbagetown from a rare and insightful perspective.

Bertha Wise Jr. has lived on Berean since 1982, and we're raising money to help fix her front porch. Join us as we strive to reach our target of \$5000. Your generosity is greatly appreciated; Any amount helps!

Visit [cabbagetown.com](https://www.cabbagetown.com) to send a little love, or register for our volunteer work day. More details: info@cabbagetown.com

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Cabbagetown Condominiums Market Snapshot

Here to serve your real estate needs in Cabbagetown.

JAMES ROBBINS, NEIGHBOR & CABBAGETOWN REAL ESTATE EXPERT



18

Homes Sold



\$482,000

Median Closed Sales Price



2.7

Months of Inventory



21

Average Days On Market



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Scan Here For An In Depth Market Analysis of Homes in Cabbagetown.



PAGE 9 NEWS

Cabbagetown has its fair share of weirdness and funk. But step outside of our friendly confines, and things get even weirder and funkier. Don't believe us? Read on...

Setting goals

Donald Matthew Santacroce, 65, really wants to go to federal prison. On March 6, he entered a Wells Fargo bank in Salt Lake City and handed the teller a note: *"Please pardon me for doing this but this is a robbery. Please give me \$1. Thank you."* According to KSL-TV, the teller handed over a dollar and asked Santacroce to leave, but instead he sat down in the lobby and waited for police. During his wait, he mentioned that it was a good thing he didn't have a gun, because the police were taking so long. At that point, the manager ushered employees into a locked back room. The arrest report noted that Santacroce said that *"if he gets out of jail, he will rob another bank and ask for more money next time"* so that he'll be sent to federal prison.

Bonfire of the Vanity Plates

Maine's vanity plate free-for-all is at an end. The state's review process for custom license plates was effectively ended in 2015, after which residents could – and did – put nearly anything on the tags, including profanities. Lawmakers have now had enough: The state is reestablishing a review process and recalling hundreds of "inappropriate" plates, NBC Boston reported. But resident Peter Starostecki wants to know: What's inappropriate about soy products? The state recalled his plate, "LUVTOFU," because it *"could've been seen as a reference to sex instead of admiration for bean curd."* Secretary of State Shenna Bellows said vehicle owners can still express themselves – but that they should do so with bumper stickers, not state-issued tags. *"We have a public interest in keeping phrases and words that are profane or may incite violence off the roadways,"* she said. So, Maine motorists, consider yourselves safe from tofu-induced road rage. For now.

Cocaine Cat

If you saw the phrase "cocaine cat" trending recently, here's why: A wild cat that was captured in Cincinnati and tested positive for cocaine, NPR reports. A big cat named Amiry escaped from his owner's car during a police stop in January. Soon after, local dog wardens started getting calls about a possible leopard stuck in a tree. Responders retrieved Amiry, brought him to a shelter, and called in an expert. Per NPR, *"The expert suspected Amiry was actually a serval: a long-legged, big-eared wild cat that is native to sub-Saharan Africa and illegal to own in Ohio."* A DNA test confirmed that hunch – and found narcotics in the cat's system. (After an incident last year involving a monkey on amphetamines, the shelter now tests all "exotic" animals that come through its doors.) Amiry is currently living at the Cincinnati Zoo and Botanical Garden. He suffered a broken leg during his ordeal, but is recovering well, says lead trainer Linda Castaneda. *"Amiry is young and very curious,"* she said. *"He is exploring his new space and eating well."* No charges have yet been filed against Amiry's former owner, but the case remains open.

Top of the Charts

By Kyle F. Bidlack

What is Cabbagetown listening to? Good question.
Here's March's hottest songs on the *Milltown Tavern* juke box.

- | | |
|---|--|
| 1 ASHANTI
ROCK WIT U (AWWW BABY) | 9 ROBYN
CALL YOUR GIRLFRIEND |
| 2 MADNESS
OUR HOUSE | 10 DAVID BOWIE
LET'S DANCE |
| 3 THE GRASS ROOTS
SOONER OR LATER | 11 MARK RONSON
VALERIE |
| 4 PUP
DVP | 12 BEE GEES
TRAGEDY |
| 5 TV ON THE RADIO
WOLF LIKE ME | 13 TURNSTILE
CAN'T GET AWAY |
| 6 HADDAWAY
WHAT IS LOVE | 14 ROB THOMAS
SNOWBLIND |
| 7 BILLIE ELLISH
BAD GUY | 15 MGMT
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| 8 PINK
TROUBLE | |

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Tithoni THE MEXICAN SUNFLOWER



**ARTY
SCHRONCE**

The first Mexican sunflowers I ever saw must have been seven or eight feet tall.

I was ten years old, and Mrs. Caskey had to reach over her head to pull down some blooms to cut for me.

Granted, Ida Caskey was a short, elderly woman, and I was a child, and this was more than fifty years ago, and time has a way of distorting memory. Nevertheless, I was overwhelmed.

Along with their timberesque stature, I was impressed by the color of the flowers – a vibrant lacquer red. In their form and intensity, the flowers looked like they had been lifted from a Peter Max poster.

Mexican sunflowers, perhaps more properly called tithonia as they are not true sunflowers, are easy to grow from seed and will bloom all summer. Sow the seeds in a commercial seed-starting mixture or directly into a well-prepared spot in the sunniest part of your garden. I think they perform better when sown directly where you want them and not transplanted. Garden centers also offer plants for the germination-challenged or impatient.

Mexican sunflower is heat tolerant and drought resistant and will bloom all summer. Although it is an annual, it sometimes re-seeds itself. Butterflies frequently visit the flowers as do other pollinators, and goldfinches will come to eat the seeds. Good companion plants include zinnias, goldenrod, Mexican bush sage, blue anise salvia and, of course, our native sunflowers.

I've grown Mexican sunflowers in recent years, and I am happy to report that the flowers are as stunningly bright as I remember, if not even more so. Seed companies have downsized the plant, however. Most catalogs and garden centers only carry dwarf varieties. Some are as short as three feet – a concession to smaller gardens, and the fact that the tall ones were sometimes toppled by storms. Even so, it's a pity the tall ones aren't also offered. Sometimes being overwhelmed makes for a wonderful memory.

Arty Schronce is a degreed horticulturist, garden writer and lecturer whose articles and photographs have appeared in numerous newspapers and various magazines and books.

5.44" OF RAIN IN MARCH

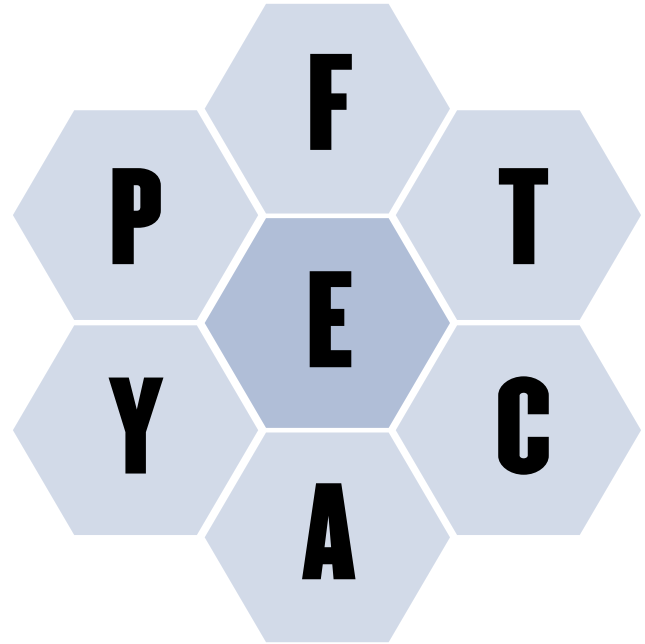
Cabbagetown received 5.44 inches of rain in March 2023.

That's .76 inches above the thirty year average.

For 2023, we are 1.17" above the thirty year average.

Spelling Bee

How To Play Spelling Bee: 1) Words must include the center letter. 2) Words must contain at least four letters. 3) Letters can be used more than once. 4) Each puzzle includes at least one "pangram," which uses every letter at least once. **How many pangrams can you find?**



- 1 15
- 2 16
- 3 17
- 4 18
- 5 19
- 6 20
- 7 21
- 8 22
- 9 23
- 10 24
- 11 25
- 12 26
- 13 27
- 14 28

Last month's Pangram solution: Nicknaming

CATS OF CABBAGETOWN: O.J. & GEORGIE

By Chelsea and Melissa

This month, we caught up with the delightful DeChant family – and their impressive and diverse menagerie.

OK, so this is Georgie?

David: Calliope named him after the character in Stephen King's *It*. Georgie dies in the beginning of *It*.

Oh no! If cats have nine lives, which is Georgie on now? The first?

Zed: He'll be one in June. We got him right after I graduated.

D: Both cats came to us in the same way, which was by getting in our motors. Both of them, years apart, tunneled into our vehicles, and I had to take the car apart to get Georgie out. This one, O.J., hates me and I don't know why, but Georgie at least accepts that we saved his life.

Does he like anyone?

Ann-Marie: He likes Zed.

D: Yeah, he likes everyone but me.

How did you find him? Do you routinely knock on the hood?

D: No, but with O.J. it was just a cold day –

Z: No, it was summer.

D: I turned on the motor and I could hear him screaming because stuff was happening. Both times that was the case.

Z: O.J. was in the motor of your car while we were parked at school.

A: His paws were all burned because they had just re-paved the blacktop parking lot and the poor cat had so many wounds.

Z: And so many fleas. I was tasked with removing them.

A: He probably had 200 fleas on him. It was disgusting.

Georgie interrupts the flow of conversation by nimbly traversing the series of custom-built catwalk shelves David has installed in the kitchen.

Z: O.J. hasn't figured it out yet. He's a little too big for it, but Georgie is crazy. He's got so much energy. They also have an outdoor enclosure along the side of the house.

D: Outdoor patio. They catch lizards and birds and stuff in their outdoor life, but they're both afraid of the earth, like if they were to touch the ground they'd freeze or run away, even though they were rescued from the earth. That's the only indication that they remember their pasts at all.

Z: But Georgie will paratrooper down from the shelves to annoy O.J. while he's sleeping. He's such a booger. He also loves to stand on top of the French doors until he realizes he can't get down or falls off. He'll do it twenty times.

D: There's hissing and huffing every day. It's just cats declaring things to each other.



That's how our cats are too. How do they get along with the dogs?

A: Whenever we feed the dogs, he insists on getting at least a few pieces of dog food.

Z: Georgie eats anything and everything. His favorite treats are peanut butter, yogurt... It's the strangest thing. Since day one he's done that. It's not like we don't feed him; he eats 24/7. We have to lock him away when we're eating because he'll try to steal your food.

I've taken many meals at my desk in my bedroom for that reason.

Z: The dogs don't mess with O.J. because he's the big boy, the alpha, but Georgie and Piglet love to play. She'll sit there and wrestle with him and let him bite her.

D: Piglet's the only dog that will tolerate cats. Piglet will just take it. All the other dogs are like, "No, this is my space."

Z: Little Rosie will growl at him as he's walking by and he'll do that sideways cat-crab walk, like he's about to attack.

D: One thing I love about Georgie is he's real vocal. He yells all the time. He always lets you know what he wants.

O.J. seems more subdued.



D: O.J. used to eat up there (at the top of the series of cat shelves), but I don't think he can quite make it up there

anymore. He's ten or eleven now. But Georgie gets on top of the pantry, on top of the refrigerator, everywhere.

Z: Not a lot of glass out. Bowls are always thrown across the room. He's crazy, Georgie.

D: When Georgie was a kitten, he was a breaker of things. He got on every surface and it made us put all our "good stuff" away. The fat cat, O.J., learned quickly not to get on "stuff".

Is O.J. named O.J. because he's orange or after...?

D: Yeah, after the wife-slaying former athlete. Orenthal James.

Z: The condition on keeping O.J. was that you could name him. I was thinking more along the lines of Simba.

D: Nobody on Facebook wanted him. Once you've taken the fleas off a cat, that is your cat.

A: Once you have a cat in the house and you've got a four and a six year-old, that's your cat.

D: O.J. was my first cat, so I had to learn how to be a cat person. But now I am, even though he's never been in my lap.

Z: He's my baby, though. He sleeps with me every night—always has. We have a special sort of bond.

Thanks very much, guys.

A: Let us know if you run out of cats to profile because we also have nine chickens you can interview.

Roll Call: A New Neighbors Day at the Beach

By Karen Russian and Amanda Bisgaard

You're Invited! Cabbagetown new neighbors, we would like to welcome you with a party!



Life's a beach at Rich's house on Tye Street.

The Cabbagetown Welcome Roll Call Committee (CRC) is ready to "Roll Call 'again with a party to welcome our new neighbors! So if

you have moved to Cabbagetown in the last year – This party is for YOU! *It's a blast so don't miss out!*

When: Friday, April 14th at 7p

Where: At the home of Rich Murdaford, 265 Tye Street

What to bring: BYOB, Hawaiian shirts & beach theme encouraged!

More info: Text Amanda Bisgaard at 931.216.8816

or Karen Russian at 404.422.3515

Our next welcome party will be at the only beachfront property in Cabbagetown, the home of Rich Murdaford at 265 Tye street on Friday, April 14th at 7p. The CRC has had some incredible welcome parties so you don't want to miss this one!

To keep the momentum going, we need your help! We would like all existing and new neighbors to come to the party to welcome anyone new in the neighborhood. Having said that, this is gonna be a PARTY! There is a beach theme and Hawaiian shirts are encouraged.

Cabbagetown is more than just a neighborhood. It's a state of mind – a state of being. And making the scene at the Roll Call Party let's the world know that you are here.

The Roll Call Party is one of our best and most cherished traditions. It's guaranteed to give you memories you will never forget.

We promise! ***We are excited to see you in April to celebrate the wonderful people of our neighborhood!***



HELP YOUR NEIGHBOR!

Please join us as the community supports our friend, Bertha!

With cooperation & leadership from Councilmember

LILIANA

BAKHTIARI,

Cabbagetown is raising money to repair Bertha's front porch plus a couple other small fix-it's!

Read her article in this edition!

Watch the video! Share the love!

Your generous contribution will process via the 501c3 CNIA

Cabbagetown Neighborhood Improvement Organization



AM 2023 Tax Assessments Are Here!

If you have one or more properties and wish to appeal the Assessment, contact us.

We have a wealth of experience appealing property taxes for both individuals and landlords. The deadline to appeal is 45 days from the date on your Assessment.

Don't miss the deadline! Contact us now.

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Attorney at Law

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275 14th Street, NW • Suite 200 • Atlanta, Georgia 30318

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PEOPLE, GET READY!

By Daniel Karasek

On 4/20, 6-9, Hookers, Ragdolls, and Animals, Oh My!

On 4/20 this year, Daniel Karasek proudly presents a special Cabbagetown Concert Series show featuring Blair Crimmins and The Hookers, Rae and the Ragdolls, and Chicken and Pigs.



Blair Crimmins was part of the Cabbagetown neighborhood for years and is excited to bring his merry mob of ragtime rowdiness to our Brookshire Amphitheater.



Rae and the Ragdolls are a young band out of Woodstock that have been flooring folks around Atlanta with their sick shows.

Chicken and Pigs are a blues outfit led by Jeff Evans that stays true to traditional southern blues. The show runs from 6P to 9P with a raindate of 4/27. As always, this is a free event but donations are always appreciated. *Hope to see y'all there!*

CABBAGETOWN CONCERT SERIES
cabbagetown.com/concerts

BLAIR CRIMMINS AND THE HOOKERS

RAE & THE RAGDOLLS

CHICKEN + PIGS

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ATL METRO POPULATION? 6,100,000

According to Macrotrends, that's a 1.55% increase from 2022.
The metro area population of Atlanta in 2022 was 6,013,000, a 1.73% increase from 2021.

Ctown Winter Olympic Games

It all began thanks to Ishkabibble Elsasserrfrasser



Blessed readers, *The Patch Works* is finally sharing the never-before-told tale of the origins of the Cabbagetown Olympics.

Forever held firmly in the secretive breasts of the Elsas Delluminati, this historical record can no longer be kept in the invisible dark. So, for the sake of our community and all the peoples, The Patch

Works today must break the windless silence.

Thusly, after securing from its Board a victorious 1-0 quorum, and with a complete disregard for the inevitable psychic shock, The Patch Works now brazenly unfurls this not-so-mellow dramatic narrative of one man's unmitigated chutzpah. Indeed, this is an oft-bleeding saga that still pumps fitfully through the clotted heart of Cabbagetown, where not a single unwitting Mill Village resident has remained safely untouched by this somewhat occasionally annual assemblage of gritty, sodden champions, who fearlessly fumble on the yellowing fields of Olympic Park.

This is the story. Bum-bum.

It begins, as all epic stories do, with delusion. This particular unhinged vision hatched in the eggy noggin of a middle-aged boy-man, who hailed from the 19th-century Kingdom of Rottweilerdam, which was then known for its middlingly successful business of exporting hairless feral cats. Our hero's name... was Ishkabibble Elsasserrfrasser, who happened to be Jacob Elsas's first cousin thrice-removed on his unknown father's side. Forgotten by most enlightened humanity, our unsuspecting Ishkabibble was to embark on a tenuous personal journey that ended, as all epic stories do, with robust failure. But oh how he tried.

Ishkabibble's odyssey set sail during his endless stint as Cabin Mensch on the mighty Greek-Ottoman-Israeli frigate Constantinopolisekmekstein. One salty night, after gorging himself on sautéed sea slugs with a dash of sage, Ishkabibble slipped into a scurvy-induced power dream. Upon awakening several weeks later, he claimed to all who would half-listen that the spirit of Evangelos Zappas – great-great-great-ish grandfather to Frank and patron saint to One Percenters everywhere – appeared unto him. According to Ishkabibble, Zappas spoke in the ancient Language of the Valley, the flavorful tongue of the gods of Cali Fornia.

Ishkabibble swore that Zappas – with his torrid body ringed by hempen vapors – warbled a well-waxed soliloquy about how some totally awesome dude should totally party on with the very excellent Olympic Games... but only by spending gnarly amounts of money. Zappas rambled until his bloodshot eyes glazed over, whereupon he went poof, but only after honoring Ishkabibble with the traditional Cali Fornia farewell of gagging himself with a holy silver spoon.

At that, Ishkabibble awoke with terribly bad breath but also the knowledge that great things could only be achieved by

being stinking rich. Motivated and decidedly fragrant from his trimethylaminuria, Ishkabibble resolved to seek out his first cousin thrice-removed on his unknown father's side... who had been prospering in the Newer World... and ask him for some start-up dough. Buoyed by unsinkable kismet, Ishkabibble leapt into the heaving sea, rode a finless porpoise to Peoria, and caught the next train to Atlanta.

And so it was, on April 1st in '85, when Ishkabibble first rapped his pointy knuckles on the front door of ***Fulton Cotton Spinning Company*** and loudly brayed his arrival. Jacob – mistaking Ishkabibble's preternatural crowing for the Angel of Death – decided it was, in fact, a good day to build a mausoleum and left for the cemetery. Truth be told, Ishkabibble never once actually met Jacob, who was coincidentally always somewhere else.

Ishkabibble took immediate action, marching through The Mill's maw-ish halls, hoarsely sermonizing that the path to salvation lay in the resurrection of games played by naked, grappling Greeks. Despite his fervent zeal, Ishkabibble's attempt to solicit funds fell entirely on deaf ears, because yeah, no one cared.

[SIDE NOTE: how Cabbagetown really got its name. Mesozoic wall paintings reveal that the literal English translation for "money" in Rottweilerdam's now-dead language was "cabbage." Ishkabibble's profound interest in obtaining copious quantities of cabbage became legendary. Sadly, the only cabbage Ishkabibble ever received was thrown at him.]

Nigh undeterrable, Ishkabibble endured the ardent heat and the mechanized cacophony, until – brain twirling and throat aflame – he espied another vision: a fair maiden rising from a bed of ebony jewels! Well, actually, what he saw was some disheveled woman plopped atop a pile of coal.

Yet there she sat, snowy lint flitting around her oleaginous locks, settling ever-so-gently on her Weave #7 jute gown generously blackened by the coal chute down which she had just fallen. Enchanted by her lumpen beauty, Ishkabibble held out his veiny-blue hand. As she reached for it, their lazy eyes met.

She... was Epiglotia Sweinhardt, elderly god-spinster to the young Mathilda Reinhardt, who would one day become Benjamin Elsas's wife. And while Mathilda's renowned singing talent led to her immortalization with a Factory Lot street name, Epiglotia's wretched cackling caused the earth to frack, thrilling oil barons and becoming the scientifically proven source for 21st-century Climate Change.

Upon hearing of Ishkabibble's ambitions, Epiglotia eagerly offered her entire fortune, which she made selling hair-straightening products for French poodles. Her one condition was that she would sing at the Opening Ceremony. Smitten, Ishkabibble drooled his agreement.

Continued on next page.

MAKING NEW THINGS OUT OF OLD THINGS



**KATIE
MARQUELING**

Let's be honest: recycling is hard. A product's claim that it is recyclable does not necessarily mean that your recycling company will accept it. While you may be trying your best to follow all the rules you have learned, each recycling company has slightly different standards that you might be following incorrectly. Don't worry, though; we are here to (hopefully) help.

Who is my recycling company?

The first step to recycling properly is knowing who your provider is and what their rules are. Cabbagetown residents mainly use two different recycling companies. The Fulton Cotton Mill Lofts and The Stacks uses **Conex Recycling**, whereas the rest of Cabbagetown homes use the City of Atlanta Recycling. Keep in mind that some businesses may use alternative programs, so you should inquire about their programs and their rules before recycling.

What can you recycle?

There are two main recycling models. Conex follows the "paper-plastic-aluminum" model, whereas City of Atlanta uses "paper-plastic-aluminum-glass." While that seems straight-forward, there are surprisingly strict restrictions and weird rules for the categories.

Paper. Almost all forms of paper are accepted. This includes newspapers, magazines, office paper (including shredded), junk mail, catalogs, notebooks, cardboard packages, shoe boxes, and cereal boxes. Any large metal spirals need to be removed, but smaller materials, such as staples, paperclips, and binder clips, are able to be recycled. Glue and tape do not need to be removed as long as they are not excessive. Cardboard products must be disassembled into flat pieces. In simpler terms, any paper or cardboard that is clean and flat is good to go.

Plastic. Plastic containers 1–7 may be recycled. You can determine the type of plastic your container is made of by locating the recycling symbol. Typically, it is printed on the side of a label or embossed on the bottom. Plastic containers must be rinsed and their caps placed back on before being placed in the bin.

Aluminum. Much like plastic products, aluminum products may be recycled as long as they have no food or liquid residues. This includes, but is not limited to, tin cans, soda cans, and aluminum foil.

Glass. The Stacks residents cannot recycle glass. Cabbagetown residents who use the City of Atlanta Recycling can place glass into their bin that is empty, clean, and dry. Lids should be removed if made of a different material.

What can't you recycle?

Items that cannot be recycled with our local recyclers are styrofoam, plastic bags, hazardous materials (including chlorine, paint, motor oil, and cleaners), garbage, light bulbs, electronic devices, clothing, mirrors, photos, and diapers. Essentially, if it is

not an approved paper, plastic, or metal (and sometimes glass), you cannot recycle it in the home bins. When in doubt, throw it out.

What happens if you want to recycle something that your recycling company does not accept?

Just down the street, **The Center for Hard-to-Recycle Materials (CHaRM)** takes styrofoam, mixed paper, cardboard, books, musical instruments, bikes, electronics, paint, chemicals, mattresses, cooking oil, tires, glass, appliances, metals, cigarette butts, and plastics. CHaRM is by appointment only, and some items cost a small fee to recycle. Items that are difficult to recycle should never be placed on the side of the curb or in the trash.

What are some general tips?

1. Make sure your containers are clean.
2. Break down (flatten) your boxes.
3. Reduce and reuse before recycling.
4. Take advantage of hard-to-recycle companies.
5. If you have any questions about recycling, contact your recycling provider.

The Games

Continued from previous page.

Flush with someone else's cabbage, Ishkabibble made it rain. Unfortunately, his ability to budget was on par with Epiglotia's voice: it sucked. He threw lavish parties, promoting the games by feeding guests unlimited amounts of Cabbagetown Steak and Yoo-hoo. And oh, sure, after being wine and dined, everybody was stoked to watch a bunch of sports, but hell no they weren't about to give Ishkabibble money.

On November 1st, when the Summer Games were set to begin, competitors arrived to find that Ishkabibble could only afford several burlap sacks, a box of rubber bands, and two hula hoops.

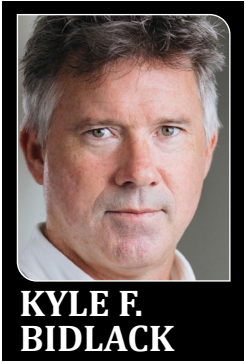
That being said, he had made friends with a musical bootlegger, who was happy to provide free concessions. Well, a funny thing happens when lots of ornery folks guzzle gallons of white lightning: they go freaking nuts. And, oh Lordy Lordy, on top of that, Epiglotia had started to sing...

So, rather than ushering in a new era of Olympic competition, Ishkabibble instead caused the Strike of 1885, which fortunately ended as soon as the moonshine wore off. As for Ishkabibble and Epiglotia...? Some say they swam to Tahiti. Others swear they fell into the Yellow River and are now living deep in the Okefenokee. Regardless, many locals still muse – in only the hushiest of whispers – that one day the two will return to finish what they started...

The Cabbagetown Winter Olympic Games. Street vs. Street. May 20th, 2023. Opening Ceremony at 10a. Team Captains, email us at info@thepatchworks.org. All booze is welcome to attend.

BOLD PREDICTION

The Decline of The Golden Arches



KYLE F. BIDLACK

McDonald's stock price recently reached an all-time high: \$279.61 per share. Just twenty years ago, you could buy a share for a little more than \$13 bucks.

McDonald's is also one of the biggest real estate companies in the world. It owns or leases more than 38,000 restaurants in over 100 countries and has a portfolio worth an estimated \$30 billion.

McDonald's seems to have mastered the business of business. It appears they do everything well – EXCEPT food quality, customer service, wait time, and restaurant cleanliness – all things that mean a lot to the average customer.

The last time you visited a McDonald's, were the tables clean? Was there one or two broken chairs? Was there a mop bucket in the corner full of dirty, smelly water? Was the "PlayPlace" in a state of disrepair, or maybe even roped off with yellow caution tape? Was the self-serve beverage station filthy? Perhaps you waited more than five minutes in the drive-thru?

According to Customer Engagement Insider, McDonald's ranks dead last in overall customer experience. They scored a 68 (out of 100) in 2022 (down from 70 in 2021). *Chick-fil-A* led the way with a score of 83. According to *Market Force*, McDonald's also ranks dead last in customer loyalty. According to *Restaurant Business*, McDonald's again ranks dead last in overall cleanliness.

In 2017, McDonald's had the worst food quality of all the major fast food brands – According to RBC Capital Markets – and it's only gotten worse in recent years.

Getting drive-thu? McDonald's has the second slowest drive-thru in the industry. Get ready to wait almost five minutes for your food. Surprisingly, only Chick-fil-A is slower.

SO HERE'S THE BOLD PREDICTION:

Within ten years, the McDonald's brand will be on its death bed, UNLESS they address all the things that mean the most to the average customer. The company has the money to address the long list of issues, but does it have the stomach and the smarts to fix the bad taste left in consumer's mouths?

Some advice on how to reverse the decline of The Golden Arches:

- 1. Steal Chick-fil-A's customer service playbook and follow it to a tee.*
- 2. Simplify your menu and focus on what you do best.*
- 3. Stop engineering your food and start serving high quality food that is cooked perfectly and served with a smile.*
- 4. Re-dedicate yourselves to cleanliness.*
- 5. Take GREAT care of your employees and pay them a living wage.*
- 6. Never forget that you are in the "making people happy business". Make people happy and you will succeed.*

CHICKEN & PIGS!



*Chicken and Pigs are a blues outfit led by Jeff Evans that stays true to traditional southern blues. Appearing **On 4/20 as part of the Cabbagetown Concert Series** at our Brookshire Amphitheater.*



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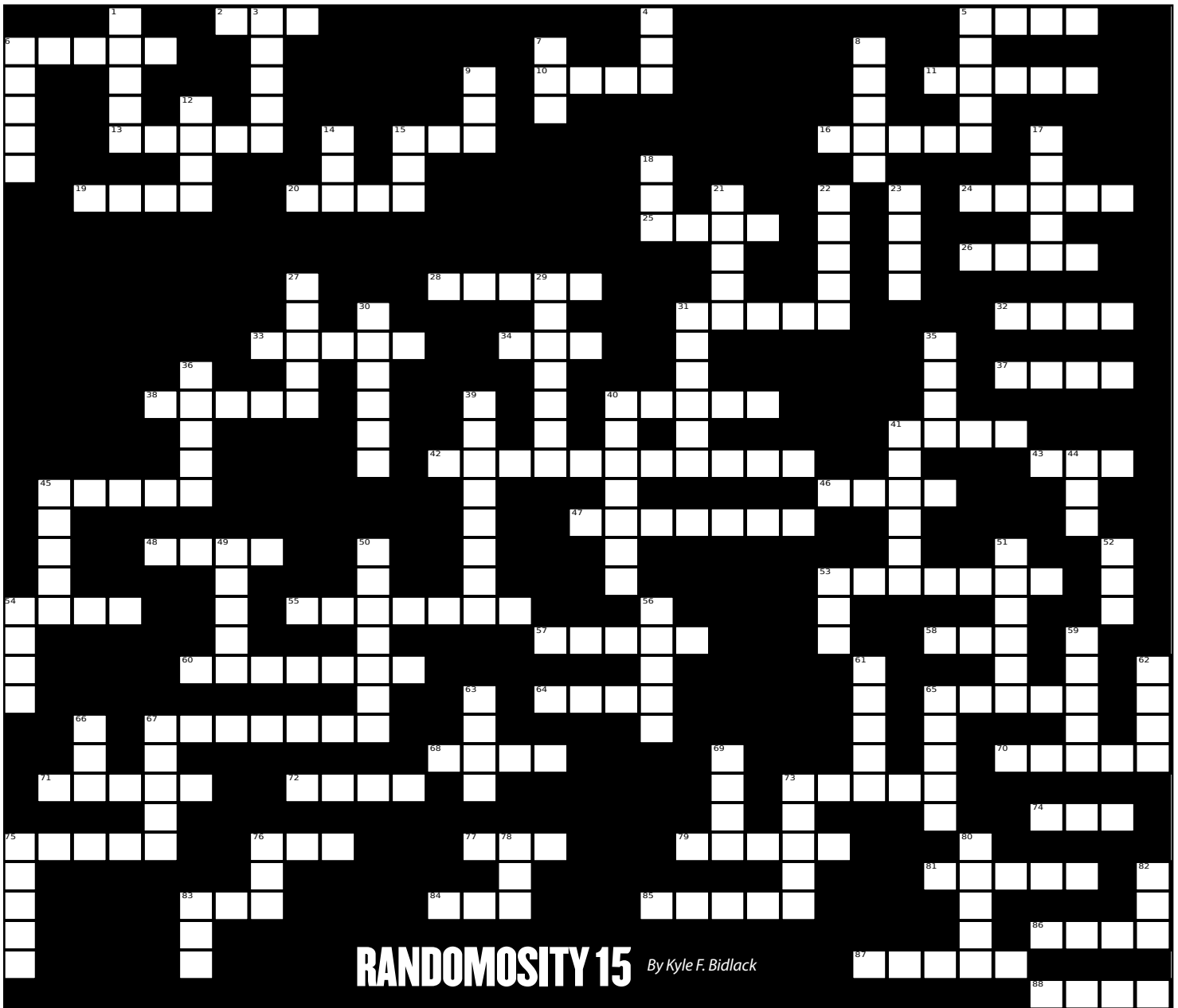
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Cabbagetown resident for over 30 years



RANDOMOSITY 15

By Kyle F. Bidlack

ACROSS

- 2. Best-selling group in Korean music history.
- 5. Ingredient in beer.
- 6. Easternmost of the 50 states.
- 10. "Hey you ... over here!"
- 11. Cross-legged meditation pose.
- 13. Blackens on the grill at Agave.
- 15. Covert U.S. org.
- 16. Standard behaviors.
- 19. Bad things to break.
- 20. British Z's.
- 24. Shapes of some gummy candies.
- 25. Music genre for Bob Dylan.
- 26. Revered animals in ancient Egypt.
- 28. Vowel quintet.
- 31. Yankees slugger Judge.
- 32. Singer Simone.
- 33. High as a kite.
- 34. CBS logo.
- 37. Twisted-apart cookie.
- 38. Video game guy who exclaims "Mamma mia!"
- 40. ___ Nation, nickname for UF alumni.

- 41. "Moby-Dick" captain.
- 42. Ctown Chiropractor.
- 43. Stunt bike riding sport.
- 45. 16 pieces on a chessboard.
- 46. Tibetan priest.
- 47. NBC logo.
- 48. Right away.
- 53. All the other various things.
- 54 "Luck Be a ___" ("Guys & Dolls" song).
- 55. Annoying thing to forget to pack for a trip.
- 57. Words from a kvetcher.
- 58. Popular brand of fur-lined boots.
- 60. Largely unexplored part of Earth.
- 64. User of the Force.
- 65. Craft with a paddle.
- 67. Lures in.
- 68. Game company that created Sonic the Hedgehog.
- 70. Alcohol in a bloody mary.
- 71. MLKJR's "___ a Dream" speech.
- 72. Big pile.
- 73. Scale, as a rock wall.
- 74. Stop on a drinker's "crawl".

- 75. They work around the clock.
 - 76. Comedian Poehler.
 - 77. "Wait Wait ... Don't Tell Me!" aier.
 - 79. It gets the picture.
 - 81. Planet's path.
 - 83. Approximately 70% of U.S. households have one.
 - 84. Not yet scheduled: Abbr.
 - 85. Dunkin' product.
 - 86. Stuck-up person.
 - 87. Touch or taste.
 - 88. Luke's mentor in "Star Wars".
- DOWN**
- 1. How many '80s/'90s home movies were stored.
 - 3. Reusable grocery bags.
 - 4. Foul ball catcher behind home plate.
 - 5. Emotional states.
 - 6. Unable to be heard, on a Zoom call.
 - 7. Lifeguard's skill, for short.
 - 8. Vehicle on the Oregon Trail.
 - 9. Vaccine approval group.
 - 12. Ctown Ceiling spinners.
 - 14. First digit of pi after the decimal point.

- 15. Loops in on a thread.
- 17. "Sausage jokes are the ___" (groaner).
- 18. Express anger or surprise in texts.
- 21. Generation ___, first to be born in the 21st century.
- 22. Flying saucer pilot.
- 23. Foreboding sign.
- 27. "Great job!"
- 29. Capital of Washington.
- 30. Annoyed.
- 31. 2009 film whose sequel is a 2023 Best Picture nominee.
- 35. A plant or a president.
- 36. Trees that line Los Angeles's Sunset Boulevard.
- 39. Game in which Q and Z are worth 10.
- 40. Subject of the Netflix series "Full Swing".
- 41. Fleet of warships.
- 44. PC whose name comes from a variety of apple.
- 45. ___ donna.
- 49. "Stayin' ___" (disco classic).
- 50. Casino card handlers.

- 51. 1986 film whose sequel is a 2023 Best Picture nominee.
- 52. Peach's center.
- 54. Volcanic flow.
- 56. Bud ___, baseball commissioner from 1992 to 2015.
- 59. Pioneer in psychoanalysis.
- 61. Organisms that help trees "talk" to each other.
- 62. Popular Greek cheese.
- 63. Marvel mutant superheroes.
- 65. Pasta, bread, etc...
- 66. "You've got to be kidding me," in texts.
- 67. Clauses' subordinates.
- 69. Body part that, after an "H" is added, becomes what you can do with it.
- 73. Streaker in the Ctown night sky.
- 75. Like loofah sponges & Swiss cheese.
- 76. Food for an aardvark.
- 78. High academic degree.
- 80. Green car.
- 82. Spider's home.
- 83. Candy with collectible dispensers.

GAME ON! SPENCER REEVE: GAME GURU



**ANNA
PFEFFER**

Georgia native, Spencer Reeve, shares with the Cabbagetown Neighbor his story of growing up in Georgia (Kennesaw, Marietta, and Atlanta), teaching English in Korea, and following his dream of creating games in Vegas, California, and back home in Atlanta.

It's likely most millennials that grew up playing video games and boardgames at one point thought to themselves, "I want to make these when I grow up!"

Well, this is Spencer's story, and while he took some twists and turns to get here, he always followed his gut.

After college – where Spencer studied English – he had the opportunity to move to Korea for a year and teach English as a second language. After a year in Korea, Spencer thought his next step in life was to get his Master's degree in English as a second language, but fate had something else in store for him!

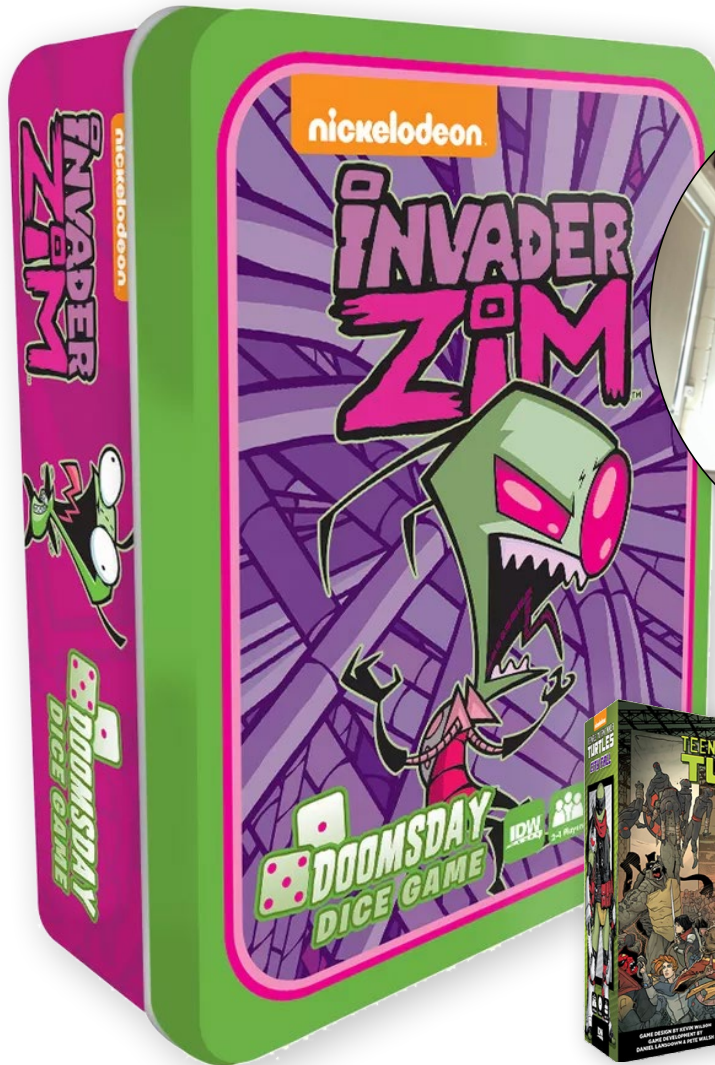
It was one of those "right place, right time" moments... He got the chance to work on boardgames and told his professor that this was a once in a lifetime opportunity and left the Master's program.

Over the next few years, Spencer lived in Las Vegas and California. In Vegas he made toys, working with one of his idols that created vinyl collectible figures that he had been collecting. And in California he worked for *IDW Comics*, best known for the comic books *Locke & Key*, and *Teenage Mutant Ninja Turtles*. It was here that Spencer had a pinch me moment. He was offered a chance to design his own *Dragon Ball Z* game! His idea was pitched to *GameStop* and was chosen to be a countertop display... In every store!

This was a full circle moment since Spencer used to work at GameStop in college.

Now, Spencer is back home in Atlanta, living in Cabbagetown, and continuing his work in his "Passion Industry" at *Asmodee*.

He works with the studios behind such well known games as *Catan* and *Ticket to Ride*. He helps coordinate in-store marketing and logistics – making sure these games get on the shelves of hobby game stores and *Target*. He also recently worked on the game *Wavelength* which was cross-marketed with *Barnes & Noble* as their "game of the season" for winter 2022. So cool!



*Spencer Reeve
Game Guru
and Cabbagehead*



Spencer donates some of his games to the game table at *Milltown Tavern*. So next time you're enjoying a pint, wander over to the table, grab one of Spencer's creations and give it a go with your buds.

When you see Spencer around town, ask him about *Designer Con*, living in Korea for a year, or his years as a singer in a thrash metal punk band! *We have the coolest neighbors, right?!*

St. Cabbagetown

By Anna Pfeffer

It feels like we're on an island sometimes in Cabbagetown.

We can walk everywhere, we have everything we need within a few blocks, and within those few blocks you run into your favorite places and people! We are truly lucky to live here.

We recently went to St. Croix for the first time and what an amazing island it is! Just a three-hour direct flight on Delta from ATL to STX and you step into the warm, salty air as you grab your luggage from the outdoor baggage claim while waiting for Mighty Pat to pick you up to take you to your hotel. Mighty Pat was not only our driver but a local artist that shared his soca music and live music schedule.

St. Croix is a bit of a step back in time as they are still recovering from Hurricanes Irma and Maria and they don't have Lyft. But, they have the most trustworthy taxi system, their word. Whoever drops you off somewhere will agree on a pickup time. And everyone kept their word! We went on a sunset cruise through lyricsails.com. Two hours of sailing along St. Croix, with live music and unlimited rum punch. The perfect way to kick off the weekend! After our sail we went out to eat in Frederiksted at a little place called *Ci Bo Ne* who took our reservation over text. And everyone seemed to be celebrating a birthday so we, of course, made friends.

The next day we took a little hike to the tide pools which were beautiful! The waves would crash up along this one section along the beach and create little waterfalls into the pools. I'd never seen anything like it! That evening we went to *Ama at Cane Bay*, a romantic restaurant right on the water for Glenn's (my significant other) birthday dinner. The food was so good we ordered a double round of the appetizers. We needed the fuel as we ran into the same birthday group of people at this outdoor club in Christiansted called *Shupe's on the Boardwalk*. Lots of fun music and dancing at this place!

We did not have enough time to see everything we wanted on this island so we'll have to go back for sure. But just like home, we found our favorite places, ate the best food, and made friends with the locals. One more place to note was *The Landing Beach Bar at Cane Bay*. Their menu was their fresh catch of the day and the local *Leatherback* beers. We went there twice it was so good and right across the street from a beautiful beach perfect for snorkeling or diving.

If you're ready to travel from the island of St. Cabbagetown... St. Croix is calling!

CABBAGETOWN
DEPARTMENT OF COOL FUN



VIDEO OF THE MONTH

→ MAY 6TH ROUND #11

FIRST-TIME MURALIST

KEEP THE PUBLIC ART you LOVE

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STACKS SQUARES 2023

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CNIA MONTHLY MEETING MINUTES

• NPU-N – John Dirga, Cabbagetown Representative

- i. Ms. Bertha on Berean needs some assistance with repairs. The Council Member is looking for anti-displacement funds, but in the meantime will look to have a workday to assist with the porch. Will use a Cabbagetown contractor.
- ii. **Amy Stout - New Chair of NPU-N.**
 - iii. Solid waste enforcement team wants to make it clear that no loose yard waste will be collected. Must bag it and if more than 20 bags, need to call bulk pickup.
 - iv. Department of City Planning does a NPU University – March 30th – Building Permits for Beginners.
 - v. The Freedom Park Master Plan was supported by the NPU.
 - vi. Beltline SubArea 4 Master Plan was deferred, since Reynoldstown wanted better language for a parcel that Atlanta Watershed owns that is behind *Muchachos* - was marked green for it to be a park and then was changed back to gray for utilities, so looking for that to be sorted out.
 - vii. ResCom - Potential cell tower near *Oakland Cemetery*. Is required to do outreach. Should hear more upcoming.
 - viii. *GoPuff* - Alcohol, snacks, and smoking delivery in Reynoldstown – alcohol license got approved.
 - ix. *Ponce & Ponce* - Development near *Ponce City Market* will be two buildings with offices, but will likely change to some residential.

Cabbagetown Initiative - Todd Gandee, CI President

- i. No announcement.
 - Cabbagetown/Reynoldstown Transportation Committee
- i. No announcement.
 - Film Liaison Committee - Kellie Wellborn, Christina Sines
- i. No update.

Historic Preservation and Land Use (HPLU) Committee –

Jacob Elsas and Naomi Siodmok, Co-chairs

- i. 768 Kirkwood
 - 1. Motion approved to support the special exception at 768 Kirkwood with the modifications that revert back to the original driveway at the reduced length due to the addition of the pool and in support of the relocation of the 6’ privacy fence to be aligned with the projected rear of the house.
 - 2. The vote was 10 in favor, three opposed, and three abstentions.
 - ii. Join HPLU - send a message to hplu@cabbagetown.com to join!
 - iii. HPU will follow-up with Council Member Bakhtiari to find out more about the closing of Carroll Street to pedestrians only.

10. New Business

• Patch Works

- i. Cabbagetown Reunion is the 1st Saturday in June.
- ii. Cabbagetown Olympics - April 29th in Cabbagetown Park
 - 1. Street vs Street event with games such as bobsled, figure skating, and curling.
 - 2. Do have a committee if you want to volunteer.
- iii. May 6th - **PatchWorks** submitted an application for Georgia Historical State Marker for the Mill and they got it! Will have a dedication ceremony on that day. Considering closing Carroll Street

from Shelton to Berean.

• April 14th - New Neighbor Party.

i. If you would like to host in your house, let Amanda Bisgaard know.

11. *Old Business*: None.

9:04p Adjourned.

DON'T MISS THIS CONCERT! 4/20 AT THE AMPHITHEATER

BLAIR CRIMMINS & THE HOOKERS



“Atlanta’s genre blending ensemble Blair Crimmins and The Hookers have been creating a sound that is both unique and inspired for years. Crimmins himself began developing it some time ago, honing in on the magic of ragtime and the 1920’s, coupled with some Dixieland jazz... – Impose Magazine. Appearing On 4/20 as part of the Cabbagetown Concert Series at our Brookshire Amphitheater.

Prom 2023

STEIN STEEL IN RTOWN

As reported by Josh Green, Urbanize Atlanta.

Legions of Atlantans who've called for more for-sale multifamily housing options as opposed to intown rentals might want to take note of what's happening in Reynoldstown.

Along a newly created street called Beardon Circle, a unique multifamily section of the BeltLine-adjacent Stein Steel development is starting to rise from red clay on the neighborhood's western flank. Demolition at the former steel plant started nearly two years ago, and developer Empire Communities considers ongoing work phase two.



Three brick-clad buildings, dubbed the Stein Steel Milltown portion of the project, will be set back from the Eastside Trail, relative to other housing options around the 6.5-acre site.

The Milltown section includes single-level flats and multi-level stacks, each with parking in dedicated slots at ground level. The first condos – err, “Stack Residences” and “Stack Quarters” – have recently started listing. They range from, at the smallest and least expensive end, floorplans called the Friend, to multi-level options called the Composer.

For \$338,825, a Friend buyer would get one bedroom, one bathroom, and perks such as quartz countertops and a “gourmet kitchen” in 691 square feet. One covered garage space at the building’s base is included, too.

The priciest and biggest floorplan to date – the Composer – offers two bedrooms, two and ½ bathrooms, and a walk-in closet, with a two-car tandem garage space down below. The asking price: \$578,094. HOA fees are noted on listings services as being \$245 monthly.

CTOWN POPULATION? 2,389

According to movingwaldo.com, our (human) population is 2,389. The New York Times reported our population was 1,500 in 1984. IN 1980, NYT reported that our median income was \$6,831 and the price range for most our homes was between \$10,000 and \$35,000,



chrissie kallio > REAL ESTATE > simplified.

> It's Officially Porch Weather in Cabbagetown!



Spring has sprung, which means porch weather and a hot real estate market. We would love to hang on your porch with you to discuss the market, your real estate goals, the weather, whatever!



Reach out for a consultation around your home's value or for a general real estate review for the neighborhood.

▼
Chrissie Kallio

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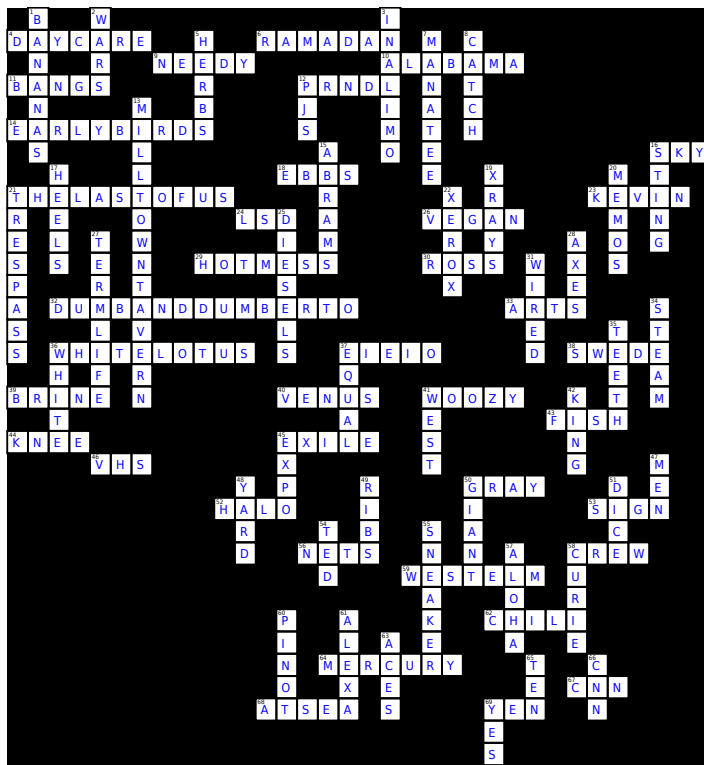
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Atlanta Fine Homes, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each franchise is independently owned and operated.



Stacks Squares. Sample work by Guest Curator Angie Jerez.

The solution to last month's "Randomosity 14" crossword puzzle.



The Real Estate Report

This information is provided by Chrissie Kallio using the First Multiple Listing records and data from Housing and Urban Development postings. The info is not guaranteed or warranted. Listings courtesy of each listing agent.

Any questions regarding real estate in the Cabbagetown area can be directed to: Chrissie Kallio at 404.295.2068

We wish you happy home hunting!

HOUSES	
Under Contract	Price
182 Estoria St.	\$599,000
For Sale	Price
201 Carroll St.	\$750,000

MULTI-FAMILY	
For Sale	Price
None this month.	
LOTS	
For Sale	Price
None this month.	
COMMERCIAL	
Pending	Price
None this month.	

UNDER CONTRACT	
CONDOS & LOFTS	
The Stacks	170 Blvd
Under Contract	
Loft H308	\$385,000
Pending	
791 Wylie St.	
Unit 408	\$450,000
Unit 1103	\$349,000
Closed/Sold	
The Stacks	170 Blvd
Loft H130	\$490,000
Loft H124	\$435,100
Loft H212	\$390,000
Loft E008	\$375,000
Loft H226	\$327,500
Loft H401	\$320,000

CONDOS & LOFTS	
For Sale	Price
The Stacks	170 Blvd
Loft E412	\$950,000
Loft E209	\$575,000
Loft H114	\$385,000
791 Wylie St.	
Unit 1010	\$450,000

Cabbagetown Prom: 2023





agave



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- celebrating our 23rd year in cabbagetown -



Join Us On Easter Sunday, April 9th, 2023

Serving our full menu plus some wonderful specials.

Bring in the family for a wonderful Easter meal.

Reservations recommended at agaverestaurant.com

All of our cuisine is made to order so we are happy to accomodate and please picky eaters. Gluton free, Vegetarian, Vegan, Keto, Pescatarian...No problem! We have something for everyone plus a kid's menu for the little ones. Dinner starts at 4pm!



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